



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f359a9a257d46268f9b6

Receipt Date : 30-Jul-2023 10:02:02 pm

Receipt Amount : 4100/-

Amount In Words : Four Thousand One Hundred Rupees Only

Token Number : 202300102436

Office Name : District SRO - Jamshedpur

Document Type : Development Agreement

Payee Name : CHAITANYA REALTORS (Vendee)

GRN Number : 2318520025



:- For Office Use :-

*Defaced
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2023/ISR/4365/BK1/4075

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 हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद के अस्तित्व के पूर्ण से किसी प्रस्ताव की खेगलती ली गये है।

For CHAITANYA REALTORS

For CHAITANYA REALTORS

Partner

Partner

सुशीला कुमारी

R.K. Shrivastava

Partner

Development Agreement
1,07,48,100/-

P.S
Chokulia.

Stamp
4,100/-



TESTED BY

Khushal Agarwal
ADVOCATE

सुशीला जनुजनुवाला
31/7/2023

For CHAITANYA REALTORS

R.K. Shrivastava

Partner
31/7/2023

For CHAITANYA REALTORS

Rohit Kumar Shrivastava

Partner

31/7/2023

विषय 24 के अधीन प्रकाश: भारतीय राजस्व-अधिकार
(संशोधन अधिनियम) 2020 की अनुसूची
या अधिनियम के अधीन
क्यापम स्वाम-सामग्री का स्वाम-सुख
के विषय में स्वाम-सुख अधिकार नहीं है।

खाता नम्बर... 296
प्लोट नम्बर... 1088
देय प्रतिबन्धित सुशीला देवी नहीं है।

Prasanna
निबंधन-पदाधिकारी
31/7/23

31/7/23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 31st day of JULY, 2023 at Jamshedpur

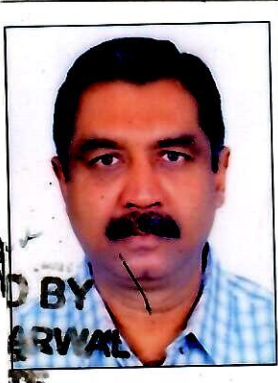
BY AND BETWEEN

SMT. SUSHILA DEVI JHUNJHUNWALA (PAN : ACFPJ8664C, UID : xxxx xxxx 7323) wife of Late Prabhu Dayal Jhunjhunwala, by faith Hindu, by Caste General, by occupation Housewife by nationality Indian, resident of Main Road, Chakulia, Purana Bazar, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum in the State of Jharkhand and at present residing at Road No. 2, Contractors Area, Near Hotel Sonnet, P.O. & P.S. Bistupur, Jamshedpur, District East Singhbhum in the State of Jharkhand, hereinafter collectively referred to as the **"FIRST PARTY/LAND OWNER"** (Which expression shall unless excluded by and/or repugnant to the context must mean and include her legal heirs, successors, executors, legal representatives, administrators, nominees and assigns) of the **FIRST PART.**

- 24-268703=00
- 24-3000=00
- 11-03=00
- PR-01=00
- 1PC-5000=00
- M(b)-150=00
- E-2000=00

:: 1 ::

दस्तावेज जांचा



ATTESTED BY
KAUSHAL AGARWAL
ADVOCATE



ATTEST
KAUSHAL AGARWAL
ADVOCATE

For CHAITANYA REALTORS
R.K. Jhunjhunwala
31/12/2023 Partner



For CHAITANYA REALTORS
Rabindra Kumar Jhunjhunwala
31/12/2023 Partner



For CHAITANYA REALTORS
R.K. Jhunjhunwala
31/12/2023 Partner

For CHAITANYA REALTORS
Rabindra Kumar Jhunjhunwala
31/12/2023 Partner

AND

M/S. CHAITANYA REALTORS (PAN : AASFC9054E), a partnership firm having its office at Main Road, Purana Bazaar, Behind Bank of Baroda, Prabhu Dayal Jhunjhunwala Campus, PO: Chakulia, Dist: East Singhbhum, Jharkhand-832301., Dist. East Singhbhum in the State of Jharkhand represented by **any one** of its Partners **(1) MR. RAJENDRA KUMAR JHUNJHUNWALA** (PAN : ACOPJ3416F, UID : xxxx xxxx 9584), son of S/o Late Prabhu Dayal Jhunjhunwala, by Faith- Hindu, by Nationality- Indian residing at Road No. 2, Contractors Area, Near Hotel Sonnet, PO: Bistupur, Jamshedpur, District East Singhbhum in the State of Jharkhand **(2) MR. RABINDRA KUMAR JHUNJHUNWALA** (PAN : ACVPJ0604Q, UID : xxxx xxxx 5910), son of Late Prabhu Dayal Jhunjhunwala, by Faith- Hindu, by Nationality- INDIAN residing at Road No.2, Contractors Area, Near Hotel Sonnet, PO: Bistupur, Jamshedpur, , District East Singhbhum in the State of Jharkhand. Hereinafter called the **"SECOND PARTY/DEVELOPER"** (Which expression shall unless excluded by and/or repugnant to the context deemed to include its/his their respective heirs, executors, administrators and legal representatives) of the **SEOND PART**.

For CHAITANYA REALTORS
31/7/2023

For CHAITANYA REALTORS
R.K. Jhunjunwala

Partner
31/7/2023

For CHAITANYA REALTORS
Rajendra Kumar Jhunjunwala

Partner
31/7/2023

NATURE OF DEED : DEVELOPMENT AGREEMENT

WITNESSETH AS FOLLOWS :

WHEREAS by virtue of Deed of Family Partition dated 14th day of August, 2020, registered at the office of the District Sub-Registrar, Jamshedpur in Book No. I, Being No. 2020/JSR/2320/BK1/2110 made between (i) SRI RAJENDRA KUMAR JHUNJHUNWALA (PAN : ACOPJ3416F, UID : xxxx xxxx 9584) son of Late Prabhu Dayal Jhunjunwala, by faith Hindu, by Caste ~~General~~, by occupation Housewife by nationality Indian, resident of Main Road, Chakulia, Purana Bazar, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum in the State of Jharkhand and at present residing at Muneshwari Bhawan, Road No. 2, Contractors Area, Near Dosa King, P.O. & P.S. Bistupur, Jamshedpur, District East Singhbhum in the State of Jharkhand, (ii) SRI RABINDRA KUMAR JHUNJHUNWALA (PAN : ACVPJ0604Q, UID : xxxx xxxx 5910) son of Late Prabhu Dayal Jhunjunwala, by faith Hindu, by Caste Baishya, by occupation Housewife by nationality Indian, resident of Main Road, Chakulia, Purana Bazar, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum in the State of Jharkhand and at present residing at Road No. 2, Contractors Area, Near Hotel Sonnet, P.O. & P.S. Bistupur, Jamshedpur, District East Singhbhum in the State of Jharkhand, (iii) SMT. SUSHILA DEVI JHUNJHUNWALA (PAN : ACFPJ8664C, UID : xxxx xxxx 7323) wife of Late Prabhu Dayal Jhunjunwala, by faith Hindu, by Caste Baishya, by occupation Housewife by nationality Indian, resident of Main Road, Chakulia, Purana Bazar, P.O. and P.S. Chakulia, Pargana Dhalbhum, District East Singhbhum in the State of Jharkhand and at present residing at Road No. 2, Contractors Area, Near Hotel Sonnet, P.O. & P.S. Bistupur, Jamshedpur, District East Singhbhum in the State of Jharkhand, conveyed transferred by way of family partition assured and assigned All that the piece or parcel of homestead land measuring an area of 403.50 Decimals be the same little more or less together with messuages, tenements and hereditaments built up thereon situated within Mouza Chakulia, Police Station Chakulia, Thana No. 328 in Halka IV, Khata No. 296 finally published in the

For CHAITANYA REALTORS
31/2/2023

For CHAITANYA REALTORS
R. K. Shrivastava
Partner
31/2/2023

For CHAITANYA REALTORS
R. K. Shrivastava
Partner
31/2/2023

year 1964, portion of New Plot No. 1088, Land measuring Area – 399.50 Decimal, portion of New Plot No. 1134, Land measuring Area – 2.00 Decimal and portion of New Plot No. 1135, Land measuring Area – 2.00 Decimal, become a Total Land Area is 403.50 Decimals.

AND WHEREAS under the arrangements **Smt. Sushila Devi Jhunjunwala** gets a land measuring 50 Decimal homestead land under Khata no. 296 in portion of plot no. 1088 in mouza Chakulia, Survey thana No. 328 in Halka No. IV as her proportionate share in the property more described in the Schedule.

AND WHEREAS all the landed property of Khata No. 296 and other khatians of said mouza – Chakulia have been recorded in the present survey settlement operation of 1964 in the name of Banarasi Lal Jhunjunwala family member of Kedar Nath Jhunjunwala and accordingly survey khatian was prepared in its name, which finally published in the year 1964.

AND WHEREAS Kedar Nath Jhunjunwala died leaving behind his three sons namely Rameshwar Lal Jhunjunwala, Banarasi Lal Jhunjunwala and Mahabir Prasad Jhunjunwala as legal heirs and successors of the property and other properties. Rameshwar Lal Jhunjunwala died leaving behind his three sons namely Jiban Ram Jhunjunwala, Purushottam Das Jhunjunwala and Mohan Lal Jhunjunwala as his sons legal heirs and successors, Jiban Ram Jhunjunwala also died leaving behind his only son Pramod Kumar Jhunjunwala, only legal heirs and successors.

AND WHEREAS Banarasi Lal Jhunjunwala died leaving behind his only son Prabhu Dayal Jhunjunwala only legal heirs and successors of his proportionate share of the property and other properties.

AND WHEREAS Mahabir Prasad Jhunjunwala died leaving behind his two sons namely Hari Prasad Jhunjunwala and Kamal Nath Jhunjunwala as his legal heirs and successors of his proportionate share of the property.

For CHAITANYA REALTORS
31/12/2023

For CHAITANYA REALTORS
R. V. Jhunjunwala
Partner
31/12/2023

For CHAITANYA REALTORS
Rabindra Kumar Jhunjunwala
Partner
31/12/2023

AND WHEREAS all of above members are residing in one joint mess and they hold and possess the same as full owners thereof in jointly a mutual partition was made between them and as per said partition, land measuring 403.50 Decimal (under Khata No. 296, portion of new plot No. 1088 – 399.50 decimal, portion of new plot no. 1134 – 2.00 Decimal & portion of new plot no. 1135 – 2.00 Decimal) has been fallen in the exclusive share of Prabhu Dayal Jhunjunwala and he also mutated in his name in respect of his proportionate share of property in the office of the Anchal Adhikari Chakulia vide mutation case no. 175 of 1987-88 and paying rent for the same regularly in his name, by obtaining rent receipt from the said office and he hold and possessed the same as full owner thereof till his life time and as such his name has been noted in Page no. 110, Volume no. 4 in the Register II of the Anchal Office, Chakulia.

AND WHEREAS Prabhu Dayal Jhunjunwala died leaving behind Rajendra Kumar Jhunjunwala and Rabindra Kumar Jhunjunwala as his sons and Sushila Devi Jhunjunwala as his widow as legal heirs and successors of his property and other properties and they hold and possessed the same as full owners thereof without any interruption from anybody having every right to transfer the same by way of sale, gift, mortgage or any kind of transfer in any manner whatsoever, they like, thinks fit and proper. Nobody else the parties have got any right, title, interest or possession over the same.

AND WHEREAS it become difficult to hold and possess the same jointly and they have decide to partition their aforesaid joint properties amongst themselves by meets and bounds of the villagers, relatives and well-wishers for avoiding future litigations.

AND WHEREAS in partition Rajendra Kumar Jhunjunwala allotted a land measuring 207.50 Decimal under Khata No. 296 portion of new plot no. 1088, portion of new plot no. 1134, portion of new plot no. 1135, Rabindra Kumar Jhunjunwala allotted a land measuring 146.00 Decimal under Khata No. 296 portion of new plot no. 1088 and Sushila Devi Jhunjunwala allotted a land measuring 50 Decimals under Khata No. 296

For CHAITANYA REALTORS
31/12/2022

For CHAITANYA REALTORS
R. K. Jhunjunwala
Partner
31/12/2022

For CHAITANYA REALTORS
Partner
31/12/2022

portion of new plot no. 1088 free from all encumbrances whatsoever. (Total land aggregating 403.50 Decimals) in the District of East Singhbhum, Pargana Dhalbhum.

AND WHEREAS Sushila Devi Jhunjunwala also got her name mutated in the records of the Circle Officer, Jamshedpur vide mutation Case No. 400/R27/2021-22 (Vol. No. II & Page No. 97).

AND WHEREAS the Land Owner Sushila Devi Jhunjunwala herein with an intention to dispose of the said premises, have been interested to get the said premises developed by way of construction of residential/commercial complex consisting of Flats/Apartments/Shops/ Godowns/Parking Spaces/Commercial Areas capable of being occupied independently;

AND WHEREAS the Land Owner do not have expertise and resources to develop or promote the said premises by way of construction of the said complex comprising of several residential buildings and other commercial/mercantile areas and as such the Land Owner/First Party have approached the Second Party with a proposal to develop the said premises.

AND WHEREAS the Developer has expertise and resources for construction and marketing and has worked out in detail in respect of the Development of the said premises.

AND WHEREAS the Developer has agreed to develop the said premises by way of erection and construction of the said complex comprising of residential buildings and other commercial/mercantile areas in terms of plan or plans to be sanctioned by the appropriate concerned Municipal Authorities.

AND WHEREAS in view of what is stated hereinabove the Land Owner and Developers have mutually agreed about the manner of Development of the said premises by way of erection and construction of the said complex and hereby record the terms and conditions in respect thereof as stated hereunder;

For CHAITANYA REALTORS
31/7/2023

For CHAITANYA REALTORS
R. K. Shrivastava
Partner
31/7/2023

For CHAITANYA REALTORS
Rohit Kumar Shrivastava
Partner
31/7/2023

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. That, this Development Agreement shall commence with effect from the date of signing of this Development Agreement and the Developer will make a payment a Rs. 1,00,000.00 (Rupees One lakhs only) by cheque to the Land Owner on the date of signing of this indenture, the receipt of which is hereby acknowledged and admitted by the Land Owner as refundable/adjustable security deposit and it is mutually agreed between the parties that it is the obligation of the First Party to clear all legal documentation.
2. That, the Developer will apply for sanctioning of plan/drawing and the Land Owner will co-operate in and after getting all required approvals from the concerned government departments, the Developer will start the construction and complete the same within 48 (Forty Eight) months from the date of plan sanctioned with a grace period of 12 (Twelve) months. However, if required in future the plan so approved can be modified, revised or altered accordingly or as required for the feasibility of the project.
3. That the Developer will finish the entire project within stipulated time period as mentioned above, however time period could be extended in "Force Majure" circumstances i.e. act of god like earthquake, flood and famine etc. or shortage of essential raw materials etc., like conditions which are beyond human reach like government policies and rules which some time stops acquiring sand from rivers etc., closure of brick kiln etc. and any other rules of the state or central government, failing to complete within the said time period further course of action will be decided by the parties mutually.
4. That, it is decided and agreed by and between the parties as under :
 - i. The Land Owner will get 30% share of the Entire Project, which will be deemed as Land Owner Allocation.

31/7/2023
R. K. Shukla

For CHAITANYA REALTORS
R. K. Shukla

Partner
31/7/2023

For CHAITANYA REALTORS
R. K. Shukla

Partner
31/7/2023

- ii. That the Developer agrees to assist Land Owner to Sell their share of properties to the prospective buyers/customers and sale proceeds of such sale will directly be received by the Land Owner in their account only. Any liability such as Goods & Service Tax, Income tax or which may arise imposed/ charged by the Government or local bodies on the Land Owner's Share of properties and sale proceeds will be borne by the Land Owner only.
- iii. That the amount received from the prospective buyers of Land Owner share towards maintenance charges, services, charges for amenities, facilities, club membership charges, security deposits, electricity connection charges etc. will be taken by Developer and no rights of the Land Owner on its.
- iv. The Land Owner are seized and possessed of all that piece and parcel of land measuring **50.00** Decimals be the same a little more or less in the Mouza Chakulia, Police Station Chakulia, Thana No. 328 in Halka No. IV, recorded under Present Khata No. 296, Present portion of Plot No. 1088 within town of Chakulia, District East Singhbhum, more fully described in Schedule having undivided share each in the proportions and will get their share in the proportionate of their land as stated hereunder out of the Land Owner's Contribution of 30%.
- v. That Developer will get the remaining 70% share of the entire project, which will be deemed as Developers Allocation.
- vi. That, the Developer is entitled to sell and convey its 70% share of the project to various buyer(s) by recognized mode of sell, conveyance, mortgage and lease or by any other indenture.

31/12/2023

For CHAITANYA REALTORS
R. K. Sharma

Partner
31/12/2023

For CHAITANYA REALTORS

R. K. Sharma

Partner
31/12/2023

- vii. The allocation of the share(s) of the parties will be mutually decided between the parties only after approval of plan/drawing with separate colour(s) and attach this indenture, which will also forms part of this Development Agreement.
 - viii. It is mutually decided between the parties that it is the sole obligation and duty of the Land Owner to make execution of the legal documentation and also get all the legal paper work updated, if there is any defect in the legal documentation for which delay in project happens or the process cannot enhance further or the deal is not negotiated completely, then said security deposit will be returned by the Land Owner to the Developer without making any deduction.
 - ix. That the parties agree that any manner of indirect/direct taxes such as Goods and Service Tax (GST), Income Tax, Corporate tax or any other taxes arising out from this Agreement shall be the respective responsibility of the parties to this Agreement.
 - x. That all incidents of Capital Gain Tax, Direct or personal taxes shall be the respective liabilities of the parties.
5. That, the Developer during the period of construction of the proposed building is at liberty to receive advance, part payment, full payment, bank finance or finance from Financial Institutions for its share in the project from various buyer(s) at any time as and when required as per its need and risk.
 6. That, the Developer will use standard construction material and standard fitting and fixtures in whole project and all the buyers need to pay maintenance of common electricity, water and other charges equally as per the decision made by the society or owner's association, which will be governed by the society formed with all the buyer(s).

Handwritten signature
31/7/2023

FOR CHAITANYA REALTORS

R. N. Shrivastava

Partner

31/7/2023

FOR CHAITANYA REALTORS

Handwritten signature

Partner

31/7/2023

7. That, the Developer can apply for water connection, electricity connection, sewerage system, water treatment etc. to the Competent Authority of the State Government/Local Body for the said project and to execute and sign Bond, Undertaking, Affidavit, Agreement etc. and/or any other document for the same and to look after and supervise the day to day affairs of the said project, which will be constructed over the scheduled below property.
8. That, the Developer entitled to receive any amount either in cash/demand draft or cheque or by any other negotiable instrument in full or in installment towards the consideration amount from the prospective buyer(s) and also from any bank, financial institutions and other housing finance companies etc. for their share of 60% only out of the entire project.
9. That, the parties must pay their towards the maintenance charges and common charges such as watchman's payment, sweeper's payment and other charges like municipality charges, sewerage, cleaning, water charges, common electricity charges, lighting charges, generator fuel, proportionate ground rent etc. to the appropriate/competent authority as per their proportionate ratio.
10. That, the parties declare that they will remain fair in their dealing and will not deceive the other party and both of them will co-operate with each other for the smooth operation of the project and the Land Owner also undertake to indemnify the Developer from any unforeseen consequences which may arise in future.

11. THE LAND OWNER HEREBY DECLARE & CONVENANTS :

- i. The Land Owner were the sole and exclusive owner(s) of the schedule land with no other Co-Sharer(s) or Co-Owner(s) except them as declared herein above.
- ii. That, prior to execution of this Development Agreement, the Land Owner has not sold, conveyed, transferred, delivered or otherwise alienated the

For CHAITANYA REALTORS
R.K. Shrivastava
31/12/2023

For CHAITANYA REALTORS

R.K. Shrivastava

Partner

31/12/2023

For CHAITANYA REALTORS

R.K. Shrivastava

Partner

31/12/2023

same or any part thereof nor has they entered in any kind of similar agreement with any other third party except mentioned herein above and the same is free from all encumbrances, charges, liens & legal proceedings etc.

- iii. That the Land Owner hereby grants exclusive and irrevocable right to the Developer for development of the Scheduled Premises.
- iv. That the Land Owner hereby irrevocable undertake not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said property or any part thereof during the currency of this Agreement and undertake not to do any act, deeds matter or things as shall be in breach of the terms of this Agreement save and except putting the Developer in possession thereof for the purpose of Development pursuant to this Agreement. The Land Owner shall not at any point of time during the currency of this Agreement try to dispossess the Developer from the said property.
- v. All expenses during construction shall be borne by the Developer. The Land Owner will sign building plan and other required papers and documents for the interest of the proposed project including revised and amended plan, papers as may be required for the proposed project.
- vi. The Land Owner is executing this Development Agreement in favour of the Developer and will also empower them to sell its share of the project to the intending buyer(s) on the strength of this Development Agreement.
- vii. That, the Land Owner agrees and undertake that they will execute and give General Power of Attorney in favour of Developer and/or its nominee or nominees, so that no hindrance of obstruction is caused to the Developer in carrying out and discharging its obligation under these present to have and enjoy peaceful possession of the said property and to do all such acts

31/7/2023
R. K. Shrivastava
Partner

For CHAITANYA REALTORS
R. K. Shrivastava

Partner
31/7/2023

For CHAITANYA REALTORS

R. K. Shrivastava

Partner
31/7/2023

and/or things that may be necessary for the Development planning, construction of the said building and to receive consideration amount from the intending buyers either in full or in part against the sale of the Developer Area as well as the Land Owner Area. It is however expressly agreed and understood between the parties that the aforesaid General Power of Attorney shall be governed by the provisions of this Development Agreement; the provisions of the later shall prevail.

- viii. That in case there be any defect in the title of the scheduled property or there be any liability or any encumbrances, in such event, the Land Owner shall remove such defects at their own cost or Developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the Land Owner at the Land Owner's cost and expenses.
- ix. The Land Owner hereby assures the Developer to extend full co-operation towards the development of the said property and if required they will also execute and register any another indenture in the proper court of law in favour of the Developer or for its buyer(s).
- x. That, the Land Owner shall always be ready and willing to further execute and sign the necessary documents, papers, building plan, revised and/or amendment plan for the interest of the project. Land Owner in general shall extend their full co-operation to the Developer towards construction of proposed project and till disposal the proposed project.
- xi. The legal heirs and successors of the Land Owner will also be bounded by the terms and conditions of this Development Agreement and it cannot be cancelled until and unless there is any breach to the terms and conditions of this Development Agreement.

R. K. Shukla
31/7/2023

For CHAITANYA REALTORS

R. K. Shukla

Partner

31/7/2023

For CHAITANYA REALTORS

R. K. Shukla

Partner

31/7/2023

- v. The Developer must use all standard materials, fixtures, fitting and installations regarding electric and water connections along with pipeline and the developer also declare that they will not sell, mortgage, transfer or lease out any vacant land from the schedule below property.
- vi. The Developer must supervise the construction at site and appoint skilled or un-skilled labour, workmen and other experts as and when necessary, however any accidents happen during the construction period it will be the sole liability of the Developer.
- vii. The expenses incurred to purchase materials, fixtures, fittings, other installations of electricity, pipelines for water, sewerage and all other services, amenities shall be borne by the Developer.
- viii. The developer shall complete the proposed project construction within 48 (Forty Eight) months from the date of plan sanctioned with a grace period of 12 (Twelve) months in normal situation.
- ix. That the Developer will finish the entire project within stipulated time period as mentioned above, however time period could be extended in "Force Majure" circumstances i.e. act of god like earthquake, flood and famine etc. or shortage of essential raw materials etc., like conditions which are beyond human reach like government policies and rules which some time stops acquiring sand from rivers etc., closure of brick kiln etc. and any other rules of the state or central government, failing to complete within the said time period further course of action will be decided by the parties mutually.

31/12/23
31/12/23
31/12/23

For CHAITANYA REALTORS
R. K. Sharma

Partner
31/12/23

For CHAITANYA REALTORS
R. K. Sharma

Partner
31/12/23

13. THE LAND OWNER AND DEVELOPER HEREBY DECLARE & CONVENANTS :

- i. The parties shall put and render their sincere efforts for the success of the project, which however shall never be constituted or deemed to be constituted any partnership between the parties.
- ii. The Developer shall construct the Building as per plan and for any extra work of construction, alteration or modification, other than specified as stated or replacement of fittings etc. for which the buyer(s) shall pay the extra charges or costs as applied by the developer to the concerned buyer(s).
- iii. If the Land Owner interrupts the construction work without any valid reasons and the Developer suffers any loss due to that, in such case the Land Owner shall be liable for the accountable loss and shall be liable to compensate the same, if any sustained by the Developer.
- iv. That this Development Agreement shall not ever be deemed to constitute a Partnership of any sort between the parties.
- v. This Development Agreement is binding on both parties concerned including their legal heirs and successors.

ARBITRATION

That any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of the Development Agreement or between the parties or their representatives shall be referred to two arbitrators, one to be appointed by the Land Owner and other to be appointed by the Developer and shall be guided by the provisions of Arbitration and Conciliation Act, 1996.

The governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

31/7/2023
Rajendra Kumar Jhunjhunwala

For CHAITANYA REALTORS
R.K. Jhunjhunwala

Partner
31/7/2023

For CHAITANYA REALTORS

Rabindra Kumar Jhunjhunwala

Partner
31/7/2023

JURISDICTION

That the Courts at Jamshedpur, East Singhbhum only shall have the exclusive jurisdiction to try and hear any all disputes concerned with arbitration or any other dispute, which may occurred between the parties.

SCHEDULE

ALL THAT Piece and Parcel of raiyati homestead land measuring an area of 50.00 Decimals be the same a little more or less situated within Mouza Chakulia, Police Station Chakulia, Thana No. 328 in Halka No. IV, recorded under Khata No. 296, portion of present Plot No. 1088 within town of Chakulia, District East Singhbhum, Pargana Dhalbhum, under the District Sub-Registry Office at Jamshedpur, description of the parcels of land are as follows ;

Bounded on the

- North : Rajendra Kumar Jhunjhunwala
South : Survey Road
East : Plot No. 1130, 1131, 1135
West : Rabindra Kumar Jhunjhunwala

31/12/23
R. K. Sharma

For CHAITANYA REALTORS
R. K. Sharma

Partner
31/12/23

For CHAITANYA REALTORS
Rohit Kumar

Partner
31/12/23

In witness Whereof the Parties have signed this Development Agreement today of Jamshedpur on the date abovementioned.

Witness

1 ANKIT AGRAWAL
S/O ARUN KUNAR AGRAWAL
SONARI, JER

2 Ramnath Agrawal
S/O K. B. Agrawal
19/1 KASHI N. P.S. SAKCHI J.S.R

रुशील मुनगल

Party of the First Part

Party of the Second Part

For CHAITANYA REALTORS
R. K. Sharma

Partner

For CHAITANYA REALTORS

Rohit Kumar

:: 17 Partner

31/12/2023

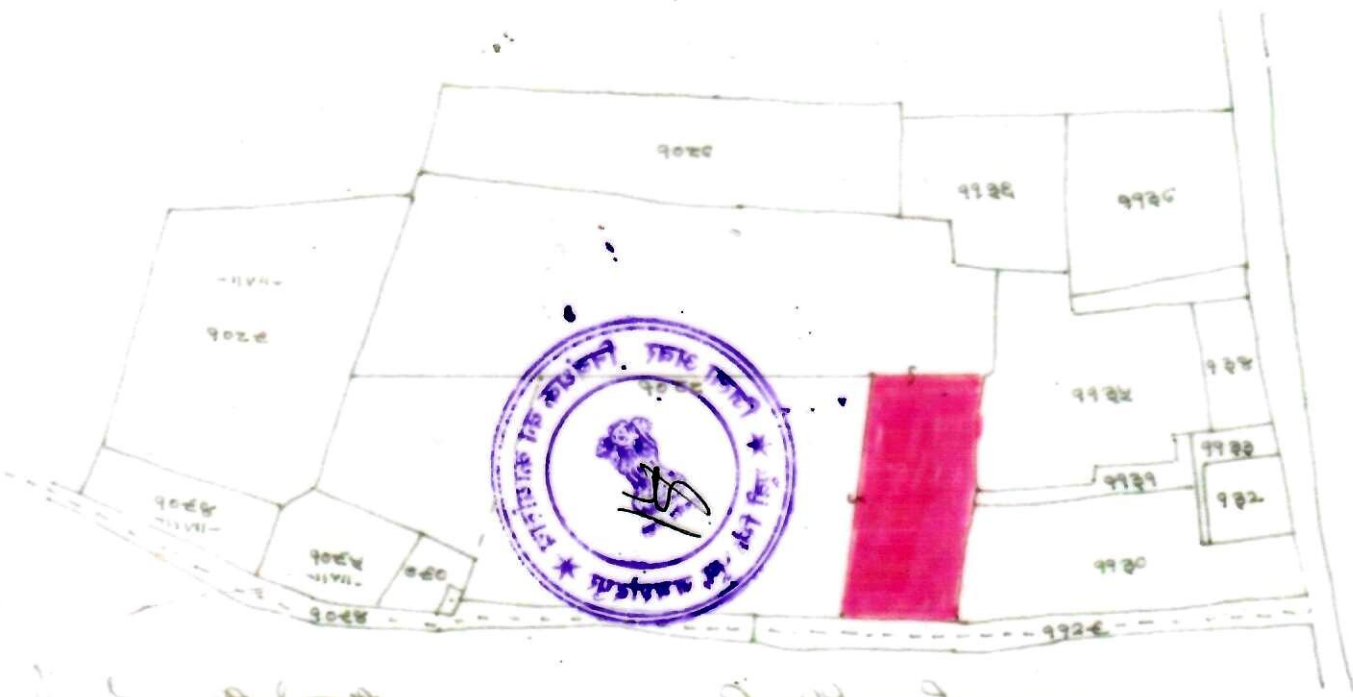
N.
 नाम-गाम-चाकुवनेया-चाकरन-2
 थाना-चाकुवनेया
 तहसील-चाकुवनेया
 जिल्हा-सांगली
 भागा-82 = 9मील
 -सुन-1980-वर्ष
 प्रामि 9. 3450 (बेटीका)

चाकुवनेया परती जमिन गुलाबी रंगासे
 दर्शव्या गया - - - - -> [Red Box]

थानानं 328 स्वातंत्रं 245 क्षेत्रनं 9088 रकबा 0.40 एकड = 40 दिंडे - पूर्वअंशमे

S.
 उत्तर-पूर्व से पश्चिम-220'
 पश्चिम-220'
 पूर्व-उत्तर से पश्चिम-220'
 पश्चिम-220'

उत्तर-उत्कृष्टतका अंश-राजबहादुर नगर मुनिसिपल कार्यालय
 पश्चिम-साथ सडक नं-1924
 पूर्व-साथ नं-9980, 9981, 9982
 पश्चिम-उत्कृष्टतका अंश-राजबहादुर नगर मुनिसिपल कार्यालय



सुभाषचंद्र बोस जयंती दि. 24-01-1980-वर्ष काडनेम सोसोनप सारमे
 प्रकल्प किआ गया -

For CHAITANYA REALTORS
 R. K. Sharma
 Partner

Amin
 Ashok Kumar Mahato

For CHAITANYA REALTORS
 Partner

Amin
 Ashok kr. Mahato
 VIII+P.O.-Amiagura
 East Singhbhum, Jharkhand
 Regd. No. (Gc 1) 50053