



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : bcc1045a3a564c67260f

Receipt Date : 14-Feb-2024 11:12:14 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

Stamp Duty Paid By : MS MHR CONSTRUCTION PVT LTD

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : MRS MANJU SHARMA AND MRS RINKU SINGH

Second Party Name : MS MHR CONSTRUCTION PVT LTD

GRN Number : 2400675968

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



BRING TO ME AND SIGN BEFORE ME
15/2/2024
ADVOCATE, JAMESHEP
JAMSHEP



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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

M/S MHR CONSTRUCTION PVT.LTD.

M/S MHR CONSTRUCTION PVT.LTD.

Director

Director

Lingh.

मंजू शर्मा

KNOW TO ME AND SIGN BEFORE ME

15/2/2024

ADVOCATE, Jamshedpu

:2:

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS THE 14th DAY OF February 2024 AT Jamshedpur.

BETWEEN:

1) MRS. MANJU SHARMA (Pan No. HSBPS9895D &-UID No. XXXX XXXX 6453) Wife of Mr. Janardan Sharma and 2) MRS. RINKU SINGH (Pan No. CYMPS6022C & UID No. XXXX XXXX 6759) Wife of Mr. Kunal Kumar Singh both by faith Hindu, by Nationality Indian, by **Category General**, by occupation Business, both resident of Vijaya Garden, Baridhi, P.S. Birsanagar Town- Jamshedpur District East Singhbhum, State of Jharkhand hereinafter called the FIRST PARTYS / LAND OWNER'S (Which expression shall unless, excluded by or repugnant to the context, or the meaning thereto mean and include their heirs, successors, executors legal representatives and assigns) of the One Part:

AND

M/S MHR CONSTRUCTION PVT. LTD., Having Pan No. AAQCM0607C a Company registered under the Companies Act, 1956 at India vide incorporation No. U-45309JH2022 PTC0 19130-2022, dated 02.08.2022, having its Head Office at H. No.108, Office No.1C, 1st Floor, Prerna Sarla Apartment, Baradwari, Sakchi, P.O. and P.S. Sakchi, Town Jamshedpur, District East Singhbhum, State of Jharkhand and Local Office at P2/2303/2B1 Building known as Pankti, Situated at Priya Bala Heritage, Uliyan within P.O & P.S. Kadma Town-Jamshedpur State Of Jharkhand represented by its Directors 1) MRS. RINKU SINGH (Pan No. CYMPS6022C & UID No. XXXX XXXX 6759) Wife of Mr. Kunal Kumar Singh & 2) MRS. MANJU SHARMA (Pan No. HSBPS9895D & UID No. XXXX XXXX 6453) Wife of Mr. Janardan Sharma both by faith Hindu, by Nationality Indian, by **Category General**, both by occupation Business, both resident of Vijaya Garden, Baridhi, P.S. Birsanagar Town- Jamshedpur District East Singhbhum, State of Jharkhand hereinafter called the

M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

Lingh.

Director



Singh

मंजू शर्मा

KNOWN TO ME AND SIGN BEFORE ME
13/12/2024
ADVOCATE, Jamshedpur

:3:

Developer/second party (which expression shall unless excluded by or repugnant to the context be deemed to include its successor- in - Office, executors, nominees, legal representatives and assignees) of the OTHER PART,

Nature of Deed: Development Agreement.

Witnesseth as follows:-

Whereas, the first party No.1/land owner Mrs. Manju Sharma Wife of Mr. Janardan Sharma is the absolute and lawful owner of land measuring 6.5 Decimals in Portion of Old Plot No.1209, under Old Khata No.4, corresponding to portion of New Survey Plot No 34, recorded under New Khata No 468, situated at Mouza Uliyan, Ward No: 2, JNAC, within P.S. Kadma, Thana No 1158, District East Singhbhum, fully described in the Schedule below which she purchased from its former owner Mr. Palton Gorai Son of Late Prahald Gorai Through his low full Consist attorney Mr. Kunal Kumar Singh son of Sri Dinesh Singh by virtue of Sale Deed No. 7120 dated 24.12.2012 registered at Sub-Registry Office, Jamshedpur District East Singhbhum and the same had been mutated in his name in the records of Circle officer, Jamshedpur, vide Mutation Case No: 1599/R27/2015-2016. And land measuring 6.5 Decimals in Portion of Old Plot No.1216, under Old Khata No.4, corresponding to portion of New Survey Plot No 37, recorded under New Khata No 468, situated at Mouza Uliyan, Ward No: 2, JNAC, within P.S. Kadma, Thana No 1158, District East Singhbhum Kharsawan, fully described in the Schedule below which he purchased from its former owner Mr. Palton Gorai Son of Late Prahald Gorai Through his lawful Constitute attorney Mr. Kunal Kumar Singh son of Sri Dinesh Singh by virtue of Sale Deed No. 1857 dated 08.05.2019 registered at Sub-Registry Office, Jamshedpur District East Singhbhum and the same had been mutated in his name in the records of Circle officer, Jamshedpur, vide Mutation Case No : 1641/R27/2019-2020.

M/S MHR CONSTRUCTION PVT.LTD.

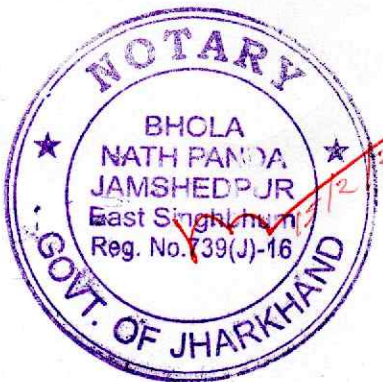
मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

Singh

Director



Singh-

मंजू शर्मा

KNOWN TO ME AND SIGN BEFORE ME

15/12/2024

ADVOCATE, Jamshedpur

:4:

Whereas, the first party No.2/land owner Mrs Rinku Singh Wife of Mr. Kunal Kumar Singh is the absolute and lawful owner of land measuring 5 Decimals in Portion of Old Plot No.1216, under Old Khata No.4, corresponding to portion of New Survey Plot No 37, recorded under New Khata No 468, situated at Mouza Uliyan, Ward No: 2, JNAC, within P.S. Kadma, Thana No 1158, District East Singhbhum, fully described in the Schedule below which she purchased from its former owner Mr. Palton Gorai Son of Late Prahald Gorai Through his lawful Constitute attorney Mr. Kunal Kumar Singh son of Sri Dinesh Singh and Mr. Pradeep Kumar Son of Sri Chandika Singh by virtue of Sale Deed No. 5435 dated 02.12.2021 registered at Sub-Registry Office, Jamshedpur District East Singhbhum and the same had been mutated in his name in the records of Circle officer, Jamshedpur, vide Mutation Case No: 1399/R27/2021-2022, land measuring 5 Decimals in Portion of Old Plot No.1209, under Old Khata No.4, corresponding to portion of New Survey Plot No 34, recorded under New Khata No 468, situated at Mouza Uliyan, Ward No: 2, JNAC, within P.S. Kadma, Thana No 1158, District East Singhbhum, fully described in the Schedule below which she purchased from its former owner Mr. Palton Gorai Son of Late Prahald Gorai Through his lawful Constitute attorney Mr. Kunal Kumar Singh son of Sri Dinesh Singh and Mr. Pradeep Kumar Son of Sri Chandika Singh by virtue of Sale Deed No. 1496 dated 18.04.2019 registered at Sub-Registry Office, Jamshedpur District East Singhbhum and the same had been mutated in his name in the records of Circle officer, Jamshedpur, vide Mutation Case No: 1691/R27/2019-2020, land measuring 26.92 Decimals in Portion of Old Plot No.1216, under Old Khata No.4, corresponding to portion of New Survey Plot No 37, recorded under New Khata No 468, situated at Mouza Uliyan, Ward No: 2, JNAC, within P.S. Kadma, Thana No 1158, District East Singhbhum, fully described in the Schedule below which she purchased from its former owner Mr. Palton Gorai Son of Late Prahald Gorai Through his lawful

M/S MHR CONSTRUCTION PVT.LTD.

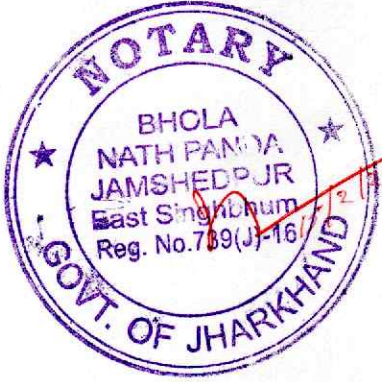
मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

Singh

Director



M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

सिंग

Director

सिंग

मंजू शर्मा

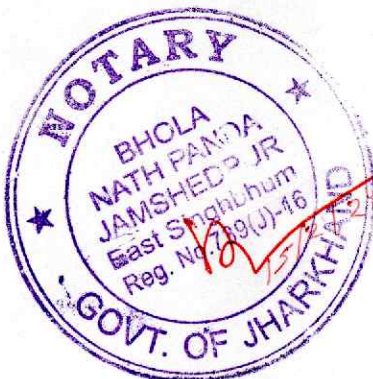
:5:

Constitute attorney Mr. Kunal Kumar Singh son of Sri Dinesh Singh by virtue of Sale Deed No. 4057 dated 19.09.2021 registered at Sub-Registry Office, Jamshedpur District East Singhbhum and the same had been mutated in his name in the records of Circle officer, Jamshedpur, vide Mutation Case No: 892/R27/2021-2022, land measuring 7 Decimals in Portion of Old Plot No.1209, under Old Khata No.4, corresponding to portion of New Survey Plot No 34, recorded under New Khata No 468, situated at Mouza Uliyan, Ward No: 2, JNAC, within P.S. Kadma, Thana No 1158, District East Singhbhum, fully described in the Schedule below which she purchased from its former owner Mr. Palton Gorai Son of Late Prahald Gorai Through his lowful Constitute attorney Mr. Kunal Kumar Singh son of Sri Dinesh Singh by virtue of Sale Deed No. 1405 dated 22.03.2022 registered at Sub-Registry Office, Jamshedpur District East Singhbhum and the same had been mutated in his name in the records of Circle officer, Jamshedpur, vide Mutation Case No: 2298/R27/2021-2022, land measuring 5.42 Decimals in Portion of Old Plot No.1216, under Old Khata No.4, corresponding to portion of New Survey Plot No 37, recorded under New Khata No 468, situated at Mouza Uliyan, Ward No: 2, JNAC, within P.S. Kadma, Thana No 1158, District East Singhbhum, fully described in the Schedule below which she purchased from its former owner Mr. Palton Gorai Son of Late Prahald Gorai Through his lowful Constitute attorney Mr. Kunal Kumar Singh son of Sri Dinesh Singh by virtue of Sale Deed No. 1503 dated 26.03.2022 registered at Sub-Registry Office, Jamshedpur District East Singhbhum and the same had been mutated in his name in the records of Circle officer, Jamshedpur, vide Mutation Case No: 178/R27/2022-2023 and land measuring 7 Decimals in Portion of Old Plot No.1209, under Old Khata No.4, corresponding to portion of New Survey Plot No 34, recorded under New Khata No 468, situated at Mouza Uliyan, Ward No: 2, JNAC, within P.S. Kadma, Thana No 1158, District East Singhbhum, fully described in the

KNOWN TO ME AND SIGN BEFORE ME

12/09/24

ADVOCATE, Jamshedpu.



Singh

मंजु शर्मा

KNOWN TO ME AND SIGN BEFORE ME

13/12/2024

ADVOCATE, Jamshedpur

:6:

Schedule below which she purchased from its former owner Mr. Palton Gorai Son of Late Prahalad Gorai Through his lawful Constituted attorney Mr. Kunal Kumar Singh son of Sri Dinesh Singh by virtue of Sale Deed No. 1452 dated 24.03.2022 registered at Sub-Registry Office, Jamshedpur District East Singhbhum and the same had been mutated in his name in the records of Circle officer, Jamshedpur, vide Mutation Case No: 2299/R27/2021-2022

AND WHEREAS, for the purpose of development of the Schedule below land, the first party's/land owners have agreed to grant an exclusive right for development for construction of residential building like, flats, apartments, parking etc. as per the plan to be sanctioned/approved by the Jamshedpur Notified Area Committee (J.N.A.C.) and guidelines issued by them to the second party/developer/Builders.

AND WHEREAS, the first party's hereby declares that the said land is free from all encumbrances, liens and charges and he is in peaceful physical possession over the schedule below land having all rights, title and interest and possession including the rights to transfer the same land.

AND WHEREAS the first party's and the Second party Developer/Builders have agreed that there should be an agreement against construction of building and the development of the land of the first party's, to avoid any dispute, misunderstanding, and/or legal complication, if any between the parties and their respective successors and/or the successors - in office of the second party Developer/Builders their respective assigns, representatives, and/or persons claiming through them and it is expedient to do so in writing.

In this Development Agreement the following expressions unless repugnant to the context shall have the meaning assigned thereto.

M/S MHR CONSTRUCTION PVT.LTD.

मंजु शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

Singh

Director



M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

सिंग

Director

सिंग

मंजू शर्मा

:7:

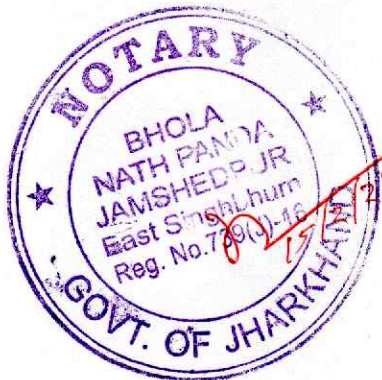
KNOWN TO ME AND SIGN BEFORE ME

12/08/2022
ADVOCATE, Jamshedpur

- a) The First Party's/Land Owners means Mrs. Manju Sharma Wife of Sri Janardan Sharma and Mrs. Rinku Singh Wife of Sri Kunal Kumar Singh.
- b) The Second Party Developer/Builders means the said M/s. MHR Construction. Pvt. Ltd. Jamshedpur a company registered under the Companies act 1956, at India India vide incorporation No. U-45309JH2022 PTC0 19130-2022, dated 02.08.2022, includes its successors in office, administrator, legal representatives and assigns.
- c) The immovable property means all that piece and parcel of residential land described in the schedule below. The first party's above namely Mrs. Manju Sharma and Mrs. Rinku Singh came in physical possession over the said total land measuring 74.34 Decimals after getting mutation in their names and paying rent regularly.
- d) Carpet area:- Carpet area is the actual usable area of an apartment,(all movable areas where we can move inside the residential flat apartment, Rooms, Kitchen, Balcony, Store, Passage, Service area, Dinning, Drawing, Toilet, Bathroom etc.) minus wall thickness. Carpet area is the area enclosed within the walls.

NOW THE DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES FOLLOWS:

- 1.a) Owner's Allocation in Schedule shall mean and include the Residential flat, unit, car parking space, and the undivided proportionate share of land .
- b) Developer/Builders Allocation in Schedule shall mean and include the remaining residential flats, units, car parking space and except the owner's allocation to be constructed



M/S MHR CONSTRUCTION PVT.LTD.

मंजु शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

मंजु शर्मा

Director

मंजु शर्मा

मंजु शर्मा

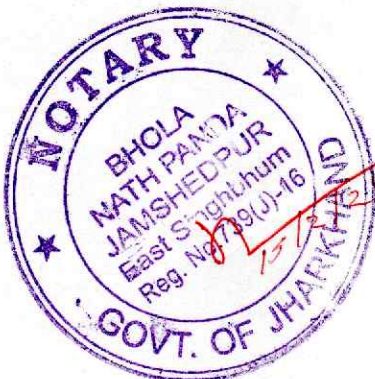
:8:

KNOWN TO ME AND SIGN BEFORE ME

ADVOCATE, Jamshedpur

over the Schedule land more specifically described hereunder written.

- c) Common facilities shall mean and include stairways, landing, passage ways, pump room, overhead and /or underground water storage, tank, Generator room, self operated lift, guard rooms, drainage, sewerage, wide roads foot path and greenery, Rain water harvesting and street lights space to be kept reserved for ingress & egress, community hall, club room, religious place, other common benefits, utility services, amenities, etc.
- d) Maintenance : Maintenance of the common facilities shall be the joint responsibilities for the Owner and/or all those persons who would acquire flats, parking, etc. from the second Party developer Builders and/or occupiers or occupants; but internal maintenance of allotted flats, parking shall be maintained by the individual allottee and/or owner and/or such parties who would purchase or acquire flats or parking from the Second Party Developer/Builders, out of his/her/their individual funds and self management.
2. That after signing of this Development Agreement, the first parties shall deliver peaceful physical vacant possession free from all litigations of schedule below land to the second party developer/Builders to prepare the building plans, revised or amendment plans with mutual consent of first parties through reputed Architect, Civil Engineer, Planner, along with supporting plans such as structural, electrical, sewerage, drainages, designs etc and shall get such plans sanctioned through the appropriate authority, at its own cost.



M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

दीप

Director

दीप

मंजू शर्मा

:9:

KNOWN TO ME AND SIGN BEFORE ME

13/12/2024
ADVOCATE, Jamshedpur

The plan so prepared, if so requires during the period of construction and/or after sanction of the building plans, the same may be revised or modified or altered for betterment of the proposed project with mutual consent of first parties.

3. That soon after passing the building plan or plans by the appropriate authority the second party/developer shall forthwith start construction of the proposed building apartment on the said land more specifically described in the Schedule below hereunder written and complete the construction within 36 months from the date of approval of map and shall accordingly deliver the owner's allocation. Since after getting possession of the proposed flats, independent units, commercial space, if any, parking from the Second party/ Developer, the first party shall look after, manage and maintain the respective units out of his/her/ their own cost, subject to the norms, and rules of the Owners Association.

4. a) OWNER'S ALLOCATION

The parties hereto i.e. the developer/Builders and the owner/s hereby mutually agreed that in lieu of the development over the schedule property, owners shall be entitled for constructed carpet area against land where individual flat/unit/saleable space (residential) in the proposed building to be constructed over the schedule below land only along with proportionate, undivided, unfettered joint right over common area, facilities and amenities attached to the proposed building without any consideration amount. The owner shall be entitled to one proportionate parking space without any consideration amount. The owner or any person claiming under him shall not claim more than



M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD

linght

Director

linght

मंजू शर्मा

KNOWN TO ME AND SIGN BEFORE ME

12/05/20

ADVOCATE, Jamshedpur

:10:

one allotted parking space against each flat. The developer/Builders shall not demand any consideration amount towards parking space to be allotted to the owner/s.

- b) "DEVELOPER'S ALLOCATION" shall mean the remaining portion of the building on the said property after allocation made to the owner including proportionate share in common facilities and amenities of the building on the said property.

Keeping aside the owner's allocation i.e. measuring of the carpet area, he will not have any claim over any portion of saleable area in the proposed building.

5. That the first party hereby declares and covenants:-

- a) The first party's is lawful owners in respect of the land or part thereof more specifically described in the Schedule below hereunder written, and there is no other co-owners or co-shares or co-claimants in this land.
- b) The First Party's has not sold or conveyed or mortgaged the land to any party, person or concern and to or entered in similar agreement with anyone else. Prior to execution of this Agreement and the said lands is free from all encumbrances, charges, liens, disputes, dues, arrears, proceedings, suits, cases, acquisition or requisition etc.
- c) The first party shall always be ready and/or willing to execute any further document, plan, affidavit, indemnity, if found necessary and/or that may be required for the interest of the proposed project at the cost of the second party/developer.
- d) The first party will give General Power of Attorney and/or legal authority in favour of M/s. MHR Construction Pvt. Ltd. for construction of the proposed building and such flats/ Parking.



M/S MHR CONSTRUCTION PVT.LTD.

संजय शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

संजय शर्मा

Director

संजय शर्मा

संजय शर्मा

:11:

KNOWN TO ME AND SIGN BEFORE ME

13/12/2016

ADVOCATE, Jamshedpur

Instant Development Agreement and / or whatsoever General Power of Attorney to be executed and registered by the First Party's in favour of the second party Developer Builders will not be rescinded or cancelled till completion of the project and including transfer of the proposed flats/ duplexes / triplexes / bungalow/ Commercial units / parking as the case may be to the intending buyers/first party's and shall hand over community hall, club room, roads, alleys, drainages, sewerages, other utility services to the first party's and/or such persons who would acquire flats, etc. in the proposed project provided the second party developer/Builders shall comply and fulfill the terms of this Development Agreement. It is made clear that in case the second party developer/ Builders fails or refuses to comply with the terms and condition of this development agreement and/or misuse the power to be given to them in respect of the said land in such event the first party's will be at liberty to cancel the said power only after the proof of mistakes or misuse in writing in presence of Arbitrator appointed by both the parties.

The second party/developer share will be registered by the second party in favour of the buyers through proper court of Law.

But if the Development Agreement is cancelled at any stage by the first party, the Power of Attorney/Development Agreement is revoked by the First Party and the second party/developer jointly with proper reason or cause to failure to comply with the terms and conditions of agreement then the first party will pay proper compensation and reimburse to the second party/developer, all expenses incurred in the construction, development of land, towards approval of building plan and other incidental expenses to be produced and submitted by the second party/ developer. The



Singh

मंजू शर्मा

: 12 :

KNOWN TO ME AND SIGNED BEFORE ME
[Signature]
ADVOCATE, Jamshedpur

first party's will repay and reimburse the second party developer/builders.

e) The first party's shall have right to enter in the proposed site during the period of construction or through its/their expert in construction or authorized representatives to verify the progress of the construction at site, regarding adherence to the specification qualities of materials and work in progress at site. The second party developer or its representative will not object.

f) The first party will not enter in any agreement or dispose of or transfer or otherwise alienate its/their land/s or part thereof to any party till enforcement and legal validity of this development agreement, until cancels mutually.

g.) The first party shall extend all its/their co-operation to the second party/developer towards construction of the proposed building and till its disposal to the respective allottee members and the share of flats, independent units, commercial space, parking, other utility services, amenities, falling to the share of the second party/developer, to its intending buyers.

6. That the Second party Developer/Builders hereby declare and covenants.

i.) The Second party Developer/Builders is competent to enter into this development agreement with the first party.

ii.) The second party developer/builders shall construct the proposed Buildings, Community Hall, Club Room, worship place, and install utility services and amenities to them as per plan approved by the appropriate authority and/or at such plan that may be finalized by the parties mutually.

M/S MHR CONSTRUCTION PVT.LTD.
मंजू शर्मा
Director

M/S MHR CONSTRUCTION PVT.LTD.
Singh
Director



M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

दीपक

Director

दीपक

मंजू शर्मा

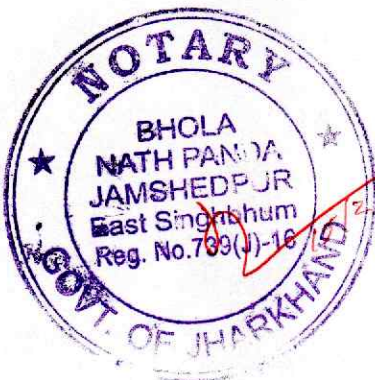
:13:

KNOWN TO ME AND SIGN BEFORE ME

21/12/2015

ADVOCATE, Jamshedpur

- iii.) The second party developer/builders shall arrange for electricity power connection, water lines, other fixtures, fittings, installations, and shall use building materials, as per general specification enclosed in separate sheets duly signed by the parties as record and reference and shall be treated as part of this Development Agreement. It is decided and agreed that the second party developer/builders shall use all standard quality of materials, fixtures and fittings, conforming to ISI Standards.
- iv.) Since the land is not properly level, but uneven and some ditches are there and therefore it is decided and agreed that the second party/developer shall fill up the uneven land and ditches according to the level of Uliyan Kadma There will be R.C.C. retaining boundary wall, R.C.C. column with R.C.C. tie and brick work as per requirement. The land to be protected from the rain water /waste water etc.
- v.) The Second Party Developer/Builders will construct the proposed building as per plan and permit sanctioned and granted by the appropriate authority and will not deviate the same. If any loss is incurred or sustained to the first party for the construction of proposed building beyond the sanctioned plan and permit, the second party developer/Builders will be held liable to compensate the same out of its own fund.
- vi.) The second party developer/ Builders will be entitled and/or legally empowered to enter in various agreements with intending buyers in respect of its own premises that is Developer's/builders allocation, save and except the first party's allocation and will be entitled to receive booking money, installments, part payment, and/or full payment from the intending buyers against sale of its allocation i.e. flats,



M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

अंजु शर्मा

Director



अंजु शर्मा

मंजू शर्मा

:14:

KNOWN TO ME AND SIGN BEFORE ME

15/12/24

ADVOCATE, Jamshedpur

parking etc., falling to its share. It is made clear that the second party developer/builder will not dispose of or sell or otherwise alienate the residential flats, parking etc., falling to the share of the first party.

vii.) The second party developer/builders shall supervise all affairs of the proposed building during the period of construction by appointing Architect, Civil Engineers, experts in Civil construction, skilled / unskilled labours, workmen, guards, security, at site and shall pay them remuneration, salary etc., and to discharge them as and when necessary.

viii.) The second party developer/builders has/have verified and perused all relevant papers and documents submitted by the first party relating to the right, title and interest of the said land/ premises and having fully satisfied has entered into this Development Agreement with the first party, however it is decided and agreed that the second party/developer after getting possession of the land in question will pay the ground rent other charges, if any dues found against the ground rent before the day of this agreement the first party will be liable to pay the same to the concerned authority at its own resources and the second party/developer will be responsible to pay all other litigation expenses which may arise due to their (second party's) fault and will also be responsible for all expenses in connection with the said land and/or the proposed building.

ix.) Whatsoever expenses that may incur for leveling the land, passing of building plan or plans, construction of the proposed buildings, units, parking, purchase of building materials, fixtures fittings, payment to labourers, architect, workmen, compensation, service taxes if any arises or

M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

सिंग

Director

सिंग

मंजू शर्मा

:15:

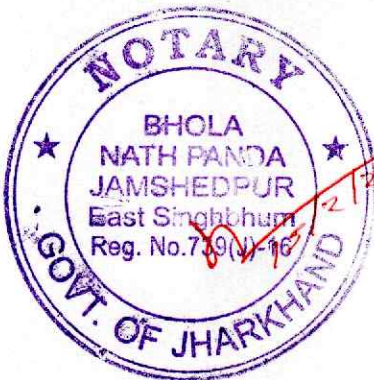
KNOWN TO ME AND SIGN BEFORE ME

12/12/24

ADVOCATE, Jamshedpur

demands by the concerned authority, documentation, legal expenses, incidental and/or all expenses relating to the proposed project shall be borne by the second party/developer.

- x.) The second party developer/builders soon after completion of the proposed building, will deliver the possession to the first party and then after the second party/developer will be at liberty to deliver possession of their proposed, i.e. the developer's allocation in favour of the intending buyers with valid papers and registration etc.
- xi) The registration of first party's allocation will be governed as per terms and conditions covered under the Memorandum of Understanding executed between first party and second party.
- xii.) As discussed and mentioned earlier that the second party developer/builders should complete the entire proposed project within 48 months from the date of approval of building plan in normal situation with option of 6 months grace period to the second party developer/builders and on its completion, the builder will deliver the complete possession of owner's allocation to the first party or to its allottee members. However the period of construction may be extended for another 6 month as a grace period by considering the situation and circumstances that may crop or arise at that time beyond control then construction may be delayed on the ground of arbitration period, act of God, Natural Calamity, Riot War and/or reasons beyond control of the human being and/or reach to the second party developer/builders. But if found that the second party developer/builders is delaying the purposed project without any cause or otherwise in such event the second party/developer shall have to pay to first party in the following manner:



Singh

मंजू शर्मा

: 16 :

KNOWN TO ME AND SIGN BEFORE ME

M. S. Singh
12/12/2024
ADVOCATE, Jamshedpur

xiii.) The second party/developer shall abide by all rules and regulation of building plan and relating terms of laws during the period of construction as are now and/or shall be applicable.

xiv.) The second party/developer shall take all responsibilities towards construction of the proposed construction at site and for handing over possession of such flats parking etc. to first party and/or intending buyers.

xv.) The second party developer/builders shall look after, manage and maintain the proposed site at its own supervision, control and risk. In case of loss or damage of any material or in construction by fire or theft and/or any accident occurs during the period of construction including loss of life etc. shall be on the shoulder of the second party/developer only and the second party developer/builders shall tackle and solve all such problems or consequences at its own cost, efforts and resources. It is made clear that the first party shall no way be liable for any loss, damage, theft occurs at site, during the period of construction and till its completion. It is further decided that in case of any dispute or litigation arises between the intending buyers and the second party/developer herein in respect of the flats to be constructed thereon, falling to the share of the second party/developer, in such circumstances the first party will not be liable or questionable or answerable for any such matter, but the whole liability shall be on the second party/developer only.

xvi.) The second party developer/builders neither take any loan from any Bank, financial institution / private party against the piece of land belonging to the first party, nor would mortgage the piece of land described in the Schedule of this development agreement to anyone.

M/S MHR CONSTRUCTION PVT.LTD.

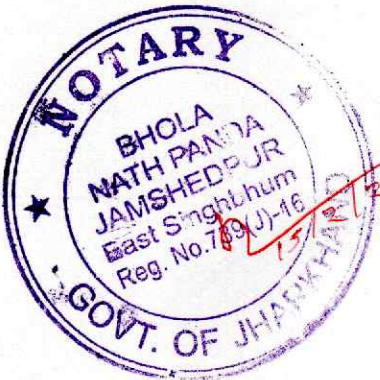
मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

Singh

Director



M/S MHR CONSTRUCTION PVT.LTD

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD

Singh

Director

Singh

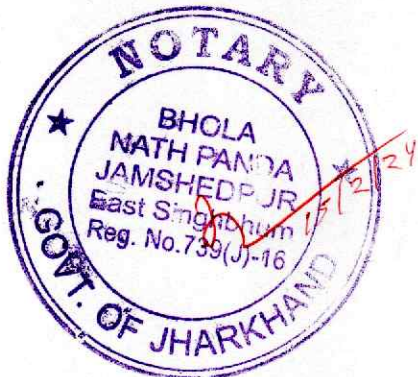
मंजू शर्मा

: 17 :

KNOWN TO ME AND SIGN BEFORE ME

ADVOCATE, Jamshedpur

- xvii.) Whosever persons will be inducted as prospective buyers by the second party/developer shall or may be entitled to raise Housing Loan from any Bank, Financial Institution or employers, at his/her /their discretion and risk, for which the first party shall have no objection in it.
- xviii.) In the event of failure of the second party developer/builders to complete the entire project as per terms and stipulation of this development agreement, and/ or non compliance of the terms as stated herein, all powers, rights, interest, privileges, and responsibilities entrusted to the second party developer/builders in good faith by virtue of this development agreement, in this case the first party will not pay any demurrage, project completion cost till dated work done or any charge to the second party developer/builders
- xix.) The Second party developer/builders under no circumstances will be entitled to transfer or alienate or lien the owner's allocation to anyone else but shall be bound to hand over the same hereunder written to the first party.
- xx.) The second party developer/builders at its cost shall complete the construction and all development work at site relating to the proposed construction including the genuine and miscellaneous expenses to be incurred for passing of drawings, building plan or plans, building permit etc., however the first party shall assist the second party/developer for signing the required documents, application, petition, affidavit, no objection etc. for the same.
7. That both the parties hereby declare and admit as follows:
- i.) Neither party will be entitled to sale and dispose of or otherwise alienate or mortgage the share of other, to any party, person or concern.



M/S MHR CONSTRUCTION PVT.LTD.

संजु शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

Singh

Director

Singh

संजु शर्मा

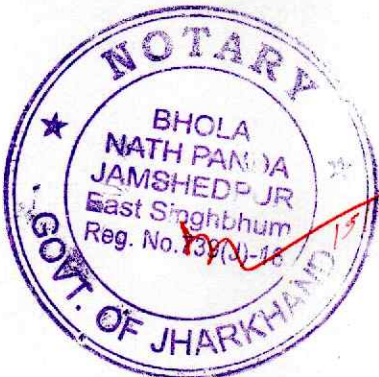
KNOWN TO ME AND SIGN BEFORE ME

15/12/2024

ADVOCATE, Jamshedpur

: 18 :

- ii.) The parties, including the persons claiming through them shall be fair and neither of the parties shall cheat, deceive or deprive the other. The deprived party shall have right to take the shelter of law and/or recourse to law, and/or enter in any proceeding that may suit to them.
- iii.) The parties herein shall put, render and/or extend their sincere efforts for the grand success of the proposed project, which however shall never constitute or deemed to be constituted any partnership amongst the parties.
- iv.) The parties herein and/or any person claiming through shall not do anything contrary or adverse by which the other may put or sustain or implicate or involve in any complication, proceedings, suits or litigations etc. and the parties shall have harmless and keep indemnified the each other from all losses, damages, legal complications, proceedings, suit occurrences, monetary involvements etc.
- v.) The parties may alter or modify and/or amend any terms of this development agreement and/or include any further term therein, if found necessary.
- vi.) The proposed building plan shall be signed by both the parties if required as record and reference to avoid all misunderstandings and/or disputes, if any between the parties. It is specifically mentioned that under no circumstances the either of the party hereof will be entitled to sell away, otherwise alienate or mortgage the property of others to one or more party or parties or financial institution.
- vii.) ~~All or every financial liabilities, loan if any, raises by the second party developer/builders during the period of construction and/or at any point of time shall be repaid or refunded or reimburse by them to such party or institution.~~



Singh

मंजु शर्मा

: 19 :

KNOWN TO ME AND SIGN BEFORE ME

M. Singh

ADVOCATE, Jamshedpur

viii.) In case any dispute or differences arising out of this development agreement regarding interpretation of any term and condition herein contained and/or determination of any liability or touching these presents shall be referred to Arbitrator/s to be appointed by both the parties which shall be directed as per provision of the Indian Arbitration and Reconciliation Act, 1996 and the decision of such Arbitrator/s shall be conclusive and binding upon to both the parties and even if the matter is not settled the same may be referred to the proper jurisdiction of court.

ix) The list of GENERAL SPECIFICATION mentioned in separate sheet enclosed, duly signed by the parties as record, which shall be treated as part of this development agreement.

x) The court of Seraikella alone shall have jurisdiction to try and reaction in all actions, its proceedings, arising out of this development agreement.

xi) The parties hereof including its/their respective successors, successor in-office, members, nominees, representatives and/or persons claiming through them, shall honour and abide by all terms and conditions of this development agreement, as stated herein above.

xii. That the developer/builders shall be entitled to advertise its own name about the said development of the property and proposed sale of flats/parking space etc. to be constructed and to put up advertisement board on the property or anywhere as it thinks fit and proper. The developer is at liberty to execute any contract with any marketing agency for sale of saleable/developers allocation in the project.

M/S MHR CONSTRUCTION PVT.LTD.

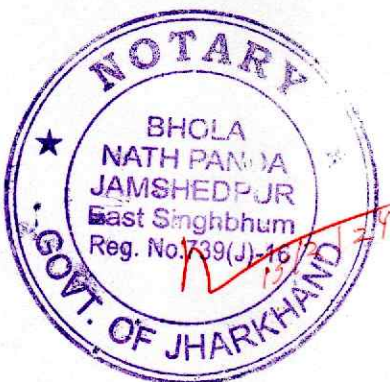
मंजु शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

Singh

Director



M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

Singh.

मंजू शर्मा

:20:

KNOWN TO ME AND SIGN BEFORE ME

15/12/2024

ADVOCATE, Jamshedpur

8. MISCELLANEOUS

The name of the said building/apartment shall be decided later on by the Developer after the building plan is approved.

9. ARBITRATION

All dispute and differences arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained of determination of any liabilities or touching these presents shall be referred to arbitrators one to be appointed by the land owner and other to be appointed by the developer and shall be guided by the Arbitration and Conciliation Act. 1996 and the decision of the arbitrator shall made final.

10. JURISDICTION

All disputes between the parties hereto shall be settled within the jurisdiction in the court of Jamshedpur only.

Schedule below land valued at Rs.7,64,287/-per Decimal (Commercial Land Value) i.e. Rs. 7,64,287/- X 74.34 Decimals

SCHEDULE "A"

In District Singhbhum East, District Sub- Registry Office Jamshedpur, in Mouza Uliyan, P.S. Kadma, Thana No. 1158, recorded under Survey Ward No. 2, Jamshedpur Notified Area Committee (J.N.A.C.) Old Khata No.4, being Old Plot No.1209 & 1216 corresponding to New Khata No.468 and New Survey Plot No. 30, 33, .34 & 37 measuring area 74.34 decimals.

Which is bounded by:-

North:

South :

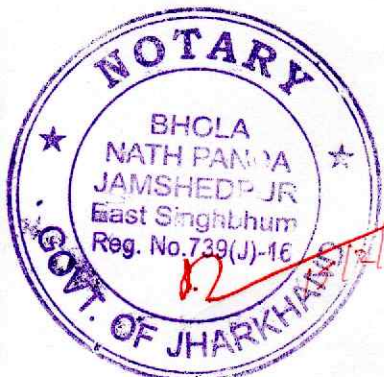
East :

West :

M/S MHR CONSTRUCTION PVT.LTD.

Singh

Director



Singh

मंजू शर्मा

:21:

GENERAL SPECIFICATION

KNOWN TO ME AND SIGN BEFORE ME

15/12/2024

ADVOCATE, Jamshedpur

Structure

Reinforced Cement Concrete.

Brick Work

9" thick External Walls & 4½" thick Internal Walls.

Wall Finish

All internal walls & ceiling will be P.O.P. with priming coat & oil bound distemper finish. All external walls will be finished with Acrylic Emulsion Paint.

Flooring

Drawing/Dining / Bedrooms / Balcony / Passage: Vitrified Tiles flooring, size up to 2' x 2' with 6" high skirting.

Stair Case: Kaddpa stone / Kota stone flooring with 6" high skirting.

Kitchen: Anti skid ceramic tiles, size min. 1' x 1' in floor with 7' high ceramic tiles dado all around the kitchen Cooking counter will be R. C. C. Slab with Black Granite long slab top.

Toilet: Anti skid ceramic tiles flooring, tiles size min. 1' x 1' & 7' height ceramic tiles on wall, tiles size min. 8"x12" or above.

Drawing/Dining Wash Basin: 2'x 2' ceramic tiles dado at wash basin.

Doors

Main Door: 32 mm thick Ornamental Water proof flush door shutter with sal wood frame fitted with one mortis / cylindrical lock (ISI Mark) and magic eye

Bedrooms/Balcony/Kitchen: 32 mm thick, waterproof flush door painted with synthetic enamel paint over a coat of primer and filling coat. Frame will be pressed steel doorframe and steel grill outside wooden main door.

Toilet: PVC shutter with PVC door frame.

Windows

Fully glazed Anodized Aluminum sliding windows with MS Grill/Guard Bars.

Sanitary & Plumbing

M/S MHR CONSTRUCTION PVT.LTD.

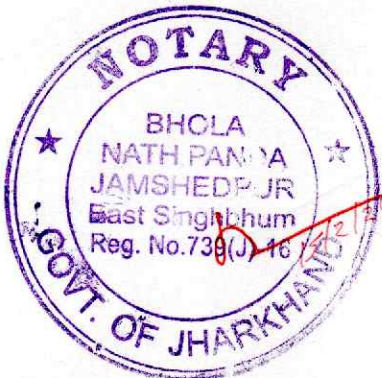
Director

मंजू शर्मा

M/S MHR CONSTRUCTION PVT.LTD.

Director

Singh



M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

लिंग

Director



लिंग

मंजू शर्मा

:22:

KNOWN TO ME AND SIGN BEFORE ME

12/13/2024

ADVOCATE, Jamshepur

Drawing / Dining: One white vitreous china clay washbasin with pillar cock, mirror, soap dish & towel ring.

Kitchen: Steel sink with drain board and long body bib cock with geyser facility.

Toilet: I.W.C / E.W.C of white vitreous china clay sanitary ware with P.V.C Cistern, Two way Bib Cock, Health Facet, Shower rose, Soap dish, Towel rod, Towel ring, mirror & corner washbasin.

Electrical

Single Phase 220v power supply. Concealed wiring with multi stand fire resistant copper wire.

Drawing / Dining / Bedrooms: Two Light Points, One Fan Point, One foot lamp Point, Two 15 Amp. Plug Points & Two 5 Amp. Plug Points.

Balcony: One Light Point, One Wall Fan Point & One 5 Amp. Plug Point.

Kitchen: Two Light Points, One Wall Fan Point, Two 15 Amp. Plug Points, One Exhaust Fan Point and Chimney point.

Toilets: One Light Point, One wall Fan Point & One Exhaust Fan Point.

At Entrance: One Calling Bell Point.

Other Amenities

Water supply: Tube wells/boring through RCC overhead tank/ Jusco. Generator: Emergency power supply of 500 Watts. Power back-up for water pumps, street light, lift and other common areas lighting. Telephone & TV Point: In Drawing / Dining room & all Bedrooms. Geyser Point: One Electrical & Plumbing Point with hot & cold water supply system for all toilets and Kitchen. Fridge Point: One 15 amp. Plug Point in Drawing / Dining at convenient location.

Washing Machine Point: One Electrical & Plumbing Point with water inlet & outlet at convenient location. A. C. Point: One Electrical Point in all Bedrooms. Water Filter Point: One Electrical & Plumbing Point in Kitchen at convenient location. Anti - Termite Treatment: To

KNOWN TO ME AND SIGN BEFORE ME

15/12/2024

ADVOCATE, Jamshedpur

:23:

make termite resistant the entire construction area will be chemically treated. Water Proofing: Sunken Slabs (Double coat of Techoxy Treatment of Choskey Chemical or Equivalent) and in roof top Chemical Based impermeable waterproofing treatment for protection of seepage and also reduce the temperature.

1. Any addition / modification or extra facility demanded by the party will be charged extra.
 2. Any alteration / modification or extra facility demanded by the party will only be accepted if permissible by our Designer.
- IN WITNESSES WHEREOF, the parties have hereunto set their respective hand today at Seraikella, on this day, month and year first above written.

WITNESSES

1. 
CEO
Kunal K. Singh.

Signature of First party's

(OWNERS)

2. 
Priyabrata Panda

1. 

2. मंजू शर्मा

Signature of Second party

(DEVELOPER/BUILDERS)

M/S MHR CONSTRUCTION PVT.LTD


Director


M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director



Attested the Signature of
Executants who is Identified by
Sri. M. Kumar Advocate


Bhola Nath Panda
NOTARY
JAMSHEDPUR

SAMRIDHI**ARANYAM****1ST FLOOR**

S.NO.	UNIT NO.	SQFT.		S.NO.	UNIT NO.	SQFT.	
1	S3/2303/311	1670	DEVELOPER	5	A4/2303/413	1415	DEVELOPER
2	S3/2303/312	1415	DEVELOPER	6	A4/2303/414	1670	DEVELOPER
3	S3/2303/317	1415	DEVELOPER	7	A4/2303/415	1670	DEVELOPER
4	S3/2303/318	1670	DEVELOPER	8	A4/2303/416	1415	DEVELOPER

2ND FLOOR

S.NO.	UNIT NO.	SQFT.		S.NO.	UNIT NO.	SQFT.	
1	S3/2303/321	1670	DEVELOPER	5	A4/2303/423	1415	DEVELOPER
2	S3/2303/322	1415	DEVELOPER	6	A4/2303/424	1670	DEVELOPER
3	S3/2303/327	1415	DEVELOPER	7	A4/2303/425	1670	DEVELOPER
4	S3/2303/328	1670	DEVELOPER	8	A4/2303/428	1415	DEVELOPER

3RD FLOOR

S.NO.	UNIT NO.	SQFT.		S.NO.	UNIT NO.	SQFT.	
1	S3/2303/331	1670	DEVELOPER	5	A4/2303/433	1415	DEVELOPER
2	S3/2303/332	1415	DEVELOPER	6	A4/2303/434	1670	DEVELOPER
3	S3/2303/337	1415	DEVELOPER	7	A4/2303/435	1670	DEVELOPER
4	S3/2303/338	1670	DEVELOPER	8	A4/2303/436	1415	DEVELOPER

4TH FLOOR

S.NO.	UNIT NO.	SQFT.		S.NO.	UNIT NO.	SQFT.	
1	S3/2303/341	1670	DEVELOPER	5	A4/2303/443	1415	DEVELOPER
2	S3/2303/342	1415	DEVELOPER	6	A4/2303/444	1670	DEVELOPER
3	S3/2303/347	1415	DEVELOPER	7	A4/2303/445	1670	DEVELOPER
4	S3/2303/348	1670	DEVELOPER	8	A4/2303/446	1415	DEVELOPER



Singh

मंजू शर्मा

M/S MHR CONSTRUCTION PVT.LTD.

Singh
Director

M/S MHR CONSTRUCTION PVT.LTD.

मंजू शर्मा

Director

BRING TO ME AND SIGN BEFORE ME
12/02/2024

ADVOCATE, Jamshedpur

5TH FLOOR

S.NO.	UNIT NO.	SQFT.		S.NO.	UNIT NO.	SQFT.	
1	S3/2303/351	1670	DEVELOPER	5	A4/2303/453	1415	DEVELOPER
2	S3/2303/352	1415	DEVELOPER	6	A4/2303/454	1670	DEVELOPER
3	S3/2303/357	1415	DEVELOPER	7	A4/2303/455	1670	DEVELOPER
4	S3/2303/358	1670	DEVELOPER	8	A4/2303/456	1415	DEVELOPER

6TH FLOOR

S.NO.	UNIT NO.	SQFT.		S.NO.	UNIT NO.	SQFT.	
1	S3/2303/361	1670	LANDOWNER	5	A4/2303/463	1415	DEVELOPER
2	S3/2303/362	1415	LANDOWNER	6	A4/2303/464	1670	DEVELOPER
3	S3/2303/367	1415	DEVELOPER	7	A4/2303/465	1670	DEVELOPER
4	S3/2303/368	1670	LANDOWNER	8	A4/2303/466	1415	DEVELOPER

7TH FLOOR

S.NO.	UNIT NO.	SQFT.		S.NO.	UNIT NO.	SQFT.	
1	S3/2303/371	1670	LANDOWNER	5	A4/2303/473	1415	LANDOWNER
2	S3/2303/372	1415	LANDOWNER	6	A4/2303/474	1670	LANDOWNER
3	S3/2303/377	1415	LANDOWNER	7	A4/2303/475	1670	LANDOWNER
4	S3/2303/378	1670	LANDOWNER	8	A4/2303/476	1415	LANDOWNER

LANDOWNER PORTION

SAMRIDHI	UNIT NO- S3/2303/371 (S.B.A- 1670 sqft.)	7TH FLOOR
	UNIT NO- S3/2303/372 (S.B.A- 1415 sqft.)	
	UNIT NO- S3/2303/377 (S.B.A- 1415 sqft.)	
	UNIT NO- S3/2303/378 (S.B.A- 1670 sqft.)	
SAMRIDHI	UNIT NO- S3/2303/361 (S.B.A- 1670 sqft.)	6TH FLOOR
	UNIT NO- S3/2303/362 (S.B.A- 1415 sqft.)	
	UNIT NO- S3/2303/368 (S.B.A- 1670 sqft.)	

ARANYAM	UNIT NO- A4/2303/473 (S.B.A- 1415 sqft.)	7TH FLOOR
	UNIT NO- A4/2303/474 (S.B.A- 1670 sqft.)	
	UNIT NO- A4/2303/475 (S.B.A- 1670 sqft.)	
	UNIT NO- A4/2303/476 (S.B.S- 1415 sqft.)	



KNOWN TO ME AND SIGN BEFORE ME

15/12/2020
ADVOCATE, Jamshedpur

1/5 MHR CONSTRUCTION PVT.LTD

मंजू शर्मा

मंजू शर्मा

Director

M/S MHR CONSTRUCTION PVT.LTD.

Director

Director