

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this ___ day of March, 2022
BETWEEN

- Mr. Suresh Kumar Bubna**, S/o Late Babulal Bubna, R/o Dr. Bhabha Marg, Kani Bazar, Near K.D. Children School, P.S. & P.O. Sadar, Hazaribag, Jharkhand - 825301 Aadhar No. XXXX XXXX 9655 (C.N.T Act-1908 अनाच्छादित)
- Mr. Gopal Krishna Bansal**, S/o Kailash Kumar Agarwal, R/o 134, Dr. Bhabha Marg, Kani Bazar, Near K.D. Children School, P.S. & P.O. Sadar, Hazaribag, Jharkhand - 825301 Aadhar No. XXXX XXXX 3209 (C.N.T Act-1908 अनाच्छादित)
- Mr. Navin Kumar Agrawal**, S/o Late Fateh Chand Agarwal, R/o 702 H Bindeswari Path, Road No. 2, Kumhartoli Road, P.O. and P.S. Sadar, Hazaribag, Jharkhand - 825301, Aadhar No. XXXX XXXX 0957 (C.N.T Act-1908 अनाच्छादित)
- Mr. Amit Kumar Bubna**, S/o Late Fateh Chand Bubna, R/o 702 H Bindeswari Path, Road No. 2, Kumhartoli Road, P.O. and P.S. Sadar, Hazaribag, Jharkhand - 825301, Aadhar No. XXXX XXXX 3062 (C.N.T Act-1908 अनाच्छादित)
- Mr. Hari Prakash Bubna**, S/o Om Prakash Bubna, R/o 849-A, New Area Second Lane, Near Aircel Tower, V, P.O. and P.S. Sadar, Hazaribag, Jharkhand - 825301, Aadhar No. XXXX XXXX 2650 (C.N.T Act-1908 अनाच्छादित)
- Mr. Ganesh Prakash Bubna**, S/o Om Prakash Bubna R/o 849-A, New Area Second Lane, P.O. and P.S. Sadar, Hazaribag, Jharkhand - 825301, Aadhar No. XXXX XXXX 8672 (C.N.T Act-1908 अनाच्छादित)
- Mr. Ashish Agrawal**, S/o Mahesh Chandra Agrawal R/o 74-A, Gola Road, Boddom Bazar, Gola Chowk, P.O. and P.S. Sadar, Hazaribag, Jharkhand - 825301, Aadhar No. XXXX XXXX 1475 (C.N.T Act-1908 अनाच्छादित)
- Mr. Manish Agrawal**, S/o Mahesh Chandra Agrawal, R/o Gola Road, Sadar, Hazaribag, Jharkhand - 825301, Aadhar No. XXXX XXXX 9263 (here-in-after altogether referred to as the "First party/Owners/Landlords" which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors in the interest, administrators, executors, legal/authorized representatives and permitted

[Handwritten signature]
3.3.22

Hari Prakash Bubna 3.3.22
Gopal Krishna Bansal 3.3.22
Ashish Agrawal 3.3.22
Manish Agrawal 3.3.22

Ganesh Prakash Bubna 3.3.22
Gopal Krishna Bansal 3.3.22
Ashish Agrawal 3.3.22
Manish Agrawal 3.3.22
Amit Kumar Bubna 3.3.22

Kamakhya Narayan Singh
S/o Narayan Prasad Singh
J-90 Niwao Gole, D.T.C. Chowk
5th Fl, Hazaribag
3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.
[Signature]
DIRECTOR

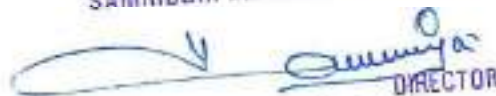
Sub-Registrar, Hazaribag, **Deed No. 5783/5459, Book No.- I, volume No - 211, Page No. 23 to 78 for an area of 0.12 Acres** and by virtue of the Indenture of Conveyance dated **28/05/2015** made between Ranjeet Kumar Rana & Ors. therein called as Vendor and the Owner therein called as Purchaser registered in Sub-Registrar, Hazaribag, **Deed No. 6190/5858, Book No.-I, volume No - 227, Page No. 91 to 146 in the year 2015 for an area of 0.4 Acres totaling to an area of 0.16 Acres.** The history of sale and purchase of the said 0.16 acres of land property now owned by the First Party named above is as follows:-

- An area of 0.5 acres were purchased by Rina Devi vide registered deed of sale bearing Deed No. 10825 on 23.10.1999 registered in Book No. 1, Volume No. 967, Page No. 578 to 583, Year 1999 from one Virendra Kumar Rana, subsequently an area of 0.5 acres were purchased by Urmila Devi vide registered deed of sale bearing Deed No. 10826 on 23.10.1999 registered in Book No. 1, Volume No. 967, Page No. 584 to 589, Year 1999 from one Virendra Kumar Rana and an area of 0.2 acres were purchased by Urmila Devi vide registered deed of sale bearing Deed No. 14089 on 18.09.2003 registered in Book No. 1, Volume No. 285, Page No. 591 to 608, Year 2003 from Shivnarayan Lal Rana and others totaling to an area of 0.12 acres of land.
- The remaining 0.4 acres of land out of the total 0.16 acres of land was purchased by the ancestors of Ranjeet Kumar Rana & Ors from Khatiyani Raiyat namely Kunwar Shivnarayan Singh vide Deed No. 405, dated 18.05.2014 recorded in Book No. 1, Volume No. 9, Page No. 162 to 164, Year 1914 thus totaling to an area of 16 decimals of land as mentioned above.

B. Prior to entering into this agreement, the Owners have held out, declared, represented before and assured the Developer/Promoter, inter alia as follows:-

- That the facts as hereinbefore recited are all true and correct and the Developer/Promoter can safely rely on the same.
- That the Owners are in the full and absolute Ownership of the said premises and save and except the Owner, nobody else has any Right, Title, Interest, Claim or

SAMRIDHI INFRAWORKS PVT. LTD.


DIRECTOR

Hari Prakash Bishnoi 3.3.22
 Gyanesh Prasad Bhatnagar 3.3.22
 Ashish Agrawal 3.3.22
 Manish Agrawal 3.3.22
 Suman Jha 3.3.22
 Sopal Krishna Bano 3.3.22
 A. Prasad 3.3.22
 Anil Kumar Bhatnagar 3.3.22


3.3.22

G. That the said premises or any portion thereof is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income tax Authorities or other Government Authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever or howsoever and there is no certificate case or proceedings against the Owners or their predecessors-in-title and interest in respect of the said premises for realization the arrears of Income Tax or other taxes due or otherwise under the Public Demands Recovery Act or any other acts for the time being in force.

Handwritten signature
3.3.22

H. That there is no dispute with any revenue of other financial department of State or Central Government or elsewhere in relation to the affairs of the said premises and there are no facts, which may give rise to any such dispute.

I. That as on date there is no valid or subsisting agreement for sale lease development or otherwise transfer of the Owners' rights title or interest in the said premises or any part thereof with any person or persons nor have the Owners otherwise dealt with the same nor have the Owners created any Interest of any third party thereon.

Harvi Prakash Bubber 3.3.22
General Prasad Sahu 3.3.22
Asish Aggarwal 3.3.22
Nanish Agrawal 3.3.22

J. That there is no legal bar or impediment upon the Owners in entering into this Agreement in favor of the Developer/Promoter and/or its nominee or nominees as herein envisaged.

K. That the Owners has no difficulty in observing fulfilling and performing their obligations herein contained and that the facts recited hereinbefore are all true and correct.

SLA JUIL 99/11 3.3.22
Sopat Krishna Senapati 3.3.22
MS Agrawal 3.3.22
Arvind Kumar Sahu 3.3.22

L. Subject to what has been stated in this Agreement, Owners have not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the grant of sole and exclusive license and permission to the Developer to enter upon the said premises with full right and authority to develop the said premises.

M. The Owners with the intention of developing the said premises by constructing a building or buildings thereon in accordance with a sanctioned plan to be obtained, has

SAMRIDHI INFRAWORKS PVT. LTD.

Handwritten signature
DIRECTOR

approached the Developer/Promoter to undertake the work of development of the said premises and sell the Units at its own efforts, costs and expenses (excluding the brokerage payable on sell of Units) and in consideration of the Developer/Promoter carrying out said development Owners agree to sell to the Developer/Promoter and/or its nominee or nominees undivided share or interest in the land of the said premises to the extent of developer's share and on the various other terms and conditions hereinafter contained.

[Handwritten signature]
3.3.22

NOW THEREFORE in consideration of the premises and mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **DEFINITIONS**

In this Agreement unless the context otherwise permits the following expression shall have the meanings assigned to them as under:

- 1.1. **"Agreement"** means this Development Agreement, including the Schedules hereto as may be amended, supplemented or modified in accordance with the provisions hereof.
- 1.2. **"Architect"** shall mean such person or persons or firm or firms who may be appointed by the Developer at its cost for designing planning and supervision of construction of the building.
- 1.3. **"Building"** shall mean the proposed building or buildings constructed by the Developer on the said premises in phases together with additions and/or modifications thereto made by the Developer from time to time.
- 1.4. **"Building Contractor"** shall mean any person who may be employed or appointed by the Developer for construction of the buildings.
- 1.5. **"Building plans and drawings"** shall mean the plans for construction of the building/s on the said premises, as sanctioned by the **Hazaribag Nagar Nigam** and/or other Competent Authority and shall include any amendments thereto or modifications thereof made or caused by the Developer.
- 1.6. **"Common expenses"** shall mean and include all expenses to be incurred for the maintenance, management, upkeep security and administration of the

[Vertical handwritten notes on the right margin:]
 Hari Prakash Bhatnagar 3.3.22
 Ganesh Prasad Bhatnagar 3.3.22
 Arun Aggarwal 3.3.22
 Manish Aggarwal 3.3.22
 Jyoti Jyoti 3.3.22
 Sopal Krishna Sanyal 3.3.22
 V. Aggarwal 3.3.22
 Anish Kumar Bhatnagar 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]
DIRECTOR

said premises and other common purposes and rendition of common services.

- 1.7. **"Common facilities"** shall mean corridors, hallways, stairways, passages, lift shafts, driveways, lawns, parks, open spaces, common lavatories, generator room, electrical sub-station, tube well, pump, underground reservoir, overhead water tank, plumbing lines, drains, sewers and other spaces and facilities/utilities whatsoever required for the establishment, allocation, enjoyment, provision, maintenance and/or management of common facilities as provided by the developer for the building.
- 1.8. **"Common purposes"** shall mean and include the purpose of managing, maintaining, administrating, upkeep and security of the building and the Complex and in particular the commons areas installations and facilities, rendition of common services, collection and disbursement of the common expenses and dealing with all matters of common interest.
- 1.9. **"Complex"** shall mean one or more buildings to be developed by the Developer on the Complex in accordance with the terms of this agreement. The name of the complex shall be **"SHREE SHYAM ENCLAVE"** as mutually decided and agreed upon by the parties named above.
- 1.10. **"Consents"** shall mean any and all permissions, clearances, licenses, authorizations consents, no-objections, approvals and exemptions under or pursuant to any of the applicable laws or from any government authority required in connection with the development of the said premises and for undertaking, performing or discharging the obligations contemplated by this Agreement.
- 1.11. **"Developer's share"** shall mean **60% (sixty percent)** of the Gross Proceeds of the Project.
- 1.12. **"Encumbrances"** means any encumbrances such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other obligation or restriction and shall include physical or legal obstructions or encroachments on the said premises or third party claims or rights of any kind attaching to the same.

[Handwritten signature]
3.3.22

Hari Prakash Butora 3.3.22
General Prakash Butora 3.3.22
Amit Agrawal 3.3.22
Harish Agrawal 3.3.22

Amit Agrawal 3.3.22
Gopal Agrawal 3.3.22
Amit Agrawal 3.3.22
Amit Agrawal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]
DIRECTOR

1.13. "Force Majeure" means any event or combination of events or circumstances beyond the reasonable control of a Party, which cannot: (i) by the exercise of reasonable diligence, or (ii) despite the adoption of reasonable precaution and/or alternative measures, be prevented or caused to be prevented, and which adversely affects a Party's ability to perform its obligations under this Agreement, and Shall include but not be limited to:

Handwritten signature
3.3.22

a) acts of God i.e. fire, drought, flood, earthquake, epidemic, typhoon, hurricanes, storms, landslides, lightening, explosions, and other natural disaster or calamities.

Handwritten notes:
Hari Prakash Babor 3.3.22
Gopal Prasad Sanyal 3.3.22

b) Revocation of approvals by court orders/ injunctions/ change of Laws, action and /or order by any authority, third part actions and which are not attributable to Developer resulting in stoppage of the project.

Handwritten notes:
Asish Agrawal 3.3.22

Handwritten notes:
Narish Agrawal 3.3.22

c) Political/public strikes or lock outs other than strikes initiated by Developer employees and or external agency/ies associated with the Project (defined hereunder) or acts of terrorism, civil commotion, sabotage, plagues etc.

d) Acquisition/requisition of the Said Premises or any part or portion thereof by any Authority and such other circumstances affecting the development of the Project;

Handwritten notes:
Ajit Kulkarni 3.3.22
Gopal Krishna Sanyal 3.3.22

e) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any Authority that prevents or restricts a Party from proceeding with implementation of the project as agreed in this Agreement;

Handwritten notes:
USA Agrawal 3.3.22

Handwritten notes:
Amit Kumar 3.3.22

f) Events of war, war like conditions, blockades, embargoes, insurrection, Governmental directions and intervention of defense Authorities or any other agencies of government, riots; and

g) any delay because of linkage of Government infrastructure such as, electricity, sewer, municipal water at the time of completion of the Project, if not caused by any act or neglect of Developer/Promoter.

SAMRIDHI INFRAWORKS PVT. LTD.

Handwritten signature

DIRECTOR

1.14. "Gross Proceeds" shall include all amounts received (whether recognized as revenue or not in the books of Developer/Promoter) by Developer/Promoter from the sale / lease / license of the unit(s)/area(s)/space(s) including common parts, area, parking spaces, terrace and roof whatsoever of the Project and shall include the nomination charge, cancellation charge, interest/penalties, other charges, etc. recovered from the Transferees or any part thereof from any person (including the purchaser / lessee / licensee of the unit(s)/area(s)/space(s) or any part thereof). Such sale/lease/license/proceeds shall be reflected in the sale deeds/ agreement for sale/ conveyance deed/ license or lease agreement entered with purchaser of the unit(s)/area(s)/space(s) including common parts, area, parking spaces, terrace and roof whatsoever of the Project but shall not include

- i. amounts received from Transferees towards stamp duty, registration fees, sinking fund contributions, maintenance deposits, security or any other refundable deposits, provision for discount, maintenance charges and deposits to utility providers, society/association formation charges and legal fees and;
- ii. any taxes or charges like Service Tax, Value Added Tax etc., that are collected by Developer but passed to any Authorities;

1.15. "Interest" shall mean State Bank of India highest Marginal Cost of Lending Rate plus two percent ;

1.16. "Owners' share" shall mean 40% (forty percent) of the Gross Proceeds of the Project.

1.17. "Parking spaces" shall mean spaces in the basement and the ground/other floor(s) of the building as also in the open spaces surrounding the building capable of being used for being parked therein or thereat, motor cars and two wheelers and may include spaces in mechanical car parking system, if constructed by the Developer.

1.18. "Person" means any individual, company, corporation, partnership, joint venture, trust, unincorporated organization, government or governmental authority or agency or any other legal entity.

1.19. "Plans" shall mean the plans drawing and specifications of the building or buildings as be caused to be prepared

SAMRIDHI INFRAWORKS PVT. LTD.


DIRECTOR


3.8.22

Hari Prakash Subbar 3.8.22
 Ganesh Prasad Subbar 3.8.22
 Ashik Agarwal 3.8.22
 Manish Agrawal 3.8.22
 Sri G. H. C. 3.8.22
 Gopal Krishna Banaraj 3.8.22
 Sri Agrawal 3.8.22
 Anurag Kumar Bhatnagar 3.8.22

by the Developer from the architect/s and sanctioned by the **Hazaribag Nagar Nigam** and/or other concerned authorities and shall include modifications and/or additions and/or alterations thereto as may be necessary and/or required from time to time.


- 1.20. **"Project"** shall mean Complex consisting of one or more buildings to be developed by the Developer on the said premises in accordance with the terms of this agreement including the units, parking spaces, open spaces, terrace/roof, etc.
- 1.21. **"Said Premises"** means all that the pieces and parcels of land and structures fully described in the **First Schedule** hereunder written and delineated in the map.
- 1.22. **"Taxes"** means all taxes, assessments, duties, levies and charges, including ad valorem taxes on real property, personal property taxes and business and occupation taxes, imposed by any governmental authority in connection with the development of the said premises.
- 1.23. **"Transfer"** with its grammatical variations shall include transfer by way of sale, lease, license or in any other manner whatsoever or by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi storied building to purchasers thereof, although the same may not amount to a transfer in law.
- 1.24. **"Transferee/s"** shall mean any prospective purchaser, transferee, lessee, licensee etc. in respect of the Said unit(s)/area(s)/space(s) or any part or portion thereof or who may obtain the status of owner, transferee, lessee, licensee etc. on the basis of the instruments duly executed in pursuance of this Agreement.
- 1.25. **"Units"** shall mean all the saleable spaces/constructed areas in the building capable of being held occupied and used exclusively as an independent flat, office or shop or unit and shall include the open terrace, if any, attached to any unit.

2. **INTERPRETATION**

Unless there is something in the subject or context inconsistent therewith:

- 2.1. Any reference to a statute (whether or not any specifically named herein) shall include any amendment or re-enactment thereof for the time being in force and shall include all instruments, orders, plans, regulations, bye

SANRIDDI INFRAWORKS PVT. LTD.


DIRECTOR


13.3.22

Hari Prakash Bhatnagar 3.3.22
 Gopal Krishna Gansap 3.3.22
 Arvik Aggarwal 3.3.22
 Manish Agrawal 3.3.22
 Syed Juhul Gani 3.3.22
 Gopal Krishna Gansap 3.3.22
 JSA Agrawal 3.3.22
 Manish Kumar Bhatnagar 3.3.22

laws, permissions and directions for the time being made issued or given thereunder or deriving validity therefrom.

- 2.2. Unless the context otherwise requires or is stated, words in the singular include the plural and vice versa; words importing any gender include all gender.
- 2.3. A reference to an Article or a Schedule is reference to all Articles or Schedule as the case maybe of, or to, this Agreement.
- 2.4. The headings appearing in this Agreement are for reference only and shall not affect the construction thereof.
- 2.5. Reference to any agreement, contract, deed or document shall be construed as including any amendment, variation, alteration or modification to it and any novation of it and anything supplemental to it.
- 2.6. The term "or" shall not be exclusive and the terms "herein", "hereof", "hereto" and "hereunder" and other terms of similar import shall refer to this Agreement as a whole and not merely to the specific provision where such terms may appear; and the terms "including" and "include" shall be construed inclusive only in the relevant context.
- 2.7. Each of the representations and warranties provided in this agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no Article in this Agreement limits the extent or application of another Article.
- 2.8. The words 'directly or indirectly' mean directly or indirectly through one or more intermediary persons or through contractual or other legal arrangements, and "direct or indirect" shall have the correlative meanings.
- 2.9. Defined terms may not appear as capitalized in the agreement.

3. **COMMENCEMENT & TERMS**

- 3.1. This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this Agreement (Effective Date).
- 3.2. The Agreement will continue till sale and registration of Deeds of Conveyance of all spaces in the complex and handing over management of commons areas / facilities to a maintenance organization and generally, completion of development thereof.

4. **GRANTING OF LICENSE**

SAMRIDHI INFRAWORKS PVT. LTD.

 DIRECTOR

Sumit
 3.3.22

Hari Prakash Bubber 3-3-22
General Prakash Bubber 3.3.22
Asish Agarwal 3.3.22
manish Agrawal 3.3.22
3.3.22
3.3.22
3.3.22
3.3.22

- 4.1. The Owners doth hereby irrevocably permit and grant exclusive license and permission to the Developer to enter upon the said premises with full right and authority to build upon and commercially exploit All That the said premises more fully described in the First Schedule hereunder written by constructing one or more building(s) thereon in accordance with sanctions/permissions herein mentioned and to sell, transfer and dispose of or agree to sell transfer and dispose of the constructed areas to persons desirous of owning or otherwise acquiring the same for a consideration and on terms and conditions as may be mutually decided by the Parties.
- 4.2. With effect from the date hereof, the said Premises shall be in joint control of the Owner and the Developer and the Developer shall be entitled to enter upon and to undertake the work of construction at the said Premises and shall allow the right of entry for the purpose of carrying out and completing the development and commercial exploitation of the said premises.
- 4.3. In as much as the construction on the said premises is concerned, the Developer shall act as its exclusive licensee of the Owners and shall be entitled to be in occupation of the said premises as and by way of an exclusive licensee of the Owners to carry out the construction of the proposed Project, save and except that the Developer shall not be entitled to create any possessory right over the said property which could be construed as transfer of the property within the meaning of any Law. The Developer shall not be entitled to use the said property for any other purposes other than the purpose of construction, nor would be entitled to part with said premises to anyone.
- 4.4. The Developer shall construct the building in good substantial and workmen like manner and use good quality of materials. The specifications for construction of the building and the fittings fixtures facilities and amenities to be provided therein shall be at least such as are mentioned in the Second Schedule hereunder written.

[Handwritten signature]
[Handwritten initials]

[Vertical handwritten notes in right margin:]
 Hari Shankar Bhatnagar 3.3.22
 General Partner Date 3.3.22
 Ashut Agarwal 3.3.22
 Nandish Agrawal 3.3.22
 Kishor Jhalani 3.3.22
 Satish Krishna Gansel 3.3.22
 Ashish Agrawal 3.3.22
 Anish Agrawal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]

DIRECTOR

4.5. The Developer shall, subject to force majeure conditions complete construction of the complex within a period of 4 (four) years from the date of obtaining sanction of plan for construction of one or more buildings on the said premises from Hazaribag Nagar Nigam (and if there be more than one plan, from the later of such dates on which the plans are sanctioned) or date of handing over of the entirety of the said premises for the purpose of construction of complex, free from all encumbrances to the satisfaction of the Developer, whichever is later.

Handwritten signature and date: 3.9.22

5. **SANCTION OF PLANS**

- 5.1. The Developer will engage a reputed Architect or firm of architects to carry out all functions required of an Architect for development of the said premises and construction of a building thereon. The costs of such engagement of the Architect shall be of the Developer.
- 5.2. The Architect shall be responsible for drawing up the plans for construction of the proposed buildings to be comprised in the complex of the said premises.
- 5.3. The final plans for construction shall be signed by the Developer /Owners as may be required by the authorities and the Developer shall thereafter apply to the Hazaribag Nagar Nigam and/or other concerned authorities and at its cost be responsible for obtaining requisite permissions, sanctions and approvals for the construction of the proposed building PROVIDED HOWEVER that the Owners will render all assistance all cooperation required to enable the developer to expeditiously obtain such approval.
- 5.4. The Developer shall at its cost, have the building plans and drawings prepared by the Architect setting out inter alia drawing containing plans, elevations, sections and details prepared for the purpose of obtaining building sanction from the Hazaribag Nagar Nigam or other concerned authorities, following the specific requirements of the sanctioning authority.
- 5.5. The Developer shall also at its cost obtain all permissions required to construct the building and/or carry out development of the said premises.
- 5.6. The Developer shall demolish all existing buildings and structures on the said premises and erect or construct one or more building(s) thereon.

Handwritten notes:
 Hari Prakash Bhowm 3.9.22
 General Prakash Bhowm 3.9.22
 Ashutosh Agastya 3.9.22
 Anish Agrawal 3.9.22
 Dr. S. K. Singh 3.9.22
 Gopal Krishna Sarda 3.9.22
 Dr. S. K. Singh 3.9.22
 Anish Agrawal 3.9.22

SAMRIDHI INFRAWORKS PVT. LTD.

Handwritten signature of the Director

DIRECTOR

- 5.7. The Developer shall be entitled to cause all changes in the building plan as shall be required by the **Hazaribag Nagar Nigam** or any authority or to comply with any sanction, permission, clearance or approval as aforesaid and keep the Owners informed of all such developments.
- 5.8. All applications, plans, documents and other papers referred to in clauses above, shall be submitted by or in the name of the Owners of the said premises, but the cost and expense of the Developer, and the Developer shall also pay and bear all expenses for submission of plans, etc. and other like fees, charges and expenses required to be paid or deposited for sanction for the building plans for the building or otherwise to obtain sanction for the construction of a building thereon PROVIDED ALWAYS that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposits made by it.
- 5.9. The Developer shall also be responsible and answerable to the municipal, police, fire and other authorities for any query, clarification, demand or requisition which they or any of them may require from time to time, at the time of sanction or at any time thereafter during development and for all times after completion, for all matters and purposes in connection with the development of the said premises.

[Handwritten signature]
3.3.22

6. **CONSTRUCTION OF NEW BUILDING/BUILDINGS AND DEVELOPMENT, IF REQUIRED IN PHASES**

6.1. Upon obtaining sanction of plan for construction of one or more buildings on the said premises from the **Hazaribag Nagar Nigam**, the Developer will commence construction and construct, erect and complete at its own cost and within the time contained herein the proposed building(s) at the said premises in a good and workman like manner with good quality of materials and in accordance with the building plan as sanctioned by the Hazaribag Nagar Nigam and with such alterations thereto and/or modifications therein which are sanctionable / permissible under the rules/regulations of **Hazaribag Nagar Nigam**. The development of the said premises may be carried out in phases.

[Handwritten notes on the right margin:]
 Hari Prakash Bhowan 3.3.22
 Gopal Prasad Bhowan 3.3.22
 Abhil Agastal 3.3.22
 Navin Agrawal 3.3.22
 Jyoti Agastal 3.3.22
 Gopal Prasad Bhowan 3.3.22
 Abhil Agastal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]
DIRECTOR

6.2. The Owners shall simultaneously with execution of this Agreement execute Power of Attorney in favor of the Developer and/or its duly appointed/ authorized nominee or nominees in form as required by the Developer, to enable it to carry on development and construction of the building. The Owner agrees not to revoke the same during the subsistence of this Agreement, unless there is breach of terms of this Agreement.

[Handwritten signature]
3.3.22

6.3. The Developer shall at its own costs and expenses look after, supervise, manage and administer the progress and day to day work of construction of the proposed budding, The Developer shall abide by all laws, bye-laws rules and regulations of the appropriate Government and local bodies relating to development of the said premises and to be observed by it and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws bye-laws rules and regulations. The Developer hereby agrees to keep the Owners saved harmless and indemnified against all punitive actions, losses, damages, accidents, liabilities, fines, penalties, cost charges and expenses, resulting due to omission, non-compliance, lapses or violations of any law, bye-law, rules and regulations concerning the development of the said premises and any mishap arising out of faulty design, construction, workmanship and arising as a result of the acts and omissions of the Developer PROVIDED HOWEVER that in carrying out all of obligations of the Developer as aforesaid, the Owners will, without any claim or demand, sign and execute all necessary papers and applications as may be required by the Developer and render its active cooperation and assistance in getting and keeping valid all such consents and the Owners agree not do or cause to be done any act or thing which will render invalid or make liable to be rendered invalid any such consents.

[Handwritten notes on the right margin of clause 6.3:]
Hari Parkash Bubberw 3.3.22
Ganesh Prakash Bubber 3.3.22
Abhil Agrawal 3.3.22
Narish Agrawal 3.3.22
Kishor Jhal 3.3.22
Total writing saved 3.3.22
MS Agrawal 3.3.22
Anish Kumar Bubber 3.3.22

6.4. For the purpose of construction of the building at the said premises the Developer shall be entitled to appoint engage and employ on its own account (without any liability of the Owners) and at its cost such contractor, subcontractor, Engineers, skilled and

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]

DIRECTOR

obtaining water sewerage, electricity lift and all other utilities and facilities shall be borne and paid by the Developer and unless otherwise expressly mentioned herein, the Owners shall not be liable to pay or contribute any amount therefor.

6.11. The Developer at its own cost and expenses shall be authorized in so far as may be necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks, and other building materials allocable for the construction of the building and also to apply for and to obtain temporary and/or permanent connections of water, electricity, power, drainage sewerage lift/s and/or other utilities inputs and facilities from all state or Central Government authorities and statutory or other bodies required for the construction and enjoyment of the new building.

Handwritten signature and date: 3.3.22

7. TITLE DEEDS

7.1. For the purpose of facilitating development of the said premises in terms of this Agreement, it has been agreed by and between the Parties hereto that the original title deed(s) in respect of the said premises shall be kept in a joint locker to be opened in a Bank in the joint names of two persons being the one representative each of the Owners and the Developer and both the Parties shall be entitled to take the inspection of such original title deeds and as and when required shall also be entitled to take excerpts thereof. Upon formation of the allocation and delivery of possession of the Units to the Transferees, the original title deed(s) shall be made over by the Owners to the Association to be held for the benefit and on behalf of all unit/space of the Owners in the said Complex.

Handwritten notes on the right margin:
Hari Prakash Bhatnagar 3.3.22
Gopal Krishna Bhatnagar 3.3.22
Ajith Agrawal 3.3.22
Anish Agrawal 3.3.22
13.2.21 5/4/21 3/3/22
Gopal Krishna Bhatnagar 3.3.22
Ajith Agrawal 3.3.22
Ajith Agrawal 3.3.22

8. CONSIDERATION

8.1. In consideration of the Developer having constructed the Project at its own costs and expenses, the **Developer shall be entitled to the 60% (sixty percent)** of the entire Gross Proceeds of the Project. Accordingly, the **Owners shall be entitled to the 40% (forty percent)** of the entire Gross Proceeds of the Project. The building shall consist of ground floor, first floor, second floor, third floor and fourth

SAMRIDHI INFRAWORKS PVT. LTD.

Handwritten signature
DIRECTOR

floor. In the said building the shares of the owner and the developer shall be as follows:

S . N o	Particulars	Share of	Description
1	Ground Floor- 3 Flats.	Developer	The ground floor consisting of Flat No. 01, 02 and 03 shall fall in the Developer's share.
2	First Floor-4 Flats	Developer	The First floor consisting of Flat No. 101, 102, 103 and 104 shall fall in the Developer's share.
3	Second Floor - 4 Flats	Owner	The four flats in the Second floor shall fall in the Owner's share. Flat No. 201 shall fall in the share of Party No. 7 namely Mr. Ashish Agrawal . Flat No. 202 shall fall in the share of Party No. 5 namely Mr. Hariprakash Bubna . Flat No. 203 shall fall in the share of Party No. 6 namely Mr. Ganesh Prakash Bubna . Flat No. 204 shall fall in the share of Party No. 8 namely Mr. Manish Agrawal .
4	Third Floor - 4 Flats	Developer	The third floor consisting of Flat No. 301, 302, 303 and 304 shall fall in the share of the developer.
5	Fourth Floor - 4 Flats	Owner	Flat No. 401 in the fourth floor shall fall

SAMRIDHI INFRAWORKS PVT. LTD.


DIRECTOR

Handwritten notes and signatures on the right side of the page:

- At the top right: A signature and the date 13.03.22.
- Along the right margin:
 - Handwritten signature: Hari Prakash Bubna 3.3.22
 - Handwritten signature: Ganesh Prakash Bubna 3.3.22
 - Handwritten signature: Ashish Agrawal 3.3.22
 - Handwritten signature: Manish Agrawal 3.3.22
- At the bottom right:
 - Handwritten signature: Ganesh Prakash Bubna 3.3.22
 - Handwritten signature: Hari Prakash Bubna 3.3.22

9.

		<p>in the share of Party No. 1 namely Mr. Suresh Kumar Bubna. Flat No. 402 in the fourth floor shall fall in the share of Party No. 3 namely Mr. Naveen Kumar Agrawal. Flat No. 403 in the fourth floor shall fall in the share of Party No. 4 namely Mr. Amit Kumar Bubna. Flat No. 404 in the fourth floor shall fall in the share of Party No. 2 namely Mr. Gopal Krishna Bansal.</p> <p>The fourth floor shall fall in the share of the Owner.</p>
--	--	--

[Handwritten signature]
3.3.22

Hari Prakash Bubna 3.3.22
Gopal Krishna Bansal 3.3.22
Amit Kumar Bubna 3.3.22
Naveen Agrawal 3.3.22

RIGHTS OF PARTIES

9.1. In the manner set out infra, Developer shall market and transfer the Unit(s)/space(s)/area(s) to the Transferees at the price as decided by them from time to time. It is agreed by the Parties that they shall share the revenue/income/ realization arising out of Transfer of the Project as set out hereinabove. It is agreed by the Parties that for sale of Units, they will mutually finalize the followings:

- a. standard form of Provisional Allotment Letter, Unit Sale Agreement and Conveyance Deed;
- b. Sale Price of units, parking spaces & other areas from time to time; and
- c. schedule of payments to be collected from Transferee/s.

9.2. The Developer shall also at its sole risk and consequences be absolutely entitled to have and sell transfer deal with and dispose of the units togetherwith proportionate undivided share in the land comprised in the said premises attributable to the areas and also the units and parking spaces and the properties and rights appurtenant thereto and also any other saleable areas, in

3.3.22
Gopal Krishna Bansal 3.3.22
Amit Kumar Bubna 3.3.22
Naveen Agrawal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]
DIRECTOR

such manner and to such person(s) and at such consideration and on such terms and conditions as the Developer may deem fit and proper and to enter into agreements and receive the sale proceeds thereof in its entirety and the Owner will, if required by the Developer, join in as a party to all agreements and instruments that may be entered into by the Developer with intending buyers. For this purpose, the Owners doth hereby irrevocably authorize and empower the Developer to sign and execute all such documents agreements and instruments in the name and on behalf of the Owners AND the Owners agrees to ratify the said acts as its own which shall always be binding on the Owners.

[Handwritten signature]
3.3.22

9.3. For the purpose mentioned in the preceding Clause, the Developer shall have the liberty to negotiate with prospective buyers / purchasers and take bookings of units with or without parking space(s) comprised in the Project and enter into all agreements and other documents for sale and transfer thereof and to receive and acknowledge receipt of earnest monies and advances and payments from time to time and /or consideration monies and other amounts on such sale and it is expressly agreed and understood that all moneys receivable under any such agreements or documents of transfer or sale deeds shall be received by the Developer and shall be shared in the manner mentioned in this Agreement.

3.3.22
Harishankar Bubna 3.3.22
Ganesh Prasad Dubey 3.3.22
Alish Agewal 3.3.22
Nishu Singh 3.3.22
3.3.22
Gopal Krishna Suman 3.3.22
3.3.22
3.3.22
3.3.22
3.3.22

9.4. Advertising for sale, issuing brochures and sale and marketing affairs shall be carried out through a marketing agent appointed in terms of the Agreement.

9.5. The Owners confirms that it shall not be necessary that the Owners should join in as a party to the agreements and other documents of transfer that may be entered into by the Developer for sale and/or otherwise transfer of the Units/Spaces or any part thereof or share therein and the consent of the Owners in this regard shall be deemed to have been given irrevocably by the Owners to the Developer hereby and by these presents itself.

9.6. In case any of the purchasers/buyers of the Units/Spaces commits any default or breach of his/their agreement for acquiring any units/constructed area then in such event, the Developer shall be at liberty to terminate such agreement for and on behalf of itself and /or the

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]
DIRECTOR

Owners (if the Owners be a party therein) and to deal with the space and rights of such defaulting purchaser in such manner as the Developer may deem fit and proper. The Owners doth hereby empower the Developer for the same also. All losses and incomes accruing in respect thereof shall be for and to the account of the Parties in the aforesaid ratio of 40:60 between Owners and Developer. The Owners hereby empowers the Developer as their authorized irrevocable agents/attorney to take all steps in the name of the Owners against defaulting purchasers as shall be necessary and sign all pleadings vaklatnamas plaints written statement petitions affidavits and compromises and adduce evidence and file appeals and cross objections and put decrees in execution (and derive and hold all benefits thereof) as shall be necessary without any involvement of the Owners.

[Handwritten signature]
3.3.22

10. RIGHT OF FURTHER CONSTRUCTION

10.1. Subject to an obligation of the Developer to give 40% (forty percent) of the entire Gross Proceeds of the all the saleable area(s)/space(s) in additional constructions, the Developer shall always be entitled (and this Agreement shall after completion of development be deemed to in subsistence for this purpose) to raise further constructions or structures on the said buildings as may allowed by the sanctioning authority or other authorities at that time in future, to deal with and dispose of the same on the same terms and conditions herein contained. The Owners hereby consents to the same and agrees to do ail such acts deeds and things as may be required by the Developer in this regard, without any claim or demand.

10.2. For the purpose of further construction, the Developer shall be entitled from time to time to remove, shift and substitute (subject to the obligation of the Developer to appropriately re-install the same) the water tank, lift machineries, lift room, television antenna and other installations from the roof, terrace and parapet wall of the building for the time being.

10.3. The Developer shall always and from time to time when required by reason of further construction or constructions subject to approval by the Hazaribag Nagar Niqam or other authorities be entitled to connect the electricity, water,

[Vertical handwritten notes:]
B2A GWC 3.3.22 Hari Poo Kesh Buben 3.3.22
Sobal Krishna Samal 3.3.22 Genent Pratik Bhat 3.3.22
Agarwal 3.3.22 Ashish Agnewal 3.3.22
Anirudh Kumar 3.3.22 Anish Agarwal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]
DIRECTOR

12.2. The Owners shall from time to time sign relevant documents, papers, etc. for obtaining all necessary permissions certificates, clearances and/or approvals required for completing the sale and transfer of the unit(s)/space(s) sold.

[Handwritten signature]
3.9.22

13. MAINTAINANCE CHARGE, DEPOSITS, ETC.

13.1. The Developer shall be entitled to realize/collect from the Transferees/ Intending Purchasers of Unit(s)/ Space(s)/ Area(s) of the complex following costs/deposits as may be determined by the Developer, which shall not form part of Gross Proceeds:-

- (i) maintenance charge of the common parts and portions, including proportionate share of the common expenses;
- (ii) proportionate cost of installation of transformer and electric sub-station;
- (iii) legal charges and fees;
- (iv) proportionate cost of Maintenance Organization;
- (v) proportionate cost of Generator power backup;
- (vi) costs of extra works/facilities as per requirement of Transferees;
- (vii) Deposit for maintenance expenses;
- (viii) Deposit for municipal taxes;
- (ix) Deposit for electric supply; and
- (x) Deposit for Sinking Fund.

[Handwritten notes on right margin]
Harvi Prakash Bubber 3.9.22
General Prasad Bubber 3.9.22
Anil Agrawal 3.9.22
Anish Agrawal 3.9.22

14. MAINTENANCE ORGANISATION

14.1. It is hereby agreed by and between the Parties hereto that the rules, regulations and bye-laws governing the user maintenance and upkeep of the building to be erected at said premises shall be formulated by the Developer in consultation with the Owners and the same shall be applicable pari passu to all unit holders owning and occupying the units in Complex.

14.2. After the completion of construction and disposal of all spaces in the buildings comprised in the complex or at any time prior thereto, the Developer herein will appoint an independent/professional Facility Management Company to manage and maintain common area services and installations. The Owners will render all cooperation and will do all acts deeds and things as may be required of them for the hand over to the facility management company. The

[Handwritten notes on right margin]
B201 GNC Goyal 3.9.22
Gopal Krishna Goyal 3.9.22
Anish Agrawal 3.9.22
Anish Agrawal 3.9.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]

DIRECTOR

object of such company shall be to manage and administer the maintenance of common parts, amenities and facilities and other affairs of the said buildings and also to receive and realize contributions from all end users and/or occupiers of different spaces in the said buildings payable by them respectively towards the common expenses maintenance, service charges, rates and taxes and also to disburse the same.

[Handwritten signature]
13.13.22

- 14.3. Within a maximum period of three years from the completion of the project the purchaser/occupiers of the spaces shall form an association/ society/company to take over the management of the common affairs. The costs and expenses incidental to the formation of Incorporation of such society/association/company as the case may be shall proportionately be borne by the transferees/ occupiers of different spaces.
- 14.4. On formation of aforementioned Association, the Developer shall hand over the sanctioned Building Plan and Building drawings to such Association. The Developer shall also hand over to the Association all original documents pertaining to the guarantees/warranties, wherever applicable, of the equipment/products used in the new Buildings from the manufactures/contractors including all Operation Manuals, Licenses, etc. wherever applicable, of all the equipment including those forming part of the common portions and facilities, together with List of Contracts for availing after sales maintenance/service.

[Handwritten notes for 14.3 and 14.4]
 Hari Prakash B. B. 3.3.22
 Gopal Prasad B. 3.3.22
 Ashish Agrawal 3.3.22
 Navish Singh 3.3.22

15. DEVELOPER'S AND OWNERS'S REPRESENTATIONS WARRANTIES AND COVENANTS

- 15.1. The Developer represents and warrants to covenants with the Owners:
 - i. That it has the necessary experience, capability, technical expertise and infrastructure to carry out the development of the said premises as envisaged herein in a manner that is expected of a Developer of repute undertaking such like projects.
 - ii. That it shall complete the development of the said premises in accordance with the sanctioned plans a modified from time to time and in compliance with all applicable laws; and that it shall obtain completion certificate and other statutory certificates as may be required.

[Handwritten notes for 15.1]
 B. B. J. M. C. 3.3.22
 Gopal Krishna B. 3.3.22
 Ashish Agrawal 3.3.22
 Ashish Agrawal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]
DIRECTOR

- iii. That it shall at all times perform the duties and undertake the responsibilities set forth in this Agreement in accordance with the industry standards applicable to other commercial Developer of repute in Hazaribag offering similar quality and services products and using reasonable, expeditious economical and diligent efforts at all times in the performance of its obligations;
 - iv. That it has adequate funds to undertake and complete the development of the said premises as per the terms of this Agreement.
 - v. That it has and shall continue to comply with terms and conditions of all the consents and all other licenses, permits, approvals obtained or may be obtained in the name of the Owners for the development of the said premises;
 - vi. That it shall make timely payments of all taxes, cesses, duties, levies and charges and all applicable statutory dues as per applicable law payable by the Developer for the development of the said premises as per the terms and conditions of this Agreement;
 - vii. That it has full power and authority to execute, deliver and perform its obligations under this Agreement.
- 15.2. The Owners represents and warrants to and covenants with the Developer:
- i. That it is the absolute owner of all that the pieces and parcels of land and structures being the said premises and is seized and possessed thereof and/or otherwise will sufficiently entitled thereto free from all encumbrances, liens, attachments, mortgages, charges, and lispensens except as provided in the recitals.
 - ii. That it has not done any act deed or thing which might affects its right to grant the Developer the exclusive right to develop the said premises and that it has not entered into any similar agreement, written or oral, with any person other than the Developer herein concerning the said premises;
 - iii. That the said premises is free from any other encumbrances; the Owners undertakes not to create any encumbrances of the said premises and further undertakes to indemnify and keep the Developer indemnified from and against any other actions charges liens claims encumbrances mortgages or any third-party possessory rights in the said premises or any part thereof.

Handwritten signature
3.3.22

Handwritten notes:
 13/11/21 JWC Govt 3.3.22
 Govt urdine Sansad 3.3.22
 Poolesh Babbar 3.3.22
 General Barad Suber 3.3.22
 YS Agrawal 3.3.22
 Navin Agrwal 3.3.22
 Anish Kumar Suber 3.3.22

Handwritten signature
 SAMRIDHI INFRAWORKS PVT. LTD.
 DIRECTOR

- iv. That the Developer shall be and is entitled to exclusively develop, construct and complete the buildings on the said premises without any interruption or interference from the Owners or any person or persons claiming through or under the Owners and Owners hereby undertake to indemnify and keep the Developer indemnified against all and any losses damages costs and charges and expenses as a result of any breach of this undertaking;
- v. That there is no other suit or proceedings pending against it or touching the said premises and the Owners hereby undertakes to indemnify and keep the Developer indemnified against all and any losses damages costs charges and expenses as a result of any breach of this undertaking.

Handwritten signature
3.3.22

16. STAMP DUTY OTHER OUTGOINGS

16.1. IT is agreed that all costs and expenses for preparing stamping and registration of all agreements, nomination-cum-sale agreements, deed or deeds of conveyance and /or other documents of transfer relating to the Unit(s)/Space(s)/Area(s) shall be borne and paid by the Transferees and/ or its nominee or nominees, being the person agreeing to own and acquire the same.

Handwritten notes:
Harj Pankesh Bubna 3.3.22
Gopal Pankesh Bubna 3.3.22
Ashish Agrawal 3.3.22
Manish Agrawal 3.3.22

17. POWER AND AUTHORISATIONS

17.1. The Owners shall from time to time sign and execute powers/authorizations in favour of the Developer and/ or its nominee or nominees for:

- (i) compliance of the obligations on the part of the Developer to be observed fulfilled and performed hereunder,
- (ii) The proper and uninterrupted exercise of and also implementing the rights and authorities granted or intended to be granted to Developer hereunder, and
- (iii) Effectuating and fulfilling and carrying out all or any of the terms and conditions hereof.

17.2. The Owners hereby agrees to do at the costs and expanses of the Developer at such acts, deeds, matters and things execute such application papers and such further/ additional Power and/or authorization as may be required by the Developer to facilitate the construction of the new Building the Developer and for various deeds, matters and things not herein specified as might be required to be done by the Developer

Handwritten notes:
B211 JMC Gopal 3.3.22
Gopal Krishna Sarda 3.3.22
Manish Agrawal 3.3.22
Manish Agrawal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

Handwritten signature
DIRECTOR

and for which the Developer may need the authority and co-operation of the Owners and various applications and other documents may be required to be signed or made by the Owners from time to time relating to which specific provisions may not have been mentioned herein.

17.3. By the virtue of the powers and authorities granted by the Owners in pursuance hereof from time to time, the Developer shall not to any such acts deeds matters and things whereby the rights of the Owners hereunder or otherwise are affected and/or which go against the spirit of this agreement.

17.4. The Owners agrees not to revoke the Power and/or authorization granted from time to time by the Owners for the purposes and as herein contained until the completion and transfer of the entire project in all respects, unless there is a breach of this Agreement.

18. MISCELLANEOUS

18.1. The Owner and the Developer have entered into this agreement purely on a principal to principal basis and nothing stated therein shall be deemed or construed as a partnership between the Owner and the Developer or as joint venture between the Developer and the Owner nor shall the Developer and the Owner in any manner constitute an association of persons.

18.2. The Owners and the Developer, as the case may be, shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relevant obligations is prevented by the existence of force majeure condition with a view that the obligation of the party affected shall be suspended for the duration of the force majeure condition.

18.3. The said license to develop the said property will be personal to the Developer and under no circumstances, the Developer will assign his right and interest to any other party without the consent of the Owners.

19.4. The Owners shall be liable for and shall indemnify the Developer in respect Of-all premises or which results in obstruction to the development of the said premises and shall indemnify and keep indemnified the Developer against all cost charges and expenses incurred or suffered by the Developer in this regard.

19.5. The Developer shall be liable for and shall indemnify the Owners in respect of all actions claims and demands made by any third party (including post development and post-sale claims) in respect of construction/development of

Handwritten signature and date: 3.3.22

Handwritten notes:
12/11/21 gmc govt 3.3.22 Hari Pankaj Bubber 3.3.22
Sopul writing Samrat 3.3.22 Gopal Prasad Baber 3.3.22
49 Agreement 3.3.22 Ashil Agarwal 3.3.22
Amish Kumar Baber 3.3.22 - Manish Agrawal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

Handwritten signature
DIRECTOR

the said premises and shall indemnify and keep indemnified the Owners against all costs charges and expenses incurred or suffered by the Owners in this regard.

- 18.4. Each party shall pay and bear its own cost in respect of their respective advocates and/or solicitor's fees. Stamp duties and registration fees towards this Agreement, if any, shall paid and borne by the Developer.
- 18.5. If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 18.6. The Agreement (together with its Schedules) constitute the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.
- 18.7. Unless prevented (a) by operation of events of force majeure or (b) due to breach by the Owners in performing their obligations hereunder, in the event the Developer fails to complete construction of the complex within the date mentioned hereinbefore or such other extended date as agreed to in writing, the Owners shall be entitled to cancel this Agreement and on such cancellation, the Owners shall be deemed to have become the Owners of the structures made therein upto that time provided however in such an event, the Owners shall not directly be liable to pay the cost of construction of the said constructed area to Developer but will pay the amount towards cost of construction immediately after completion of the Project and only out of the sale proceeds of the said obstructed area at such rate as may be mutually agreed upon. The owners shall have no liability for payment of any amount received in excess over the cost of construction incurred by the Developer but shall however be liable to refund half of security deposit lying with it amounting lakhs only) without interest.
- 18.8. In the event, the Owners fails and /or neglects to perform any of the terms and conditions and covenants to be paid observed and performed as contained herein, the Developer shall be entitled to terminate this Agreement and invoke security for the purpose of recovery of security deposit and interest and realization of all costs charges and expenses till

[Handwritten signature]
3.3.22

[Handwritten notes on the right margin:]
 Hari Prakash Bubernw 3.3.22
 General Prasad Butu 3.3.22
 Ashish Agawal 3.3.22
 Manish Agrawal 3.3.22
 3228/ JMC Govt 3.3.22
 Gopal Krishna Sawaf 3.3.22
 HJ Deywary 3.3.22
 Ashish Kumar Butu 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

[Handwritten signature]
DIRECTOR

then incurred by it for development together with interest on such costs and shall also be entitled to refund of the entire amount of security deposit paid to the Owners together along with interest.

18.9. Neither party shall be entitled to the respective rights contained in any clause(s) in this Agreement without having first given to the other party a notice in writing of 3 (three) months giving details of such default and/or breach complained of and such default and/or breach not having been cured even after the expiry of 90 days after the day on which such notice has been given.

18.10. In case of acquisition or requisition of the said premises after completion of construction of the said building(s) then the Parties shall be entitled to the entire compensation in respect of the said Premises in the aforesaid sharing ratio of 40:60 between the Owners and the Developer.

18.11. All notices requests or other communications required or permitted under this Agreement shall be in writing and shall be given by personal delivery or dispatched by registered post with A/D or speed post with A/D, to the addresses given in this Agreement.

19. DISPUTE RESOLUTION

19.1. In case of any dispute, difference or questions arising between the parties with regard to the interpretation, meaning or scope of this Agreement or any rights and liabilities of the parties under this Agreement or out of this Agreement or in any manner whatsoever concerning this Agreement the same shall be referred to and settled by the arbitration by three Arbitrators, one each to be appointed by each party and the third to be appointed by the two arbitrators. The arbitration proceedings shall be in accordance with the Arbitration and Conciliation Act, 1966 and/or statutory modifications or enactment thereto and the Award made and published by the Arbitrator(s) shall be final and binding on the parties. The venue of the arbitration shall be at Ranchi or Hazaribag, and the language of the arbitration proceedings shall be English.

19.2. Pending the submission of and/or decision on a dispute, difference or claim or until the arbitral award is published; the parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

Handwritten signature and date: 3.3.22

Handwritten notes and signatures:
Prakash Bubna 3.3.22
Ganesh Prasad Butar 3.3.22
Ajit Agrawal 3.3.22
Navin Agrawal 3.3.22
H. B. J. C. 3.3.22
Sonal Krishna Samal 3.3.22
M. J. Agrawal 3.3.22
Ajit Kumar Butar 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.
Handwritten signature
DIRECTOR

ON THE EAST: Common Road

ON THE WEST: House of Sitasharan Singh (Daroga Ji)

SCHEDULE-II ABOVE REFERRED TO

FEATURES AND SPECIFICATION OF CONSTRUCTION

<u>ITEM</u>	<u>SPECIFICATIONS</u>
Structure	RCC Structure as per Civil Code Norms
Walls	10" and 5" Fly Ash/Red Brick
Internal Finish	Plaster and Putty
Windows	Aluminum/UPVC
Doors	Flush Door
Flooring	Vitrified tiles
a) Bed Rooms b) Kitchen c) Toilet	Vitrified Tiles Marble/Granite 7' Wall tiles
Sanitary	Jaguar/Parryware/Hindware or equivalent
Electricals	Havells/Phillips/V-Guard or equivalent
Staircase	Marble/Granite
Lift	OTIS/KONE or equivalent
Generator	Kirloskar or equivalent
External Painting	Weather Coat

SAMRIDHI INFRAWORKS PVT. LTD.



DIRECTOR



B.S. 2/12

15/11/2011 2.3.22 Hori Prakash Bubber 3.3.22
 Sopal Krishna Senad 3.3.22 General Prasad Buter 3.3.22
 MS Aggarwal 3.3.22 Adil Agrawal 3.3.22
 Anil Kumar Singh 3.3.22 Manish Agrawal 3.3.22

IN WITNESS WHEREOF the First Party set and subscribe their hands and seals on this _____ day of March 2022.

SIGNED SEALED AND DELIVERED BY THE FIRST PARTY

1. Mr. Suresh Kumar Bubna



2. Mr. Gopal Krishna Bansal



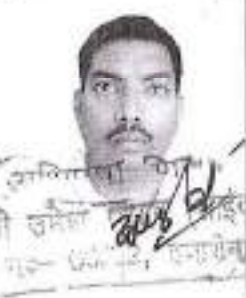
3. Mr. Naveen Kumar Agrawal



4. Mr. Amit Kumar Bubna



5. Mr. Hariprakash Bubna



SAMRIDHI INFRAWORKS PVT. LTD.

[Signature]
DIRECTOR

[Signature]
B. B. 192

Hari Prakash Bubna 3.3.22
Gopal Krishna Bansal 3.3.22
Naveen Agrawal 3.3.22
Amit Agrawal 3.3.22

Hari Prakash Bubna 3.3.22
Gopal Krishna Bansal 3.3.22
Naveen Agrawal 3.3.22
Amit Kumar Bubna 3.3.22

6. Mr. Ganesh Prakash Bubna



सो नं- 60/2, बार्कागाँव



7. Mr. Ashish Agrawal



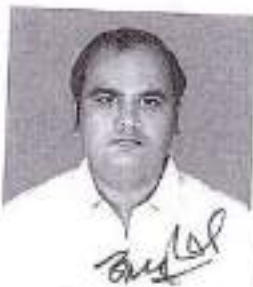
8. Mr. Manish Agrawal



SIGNED SEALED AND ACCEPTED by Samridhhi Infracore Private Limited, represented by its Authorized Director namely Mr Saurabh Jain, S/o Mr. Suresh Kumar Jain, R/o 148, Bengali Colony, Barka Gaon Road, P.O. and P.S. Sadar, Hazaribag, Jharkhand - 825301

Saurabh Jain

[Handwritten signature]




Drafted by
Prakash Kumar Prasad
A.N. 62/02
H. Prasad
03.03.2022

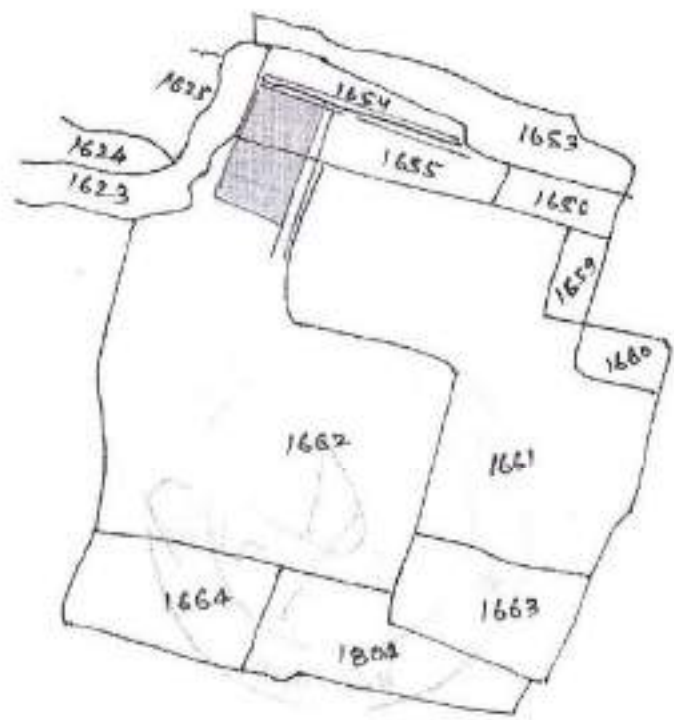
SAMRIDHHI INFRAWORKS PVT. LTD.


[Handwritten signature]
DIRECTOR

[Vertical handwritten notes:]
S/o Mr. Ganesh Prakash Bubna 3.3.22
Sonal Krishna Sarda 3.3.22
Yash Agrawal 3.3.22
Manish Agrawal 3.3.22
Manish Agrawal 3.3.22

VILLAGE .. KADMA NO: 12
 THANA NO .. 128
 THANA ... HAZARI BAG
 PARANA .. CHAMPA
 DISTRICT .. HAZARI BAG
 SCALE ... 32" = 1 MILE
 YEAR ... 1911-12

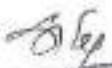
NAME OF VENDOR




KHATA NO	PLOT NO	AREA		SYMBOL
		AC	DC	
114	1655	00	07.50	
114	1662	00	08.50	

TOTAL AREA - 16.00 DEC

CERTIFIED THIS MAP IS TRUE
 COPY OF THE ORIGINAL SURVEY MAP

PREPARED BY

 15/02/22

SIGNATURE OF VENDOR
 652-A JMI 29/3.3.22
 Sobal Krishna Sanyal 3.3.22
 12/03/22 3.3.22
 Anil Kumar Babu 3.3.22
 Hari Prakash Bhatia
 Gopal Prasad Bhatia 3.3.22
 Adish Agarwal 3.3.22
 Manish Agarwal 3.3.22

SAMRIDHI INFRAWORKS PVT. LTD.

 DIRECTOR

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि पत्र



जिला का नाम	इंजरीबाग	अनुमंडल नाम	सदर	अचल का नाम	कटकमदाग	हल्का	हलका-06
इस्टेट का नाम	झारखण्ड	भाग	32	पृष्ठ संख्या वर्तमान	23	थाना न.	0128
कमिष्ठ संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना
17350	1686 /R27 2021 - 2072	कदमा/ 0128	कटकमदाग	18/11/2021	By Sale Registration Deed 5451 Dated 20/05/2015	खाता न. प्लॉट न. क्षेत्रफल	114 1655 7.5 डिसमील 114 1662 4.5 डिसमील
						खता न. प्लॉट न. क्षेत्रफल	2

जमाबंदी रयत का नाम :
रीना देवी-पति-अनिल

जमाबंदी रयत का नाम :
REENA DEVI, पति-ANIL PRASAD, जाति-तेली, पत्ता-OKNI MOHALLA SHIVPURI PS SADAR HAZARIBAGH वी URMILA DEVI, पति-RAMESHWAR SAW, जाति-तेली, पत्ता-OKNI MOHALLA SHIVPURI PS SADAR HAZARIBAGH

जमाबंदी रयत का नाम :
SAMIRESH KUMAR BUBNA पिता-LATE BABULAL BUBNA, जाति-जगन्नाथ माडवारी, पत्ता-AT HAZARIBAGH MOHALLA DR BABHA MARG NAGAR PARSHAD WARD 10 PS SADAR HAZARIBAGH एवं (GOPAL KUNSHN BANSHAL पिता-LATE BABULAL BUBNA, जाति-जगन्नाथ माडवारी, पत्ता-AT HAZARIBAGH MOHALLA DR BABHA MARG NAGAR PARSHAD WARD 10 PS SADAR HAZARIBAGH एवं (GOPAL KRISHNA BANSHAL पिता-KAILASH AGRAWAL, जाति-जगन्नाथ माडवारी, पत्ता-HAZARIBAGH MOHALLA DR BABHA MARG UNDA NAGAR PARISHAD HAZARIBAGH) वी (NAVIN KUMAR AGRAWAL पिता-LATE PATICHAND BUBNA, जाति-जगन्नाथ माडवारी, पत्ता-HAZARIBAGH VINDESHWARI PATH UNDA NAGAR PARISHAD HAZARIBAGH) एवं (AMIT KUMAR BUBNA पिता-LATE PATICHAND BUBNA, जाति-जगन्नाथ माडवारी, पत्ता-HAZARIBAGH VINDESHWARI

SAMRIDDHI
DIRECTOR

SHADAR PS SADAR (HAZARIBAG) एवं (ASHISH AGARWAL) पित्त-MAHESHCHANDRA AGARWAL, जाति-अगरवाल माडवारी, पत्ता-GOLA ROAD PS SADAR HAZARIBAG) एवं (MANISH AGARWAL) पित्त-MAHESHCHANDRA AGARWAL, जाति-अगरवाल माडवारी, पत्ता-NEW AREA SHAHAR PS SADAR HAZARIBAG)

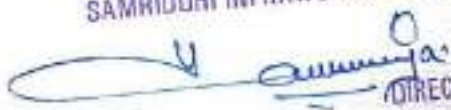
राजस्व कर्मचारी इलका-06 को आवश्यक कार्यवाही एवं सूचनाएँ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल श्रावण की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid
Digitally signed by

BIRENDRA KUMAR

अंचलाधिकारी कटकमदाग

SAMRIDDI INFRAWORKS PVT. LTD.


DIRECTOR

भूमि संबंधित प्रतिवेदन

दिनांक - 29/11/21

रजि II (Tenants Ledger) के आधार पर निम्नलिखित व्योरे की जमीन की जमाबन्दी

श्री शुभेन्द्र कुमार कुवना पिता/प्रति श्रीमती जगदल कुवना

ग्राम कदमा थाना कदमा, जिला हजारीबाग

(झारखण्ड) के नाम से दर्ज है:-

Online Date 30/11/2021
Time - 12:02 AM

ग्राम का नाम	तौजो नं०	खाता नं०	प्लॉट नं०	रकबा	रजिस्टर II खतियान से संबंधित प्रतिवेदन
1	2	3	4	5	6
कदमा - II			1662	4 बीघे	<p>हैबाम,</p> <p>जिला हजारीबाग - 20 नवंबर 2011</p> <p>प्लॉट नं० 1662 रकबा 4 बीघे</p> <p>श्री शुभेन्द्र कुमार कुवना की</p> <p>पति श्री जगदल कुवना - 2</p> <p>दिनांक 29/11/21 रकबा 4 बीघे</p> <p>पै कोमा संख्या 14 रकबा 04 बीघे</p> <p>पति की जमाबन्दी - 1662</p> <p>जमा कुवना की पिता 20</p> <p>शुभेन्द्र कुमार कुवना की पिता</p> <p>दिनांक 20/11/21 रकबा 1662</p> <p>जिला हजारीबाग</p> <p>जिला नं० हजारीबाग</p> <p>नं० 11128 दिनांक 20/11/21</p> <p>जिला हजारीबाग - 20</p> <p>04 बीघे 20 मास।</p>

(Signature)
29/11/21
P.O.

1. Gopal Krishna 2. Naim Kumar Dubey 3. Anand Kumar Dubey 4. श्री शुभेन्द्र कुमार कुवना
 5. Hari Prakash Dubey 6. Anand Kumar Dubey 7. Asit Kumar Dubey 8. आवेदक का हस्ताक्षर

जिला अवर निबंधन पदाधिकारी हजारीबाग को सूचना एवं जांचोपरांत नियमानुसार अग्रतर कार्रवाई हेतु प्रेषित। इस भूमि से संबंधित किसी भी विवाद की सूचना अंचल कार्यालय को नहीं है।

अंचल निरीक्षक का हस्ताक्षर

अंचल अधिकारी का हस्ताक्षर

29/11/21

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP150517314

11/04/2015



भाग	हजारीबाग	अनुमंडल नाम	सदर	अंचल का नाम	कटकमदाग	हल्का	हलका-06
वर्तमान नाम	झारखण्ड	भाग वर्तमान (VOL)	32	पृष्ठ संख्या वर्तमान	9	थाना न.	0128
केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल
17314	1650 /R27 2021 - 2022	कटकमदाग	26/10/2021	By Sale Registration Deed 5858 Dated 27/05/2015	114 7 77	114	1662 4 डिसमील
							रजिस्टर 2 अखत लिख अभिलिखित

विक्रेता का नाम :
RANJIT KUMAR RANA, पिता-LATE LAXMI NARAYAN RANA, जाति-बदही, पत्ता-AT HAZARIBAG PS SADAR HAZARIBAG नो DIHRENDRA KUMAR RANA, पिता-LATE MITHILESH KUMAR RANA, जाति-बदही, पत्ता-AT HAZARIBAG PS SADAR HAZARIBAG बदही, पत्ता-AT HAZARIBAG PS SADAR HAZARIBAG नो VIKASH KUMAR RANA, पिता-LATE AWADH KUMAR RANA, जाति-बदही, पत्ता-AT HAZARIBAG PS SADAR HAZARIBAG नो MANJU RANA, पति-LATE VINAY PRAKASH RANA, जाति-बदही, पत्ता-AT HAZARIBAG PS SADAR HAZARIBAG

उपरोक्त रैयत का नाम :
श्री निधिलेश्वर कुमार राना वगैरह-पिता-स्व. इश्वर दयाल राना

विक्रेता का नाम :
SURESH KUMAR BUBNA-पिता-LATE BABULAL BUBNA, जाति-अगरवाल माडवारी, पत्ता-HAZARIBAG MOHALLA DR BHABHA MARG WD NO 10 PS SADAR HAZARIBAG नो GOPAL KRISHNA ANSAL-पिता-KAILASH AGARWAL, जाति-अगरवाल माडवारी, पत्ता-HAZARIBAG MOHALLA DR BHABHA MARG WD NO 10 PS SADAR HAZARIBAG एवं (AVIN KUMAR AGARWAL-पिता-LATE HTEHCHAND BUBNA, जाति-अगरवाल माडवारी, पत्ता-HAZARIBAG BINESHWARI PATH PS SADAR HAZARIBAG) एवं (AMIT KUMAR BUBNA-पिता-LATE FATEHCHAND BUBNA, जाति-अगरवाल माडवारी, पत्ता-HAZARIBAG BINESHWARI PATH PS SADAR HAZARIBAG) एवं (HARIPRAKASH BUBNA-पिता-OM PRAKASH BUBNA, जाति-अगरवाल माडवारी, पत्ता-NEW AREA SHAHAR PS SADAR HAZARIBAG) एवं (JANESH PRAKASH BUBNA-पिता-OM PRAKASH

DIRECTOR

पत्र को सौम्यता से सुदृष्ट कर लें।

HARIPRAKASH BUBUNA, पता-OM PRAKASH
HABUNA, जाति-अगरवाल माडवारी, पता-NEW AREA
UNDAR MAGAR PARISHAD PS SADAR
HAZARIBAG) एवं (GANESH PRAKASH BABUNA, पता-
OM PRAKASH BABUNA, जाति-अगरवाल माडवारी, पता-
NEW AREA UNDAR MAGAR PARISHAD PS SADAR
HAZARIBAG) एवं (ASHISH AGRAWAL, पता-MAHESH
CHANDRA AGRAWAL, जाति-अगरवाल माडवारी, पता-
HAZARIBAG SHAHAR MOHALLA GOLA ROAD
NAGAR PARISHAD HAZARIBAG) एवं (MANISH
AGRAWAL, पता-MAHESH CHANDRA AGRAWAL,
जाति-अगरवाल माडवारी, पता-HAZARIBAG SHAHAR
MOHALLA GOLA ROAD NAGAR PARISHAD
HAZARIBAG)

राजस्व कर्मचारी हलका-06 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

BIRENDRA KUMAR

अचलाधिकारी कटकमदग



SAMRIDHI INFRAWORKS PVT. LTD.

 DIRECTOR



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that SAMRIDDHI INFRAWORKS PRIVATE LIMITED is incorporated on this Fourteenth day of December Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309JH2021PTC017761.

The Permanent Account Number (PAN) of the company is ABHCS4887N *

The Tax Deduction and Collection Account Number (TAN) of the company is RCHS08066C *

Given under my hand at Manesar this Fifteenth day of December Two thousand twenty-one.



Digital Signature Certificate
SHIVARAJ C RANJERI
ASST. REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SAMRIDDHI INFRAWORKS PRIVATE LIMITED

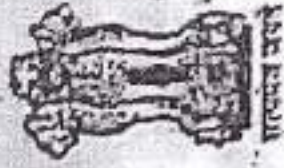
C/o Sudha Jain Khata Number 130111031355, Bengali Colony Barkagaon
Road, Hazaribagh, Hazaribagh, Jharkhand, India, 825301



* as issued by the Income Tax Department SAMRIDDHI INFRAWORKS PVT. LTD.


DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFUPB5325A

नाम / Name

SURESH KUMAR BUBNA

पिता का नाम / Father's Name

BABULAL BUBNA

जन्म की तारीख / Date of Birth

26/07/1976

सुरेश कुमार बुब्ना

हस्ताक्षर / Signature



10102017

[Signature]
DIRECTOR

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GOPAL KRISHNA BANSAL

KAILASH KUMAR AGARWAL

30/08/1992

Permanent Account Number

BCHPB4286M

Gopaf

Signature

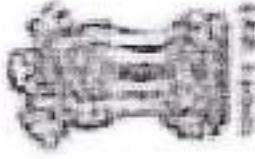


24022011

SAMRIDHI INFRAWORKS PVT. LTD.

[Signature]
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



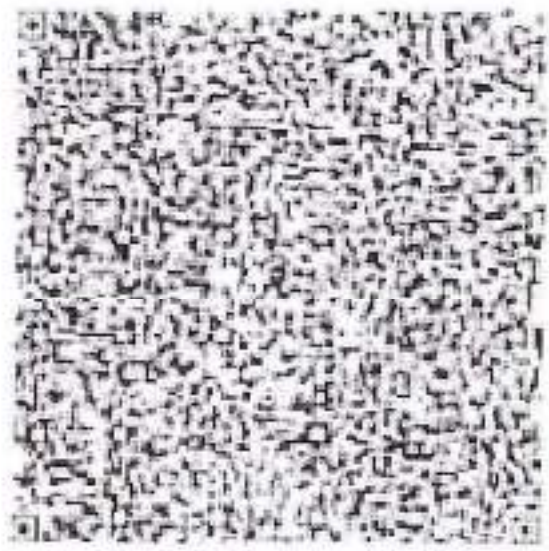
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABRPA6653M

नाम / Name
NAVIN KUMAR AGRAWAL
पिता का नाम / Father's Name
FATEH CHAND AGRAWAL

जन्म की तारीख /
Date of Birth
17/05/1973



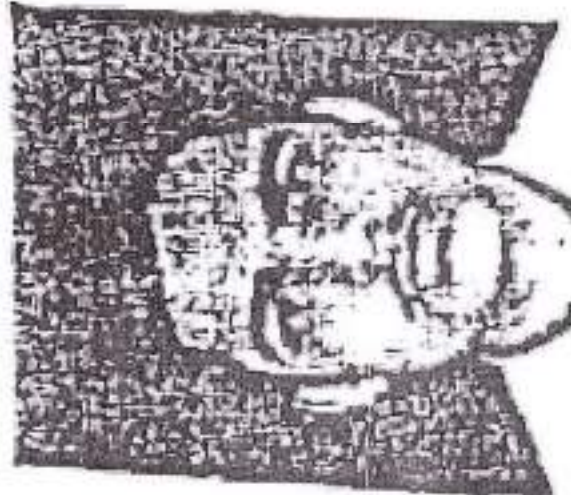
27092021

PAN Application Digitally Signed. Card Not Valid unless Physically Signed.

[Signature]
DIRECTOR

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFBFB9413L



नाम / NAME

AMIT KUMAR BUBNA

पिता का नाम / FATHER'S NAME

FATEH CHAND BUBNA

जन्म तिथि / DATE OF BIRTH

04-02-1980

Bhogat

हस्ताक्षर / SIGNATURE

Amit Kumar Bubna

आयकर अधिकारी, राँची

COMMISSIONER OF INCOME TAX, RANCHI

SAMRIDDHI INFRAWORKS PVT. LTD.

[Signature]
DIRECTOR

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AFBPB3135P



नाम /NAME

HARI PRAKASH BUBNA

पिता का नाम /FATHER'S NAME

OM PRAKASH BUBNA

जन्म तिथि /DATE OF BIRTH

14-01-1979

Nhagat

हस्ताक्षर /SIGNATURE

Hari Prakash Bubna

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI

SAMRIDHI INFRAWORKS PVT. LTD.

[Signature]

DIRECTOR

आयकर विभाग

INCOME TAX DEPARTMENT

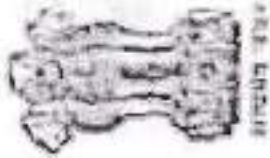
GANESH PRAKASH BUBNA

OM PRAKASH BUBNA

12/09/1986

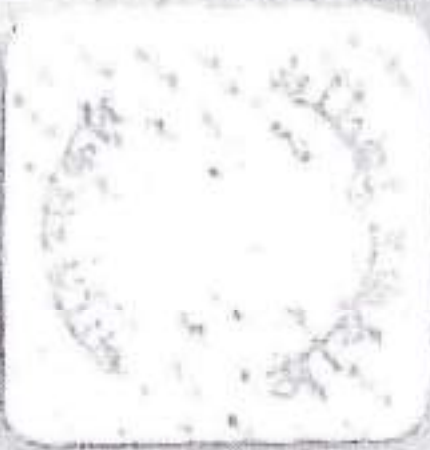
Permanent Account Number
OPB9959M

[Signature]
DIRECTOR



भारत सरकार

GOVT. OF INDIA



Ganesh Prakash Bubna

Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ASHISH AGARWAL

MAHESH CHANDRA AGARWAL

10/08/1980

Permanent Account Number

AIBPA4669C

Ashish Aggarwal

Signature



28042006

AMRIDDHI INFRAWORKS PVT. LTD. DIRECTOR

साम्प्रदायिक विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

समृद्धि अकाउंट नंबर कार्ड

Permanent Account Number Card

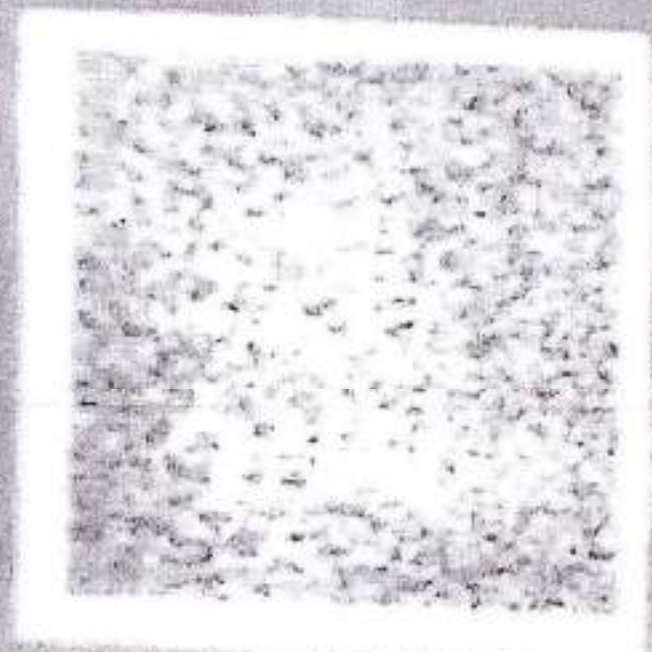
AIEP A4670P



नाम :
RANISH AGRAWAL

पते का पता / Father's Name
RAMESH CHANDRA AGRAWAL

जन्म की तिथि /
Date of Birth
01/03/1982



2015/16

PM Association Digitally Signed
Card Issued by NSR/ITD

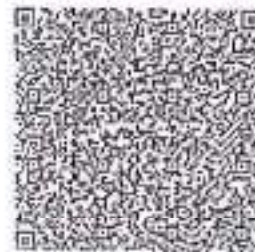
DIRECTOR



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABHCS4887N

नाम / Name: SAMRIDDI INFRAWORKS PRIVATE LIMITED

निष्ठा/स्थापना की तारीख
Date of Incorporation / Formation: 14/12/2021



Signature Not Verified
Digitally signed by
Income Tax Dept.
Date: 2021.12.14 10:22:16
GRT+65 30

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of Taxes, assessment, tax demand/ tax returns, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (PAN) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आसानी प्रदान करके करदाता को कर देने, करों का भुगतान, करों का मांग, करों का प्रत्यापन, करों का प्रतिपत्र आदि में सहायता प्रदान करता है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) including: अधिवास, (1961) के अधीन निर्दिष्ट कई लेवियों से निपट करने के लिए प्रत्येक लेखक (एक) का पते पर और संदर्भों में। (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)
- Failure of quoting more than one PAN is against the law & may attract penalty of upto Rs. 10,000
एक से अधिक स्थायी लेखा संख्या (PAN) को सूचित करना अवैध है, जिसके लिए अधिकतम 10,000 रुपये तक का जुर्माना लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न PAN कार्ड में सुधारा प्राप्त कोड शामिल है जो एक विशेष एंड्रॉयड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशेष कोड को खोजने के लिए, कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>Permanent Account Number (PAN) ABHCS4887N</p> <p>14/12/2021</p>	<p>भारत सरकार GOVT. OF INDIA</p> 	<p>संलग्न PAN कार्ड में सुधारा प्राप्त कोड शामिल है जो एक विशेष एंड्रॉयड मोबाइल ऐप द्वारा पठनीय है। कीवर्ड "Enhanced QR Code Reader for PAN Card" है।</p> <p>Income Tax PAN Services Team (TNSR) 201 New Market Street, 1st Floor, New Market, Delhi Phone: 481 016</p> <p>Tel: 91 26 274 1666 Fax: 91 26 274 1667 E-mail: tnsr@incometax.gov.in</p>
---	--	--

Electrically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (A) of Section 139A of Income Tax Act, 1961 and sub-rule (b) of Rule 114 of Income Tax Rules, 1962. For more details, visit [www.incometax.gov.in](#)

SAMRIDDI INFRAWORKS PVT. LTD.

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAURASH JAIN

SURESH KUMAR JAIN

31/05/1982

Permanent Account Number

ADXPJ2254M


Digitally signed



ADXPJ2254M

SAMRIDHI INFRAWORKS PVT. LTD.


DIRECTOR



Pre Registration Docket

Date :- 03-03-2022 05:47 pm

Office Name :- SRO - Hazaribagh
Token No:- 20220000027264

Appoinment :- 09-Mar-2022 Time:- 12:54

Article	Development Agreement
Pre Registration Date	03-Mar-2022
No. Of Pages	74
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,19,224.

Property Id: **691050**

Valuation No. : 930326 / 2022 :- 2021-2022 User Id : 4191 Date : 03-March-2022 17:26:PM

State : Jharkhand District : Hazaribag Tahsil : Katkamdag

Land Type : Census Corporation : Village/City : Kadma No - 2

Kadma No - 2 Word No0 - Other Road -

Volume Number - 32

Page Number - 23

Khata Number - 114

Plot Number - 1655

Valuation Rule : Commercial land

Property Details

1 Land area 7.50 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7.5 x 292440=2193300	₹21,93,300/-
A	Total		₹21,93,300/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹21,93,300/-

Total Amount in Words : Twenty One Lakhs Ninety Three Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: COMMON ROAD, West: HOUSE OF SITASHARAN SINGH (DAROGA JI), South: HOUSE OF RAJESH KUMAR SINHA, North: COMMON ROAD
Area	Land area : 7.50 Decimal
Other Description of the Property	Address - KADMA NO-II

SAMRIDHI INFRAWORKS PVT. LTD.


DIRECTOR

Government/Market Value	2193300
Transaction Amount	4680000

Property Id: **691057**

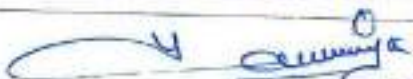
Valuation No. : 930327 / 2022	: - 2021-2022	User Id : 4191	Date : 03-March-2022 17:26:PM
State : Jharkhand	District : Hazaribag	Tahsil : Katkamdag	
Land Type : Census	Corporation :	Village/City : Kadma No - 2	
Kadma No - 2 Word No0 - Other Road	-		
Volume Number - 32			
Page Number - 23			
Khata Number - 114			
Plot Number - 1662			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.5 x 292440=1315980	₹13,15,980/-
A	Total		₹13,15,980/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹13,16,000/-
Total Amount in Words : Thirteen Lakhs Sixteen Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: COMMON ROAD, West: HOUSE OF SITASHARAN SINGH (DAROGA JI), South: HOUSE OF RAJESH KUMAR SINHA, North: COMMON ROAD
Area	Land area : 4.50 Decimal
Other Description of the Property	Address - KADMA NO-II
Government/Market Value	1315980
Transaction Amount	-

Property Id: **691063**

Valuation No. : 930329 / 2022	: - 2021-2022	User Id : 4191	Date : 03-March-2022 17:26:PM
State : Jharkhand	District : Hazaribag	Tahsil : Katkamdag	
Land Type : Census	Corporation :	Village/City : Kadma No - 2	
Kadma No - 2 Word No0 - Other Road	-		
Volume Number - 32			
Page Number - 9			
Khata Number - 114			

SAMRIDHI INFRAWORKS PVT. LTD.

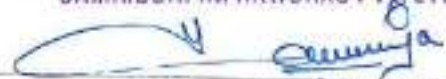

: DIRECTOR

Plot Number - 1662			
Valuation Rule : Commercial land			
Property Details			
1	Land area		
4 Decimal			
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 x 292440=1169760	₹11,69,760/-
A	Total		₹11,69,760/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹11,69,800/-
Total Amount in Words : Eleven Lakhs Sixty Nine Thousands Eight Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: COMMON ROAD, West: HOUSE OF SITASHARAN SINGH (DAROGA JJ), South: HOUSE OF RAJESH KUMAR SINHA, North: COMMON ROAD
Area	Land area : 4.00 Decimal
Other Description of the Property	Address - KADMA NO-II
Government/Market Value	1169760
Transaction Amount	-

CLAIMANT	-Mr. SAMRIDDI INFRAWORKS PRIVATE LIMITED THROUGH ITS AUTHORISED DIRECTOR SAURABH JAIN. Address - 148 BENGALI COLONY BARKAGAON ROAD SADAR HAZARIBAGH- Father/Husband Name SURESH KUMAR JAIN , PAN No.- Permission Case No.- , Aadhaar No. *****0072
EXECUTANTS	-Mr. SURESH KUMAR BUBNA, Address - DR BHABHA MARG KANI BAZAR NEAR K D CHILDREN SCHOOL SADAR HAZARIBAGH- Father/Husband Name LATE BABULAL BUBNA , PAN No.- Permission Case No.- , Aadhaar No. *****9655
	-Mr. GOPAL KRISHNA BANSAL, Address - DR BHABHA MARG KANI BAZAR NEAR K D CHILDREN SCHOOL SADAR HAZARIBAGH- Father/Husband Name KAILASH KUMAR AGARWAL , PAN No.- Permission Case No.- , Aadhaar No. *****3209
	-Mr. NAVIN KUMAR AGRAWAL, Address - H BINDESHWARI PATH ROAD NO 2 KUMHAR TOLI ROAD SADAR HAZARIBAGH- Father/Husband Name LATE FATEH CHAND AGARWAL , PAN No.- Permission Case No.- , Aadhaar No. *****0957
	-Mr. AMIT KUMAR BUBNA, Address - H BINDESHWARI PATH ROAD NO 2 KUMHAR TOLI ROAD SADAR HAZARIBAGH- Father/Husband Name LATE FATEH CHAND BUBNA , PAN No.- , Permission Case No.- , Aadhaar No. *****3062
	-Mr. HARI PRAKASH BUBNA, Address - NEW AREA SECOND LANE NEAR AIRCEL TOWER SADAR HAZARIBAGH- Father/Husband Name OM PRAKASH BUBNA , PAN No.- , Permission Case No.- , Aadhaar No. *****2650

SAMRIDDI INFRAWORKS PVT. LTD.



DIRECTOR

	-Mr. GANESH PRAKASH BUBNA, Address - NEW AREA SECOND LANE SADAR HAZARIBAGH- ,Father/Husband Name OM PRAKASH BUBNA , PAN No.- ,Permission Case No.- , Aadhaar No. *****8672
	-Mr. ASHISH AGRAWAL, Address - GOLA ROAD BODDOM BAZAR SADAR HAZARIBAGH- ,Father/Husband Name MAHESH CHANDRA AGRAWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****1475
	-Mr. MANISH AGRAWAL, Address - GOLA ROAD SADAR HAZARIBAGH- ,Father/Husband Name MAHESH CHANDRA AGRAWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****9263

Witness Information	Mr. AASHISH KUMAR , Address - TELI TOLA DKNI SADAR HAZARIBAGH-, Father/Husband Name-SOHAN SAW
---------------------	---

Identifier Details	Mr. KAMAKHYA NARAYAN SINGH , Address - JAGO NIWAS GALI P.T.C. CHOWK SADAR HAZARIBAGH-, Father/Husband Name-NARENDRA PRASAD SINGH
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,220
Total		2,220

Fee Rule:Development Agreement		
1	A1	1,17,000
2	LL	3
3	PR	1
Total		1,17,004

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.

Baldev Prasad

Deed Writer / Advocate

[Signature]

Vendee / Claimant

[Signature]

Vendor / Executant

SAMRIDHI INFRAWORKS PVT. LTD.

[Signature]
DIRECTOR



Date : 28-Mar-2022

Document Registration Summary 1

- Government/Market Value: ₹4679100/-
- Transaction Amount: ₹4680000 /-
- Paid Stamp Duty: ₹100 /-

On Date 28-03-2022 Presented at SRO - Hazaribagh

Signature of Presenter

SRO - Hazaribagh

Receipt : 527267

Receipt Date : 28-03-2022

Presenter Name: -

PR

₹1

SP

₹2220

LL

₹3

A1

₹117000

Stamp Duty

₹100

Total

₹119324

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	Samridhlinfra works Private Limited Through Its Authorised Director Sourabh Jain	GRN Number : 2210127019 DEPT Transaction Id : 8ac656c150a33deb1e6 Transaction Type :	100
PR	1	1	0	GRAS	Samridhlinfra works Private Limited Through Its Authorised Director Sourabh Jain	GRN Number : 2210127075 DEPT Transaction Id : 8b17051d53736e8c9c0d Transaction Type :	1
SP	2220	2220	0	GRAS	Samridhlinfra works Private Limited Through Its Authorised Director Sourabh Jain	GRN Number : 2210127075 DEPT Transaction Id : 8b17051d53736e8c9c0d Transaction Type :	2220
A1	117000	117000	0	GRAS	Samridhlinfra works Private Limited Through Its Authorised Director Sourabh Jain	GRN Number : 2210127075 DEPT Transaction Id : 8b17051d53736e8c9c0d Transaction Type :	117000
LL	3	3	0	GRAS	Samridhlinfra works Private Limited Through Its Authorised Director Sourabh Jain	GRN Number : 2210127075 DEPT Transaction Id : 8b17051d53736e8c9c0d Transaction Type :	3
Sub Total	119228	119324	-96				

SAMRIDHLINEFRAWORKS PVT. LTD

Article : Development Agreement Number of Pages : 146

DIRECTOR

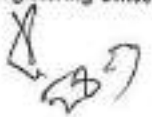
Signature of Operator



Signature of Head Clerk



Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Hazaribagh

District Name :- Hazaribagh

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000027264

Deed Type	Development Agreement
Number of Pages	148
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 2220, A1 :- Rs. 117000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2193300/- , Transaction Amount :- Rs.4680000/-
Property Details	District :- Hazaribagh , Tehsil :- Katkamdag , Village Name :- Kadma No - 2 Location :- Other Road, Kadma No - 2 Word No0 Property Boundaries :- East: COMMON ROAD, West: HOUSE OF SITASHARAN SINGH (DAROGA JI), South: HOUSE OF RAJESH KUMAR SINHA, North: COMMON ROAD Volume Number - 32Page Number - 23Khata Number - 114Plot Number - 1655 Area Of Land :- 7.50 Decimal
Property No.	2
Valuation Details	Value :- Rs.1315980/- , Transaction Amount :- Rs.0/-
Property Details	District :- Hazaribagh , Tehsil :- Katkamdag , Village Name :- Kadma No - 2 Location :- Other Road, Kadma No - 2 Word No0 Property Boundaries :- East: COMMON ROAD, West: HOUSE OF SITASHARAN SINGH (DAROGA JI), South: HOUSE OF RAJESH KUMAR SINHA, North: COMMON ROAD Volume Number - 32Page Number - 23Khata Number - 114Plot Number - 1662 Area Of Land :- 4.50 Decimal
Property No.	3
Valuation Details	Value :- Rs.1169760/- , Transaction Amount :- Rs.0/-
Property Details	District :- Hazaribagh , Tehsil :- Katkamdag , Village Name :- Kadma No - 2 Location :- Other Road, Kadma No - 2 Word No0 Property Boundaries :- East: COMMON ROAD, West: HOUSE OF SITASHARAN SINGH (DAROGA JI), South: HOUSE OF RAJESH KUMAR SINHA, North: COMMON ROAD Volume Number - 32Page Number - 9Khata Number - 114Plot Number - 1662 Area Of Land :- 4.00 Decimal

SAMRIDHI INFRAWORKS PVT. LTD.

DIRECTOR

Sh./Smt.SURESH KUMAR BUBNA s/o/d/o/w/o LATE BABULAL BUBNA
has presented the document for registration in this office
today dated :- 28-Mar-2022 Day :- Monday Time :- 15:59:57 PM




SURESH KUMAR
BUBNA(Individual)

Party Name	Document Type	Document Number
SURESH KUMAR BUBNA	PAN/UID	371595479655


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MANISH AGRAWAL Address1 - GOLA ROAD SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Manish Agrawal Address:- 74 A, GOLA ROAD, BODDOM BAZAR, PO HAZARIBAG PS SADAR HAZARIBAG, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:40			Manish Agrawal
2	HARI PRAKASH BUBNA Address1 - NEW AREA SECOND LANE NEAR AIRCEL TOWER SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Hari Prakash Bubna Address:- 849 A, NEAR AIR CEL TOWER, NEW AREA SECOND LANE, V PO- HAZARIBAG PS-SADAR HAZARIBAG, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:43			Hari Prakash Bubna







SAMRIDHI INFRAWORKS PVT. LTD.

DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	GANESH PRAKASH BUBNA Address1 - NEW AREA SECOND LANE SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ganesh Prakash Bubna Address:- 849 A, , NEW AREA 2 LANE, PO, HAZARIBAG PS- SADAR HAZARIBAG, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:36			<i>Ganesh Prakash Bubna</i>
4	ASHISH AGRAWAL Address1 - GOLA ROAD BODDOM BAZAR SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ashish Agrawal Address:- 74,A, GOLA CHOWK, gola ROAD BODDOM BAZAR, PO- HAZARIBAG PS- SADAR HAZARIBAG, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:42			<i>Ashish Agrawal</i>
5	AMIT KUMAR BUBNA Address1 - H BINDESHWARI PATH ROAD NO 2 KUMHAR TOLI ROAD SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Amit Kumar Bubna Address:- 702 H, Road No- 2, Bindeshwar Path, Kumhar Toli Road, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:42			<i>Amit Kumar Bubna</i>

SAMRIDDI INFRAWORKS PVT. LTD.


DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	SURESH KUMAR BUBNA Address1 - DR BHABHA MARG KANI BAZAR NEAR K D CHILDREN SCHOOL SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Suresh Kumar Bubna Address:- 134, NEAR K.D.CHILDREN SCHOOL, DR.BHABHA MARG KANI BAZAR, POST-HAZARIBAG PS-SADAR HAZARIBAG, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:46			<i>Suresh Kumar Bubna</i>
7	GOPAL KRISHNA BANSAL Address1 - DR BHABHA MARG KANI BAZAR NEAR K D CHILDREN SCHOOL SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Gopal Krishna Bansal Address:- 134, NEAR K D CHILDREN SCHOOL, DR, BHABHA MARG KANI BAZAR, PO-HAZARIBAG PS-SADAR HAZARIBAG, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:30			<i>Gopal Krishna Bansal</i>
8	NAVIN KUMAR AGRAWAL Address1 - H BINDESHWARI PATH ROAD NO 2 KUMHAR TOLI ROAD SADAR HAZARIBAGH, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Navin Kumar Agrawal Address:- 702 H, Road No 2, Bindeshwari Path, Kumhar Toli Road, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		EXECUTANTS Age:49			<i>Navin Kumar Agrawal</i>




SAMRIDHI INFRAWORKS PVT. LTD.



DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
9	SAMRIDDI INFRAWORKS PRIVATE LIMITED THROUGH ITS AUTHORISED DIRECTOR SAURABH JAIN Address1 - 148 BENGALI COLONY BARKAGAON ROAD SADAR HAZARIBAGH, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Saurabh Jain Address:- 148, BARKA GAON ROAD, BENGALI COLONY, PO- HAZARIBAG PS- SADAR HAZARIBAG, Hazaribag, . Hazaribagh, 825301, . Jharkhand, India		CLAIMANT Age:40			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	KAMAKHYA NARAYAN SINGH S/o-D/o NARENDRA PRASAD SINGH Address1 - JAGO NIWAS GALI P.T.C. CHOWK SADAR HAZARIBAGH, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AASHISH KUMAR Address1 - TELI TOLA OKNI SADAR HAZARIBAGH, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

SAMRIDDI INFRAWORKS PV. LTD.


Above signature & thumb Impression are affixed in my presence.


DIRECTOR

Above mentioned, (SURESH KUMAR BUBNA , GOPAL KRISHNA BANSAL , AMIT KUMAR BUBNA , HARI PRAKASH BUBNA , GANESH PRAKASH BUBNA , ASHISH AGRAWAL , MANISH AGRAWAL , NAVIN KUMAR AGRAWAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (KAMAKHYA NARAYAN SINGH) Son/Daughter/Wife of (NARENDRA PRASAD SINGH) resident of (JAGO NIWAS GALI P.T.C. CHOWK SADAR HAZARIBAGH) and by occupation (Business).


Signature of Registering Officer

Date:- 28-Mar-2022

Seal and Signature of Registering Officer 

SAMRIDHI INFRAWORKS PVT. LTD.


DIRECTOR

Token No.: 20220000027264

CERTIFICATE

Office of the SRO - Hazaribagh

This Development Agreement was presented before the registering officer on date 28-Mar-2022 by **SURESH KUMAR BUBNA, S/O, D/O, W/O LATE BABULAL BUBNA** resident of DR BHABHA MARG KANI BAZAR NEAR K D CHILDREN SCHOOL SADAR HAZARIBAGH, ..

This deed was registered as Document No.: 2022/HAZ/2751/BK1/2656 in Book No :- BK1, Volume No :- 199 from Page No :- 255 to 402 at, office of SRO - Hazaribagh

Date:- 28-Mar-2022



Registering Officer

SAMRIDHI INFRAWORKS PVT. LTD.