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5775



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 03f10ed62e0f81645f62

Receipt Date : 04-Jul-2021 12:41:27 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20210000061682

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : RAMESH KUMAR SINGH (Vendor)

GRN Number : 2106252554



2

For Office Use :-
 खास की ताहव है। भारत सरकार अधिनियम
 1899 की अनुसूचि 1 का 5
 के अन्तर्गत यथावत स्टाम्प मन्त्रि का स्टाम्प
 विवरण का स्टाम्प इनक उपलब्ध वही है।

NEXUS GREEN HOMES PRIVATE LIMITED
 Director
 21/08/2021

21/8/21

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

सम्पत्ति का मूल्य
1,41,67,500/-

स्टाम्प.....50/-.....रुपये

मार्ग दर्शिका पंजी से मिलान किया
जमीन का दर/डी०.....687.600/-
कच्चा कमन का दर/वर्ग फीट.....
पक्का कमन का दर/वर्ग फीट.....
कैद का दर/वर्ग फीट.....



Little	Ring	Middle	Fore	Thumb

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Ranchi on this the21st.....August, 2021 (Two Thousand Twenty One)

BETWEEN

RAMESH KUMAR SINGH Son of Late Manager Singh, Grand Son of Late Pranpati Singh, by Caste – General (not affected form CNT), by Faith - Hindu, by Occupation - Business, Resident of Indrapuri, Ratu Road, P.S. Sukhdeonagar, District - Ranchi, State - Jharkhand, Indian Citizen (hereinafter referred to as the **LAND OWNER**) of the **FIRST PARTY**.

PAN - APCPS7240D UID -2463 0395 5790 MOB – 9798400021 YOB: 1976

NEXUS GREEN HOMES PRIVATE LIMITED

Director
21/8

प्राप्त पशुपालन वी भूमि घोटाळा
एवं खाशमहल लोज की सूची में
वर्धित प्लॉट दर्ज नहीं है।
21/8

वीर मजहबदा प्रतिवधित सूचि से
खाता 253... प्लॉट 1970/1971
का मिलान किया दर्ज नहीं पाया
21/8/21

Ramesh Kumar Singh

AND

M/s NEXUS GREEN HOMES PVT. LTD., (PAN : AAHCN5585F)
a private limited company having its Corporate Identity Number-
U45202JH2021PTC016400, and registered office at Flat No. 2F, Vatika
Apartment, Line Tank Road, Ranchi, Jharkhand- 834001, represented through
its Director **Sardar Shaw** Son of Late Shiv Nath Shaw and Grand Son of Late
Kewal Saw, by Caste – General (not affected from CNT), by Faith - Hindu, by
Occupation - Business, resident of Flat No.- 102B, Shri Vrinda Residency,
Booty Road, Bariyatu, District- Ranchi, State- Jharkhand. Indian Citizen.
(hereinafter referred to as the **DEVELOPER**) of the **SECOND PARTY**).

UID No. -4091 5832 7864, MOB – 9334439949 YOB: 1974

The term or expression of **LAND OWNER & DEVELOPER** shall unless
excluded by or repugnant to the subject or context below, mean and include his
respective heirs, successors, legal representatives, executors, administrators and
assigns.

WHEREAS the Landowner is seized and possessed of or otherwise was and is
sufficiently entitled to the property land measuring 10.22 Decimals being
portion of Plot No. 1970, Sub Plot No. 1970 and land measuring 12 Decimals
being portion of Plot No. 1971, Sub Plot No. 1971, total 22.22 Decimals under
Khata No. 253 situated at Village - Boreya, P.S. Kanke, P.S. No. 185, District -
Ranchi which is more fully and particularly described in the first schedule
appearing hereunder and forming a part of this agreement and (for brevity's sake)
referred to as the said property.

AND WHEREAS said Khata No. 253 situated at Village - Boreya, P.S. No. 185,
District - Ranchi is recorded in the Revisional Survey Records of Right in the
name of Sheikh Asgar and Sheikh Asrali sons of Sheikh Thibhan by Caste -
Jolha sakin deh as Kayami.

AND WHEREAS both the Khatiyani Raiyat Sheikh Asgar and Sheikh Asrali
had partitioned their said land amongst themselves by virtue of mutual partition
in which said land came in the share of Khatiyani Raiyat Sheikh Asrali.

NEXUS GREEN HOMES PRIVATE LIMITED



Director

Handwritten notes on the right margin: "Ranchi 3" and a signature.

AND WHEREAS said Khatiyani Raiyat Sheikh Asrali remained in peaceful possession over the said land till his lifetime thereafter he died leaving behind his three sons namely 1. Sajid Ansari, 2. Abid Ansari, 3. Majid Ansari as his legal heir and successors thereafter they partitioned the said land amongst themselves by virtue of mutual partition in which said land came in the share of Sajid Ansari alias Sajid Ali.

AND WHEREAS the abovenamed Sajid Ansari alias Sajid Ali son of Asrali Ansari alias Sekh Amrali, by Caste - Momin, Resident of Village + Post - Boreya, P.S. - Kanke, District - Ranchi at present Resident of Morabadi, P.S. Bariatu, District - Ranchi represented through his constituted Attorney Holder Upendra Kumar son of Kailash Prasad, by Caste - Koiri, Resident of Kali Mandir Ke Pass, P.S. Sasbera, Post - I.E. Gomia, P.S. I.E. Gomia, District - Bokaro at present Resident of Chiranudi, Morabadi, P.S. Bariatu, District - Ranchi vide Power Book No. IV, Volume No. 75, Page No. 591 to 634, Power Deed No. 9743/986 dated 26.10.2018 in the year 2018 registered in the office of District Sub Registrar, Ranchi had sold land measuring 10.22 Decimals being portion of Plot No. 1970, Sub Plot No. 1970, under Khata No. 253 situated at Village - Boreya, P.S. Kanke, P.S. No. 185, District - Ranchi in favour of **Ramesh Kumar Singh (Landowner)** vide a registered sale deed No. 9989/8950 dated 02.11.2018 which is entered in Book No. 1, Volume No. 909, Page No. 127 to 186 in the year 2018 registered in the office of District Sub Registrar, Ranchi, and after Purchase of the said property **Landowner** came in peaceful possession over the property and mutated in his name in Circle Office Kanke, Ranchi vide Mutation case no 3987 R 27/ 2018-2019 which is entered in to Revenue Record in Register II, Volume no 18 Page no 78 and Paying rent regularly to the Govt. Jharkhand.

AND WHEREAS the abovenamed Sajid Ansari alias Sajid Ali son of Asrali Ansari alias Sekh Amrali, by Caste - Momin, Resident of Village + Post - Boreya, P.S. - Kanke, District - Ranchi at present Resident of Morabadi, P.S. Bariatu, District - Ranchi represented through his constituted Attorney Holder Upendra Kumar son of Kailash Prasad, by Caste - Koiri, Resident of Kali Mandir Ke Pass, P.S. Sasbera, Post - I.E. Gomia, P.S. I.E. Gomia, District - Bokaro at

Director

present Resident of Chiranudi, Morabadi, P.S. Bariatu, District - Ranchi vide Power Book No. IV, Volume No. 75, Page No. 591 to 634, Power Deed No. 9743/986 dated 26.10.2018 in the year 2018 registered in the office of District Sub Registrar, Ranchi had sold land measuring 12 Decimals being portion of Plot No. 1971, Sub Plot No. 1971, under Khata No. 253 situated at Village - Boreya, P.S. Kanke, P.S. No. 185, District - Ranchi in favour of **Ramesh Kumar Singh (Landowner)** vide a registered sale deed No. 9691/8681 dated 25.10.2018 which is entered in Book No. 1, Volume No. 880, Page No. 501 to 560 in the year 2018 registered in the office of District Sub Registrar, Ranchi, and after Purchase of the said property **Landowner** came in peaceful possession over the property and mutated in his name in Circle Office Kanke, Ranchi vide Mutation case no 3266 R 27/ 2018-2019 which is entered in to Revenue Record in Register II, Volume no 18 Page no 22 and Paying rent regularly to the Govt. Jharkhand.

The First Party being interested to develop and construct a multistoried building over his land measuring 10.22 Decimals being portion of Plot No. 1970, Sub Plot No. 1970 and land measuring 12 Decimals being portion of Plot No. 1971, Sub Plot No. 1971, total 22.22 Decimals under Khata No. 253 situated at Village - Boreya, P.S. Kanke, P.S. No. 185, District - Ranchi approached and requested the Second Party/ Developer to develop the Land Property and believing on the aforesaid representations and disclosures of the First Party about the title over the land being full and correct disclosures, the Second Party/ Developer agreed to the request of the Owner and have agreed to develop the Land Property on the terms and conditions herein below mentioned:

The Second Party/Developer inspected and verified all document in respect of the said land and satisfied themselves about the right title interest and possession of the First Party and agreed to develop the said land by constructing a multistoried building as per plan map sanction by the competent authority Ranchi Municipal Corporation (RMC).

NEXUS GREEN HOMES PRIVATE LIMITED



Director

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AND WHEREAS in order to construct a building over the land mentioned herein below a building plan has been sanctioned by the CEO, Ranchi Municipal Corporation, Ranchi vide B.C. Case No. RMC/BP/1266/W04/2019 dated 28.02.2020.

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the First Party/ Owner and the Second Party/ Developer and follows:

ARTICLE - 1. (DEFINITIONS)

1.1 **LANDOWNER** shall mean the said **RAMESH KUMAR SINGH**, as mentioned above.

1.2 **DEVELOPER** shall mean the said **M/s NEXUS GREEN HOMES PVT. LTD.** as mentioned above.

1.3 **LAND PROPERTY** shall mean all that piece and parcel of free hold being more particularly described in **FIRST SCHEDULE** and shown within red delineation and with measurements in the Sketch map attached to this agreement as part hereof.

1.4 **BUILDING** shall mean the building to be constructed on the **LAND PROPERTY** in accordance with the plan to be sanctioned by the **Ranchi Municipal Corporation (RMC)** or any other authority which will be named and called as "**NEXUS HOME 2**"

1.5 **FLAT** shall mean super built-up area and covered space consisting of bedrooms, living rooms, bathroom, kitchen, balcony/verandah etc. more particularly described in part one of the **SECOND SCHEDULE** including apartments in the multistoried building and duplexes or simplex or any commercial space.

1.6 **PARKING SPACE** shall mean any place in covered area reserved for parking of motor car more particularly described in part two of the **SECOND SCHEDULE**

1.7 **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, hall ways, stairways, passage ways, lift drive ways, common lavatories, pump room, tube well, over head tank, water pump and motor and

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Director

1.14 **SUPER BUILT UP AREA** shall mean and include the carpet area of flat, wall area, verandah/boundary/cupboard area, the proportionate area of staircase, guardroom and generator room.

1.15 Words importing singular shall include plural and vice versa.

1.16 Words importing masculine gender shall include feminine and neuter gender. Like wise importing genders shall include masculine and neuter gender and words importing neuter gender shall include and mean feminine genders.

ARTICLE - II. (COMMENCEMENT)

This Agreement shall be deemed to have commenced with immediate effect and the possession of the property shall be deemed to be transferred to the developer from the date of this agreement till the final allocation of owner's share are transferred to the FIRST PARTY after completion of the proposed building as per the map approved by the competent authority.

ARTICLE - III. (THE SCHEME)

The scheme as formulated by the DEVELOPER and agreed by the OWNER provided as follows:

1. The DEVELOPER will invite and select purchase(s) agreeing to acquire on an Ownership basis **flat/flats** in the building on the land property more specified in the First Schedule, which DEVELOPER would construct comprising of flats along with other common parts, common amenities and common facilities appertaining to the same.
2. The DEVELOPER shall be entitled to Sell its share in the building except the owner's allocation.
3. The DEVELOPER shall get necessary plans sanctioned from competent authority and the LAND OWNER hereby empowers the DEVELOPER to sign any document required for sanction of plan.
4. After the delivery of the possession of the flats in the aforesaid building by the DEVELOPER to the LAND OWNER they shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat OWNER as provided in the DEVELOPERS Agreement or otherwise.

NEXUS GREEN HOMES PRIVATE LIMITED



Director

5. It shall be the work of the DEVELOPER to make the LAND PROPERTY ready and suitable for development at its own cost and any material or thing retrieved or any way recovered in the process shall be property of the DEVELOPER.

ARTICLE - IV. (DEVELOPER'S RIGHT)

1- The OWNER hereby grant subject to what has been hereinafter provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and /or transfer and /or construction in accordance with the plan to be sanctioned by the **Ranchi Municipal Corporation (RMC)** with or without amendment and /or modification made or caused by the DEVELOPER.

2. The DEVELOPER shall be entitled to prepare, modify or alter the plan and to submit the same after written consent of the First Parties to the **Ranchi Municipal Corporation (RMC)** in the name of the LAND OWNER or in their own name or as may be required under R.M.C. rules at its own costs and the DEVELOPER shall pay and bear all fee including Architect's fees, charges and expenses required to be paid or deposited for obtaining the sanction of the R.M.C and for the construction of the building on the LAND PROPERTY.

ARTICLE - V: (APARTMENT CONSTRUCTION)

1. On the LAND OWNER'S representation about their title to and possession over the LAND PROPERTY and relying upon OWNER'S personal guarantee that they made full and correct disclosure and have full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the OWNER having agreed to permit the DEVELOPER to commercially exploit the LAND PROPERTY and construct, erect and complete the building on the premises as a whole, the DEVELOPER agree.

a. To prepare plan and cause the said plan to be sanctioned and to incur and bear all costs charges and expenses for preparation of design and sanction of the

NEXUS GREEN HOMES PRIVATE LIMITED



Director

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- b. At its own costs to obtain all necessary permissions and/or approvals and/or consents.
- c. To pay all costs of supervision of the development and construction of the owner's allocation in the building at the said premises.
- d. To bear all costs charges and expenses for construction of the building at the said premises.
- e. The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LAND PROPERTY.
- f. **It is contractual obligation of the Developer that they will construct and complete the said proposed building as per sanctioned Plan map if and deviation will be found in future, in that event the Developer will liable alone and shall pay /compensation/ penalty / to the authority concerned**

ARTICLE - VI: (OWNER'S ALLOCATION)

1. The DEVELOPER shall at its own cost construct, create and complete in all respect the said buildings and shall allocate to the OWNER 43% flats and shall keep 57% flats in the proposed apartment as per this agreement.
2. It is agreed between the parties that the owner shall have no interest in the land or the building except his allocated share (Flats and undivided share of Land) of residential area as described in schedule - II.
3. Save and except in respect of owner' allocation in form of right over flat/flats the easements, quasi easements, benefits, privileges and advantage (more particularly described in Sixth Schedule) in common to be conferred in favour of the OWNER, the OWNER shall not have any claim or right of any nature in other flat, floor spaces and area of the said property and /or the said building adjoining above or beneath of their flat/flats.

ARTICLE -VII: (DEVELOPER'S ALLOCATION)

1. In consideration of the above the DEVELOPER shall be entitled to the saleable space in the building to be constructed at the land property together with the proportionate undivided share on the said land and also together with the proportionate undivided share in the common parts and facilities and other

NEXUS GREEN HOMES PRIVATE LIMITED

Director

services area in the said building after providing to OWNER'S allocation as provided in Article - VI herein above, the DEVELOPER have same roof right in the same proportion of 43% and 57% on the roof and DEVELOPER shall be entitled to enter into agreement for sale and transfer the DEVELOPER'S allocation and to receive realize and collect all moneys in that respect and it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of any of the OWNER and this agreement by itself shall be treated as consent by the OWNER,

2. The DEVELOPER be entitled to mortgage charge or to deal with the DEVELOPER'S allocation and the right title interest under this agreement in any manner as the Developer shall decide for his own use and interest after giving possession of the landowner share.

ARTICLE -VIII: (FORCE MAJEURE)

1. The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force Majeure and shall be suspended from the obligation during the duration of the force Majeure.

2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest., civil commotion, strike, lockout, and /or any other act or omission beyond the control of the DEVELOPER.

ARTICLE - IX: (MISCELLANEOUS)

1. The OWNER and DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe a partnership between the DEVELOPER and OWNER or a venture between the parties hereto in any manner nor shall be the parties hereto constitute as an association of persons.

2. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of flats, various deeds matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNER and various applications and other documents may be required to signed or made by the

NEXUS GREEN HOMES PRIVATE LIMITED



Director

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OWNER under the law as required relating to which specific provisions may not have been mentioned herein. The OWNER hereby understands to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the OWNER also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the right of the OWNER and/or go against the spirit of this agreement

3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have served on the OWNER if delivered by hand to any of them and duly acknowledged or sent by pre-paid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.

4. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the OWNER of the land property or any party thereof to the DEVELOPER or as creating any right title or interest in respect thereof in the DEVELOPER other than an exclusive license to the DEVELOPER to commercially exploit the same in terms hereof Provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions as loan for construction of the building at any point of time without mortgaging the said land property but the Owner will not be liable for the said loan at all. Developer shall liable for the loan alone and they will liquidate the loan and interest from their own fund

5. As and from the date of completion of the building the DEVELOPER and/or its transferees and the OWNER and/or her transferees shall be liable to pay and bear proportionate charges on account of all taxes including GST and other impositions payable in respect of their share.

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NEXUS GREEN HOMES PRIVATE LIMITED

Director

6. The OWNER assure and guarantees that the Land Property is free from any encumbrances, attachment, charges, claim or demand whatsoever by or from any one whosoever and that he has absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the DEVELOPER and that the OWNER shall not only compensate all and whatsoever loss or damage that may be suffered by the DEVELOPER because of any defect and/or deficiency in Owner's title and/or possession of the Land Property but shall also be penalty liable for causing wrongful loss to the DEVELOPER and wrongful gain to himself by misrepresentation Likewise if any incident will be happen or left the project under construction Developer shall liable for the same and not any compensate all and, whatsoever loss or damage that may be suffered by the Land Owner because of any defect and/or deficiency in construction of the building but shall also be penalty liable for causing wrongful loss to the Land owner and wrongful gain to himself by misrepresentation.

7. It shall be obligatory on the part of the OWNER to become member of the flat OWNER association or society formed by the members staying in the building and this association on the flat OWNER will repair and maintain the property and shall pay all the charges for various Government dues accrued on this accounts or any other account relating to the said land property and the building shall be payable by all the flat owner. The Flat Owner's Association shall be apex body relating to interest of all the flat OWENERS and all shall work for the peaceful living of all members.

8. The OWNER shall, from the date of taking possession, maintain the said their flats at their own cost in a good and tenable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or any of the statutory bodies of which may cause hardship to other co-occupants nor shall the OWNER share alter or make additions in or above the said building/flat or part thereof Land Owner shall alter or make addition as per their choice in the inner portion of the flat/s

NEXUS GREEN HOMES PRIVATE LIMITED

Director

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9. The building shall be completed within **02 Years (24 Months)** with the grace period of **6 (six) months**, from the date of sanction of plan by the competent authority subject to the Force Majeure clause above. Builder shall complete the flat within fixed period from the date of sanction of plan by RMC.

10. HANDING OVER OF POSSESSION OF THE LAND:-

That the landowner shall handover the actual physical possession of the land immediately on execution of this agreement to the Builder/Developer.

It is further understood between the parties and mutually agreed that the Builder/Developer shall be entitled to sell his allocation of **57%** of the total Super Built-up area without any objection or hindrance from the landlord in the proposed building and receive all money payable for his allocation of **57%** of total Super Built-up area in the building.

ARTICLE - LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the Developer/Owner to defend all actions and proceedings in respect of the title and/or possession of the land property after execution of this agreement at its own cost and expenses if arises.

2. That this Development Agreement is executed as per provision u/s 5(1) of Jharkhand Apartment (Flat) Act between landowners and Developer and both the parties will abide by all the rules and regulation of the Act.

3. That landowner and developer have agreed that they will be entitle to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment (Flat) Act as details of share is mentioned in the Second Schedule of This Development Agreement and they will have no any objection if any of them will sell his/her/their share to any purchaser(s).

4. Courts of Ranchi alone will have jurisdiction in legal matters arising out of or concerning this transaction.

5. Both parties shall have to abide by the terms and conditions mentioned herein.

NEXUS GREEN HOMES PRIVATE LIMITED



Director

THE FIRST SCHEDULE REFERRED TO ABOVE:

(LAND PROPERTY)

All that piece and parcel of land measuring 10.22 Decimals being portion of Plot No. 1970, Sub Plot No. 1970 and land measuring 12 Decimals being portion of Plot No. 1971, Sub Plot No. 1971, total **22.22 Decimals** under Khata No. 253 situated at Village - Boreya, P.S. Kanke, P.S. No. 185, District - Ranchi bearing Holding No. 0040008243000Z0 & 0040008245000Z0 within Ward No. 04 of Ranchi Municipal Corporation, Ranchi and under the District Sub Registrar, Ranchi and bounded as follows :-

North :- Plot No. 1969

South :- 25 Feet Wide Proposed Road.

East :- Plot No. 1972

West :- Plot No. 1970/Part.

VALUATION FOR REGISTRATION

Value of land <u>22.22 Decimals</u>	:	Rs. 1,41,67,500/-
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NEXUS GREEN HOMES PRIVATE LIMITED



Director

Ranchi Municipal Corporation
...

THE SECOND SCHEDULE REFERRED TO ABOVE:

(SHARE ALLOCATION)

LAND OWNER'S ALLOCATION

That in lieu of the land provided by the Land OWNER to the DEVELOPER for constructing the Multi-storied building the DEVELOPER shall give as following description alongwith undivided proportionate share in land to the land OWNER and car parking shall be as per the ratio of owner flat share in the following manner :-

Flat No.	Floor	Super Built Up Area
201	2 nd Floor	1390 Sq.ft.
202	2 nd Floor	1445 Sq.ft.
203	2 nd Floor	1075 Sq.ft.
204	2 nd Floor	1405 Sq.ft.
205	2 nd Floor	1325 Sq.ft.
402	4 th Floor	1445 Sq.ft.
403	4 th Floor	1075 Sq.ft.
404	4 th Floor	1405 Sq.ft.
405	4 th Floor	1325 Sq.ft.

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Director

DEVELOPER'S ALLOCATION

The DEVELOPER shall be in the remaining portion of Carpet area alongwith undivided proportionate share in land of the proposed multi-storied residential building and car parking shall be same ratio in the following manner :-

Flat No.	Floor	Super Built Up Area
101	1 st Floor	1390 Sq.ft.
102	1 st Floor	1445 Sq.ft.
103	1 st Floor	1075 Sq.ft.
104	1 st Floor	1405 Sq.ft.
105	1 st Floor	1325 Sq.ft.
301	3 rd Floor	1390 Sq.ft.
302	3 rd Floor	1445 Sq.ft.
303	3 rd Floor	1075 Sq.ft.
304	3 rd Floor	1405 Sq.ft.
305	3 rd Floor	1325 Sq.ft.
401	4 th Floor	1390 Sq.ft. ✓

Note- Flat No. 402 – on 4th Floor having area of 1445 Sq.ft in which the Developer has 470 Sq.ft. right and it will receive the consideration from the Land Owner.

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Director

Row 0 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

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THE THIRD SCHEDULE REFERRED TO ABOVE: (COMMON FACILITIES)

1. The foundation, columns, beams, supports corridors, lobbies, stairs stairways, landings, entrances and exit Lift (Standard Company).
2. Pumps installation, pump room and room for staff or workers.
3. Common passage, drive ways excepting car parking areas.
4. Water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electric wiring, Generator (Soundless), of Branded company meters and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outside wall of the said building and the main gate.
8. Such other common parts, area, equipment, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to user and occupancy of fiat or flats in common and as are easement of necessity or the building but excluding car parking space and areas.
9. Roof treatment to be done.

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Director



THE FOURTH SCHEDULE REFERRED TO ABOVE:

(SPECIFICATION)

The specifications of the flats shall be as follows:

1.	FOUNDATION	:	RCC Columns and pedestal anti termite treatment both in foundation and plinth.
2.	STRUCTURE	:	RCC Columns/Beams/Slabs.
3.	WALLS	:	8" thick External and 4" thick internal partition wall.
4.	WALL FINISH	:	All external walls painted with cement based weather coats paints and internal walls and ceilings shall have Plaster of paris finish and a coat of cement primer over it.
5.	FLOOR	:	Vitrified Tiles
6.	WINDOWS:	:	Aluminum frame grills with blind glass sliding with three channels for mosquitoes net provisions.
7.	DOORS	:	Wooden door frame with flush door/panel Door with enamel paint.
8.	WATER ARRANGEMENT	:	Connection with overhead tank
9.	TOILETS	:	Flooring with non skit tiles and dado in ceramic tiles upto seven feet ceramic tiles.
10.	SANITARY FITTINGS	:	All C.P. or brass fittings of standard make. White glazed vitreous sanitary ware, cistern of white acrylic fiber glass. (Jal & Hindware) with hot and cold water facilities (without Guizer)
11.	KITCHEN	:	Granite platform with Ceramic tiles dado to 24" height.
12.	ELECTRICAL	:	concealed conduit copper wiring with standard fitting and fixtures (Tube nights, fans and other fixture not provided) Anchor or Havells Company Etc.
13.	ELECTRIFICATION	:	T.V points Cable TV points and AC Points are to be provided through concealed wiring in Master Bedroom & drawing room facility of telecom points to all flats to be provided in the building premises.

NEXUS GREEN HOMES PRIVATE LIMITED



Director

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THE FIFTH SCHEDULE REFERRED TO ABOVE :

(COMMON EXPENSES):-

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common.
2. The cost of cleaning, maintenance and lighting the main entrance, passage, landing, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerks, bills collectors, chowkidar, plumbers, electrician, sweepers etc. if any.
4. The cost of wiring repairs, replacement and maintenance of pumps, tube wells and other plumbing works including all other charges for services rendered in common to all occupiers.
5. Municipal taxes and other taxes and other outgoing etc.
6. Insurance of building against earthquake, fire, mob damages and civil commotion etc.
7. All electrical charges payable in common portions of the said building.
8. All such other expenses including printing and stationary also all expenses incurred in respect of any dispute with Ranchi Municipal corporation/ R.R.D.A or any other local authority, Government, insurance company or any other persons in relation to or be deemed by the developer/landowner or any ad-hoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

NEXUS GREEN HOMES PRIVATE LIMITED

Director

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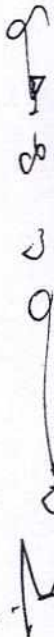
THE SIXTH SCHEDULE REFERRED TO ABOVE:

1. The **Land owner/Developer** shall be entitled to all rights, privileges, vertical and lateral supports, easements, appendages and appurtenances whatsoever belonging to the said building or therewith usually held, used, occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances for their respective share and jointly for all common area facilities and amenities and hereinafter more particularly set forth in the seventh schedule hereto.
2. The right of way in common as aforesaid in, to and upon all common passages, driveways, entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building or property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and/or their/its servants and employees invitees and/or customers to obstruct in any way by vehicle, deposit of materials, garbage, rubbish or any other thing, the free passage of other persons properly entitled to rights or way as aforesaid along with the common passages, driveways, and entrance as aforesaid.
3. The right of protection of the said flats by or from all other parts of the building and property as far as they protect the same.

NEXUS GREEN HOMES PRIVATE LIMITED



Director



THE SEVENTH SCHEDULE REFERRED TO ABOVE:

The under mentioned rights, easements, quasi easements and privileges appertaining to the said flats shall be expected and be reserved up to the developer and other co-purchasers and/or occupiers of the part or parts of the said building.

1. The right of flow in common with the purchasers and other persons aforesaid of electricity, water, soil or waste from any part (other than the said flat) to the other part of the said building through pipes, drains, wires or conduits tying or being in under through or over the said flat and so far as may be reasonably necessary for the beneficial use occupation and enjoyment of other parts of the building.
2. The right of protection of other part/.parts of the said building or all parts of the said flat as far as the same can or does normally protect.
3. The right with or without workmen and necessary material to enter from time to time upon the said flats for the purpose of rebuilding, repairs cleaning or replacing so far as may be necessary such pipes, drains, wires etc.

HANDING OVER OF POSSESSION OF THE LAND:

That the Landowner will handover the actual physical possession of the land on execution of this agreement to the Builder/Developer.

NEXUS GREEN HOMES PRIVATE LIMITED



Director

[Handwritten signature]

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on the day, month and year as above mentioned, at Ranchi after fully understanding the contents of these presents.

WITNESSES

1. Rahul Singh

New Colony Zabra,
road, Korsha Chokk,
Hazratibag.

Rahul Singh
21/8/21

FIRST PARTY/ LAND OWNER

2. Normal Kumar Sharma

For Late Satyanarayan Sharma 21/8/21

Rani Sati Mandir
Kone Patu Road
Ranchi

SECOND PARTY/DEVELOPER

NEXUS GREEN HOMES PRIVATE LIMITED



Director

SIGNATURE OF SECOND PARTY/DEVELOPER



K. Kumar Sinha
21/8/21

Little	Ring	Middle	Fore	Thumb

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

Drafted by :- *Amal*
A. D. Kachhi
21/8/2021
NEXUS GREEN HOMES PRIVATE LIMITED
[Signature]
Director

Manoj K. D. Singh

NEXUS GREEN HOMES PRIVATE LIMITED

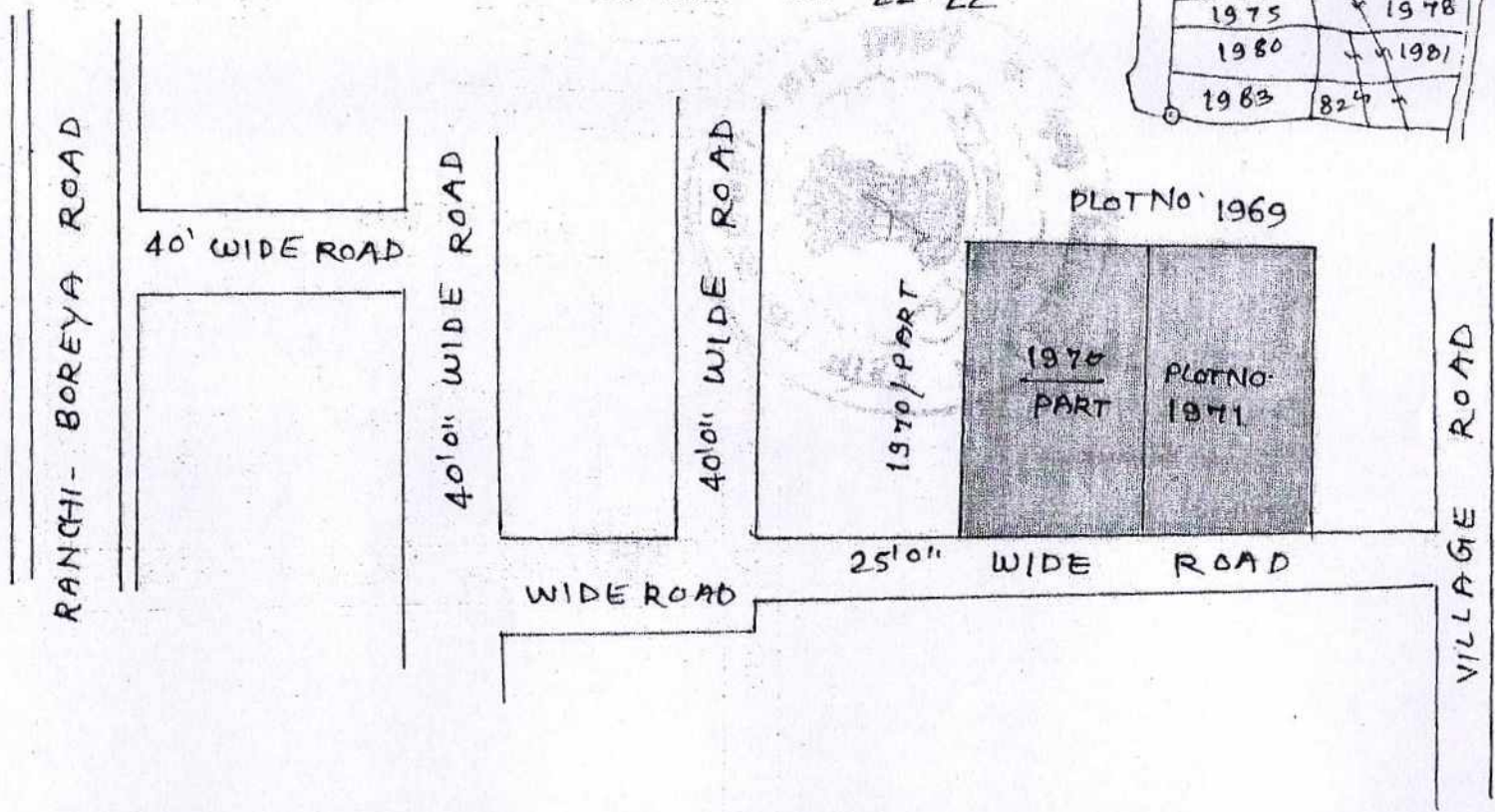
Planning

VILLAGE BOREYA, THANA - RANCHI
 THANA No. 185, DIST. RANCHI
 R.S. PLOT No 1970 & 1971

SHOWN IN RED WASH	AREA
1970	00 - 10.22
1971	00 - 12.00
TOTAL	00 22.22

1969	3	1972	75
10	71	72	1974
1975			1978
1980			1981
1983	82		

Sanjay Kumar
 1/12/21





Pre Registration Docket

Date :- 21-08-2021 10:44 am

Office Name :- SRO - Ranchi
Token No:- 2021000006168

Appoinment :- 21-Aug-2021 Time:- 12:6

Article	Development Agreement
Pre Registration Date	20-Aug-2021
No. Of Pages	54
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,62,962.

Property Id: **537465**

Valuation No. : 763219 / 2021	:- 2021-2022	User Id : 4466	Date : 21-August-2021 10:35:AM
State : Jharkhand	District : Ranchi		Tahsil : Kanke
Land Type : Urban ✓	Corporation : Ranchi Municipal Corporation Boreya		Village/City : Boreya ✓
Boreya Word No 4 - Other Road			
Page Number - 78			
Holding Number - 0040008243000Z0			
Khata Number - 253			
Plot Number - 1970			
Volume Number - 18			

Valuation Rule : Commercial land ✓

Property Details

1	Land area	10.22 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation ✓	1. 10.22 x 637600=6516272	₹65,16,272

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹65,16,300
Total Amount in Words - Sixty Five Lakhs Sixteen Thousand Three Hundred Rupees only.	

NEXUS GREEN HOMES PRIVATE LIMITED

 Director	Property Boundaries East: PLOT NO. 1972, West: PLOT NO. 1970/PART, South: 25 FEET WIDE PROPOSED ROAD, North: PLOT NO. 1969
Land measurement, Sub Part and House No.	

Area	Land area : 10.22 Decimal
Other Description of the Property	Pin Code - 834001, Building Name - BOREYA KANKE RANCHI- PLOT NO. 1970
Government/Market Value	6516272
Transaction Amount	-

Property Id: **537467**

Valuation No. : 763220 / 2021	:- 2021-2022	User Id : 4466	Date : 21-August-2021 10:35:AM
State : Jharkhand	District : Ranchi		Tahsil : Kanke
Land Type : Urban	Corporation : Ranchi Municipal Corporation Boreya		Village/City : Boreya
Boreya Word No 4 - Other Road			-
Khata Number - 253			
Plot Number - 1971			
Volume Number - 18			
Page Number - 22			
Holding Number - 0040008245000Z0			

Valuation Rule : Commercial land

Property Details

1	Land area	12 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	✓ 12 x 637600 = 7651200	₹76,51,200/-
			₹76,51,200/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹76,51,200/-
Total Amount in words - seventy six Lakhs fifty one thousand two hundred rupees Only	

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1972, West: PLOT NO. 1970/PART, South: 25 FEET WIDE PROPOSED ROAD, North: PLOT NO. 1969
Area	Land area : 12.00 Decimal
Other Description of the Property	Pin Code - 834001, Building Name - BOREYA KANKE RANCHI- PLOT NO. 1971
Government/Market Value	7651200
Transaction Amount	-



Director

NEALS GREEN HOMES PRIVATE LIMITED

CLAIMANT	-Mr. NEXUS GREEN HOMES PRIVATE LIMITED THRO ITS DIRECTOR SARDAR SHAW, Address - FLAT NO. 2F, VATIKA APARTMENT, LINE TANK ROAD, RANCHI- ,Father/Husband Name LATE SHIVNATH SHAW , PAN No.- ,Permission Case No.- , Aadhaar No. *****7864
EXECUTANTS	-Mr. RAMESH KUMAR SINGH, Address - INDRAPURI, RATU ROAD, SUKHDEONAGAR, RANCHI- ,Father/Husband Name LATE MANAGER SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****5790

Witness Information	Mr. RAHUL KUMAR SINGH , Address - KORRA, SADAR, HAZARIRBAGH-, Father/Husband Name-SHER BAHADUR SINGH
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Identifier Details	Mr. RAHUL KUMAR SINGH , Address - KORRA, SADAR, HAZARIBAGH-, Father/Husband Name-SHER BAHADUR SINGH
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Fee Rule:Development Agreement		
1	Stamp Duty	

1	SP	1,62
Total		1,62

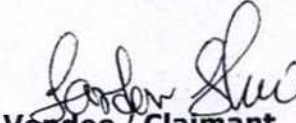
Fee Rule:Development Agreement		
1	AI	3,54,18
2	E	2,00
3	LL	
4	PR	
5	I fee	5,00
6	M(b) Fee	15
Total		3,61,34

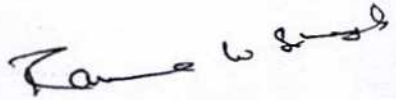
All the entries made, have been verified by me and are found same as the entries of the document presented.

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.

NEXUS GREEN HOMES PRIVATE LIMITED

 Deed Writer / Advocate
 Director


 Vendee / Claimant


 Vendor / Executant



Document Registration Summary 1

Date :-21-Aug-2021

- Government/Market Value: ₹14167500/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹50 /-

On Date 21-08-2021 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 520976

Receipt Date : 21-08-2021

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1620
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹354188
Stamp Duty	₹50

Total**₹363012**

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	RameshKumarSingh	GRN Number : 2106252554 DEPT Transaction Id : 03f10ed62e0f81645f62 Transaction Type :	50
E	2000	2000	0	GRAS	NexusGreenHomesPrivateLimitedThroltsDirectorSardarShaw	GRN Number : 2107090343 DEPT Transaction Id : 2ab7f15e96cf10b3e216 Transaction Type :	2000
PR	1	1	0	GRAS	NexusGreenHomesPrivateLimitedThroltsDirectorSardarShaw	GRN Number : 2107090343 DEPT Transaction Id : 2ab7f15e96cf10b3e216 Transaction Type :	1
SP	1620	1620	0	GRAS	NexusGreenHomesPrivateLimitedThroltsDirectorSardarShaw	GRN Number : 2107090343 DEPT Transaction Id : 2ab7f15e96cf10b3e216 Transaction Type :	1620

NEXUS GREEN HOMES PRIVATE LIMITED
Director

I fee	5000	5000	0	GRAS	NexusGreenHomesPrivateLimitedThroltsDirectorSardarShaw	GRN Number : 2107090343 DEPT Transaction Id : 2ab7f15e96cf10b3e216 Transaction Type :	500
M(b) Fee	150	150	0	GRAS	NexusGreenHomesPrivateLimitedThroltsDirectorSardarShaw	GRN Number : 2107090343 DEPT Transaction Id : 2ab7f15e96cf10b3e216 Transaction Type :	150
A1	354188	354188	0	GRAS	NexusGreenHomesPrivateLimitedThroltsDirectorSardarShaw	GRN Number : 2107090343 DEPT Transaction Id : 2ab7f15e96cf10b3e216 Transaction Type :	3541
LL	3	3	0	GRAS	NexusGreenHomesPrivateLimitedThroltsDirectorSardarShaw	GRN Number : 2107090343 DEPT Transaction Id : 2ab7f15e96cf10b3e216 Transaction Type :	3
Sub Total	362966	363012	-46				

Article : Development Agreement Number of Pages : 108

Signature of Operator

NEXUS GREEN HOMES PRIVATE LIMITED

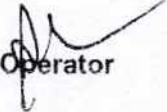
Director


Signature of Head Clerk

Signature of Registering Officer



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p style="text-align: center;">RAHUL KUMAR SINGH</p> <p>Address1 - KORRA, SADAR, HAZARIBAGH, Address2 - , , , Jharkhand</p>			

Signature of Operator 

Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAMESH KUMAR SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAHUL KUMAR SINGH**) Son/Daughter/Wife of (**SHER BAHADUR SINGH**) resident of (**KORRA, SADAR, HAZARIBAGH**) and by occupation (**Business**).

Signature of Registering Officer 





Date:- 21-Aug-2021

Seal and Signature of Registering Officer 

NEXUS GREEN HOMES PRIVATE LIMITED

Director



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signa
1	RAMESH KUMAR SINGH Address1 - INDRAPURI, RATU ROAD, SUKHDEONAGAR, RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Ramesh Kumar Singh Address:- ... Indrapuri Road No-13, Ratu Road, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:45			<i>Ramesh Kumar Singh</i>
2	NEXUS GREEN HOMES PRIVATE LIMITED THRO ITS DIRECTOR SARDAR SHAW Address1 - FLAT NO. 2F, VATIKA APARTMENT, LINE TANK ROAD, RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sardar Shaw Address:- Flat No 102 B, Opposite Sevendays Hospital, Shree Vrinda Residency Buti Road, Buti, Bariatu, , Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:46			<i>Sardar Shaw</i>

NEXUS GREEN HOMES PRIVATE LIMITED

Identification:

Director

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAHUL KUMAR SINGH S/o-D/o SHER BAHADUR SINGH Address1 - KORRA, SADAR, HAZARIBAGH, Address2 - ... Jharkhand PAN No.:			<i>Rahul Singh</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000061682

Deed Type	Development Agreement
Number of Pages	108
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1620, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 354188, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6516272/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Boreya Location :- Other Road, Boreya Word No 4 Property Boundaries :- East: PLOT NO. 1972, West: PLOT NO. 1970/PART, South: 25 FEET WIDE PROPOSED ROAD, North: PLOT NO. 1969 Page Number - 78Holding Number - 0040008243000Z0Khata Number - 253Plot Number - 1970Volume Number - 18 Area Of Land :- 10.22 Decimal
Property No.	2
Valuation Details	Value :- Rs.7651200/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Boreya Location :- Other Road, Boreya Word No 4 Property Boundaries :- East: PLOT NO. 1972, West: PLOT NO. 1970/PART, South: 25 FEET WIDE PROPOSED ROAD, North: PLOT NO. 1969 Khata Number - 253Plot Number - 1971Volume Number - 18Page Number - 22Holding Number - 0040008245000Z0 Area Of Land :- 12.00 Decimal

NEXUS GREEN HOMES PRIVATE LIMITED

Sh./Smt. RAMESH KUMAR SINGH s/o/d/o/w/o LATE MANAGER SINGH
has presented the document for registration in this office
today dated :- 21-Aug-2021 Day :- Saturday Time :- 15:16:21 PM

RAMESH KUMAR
SINGH(Individual)

Party Name	Document Type	Document Number
RAMESH KUMAR SINGH	PAN/UID	246303955790

Token No.: 20210000088063

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **23-Aug-2021** by **RAMESH KUMAR SINGH**, S/O, D/O, W/O **LATE MANAGER SINGH** resident of INDRAPURI, ROAD NO. 13, RATU ROAD, SUKHDEONAGAR, RANCHI ..

This deed was registered as Document No:- **2021/RAN/6382/BK1/5776** in Book No :- **BK1**, Volume No :- 766 from Page No :- 357 to 456 at, office of **SRO - Ranchi**

Date:- **23-Aug-2021**



Registering Officer



Director

NEXUS GREEN DOMES PRIVATE LIMITED