

after jointly called as the **LAND OWNERS/ PARTIES OF THE FIRST PART** (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their heirs, executors, legal representative, administrators, successor or successors in office and/or assigns) of the **ONE PART**;

AND

M/S. SRI SHIVVAM DEVELOPER, a Partnership firm having its office at East Market Road, Upper Bazar, Ranchi, P.S. Kotwali, District Ranchi through its Partner (1) Ashok Kumar Gadodia, son of Late Sita Ram Gadodia, resident of Kanke Road, P.S. Gonda, District Ranchi, in the State of Jharkhand, (2) **Nikhil Poddar**, son of Late Bijay Kumar Poddar, resident of Poddar Niket, Bariatu Road, P.S. Bariatu, District Ranchi- 834009; and (3) **Aditya Murarka**, son of Sri Ranjit Kumar Murarka, resident of Lake Avenue, Kanke Road, P.S. Gonda, District Ranchi-8, hereinafter called the **DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their heirs, executors legal representative, administrators, successor or successors in office, (agents and assigns) of the **OTHER PART**.

WHEREAS both the parties to this agreement i.e. **LAND OWNERS/ PARTIES OF THE FIRST PART AND DEVELOPER/SECOND PART** had entered in to a **DEVELOPMENT AGREEMENT** on 20th Day of October 2013 to develop the landed property of the parties of the **FIRST PART**.

For **SRI SHIVVAM DEVELOPER**

[Signature]
3/10/16
(PARTNER)

For **SRI SHIVVAM DEVELOPER**

[Signature]
[Signature]
(PARTNER)

For R. R. & Sons (HUF)

[Signature]
3/10/16

[Signature]
3/10/16

AND WHEREAS the parties to the agreement has not got the abovementioned Development Agreement registered as it was not necessary at that time of agreement as per the prevailing Law.

AND WHEREAS it has become mandatory to get the Development Agreement registered as per Law AND therefore both the parties to the agreement have mutually decided to enter in to a fresh agreement and get the same registered to comply with the Law of land at present and the present Development Agreement shall be treated to be the **Final Development Agreement** between the parties with necessary modification and changes.

AND WHEREAS the land described in Schedule 'A' and 'B' given below belongs to the First Parties/ Landowners no. 1 and 2 namely R R & Sons (HUF) Through Karta Sri Raja Chandra Garg and Mrs. Reetu Garg as aforesaid out of which the portions being the portion of R.S. Plot No. 667 under Khata No. 87, Khewat No.1, having an area of 9 Katha, 3 Chhataks and 33 sq. feet, the portion of R.S. Plot No. 637 having an area of 3 Katha 5 Chhataks under Khata No. 129 Khewat no 1, total being 12 Katha 8 chhataks and 33 sq. feet situated in village Kathargonda @ Dañrgonda, P.S. Ranchi (now Gonda), Thana No. 201, District Ranchi, of the said village was acquired by the First party No.1 R R & Sons (HUF), Karta Sri Raja Chandra Garg, by virtue of a registered sale deed dated 28th November, 2002 executed by its erstwhile owner Sri Hanuman Prasad Singh entered in Book no. 1, Volume 359, pages 137 to 180 being deed no. 12959 for the year 2002. (As per Schedule- 'A') and the land described in Schedule 'B' given below the other portion of the aforesaid R.S. Plot no. 667 under Khata NO. 87, Khewat No.1 having an area of 8 Kathas and 11 Chhataks and the portion of the aforesaid R.S. Plot No. 637 under Khata No. 129, Khewat No. 1 having an area of 3 Kathas, 5 chhataks total being 12 Katha of the said village Kathargonda

For R R & Sons HUF
3/10/16

Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
For SRI SHIVAM DEVELOPER
For SRI SHIVAM DEVELOPER
3/10/16
(PARTNER)
(PARTNER)
(PARTNER)

@ Danrgonda, P.S. Ranchi (now Gonda), Thana No. 201, District Ranchi had also been acquired by the first party no. 2 Mrs. Reetu Garg W/o Sri Raja Chandra Garg vide a registered deed of sale dated 9th July, 2002 executed by its erstwhile owner Sri Hanuman Prasad Singh, registered at Ranchi and entered in Book No. 1 Volume No. 239 page no. 99 to 124, deed no. 8395 for the year 2002. (As per Schedule 'B').

For R. & S. ...
5/10/16
SAGTA

AND WHEREAS both the aforesaid First party no. 1 and First party no.2 after the said purchase of the said land and having put in possession of the said land described in Schedule A and B respectively were duly been mutated and got rent receipts in their respective names by the order of the Circle Officer, Ranchi.

Reetu Garg
5/10/16

AND WHEREAS both the aforesaid first party no. land 2 after duly entered into the respective possession of the said plots are continuing in exclusive possession thereof by exercising all their right, title, and possession in and upon the said property as described in Schedule 'A' and 'B' given below.

For SRI SHIVAM DEVELOPER
Sri Hanuman Prasad Singh
(PARTNER)

AND WHEREAS the aforesaid First Party no. 1 and 2, who are the respective owners of the aforesaid piece and parcel of their respective land which is the portions of the same plot and contiguous to each other having the total area of 24 Kathas 8 chhataks and 33 sq. feets more or less have jointly decided to get the said land developed by construction of multistoried residential cum commercial flats and units in over the same by amalgamating their respective land by demolishing and removal of the construction made thereupon.

For SRI SHIVAM DEVELOPER
Sri Hanuman Prasad Singh
(PARTNER)
5/10/16 (PARTNER)

AND WHEREAS in pursuance of the said intention the First party no.1 and 2 have also decided to get such development by engaging/ entrusting the work through some Developer.

For SRI SHIVAM DEVELOPER

AND WHEREAS the second party being a Developer which is engaged in construction and development of land by constructing multistoried buildings/flats contacted the First parties of the First Part.

S. S. S. S.
(PARTNER)

AND WHEREAS the second party/Developer got all the documents relating to the land under this agreement examined and verified with regard to the title of the First Party/Landowners and fully satisfied about the title and its exclusive possession of the First Party agreed to develop the land described in schedule 'A' and 'B'.

AND WHEREAS after their such full satisfaction all the members of the Second Party agreed to make the construction of the multistoried building by amalgamating the said two contiguous lands and also to complete the project at the entire cost and expenditure of the Second Party with the joint liabilities of all the members of the Second Party individually as well as jointly on behalf of their firm.

AND WHEREAS after discussing the matter and settling the terms and conditions agreed by and between the parties of the First part and of the Second part, the landowner/parties of the first part have agreed to assign the work as settled and the Developer of the second part have agreed to execute the work on the terms and conditions as agreed subject to the absolute right of the landowners to have free unfettered right of access to their residential house also adjacent and contiguous to the aforesaid land.

AND WHEREAS both the parties of the First part and second part have decided to enter into an agreement incorporating the terms and conditions as agreed upon.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

For SRI SHIVAM DEVELOPER
[Signature]
2/10/16
(PARTNER)

For SRI SHIVAM DEVELOPER For SRI SHIVAM DEVELOPER
[Signature] *[Signature]*
(PARTNER) (PARTNER)

Hor R. J. & Sons (P) Ltd.
[Signature]
2/10/16
Reetu Garg
5/10/16

ARTICLE 1:
DEFINITIONS

1. That in this agreement unless otherwise agreed upon the following expression will have the following meaning :-

a) **LAND OWNERS:-** shall mean (1) R R & SONS (HUF) represented by its Karta **Shri Raja Chandra Garg**, son of late Krishna Chandra Garg and (2) **MRS. REETU GARG**, wife of Shri Raja Chandra Garg, both residents of Village Kathargonda alias Danrgonda, Lake Avenue, Kanke Road, P.S. Gonda, District Ranchi, and their executors, legal representative, administrators, successor or successors in office and/or assigns.

b) **DEVELOPER :-** shall mean M/S. Sri Shivvam Developer, a partnership firm having its office at East Market Road, Upper Bazar, Ranchi, P.S. Kotwali, District Ranchi, through its Partners (1) Ashlok Kumar Gadodia, Son of Late Sita Ram Gadodia, resident of Kanke Road, P.S. Gonda, District Ranchi, in the state of Jharkhand, (2) Nilhil Poddar, son of Late Bijay Kumar Poddar, resident of Poddar Niket, Bariatu Road, P.S. Bariatu, District Ranchi; and (3) Aditya Murarka, son of Sri Ranjit Kumar Murarka, resident of Lake Avenue, Kanke Road, P.S. Gonda, District Ranchi-8, and its successor or successors in office and/or assigns.

c) **LAND PROPERTY :-** shall mean a total piece and parcel of land measuring about 24 Kathas 8 Chattaks and 33 Sq. ft. (more or less) out of which an area of land measuring about 9 Kathas 3 Chattaks and 33 Sq. ft. situated within R.S. Plot No. 667 under Khata No.

For R. R. & Sons. HUF
[Signature]
5/10/16

Reetu Garg
5/10/16

For SRI SHIVVAM DEVELOPER
[Signature]
5/10/16 (PARTNER)
For SRI SHIVVAM DEVELOPER FOR SRI SHIVVAM DEVELOPER
[Signature]
5/10/16 (PARTNER)
[Signature]
5/10/16 (PARTNER)

87, Khewat No.1 and an area of land measuring about 3 Kathas and 5 Chattaks situated within R.S. Plot No. 637 under Khata No. 129, Khewat No.1 belong to the Land Owner No.1, and 8 Kathas and 11 Chattaks situated within R.S. Plot No. 667 under Khata No. 87, Khewat No.1 and an area of land measuring about 3 Kathas and 5 Chattaks situated within R.S. Plot No. 637 under Khata No. 129, Khewat No.1 belong to the Land Owner No.2 herein both situated at Lake Avenue, Kanke Road, Ranchi, P.S. Gonda, within Town and District Ranchi more fully and particularly described in the Schedule 'A' and Schedule 'B' appearing hereunder.

For R. 3 & Sons (Pvt.)
3/10/16

Reetu Garg
3/10/16

d) **BUILDING/BUILDINGS** :- shall mean the habitable multistoried residential / commercial building and/or buildings along with common facilities and amenities to be constructed on Schedule 'A' and 'B' properties in accordance with the plan to be sanctioned by the RANCHI MUNICIPAL CORPORATION, Ranchi and/or any other competent authority/authorities.

For SRI SHIVAM DEVELOPER
For SRI SHIVAM DEVELOPER
3/10/16 (PARTNER)

e) **MAP/PLAN** :- shall mean map/plan for the proposed residential / commercial building and/or buildings to be sanctioned by the Ranchi Municipal Corporation for construction of a new building or buildings on the amalgamated property after amalgamation of Schedule 'A' and 'B' properties.

For SRI SHIVAM DEVELOPER
For SRI SHIVAM DEVELOPER
3/10/16 (PARTNER)

f) **ARCHITECT**:- shall mean the architect as may be appointed by the Developer from time to time with due concurrence of the Owners and shall include such person or persons, firm or firms, company or companies who shall have requisite qualification and experience for such appointment.

For SRI SHIVAM DEVELOPER
3/10/16 (PARTNER)

- g) **FLAT:-** shall mean a covered space consisting of bedrooms, living rooms, bathrooms, kitchen, balcony/verandah etc. in accordance with the map sanctioned by RANCHI MUNICIPAL CORPORATION, Ranchi and/or any other competent authority/authorities.
- h) **PARKING SPACE:-** shall mean any covered area or open area reserved for parking of motor cars and two wheelers at ground floor and/or basement floor in the proposed building premises.
- i) **COMMON AREA AND FACILITIES :-** shall mean common facilities and amenities shall include corridor, hall ways, stair ways, passage ways, guard room lift drive ways, common laboratories, pump room, tube wells, overhead tanks, head room of stair case, water pumps and motors and other facilities which may be mutually agreed upon between the parties and required for establishment, location enjoyments, provisions, maintenance and/or management of the multistoried residential / commercial building and/or buildings.
- j) **COMMON EXPENSES:-** shall mean and include a proportionate share of the cost charges and expenses for maintenance, upkeep, repairs, common electric expenses, proportionate share of Municipal Taxes, Property Taxes and/or other Taxes and levies related to or connected with the said building/apartment and the landed property. After the completion of the construction of the building the Land Owners and the Developer shall jointly frame the scheme for the maintenance and management of the said building and the said properties. The Land Owners and the Developer and/or three respective nominees or assignees shall be bound to abide by the rules and regulation as may be framed for the

For R. R. & Sons (Pvt.)
R.C.
3/10/16

Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
For SRI SHIVAM DEVELOPER
3/10/16 (PARTNER)

For SRI SHIVAM DEVELOPER
3/10/16 (PARTNER)

maintenance of the new building and properties by the association/society to be formed.

- k) **SALEABLE SPACE:-** shall mean the space in the new building available for independent use after making due provisions for common facilities and the space required thereof .

- l) **LAND OWNERS' ALLOCATION:-** shall mean 50% of the total sanctioned area of the building consisting of entire super built area as well as 50% of the car parking space on the ground floor along with 50% right over the common facilities and/or amenities of the proposed multistoried residential / commercial building or and/or buildings along with 50% of undivided indivisible share of land and 50% roof rights on the amalgamated property on completion of amalgamation of both the 'A' and 'B' Schedule properties besides the right of access and right of way unfettered under any circumstances whatsoever, the landowners shall always have absolute free right of egress & ingress in their residential house at the rear side of the complex, which is contiguous to the said complex.

- m) **DEVELOPER'S ALLOCATION:-** shall mean 50% of the total sanctioned area of the entire building consisting of entire super built up area as well as 50% of the car parking space on the ground floor along with 50% right over the common facilities and/or amenities of the proposed multistoried residential/commercial building or and/or buildings along with 50% of undivided indivisible share of land and 50% roof rights on the amalgamated property on completion of amalgamation of both the 'A' and 'B' Schedule properties.

For R. S. Sharma (HUF)
R.S. Sharma
3/10/16

Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
Rishi Sharma
(PARTNER)

For SRI SHIVAM DEVELOPER
Rishi Sharma
3/10/16
(PARTNER)

Architect from time to time and/or specified in 'C' Schedule hereunder written.

- t) **SERVICE TAX** – shall mean service tax levied as per Indian Union Laws along with Swachh Bharat Cess, Krishi Kalyan Cess and or any other Cess levied as per rates applicable time to time and shall be payable by the Land Owners to The Developer at the time of handing over the possession of the Land Owner's allocation.

However in case of sale by the Land Owners in advance before getting possession of Land Owner's allocation the Land Owners will make it clear to the proposed buyer that the buyer will have to make payments of Service Tax, Swachh Bharat Cess, Krishi Kalyan Cess and or any other Cess levied time to time as per rates applicable at that time in extra of the consideration amount along with each and every payment of advance through separate cheque/draft/RTGS/NEFT directly in favour of the Developer to enable the Developer to comply its statutory liabilities in accordance with the prevalent statutory provisions its rules & regulations/departmental circulars of the government.

ARTICLE – II:

INTEREST FREE REFUNDABLE ADVANCE:

1. Cheque of Rs. 50, 00,000/- (Rupee Fifty lacs only) in the name of Land Owners by Cheque/cheques detailed below in this agreement by and on behalf of the Developer/2nd party on this day i.e. simultaneously

For R. S. Shivam Developer
5/10/16

Reeta Garg
3/10/16

For SRI SHIVAM DEVELOPER
For SRI SHIVAM DEVELOPER
Dachode
(PARTNER)

For SRI SHIVAM DEVELOPER
5/10/16
(PARTNER)

with the execution of the earlier Agreement entered in to on 20th Day of October 2013

- a. Cheque no.29766 dated 20-12-2013 in favour of R.R & Sons(HUF) for Rs 25 lacs.
- b. Cheque no.29767 dated 20-12-2013 in favour of Reetu Garg for Rs 25 lacs.

2. At the time of handing over of the land owners Allocation in the proposed Multistoried building or buildings by the DEVELOPER to the LAND OWNERS the above amount of Rs. 50,00,000.00 (Rupees fifty lacs Only) shall be refunded by the LAND OWNERS to the DEVELOPERS.

ARTICLE - III

SCOPE OF AGREEMENT

The Developer shall develop and construct the building/buildings at the entire cost and expenditure of the Developer in accordance with the plan sanctioned/approved by the RANCHI MUNICIPAL CORPORATION, Ranchi and/or any other competent authority/authorities upon the land of the Land Owners and shall allocate to the Land Owners the share of the Land Owners' allocation free of cost in the proposed building or buildings and in lieu thereof the Land Owners shall sell, assign and/or transfer the undivided share in the land attributable to the Developer's Allocation as per its share by executing and registering the deed(s) of transfer in favour of the Developer and/or its nominee or nominees. The cost/charges for all such transfer including the stamp duty and any other duty for such transfer

For R.R. & Sons (HUF)
31/10/16

Reetu Garg
31/10/16

For SRI SHIVAM DEVELOPER
31/10/16
(PARTNER)

For SRI SHIVAM DEVELOPER For SRI SHIVAM DEVELOPER
31/10/16
(PARTNER) (PARTNER)

in favour of the Developer and/or its nominee or nominees shall be borne by the Developer.

For R...
3/10/16

Reetu Garg
3/10/16

ARTICLE IV

TIME STIPULATION FOR COMPLETION OF THE CONSTRUCTION

It has been agreed between the parties that the proposed building or buildings to be constructed by the Developer within the time frame as specified hereunder:-

a) Immediately after execution of this agreement the Developer shall proceed for preparation of building Plan for the proposed building or buildings and get the approval thereof from the Owners within the period of three months from the date of this agreement.

For SRI SHIVAM DEVELOPER

aditya manish
(PARTNER)

b) After receiving approval of the building Plan of the proposed building or buildings to be constructed in respect of the aforesaid premises from the Land Owners the Developer shall submit such Plan for sanction before the RANCHI MUNICIPAL CORPORATION, Ranchi within the period of one month from the date of obtaining approval of such Plan from the Owner.

For SRI SHIVAM DEVELOPER

Ajodhya
(PARTNER)

c) The Developer shall make serious efforts to get the Plan sanctioned in respect of the proposed building or buildings from the aforesaid Authority or Authorities as the case may be as early as possible preferably within a period of 6 months from the date of submission of the plan by making all cost/capital by the Developer.

For SRI SHIVAM DEVELOPER

3/10/16
(PARTNER)

d) The Developer shall commence construction of the proposed building or buildings as early as possible preferably within a period of two months considering the date of Bhoomi - Pujan after obtaining such Sanctioned Plan subject to demarcation of both the Owners and the Developer's allocations in the copy of the said sanctioned plan and to be countersigned by the parties.

For R. R. & Sons (PVT) Ltd.
 3/10/16
 Reetu Garg
 3/10/16

e) The Developer shall complete the construction of the proposed building or buildings within the period of twenty four months from the date of obtaining the Sanctioned Plan from the said Authorities, including Owner's allocation therein.

In case the Developer is unable to complete the construction of the proposed building or buildings within the aforesaid stipulated period of twenty four months, in such case, the aforesaid period shall be extended by a further period of six months within which the Developer shall complete the construction of the proposed building or buildings at the aforesaid amalgamated property.

For SRI SHIVAM DEVELOPER
 For SRI SHIVAM DEVELOPER
 3/10/16
 (PARTNER)
 (PARTNER)

f) In case the Developer fails to complete the construction of the proposed building or buildings and hand over the Land Owners' allocation therein even within such extended period, in such case, the Owners shall be at liberty to cancel this agreement by issuance of a notice in writing. In the event of cancellation of the instant Development Agreement by the Land Owners, valuation of the incomplete building/buildings will be done by a mutually agreed architect/engineer/valuer. The said valuation amount shall be payable to the Developer out of the realization of the sale proceeds of the present Developer Allocation and the Developer's right will be confined to get the said valuation amount only. And in such case the Land Owners shall honour the agreement of sale if already

For SRI SHIVAM DEVELOPER
 3/10/16
 (PARTNER)

entered in to by the Developer to any proposed buyer out of Developer's allocation before the cancellation of the instant Development Agreement.

OR

The Land Owners shall issue a notice that the Land Owners shall complete the balance construction work by appointing a Contractor of its/their choice and to get the construction of the building or buildings be completed under supervision of an architect / engineer of their choice as per specifications and as per the map already sanctioned on behalf of the Developer and to realize all the actual cost and expenses required to be incurred for completion of the said building / buildings from the Developer and/or by adjustment of such amount from the refundable security deposit and/or by realizing the balance consideration amount from the purchaser of the Developer's allocation (if any portioned already sold by Developer) and/or by selling the unsold portion of the Developer's allocation.

And in both circumstances the Developer will hand over the possession of the lands along with incomplete building/ buildings in its entirety to the Land Owners so as to enable the Land Owners to get the building/ buildings and other structure to be completed for ready for sale.

- (g) The time stipulation as stated above shall be the essence of the contract.

Reeta Garg
31/10/16

For SRI SHIVAM DEVELOPER For SRI SHIVAM DEVELOPER

Gajendra Singh
(PARTNER)

(PARTNER)

For SRI SHIVAM DEVELOPER

[Signature]
(PARTNER)
31/10/16

For R. T. & Sons Private

[Signature]
31/10/16

NAME OF MULTISTORIED BUILDING/BUILDINGS

Name of the multistoried building or buildings proposed to be constructed shall be decided by mutual consent of the parties hereto. The proposed multistoried building/buildings shall consist of basement, ground floor and upper floors and/or as per the map sanctioned by the RANCHI MUNICIPAL CORPORATION, Ranchi and/or any other competent authority/authorities.

ARTICLE - VI

THE SCHEME

2. The scheme as formulated by the Developer and agreed by the Land Owners provides as follows :-

- a) To prepare and finalize the plan of the aforesaid project for submitting the same to RANCHI MUNICIPAL CORPORATION Ranchi and/or any other competent authority/authorities within a period of three months from the date of execution of this Agreement with due approval of the Land Owners at the cost of the Developer.
- b) To make serious and best possible efforts to obtain the sanctioned plan of the proposed building or buildings as early as possible.
- c) In the sanctioned plan, it has been agreed between the parties that both the Land Owners and the Developer shall duly demarcate their respective allocations in the proposed building as mentioned hereto before by demarcating their respective portions with proper color in

For R. J. & Sons (Pvt.)
3/10/16
3/10/16

Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
Nitya Manohar
(PARTNER)

For SRI SHIVAM DEVELOPER
Gadodi
(PARTNER)

For SRI SHIVAM DEVELOPER
3/10/16
(PARTNER)

of the building and handing over the possession of the respective flats/units to the prospective buyers.

- g) The Developer shall not be entitled to transfer and/or assign the benefit of this Agreement or any portion thereof without the consent in writing of the Land Owners.
- h) The Developer shall indemnify and keep indemnified the Land Owners against all loss, damages, costs, charges, expenses that may be incurred or suffered by the Land Owners on account of arising out of any breach of any of the terms of these presents or any laws, rules, regulations or due to any accident or mishap during the progress of construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
- i) It shall be the responsibility of the Developer to construct the maximum possible space in conformity to the bye-laws of the authorities concerned for maximum commercial benefit of the said property with modern style and utilizing FAR as per rules of the RANCHI MUNICIPAL CORPORATION Ranchi, and other applicable laws.
- j) The Developer shall at their cost take necessary steps for getting Ranchi Municipal Corporation water connection, reservoir, sewerage connection, apportionment of RANCHI MUNICIPAL CORPORATION, tax. However the Developer shall take necessary steps for getting Electric Connection, Installation Of separate Electric Transformer, Electrical Panel/Panels, Generator etc and the Developer shall be entitled to recover the expenses incurred for the same from the proposed Buyers Of the Developer's Allocation as

For R. L. V. ...
 Reetu Garg
 31/10/16
 31/10/16

For SRI SHIVAM DEVELOPER
 ...
 (PARTNER)

For SRI SHIVAM DEVELOPER
 ...
 (PARTNER)

For SRI SHIVAM DEVELOPER
 ...
 (PARTNER)

well as of the Land Owner's Allocation and from the Land Owners, incase, if they retain any flat/unit.

- k) The Developer shall amalgamate both the properties into one premise and for which both the Land Owners agreed to execute necessary document or documents if required at the cost of the Developer.
- l) The Developer agrees to make construction of the proposed building and/or buildings in accordance with the sanctioned plan as per the specification given in the 'C' Schedule hereunder written.
- m) That the Developer, however, agrees to deliver the possession of the Land Owners' allocation in the proposed building before delivery of possession of the other portions thereof to the prospective purchasers out of the Developer's allocation.
- n) That the entire Land Owners' allocation in the newly constructed building/buildings shall be handed over by the Developer to the Land Owners at a time and not in piecemeal manner.
- o) That the time stipulations as mentioned in several clauses of this Agreement shall be the essence of the contract.
- p) The Land Owners No. 1 and 2 shall be free and shall have right to sell, transfer, assign, let out, lease out and or dispose off and/or enter into any agreement or agreements as it may deem fit and proper in its absolute discretion in respect of its Land Owners' allocation i.e. a demarcated area equivalent to 50% of the total

For R. R. & Sons (HUF)
Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
aditya manohar
(PARTNER)

For SRI SHIVAM DEVELOPER
Ajadodan
(PARTNER)

For SRI SHIVAM DEVELOPER
3/10/16
(PARTNER)

constructed area/super built-up area as well as 50% of demarcated parking space and 50% roof top along with all common facilities and amenities in the proposed multistoried building or buildings to be constructed along with proportionate undivided and indivisible share of land out of land more fully described in Schedule 'A' and 'B' and shall not need or require any permission or authorization from the Developer for this act to any natural or juristic person like Company, Association of persons, person/persons competent to enter into contract any day after signing of this Development Agreement, as and when the Land Owners execute a Deed of Conveyance and/or Sale Agreement in favour of the Purchaser/Purchasers nominated by them out of the area covered by Land Owners' allocation the consideration therefore payable by the Purchaser/Purchasers shall exclusively be received by the Land Owners and the Developer shall not be entitled to receive or retain any portion thereof and / or have any claim or right over it whatsoever. The Developer hereby agrees and covenants with the Land Owners not to do any act, deed or thing whereby the Land Owners are prevented from enjoying, selling, assigning and/or disposing of any part of the Land Owners' allocation in the building.

- q) The Developer shall construct and complete the said new multistoried building or buildings as per the sanctioned plan and specifications as per 'C' Schedule, as already agreed upon, and shall undertake full responsibility and the Land Owners shall not be responsible and shall also be indemnified by the Developer for any incident or accident which may occur in the said premises due to its construction activities and/or faulty design and/or any other anomaly or defect or default, whatsoever, and the Developer shall keep the Land Owners fully indemnified at all times against any loss or damage which may be caused to the Land Owners or any

For R. R. & Sons (HUF)
[Signature]
 31/10/16

Reetu Garg
 31/10/16

For SRI SHIVAM DEVELOPER

For SRI SHIVAM DEVELOPER

[Signature]
 Affected a *[Signature]*
 (PARTNER)

[Signature]
 31/10/16
 (PARTNER)

(PARTNER)

(PARTNER)

(PARTNER)

one else due to any accident during construction or for unauthorized construction (if any) in deviation of the sanctioned plan and/or due to any other cause, whatsoever.

- r) It is, however, agreed between the parties that during the progress of construction of the aforesaid building, the Owners shall have the right of periodical inspection of the same either by themselves or by their representatives or any engineer or architect to be appointed by them or any suggestion thereof (if any) with regard to the quality of the material to be used in the said building and/or in connection with the construction thereon shall be considered by the Developer subject to approval of their Architect (if necessary).

ARTICLE - VII

DEVELOPER'S RIGHT

- a) The Land Owners hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said building in accordance with the plan to be sanctioned by RANCHI MUNICIPAL CORPORATION Ranch and/or any other competent authority/authorities with or without amendment and/or modification made or caused by the Developer and to commercially exploit the same by entering into agreement for sale and/or transfer. The Developer thereby covenants not to deviate from the plan sanctioned by RANCHI MUNICIPAL CORPORATION Ranch and/or any other competent authority/authorities and if such deviation is ever noticed and due to which the Land Owners suffer any financial or other losses, the Developer shall indemnify the Land Owners for the same.


For R. R. & Sons (HUF)

 3/10/16

Reetu Gary
 3/10/16

For SRI SHIVAM DEVELOPER

 (PARTNER)

For SRI SHIVAM DEVELOPER

 (PARTNER)

For SRI SHIVAM DEVELOPER

 (PARTNER) 3/10/16

- (b) To enjoy, negotiate and enter into agreement/agreements for sale with buyers and accept advance and/or part consideration money for the disposal of Developer's allocation as it may think fit and proper from all such person or persons of its choice, without any interference from the Owners.
- (c) It is made clear that, whatever, the earnest money and/or part consideration money realized by the Developer out of his allocation, shall be spent in the aforesaid projects itself and not in any other project of the Developer.
- (d) The Developer will be entitled, to enter into the agreement/agreements for sale and /or transfer the respective flats of its own allocation in the proposed building/buildings and for entering into such agreement with the prospective buyers; the Developer shall be at liberty not to make the Owners as part to the said agreement. Provided, however, at the time of execution of the Deed of Conveyance the Owners shall be a party to such Deed along with the Developer. It is, however, agreed between the parties that as the Land Owners are not joining as party to the Agreement for Sale with the prospective buyers of the Developer's allocation as they are not receiving consideration with regard to the sale of Developer's allocation and therefore for the same the Owners agreed to grant a Power of Attorney to the Developer and /or its nominee. It is further made clear that the Owners shall only be held liable for transferring the undivided proportionate share of land attributable to Developer's allocation and no transfer or sale will be made till the Owners' allocation is handed over after full completion within the schedule time stated herein.
- (e) The Developer, however, shall be liable to pay all municipal taxes, land rent, rates and other out goings in respect of the aforesaid property on and from the date of delivery of possession of the said 'A' and 'B' schedule property execution of Agreement till delivery

For R. 2. & Sons (HUF)

 3/10/16

Reetu Garg
 3/10/16

For SRI SHIVAM DEVELOPER

 (PARTNER)

For SRI SHIVAM DEVELOPER

 (PARTNER)

For SRI SHIVAM DEVELOPER

 3/10/16
 (PARTNER)

ARTICLE - X

HANDING OVER THE POSSESSION OF LAND AND PAPER
RELATING TO LAND

(a) Immediately after signing of this agreement, the Land Owners shall hand over the vacant possession in respect of the aforesaid property to the Developer to enable them to start demolition work, to remove the existing rocks and stones as per requirement and to do other necessary arrangements to avoid unnecessary delay in commencing of the actual construction work after obtaining the sanctioned plan of the proposed building or buildings on the amalgamated property by the Developer and on demarcation of the respective allocations of both the Land Owners and the Developer in the proposed multistoried building or buildings. Land Owners also shall hand over the Xerox copies of the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the aforesaid properties to the Developer and also assure the Developer for production and inspection of the original documents in connection with the aforesaid property as and when required with due intimation to the Land Owners.

ARTICLE - XI

CONSIDERATION

a) The Land Owners agreed to sign and execute all necessary Plans, Papers, Undertakings, Affidavits, Documents, Declarations, which may be required for obtaining the sanction Plan of the proposed building/buildings and construction of the proposed building/buildings on the amalgamated property in terms of this Agreement.

For R. R. & Sons (HUF)
3/10/16

Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
Gulodhi (PARTNER)
3/10/16

For SRI SHIVAM DEVELOPER
3/10/16
(PARTNER)

- b) The Land Owners agreed to sign and execute all Conveyance Deed/s personally or through their Registered Power Of Attorney Holder for sale in respect of the Developer's allocation and present the same before Registration Authority for registration and the Developer shall join the Conveyance Deed/s as confirming party. And it is made clear that all the consideration amount with respect to the Developer's allocation for the sale of the Flats in respect thereof would be received by the Developer only, and the Developer shall keep the Land Owners indemnified against any claim made by the said purchasers of the said Developer's allocation.
- c) That the Land Owners shall execute necessary Deed of Conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of the Developer or his nominee or nominees at any time at or before completion of the Land Owners' allocation. Provided however, the Developer will not be entitled to deliver possession of the flats out of Developer's allocation to anybody until and unless delivery of possession of the Land Owners' allocation in the proposed building is handed over to the Land Owners and /or before the expiry of 15 days from the date of receipt of notice in writing to the Land Owners for taking such delivery of possession.
- d) To execute a Power of Attorney appointing the Developer or his nominee as their Constituted Attorney authorizing to do all deeds and things necessary for completion of the project and for dealing with Developer's allocation in the proposed building.
- e) That in consideration of the Developer's incurring all expenses towards the construction of the proposed building or buildings including land owners' allocation the Land Owners agreed to sell, convey and/or transfer the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of

For R. P. & Sons (HUF)

 3/10/16

Reetu Garg
 3/10/16

For SRI SHIVAM DEVELOPER

Atif Mahmood
 (PARTNER)

Qadood
 (PARTNER)

HUF
 3/10/16
 (PARTNER)



the Developer or their nominee or nominees and the Developer shall pay and/or liquidate the entire consideration money towards the value of the proportionate share of land corresponding to Developer's allocated portion by way of incurring the entire cost towards the construction of the Land Owners' allocated portion, as aforesaid, in the proposed building or buildings.

For R. S. S. Sons (P) Ltd.
3/10/16

Reetu Garg
3/10/16

ARTICLE - XII
MISCELLANEOUS

1. The Land Owners and the Developer have entered into this Agreement purely on contractual basis and nothing contained therein shall be deemed to construe as partnership between the Developer and the Land Owners or as a Joint Venture between the parties thereto in any manner or as an association of persons between the parties thereto in any manner.
2. The Developer shall use the materials as per the specification given in Schedule 'C' hereunder.
3. The Developer will at its own cost and expenses arrange for all materials to be used for construction, being the best quality available in the market, sound and well-seasoned, and also tools, implements, scaffolding whatsoever necessary for carrying out and/or completing the said work according to the said plans and specifications with proper arrangements for the safety and lives of laborers/artisans/sub-contractors or its staff/laborers. Under no circumstances, the Developer will erect the building with inferior quality materials thereby endangering the safety and lives of the respective flat owners.

For SRI SHIVAM DEVELOPER For SRI SHIVAM DEVELOPER
Gadola
(PARTNER) (PARTNER)

For SRI SHIVAM DEVELOPER
3/10/16
(PARTNER)

4. The Developer on completion of the proposed building shall cause the formation of the Association/Company/Organization for maintenance of the said building and the Owners or their nominee or nominees shall become members of the said Association and shall be abide by the Rules and Regulations framed thereof and shall also pay proportionate cost of formation of such Association.

5. It is understood that from time to time to facilitate the construction of the building by the Developer and transfer of residential/commercial space, various deeds, matters and things not therein specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various application and other documents may be required to be signed or made by the Land Owners relating to which specified provisions may not have been mentioned therein the Land Owners thereby undertake to do all such acts, deeds, matters and things that may be reasonably and legally required to be done in the matter in accordance with the law and as per the stipulations of this agreement and the Land Owners also undertake to sign and execute all such additional application and/or other document as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the Land Owners. The Land Owners will be executing and registering two separate General Power of Attorneys in favour of the Developer or its nominee/nominees (a) for the purpose of obtaining sanction of the map and authorized to develop land according to feasibility, carry out all the necessary activities required for the purpose of construction of multistoried building/buildings so that there may not be any delay or difficulty because of any other incapacitating cause on the part of Land Owners and (b) for the purpose of entering into agreement(s) for transfer, dealing with and/or disposing in respect of the Developer's

For R. R. Soma (HUF)
3/10/16

Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
Rishy Kumar
(PARTNER)

For SRI SHIVAM DEVELOPER
R. Adarsh
(PARTNER)

For SRI SHIVAM DEVELOPER
3/10/16
(PARTNER)

allocation only, presenting and registering the Deed(s) of Sale(s) before the registering authority in respect of the Developer's allocation only.

For R. R. Sharma (HUF)
[Signature]
3/10/16

6. Any notice required to be given by the Developer shall without prejudice to any other mode of service available deemed to have been served on the Land Owners if delivered by hand and duly acknowledged by the Land Owners or sent by prepaid 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.

Retu Garg
3/10/16

7. Nothing in these presents shall be construed as demise or assignment or conveyance in law by the Land Owners of the landed property or any part thereof to the Developer or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the Developer shall be entitled to borrow money from any bank or banks or other financial institutions without creating any financial liability on the Land Owners or Land Owners' allocation or affecting their estate and interest in the landed property and is being expressly agreed and understood that in no event the Land Owners shall be responsible for and/or made liable for payment of any dues of such bank or banks, or institutions and for the purpose the Developer shall keep the Land Owners indemnified against all actions, suits, proceedings and cost, charges and expenses, if arises due to construction of development work. It is being made clear that the Developer would be solely liable for the loan borrowed from the banks/ financial institutions and under no circumstances it can incur any financial liability upon the Land Owners or the Land Owners Estate or the Land Owners allocation. The Developer also undertakes to indemnify the Owners against all damages, costs and other financial consequences in the event of any claim being made by any statutory authorities or by any third party on account of any breach of

For SRI SHIVAM DEVELOPER For SRI SHIVAM DEVELOPER For SRI SHIVAM DEVELOPER

[Signature] (PARTNER)
[Signature] (PARTNER)
[Signature] (PARTNER)
3/10/16

rules, law or regulations or, on account of any damage cause to third party in the course of construction. The Developer also agrees to indemnify the Land Owners against all claims that may be made by its employees working at the said premises, engage for construction work and at no point of time such employees of the Developer shall be treated or become employees of the Land Owners. However if any defect is noticed in the title with respect to the Schedule 'A' and 'B' properties, the Land Owners and Developer will be jointly responsible for all legal expenses.

[Signature]
3/10/16

Reetu Garg
3/10/16

8. The Developer doth hereby agrees and covenants with the Land Owners not to let-out, grant lease, transfer, mortgage and/or charge any portion of the constructed building and/or corresponding common facilities other than out of the Developer's allocation.

For SRI SHIVAM DEVELOPER (PARTNER)

9. There is no existing agreement regarding the development or sale of the said Schedule 'A' and 'B' properties and that all other agreements, if any, prior to this agreement have been cancelled. The Land Owners assure and guarantee that the Schedule 'A' and 'B' properties are free from any encumbrances, attachments, charges, claims or demands, whatsoever, by or from anyone whatsoever and that they have absolute authority, perfect right and indefeasible title to enter into agreement with the Developer.

[Signature]
For SRI SHIVAM DEVELOPER (PARTNER)

10. That it is clearly agreed between the parties that in the Sale Deed executed by the Land Owners with respect to Developer's allocation in favor of the Developer or intending purchasers nominated by the Developer in respect of the Developer's allocation only, all the consideration amount shall actually be paid to the Developer.

[Signature]
3/10/16
For SRI SHIVAM DEVELOPER (PARTNER)

11. After completion of the construction of the building, the Land Owners and the Developer shall jointly frame the scheme for the maintenance and

management of the said building and the said properties. The Land Owners and the Developer and/or their respective nominees or assignees shall be bound to abide by the rules and regulation as may be framed for the maintenance of the new building and properties by the association/ society to be formed and this association of the owners will repair and maintain the property shall pay all the charges or various govt. duties and levies and taxes or any other outgoings relating to the said building. Owners' association shall be apex body relating to interest of all the owners and shall be abide to pay their respective charges against maintenance of building or buildings, statutory taxes, duties or any other common expenses relating to the said building.

FOR R...
3/10/16

Reetu Garg.
3/10/16

12. The Land Owners shall, from the date of taking possession of the Land Owner's alocation, maintain the said flat at their own costs to keep the same in a good and tenantable condition and shall not do or cause to do any thing in or to the said building or part thereof which may be against the bye law of local authority/authorities or any of the statutory body/bodies, which may cause hardship to other co-occupant and shall not alter or make additions(s)/ alteration(s) in or about the said building or part thereof.

FOR SRI SHIVAM DEVELOPER
Subhmanish
(PARTNER)

13. The municipal taxes, land revenue, electricity bill, dues and outgoings in respect of the said property etc. will be borne by the Developer from the date of handover the possession of the Schedule 'A' and 'B' properties with existing house to the Developer until the construction of the building in terms of this agreement is completed and/or possession of the apartment in respect of the Land Owners' allocation are handed over to the Land Owners.

FOR SRI SHIVAM DEVELOPER
Gad...
(PARTNER)

FOR SRI SHIVAM DEVELOPER
3/10/16
(PARTNER)

14. The Developer shall provide time to time to Land Owners for Land Owners' record photocopy of all documents, permission letters received

from several government authorities and offices required for the construction of the proposed multi-story building including photocopy of the sanction plan from RANCHI MUNICIPAL CORPORATION Ranchi and/or any other competent authority/authorities as also shall keep Land Owners fully acquainted with development and progress of construction work of the said building.

For R. J. & Sons (H.U.)
3/10/16

Reeta Garg
3/10/16

- 15. The Developer shall be at the sole liberty to engage various professional like legal advisor, architects, R.C.C. consultant and/or constructors, contractors or any other professional of their own choice as may be required from time to time and they shall take steps on behalf of the Developer in respect of constructional work of the said building. AND the Developer shall bear all costs, fees, charges and expenses or deposits for the preparation of design of the construction plan of the proposed building by a competent architect as also approval of the sanction of the plan by RANCHI MUNICIPAL CORPORATION Ranchi and/or any other competent authority/ authorities. The Developer shall construct the multi-storey building proposed to be constructed strictly according to the sanctioned plan and the rules, regulations, which are applicable or which may be hereafter made application for construction of the building.

For SRI SHIVAM DEVELOPER (PARTNER)

Gadid...
(PARTNER)

- 16. The Developer shall apply and shall try to obtain at its own cost from the requisite government authorities a completion and occupancy certificate certifying that the aforesaid multi-storey building is complete and has been constructed in accordance with the sanctioned plan and is fully habitable after providing therein proper arrangement of common facilities and amenities and/or other services.

For SRI SHIVAM DEVELOPER (PARTNER)

3/10/16
(PARTNER)

- 17. The respective allocation of the Land Owners' allocation and the Developer's allocation in the building to be constructed shall be mutually earmarked in the photocopy of the sanction plan approved by RANCHI

MUNICIPAL CORPORATION Ranchi and/or any other competent authority/authorities and a separate agreement deed shall be prepared and duly signed by both the parties.

18. The Developer shall pay full and total cost of supervision, development and construction of the proposed habitable multi-storey building to be constructed comprising both the Land Owners' allocation and Developer's allocation with common facilities and amenities. All the cost of demolishing the present structure, removing the debris and constructing the new habitable multi-storey building in final shape shall be paid and borne by the Developer alone and the Land Owners shall not be called upon to pay or contribute any amount in respect thereof. However, the Land Owners shall bear proportionate share i.e. 50% of all the expenses incurred by the Developer for taking electric connection including expenses for acquiring separate transformer, electrical panel, electric meter and other accessories and expenses required to provide electricity in the said building/ buildings as well as the cost of generator and other accessories and expenses required for its installation.

19. It has been agreed between Land Owners and the Developer that as and when the Land Owners wishes to sell to a purchaser, nominated by them out of Land Owners' allocation then in such case it will not be required for them to call upon the Developer to join or enter in the Deed of Conveyance or sale agreement as conforming party. The Land Owners shall be free and capable of executing the Deed of Conveyance and Sale Agreement solely and rightfully in their own capacity without any grievance from Developer or presence of Developer. However, in case the purchaser buying from and out of Land Owners' allocation insists at the time of execution / registration of Deed of Conveyance for Developer to remain present and join/enter into Deed of Conveyance as confirming party then in such case it becomes obligation of Developer to do so and

For R. & Sons (H.U.)
3/10/16

Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
Gadodi
(PARTNER)

For SRI SHIVAM DEVELOPER
(PARTNER)
3/10/16

act as confirming party in the Deed of Conveyance and vice versa. All the payments arising out of Land Owner's allocation/ share of flats shall be received by the Land Owners themselves and the Developer shall have no claim/concern/right over the said consideration amount and it is further made clear that the Developer or any its agent will have no right/claim to collect any portion of the said consideration amount accruing from the Land Owners allocation/share of Flats.

For R. S. & Sons (HUF)
3/10/16

Reetu garg
3/10/16

ARTICLE XIII

DEFAULT

In case the Developer fails to fulfill any of the obligations as contained in this Development Agreement, in such case the Owners shall be at liberty to cancel this Agreement and also recovery damages from the Developer for such default.

For SRI SHIVAM DEVELOPER

Abhy manoh
(PARTNER)

ARTICLE - XIV

LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties thereto that it will be responsibility of the Land Owners and the Developer jointly to defend all actions and proceedings in respect of title of the aforesaid land property, if circumstances require for the same.
2. The Land Owners have agreed to execute and register two separate General Power of Attorneys in favour of the Developer or its nominee or nominees (a) one for the purpose of obtaining sanctioning of the map and authorized to develop land according to feasibility, carry out all the

For SRI SHIVAM DEVELOPER

Godwin
(PARTNER)

For SRI SHIVAM DEVELOPER

H. S. 3/10/16
(PARTNER)

necessary activities required for the purpose of construction multistoried building or buildings so that there may not be any delay or difficulty because of any other incapacitating cause on the part of Land Owners which cannot be revoked except on violation of the stipulated terms of this agreement on the part of the Developer or misuse of the authority given by the same to the developer and the other (b) for the purpose of entering into agreement(s) for transfer, dealing with and/or disposing off in respect of the Developer's allocation only, presenting and registering the Deed(s) of Sale(s) before the registering authority in respect of the Developer's allocation only.

FOR R. J. & Sons (H.U.)
3/10/16

Reetu garg
3/10/16

3. The Land Owners are herewith handing over Xerox copies of all the relevant document regarding title, possession, municipal taxes and other legal papers concerning the land properties referred above. The Land Owners further assure and confirm to provide to the Developer any other document required in connection with the said landed property within a reasonable time at their expenses AND it has been specially committed by the Land Owners to the Developer that they will always be available and be ready to visit/ga personally or through his representative to show all the relevant document regarding title, possession, municipal taxes and other legal papers concerning the land properties referred above in original to any Government Authority / Authorities, to any Bank Officials, to any lawyer and/or any other person(s) as required by the Developer personally or through his representative for necessity of implementation of this Agreement.

FOR SRI SHIVAM DEVELOPER
FOR SRI SHIVAM DEVELOPER
FOR SRI SHIVAM DEVELOPER
3/10/16
3/10/16
3/10/16

FOR SRI SHIVAM DEVELOPER
FOR SRI SHIVAM DEVELOPER
FOR SRI SHIVAM DEVELOPER
3/10/16
3/10/16
3/10/16

4. It was agreed upon between the parties that court of competent jurisdiction shall have the jurisdiction in all legal matters arising out of the concerning transaction OR by consent they will appoint an arbitrator to resolve their dispute, if any.

5. All disputes between the parties hereto shall be subject to sole and exclusive jurisdiction of the courts of Ranchi.
6. All disputes arising out of, in relation to or in connection with this agreement shall be referred to and settled by arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and the arbitrator shall be appointed with the consent of both the parties. The venue of arbitration shall be Ranchi.
7. This agreement is made in two copies, out of which one copy will be for the Land Owners and another copy will be for the Developer and both the copies shall be treated as original.
8. That the both parties shall abide by all the terms and conditions mentioned in this agreement.

Words importing singular shall include plural and vice versa and the words importing masculine gender shall include female and neuter genders, likewise words impart feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

SCHEDULE 'A' AS REFERRED TO ABOVE

ALL THAT the piece and parcel of land measuring about 12 Kathas, 8 Chattaks and 33 Sq.ft. situated in Village Kathargonda @ Danrgonda (Lake Avenue), Thana Gonda Ranchi, Thana No. 201, District Ranchi out of which an area of land measuring about 9 Kathas, 3 Chattaks and 33 Sq.ft. situated within

For R. ...
 3/10/16

Reetu Garg.
 3/10/16

For SRI SHIVAM DEVELOPER
 ...
 (PARTNER)

For SRI SHIVAM DEVELOPER
 ...
 (PARTNER)

For SRI SHIVAM DEVELOPER
 ...
 (PARTNER)
 3/10/16

R.S. Plot No. 667 under Khata No. 87, Khewat No.1 and an area of land measuring about 3 Kathas and 5 Chattaks situated within R.S. Plot No. 637 under Khata No. 129, Khewat No.1 at Lake Avenue, Kanke Road, Ranchi, P.S. Gonda, within Town and District Ranch and butted and bounded as follows :

ON THE NORTH : By portion of R.S. Plot No. 667 and 637 belonging to I.C. Garg and Harry Singh's building, Siddharth Residency.

ON THE SOUTH : By portion of R.S. Plot No. 667 and 637 belonging to Smt. Reetu Garg.

ON THE EAST : By Road.

ON THE WEST : By portion of R.S. Plot No. 637 having residential house of Land Owners.

SCHEDULE 'B' AS REFERRED TO ABOVE

ALL THAT the piece and parcel of land having an area of about 8 Kathas and 11 Chattaks situated within R.S. Plot No. 667 under Khata No. 87, Khewat No.1 and an area of land measuring about 3 Kathas and 5 Chattaks situated within R.S. Plot No. 637 under Khata No. 129, Khewat No.1 total being 12 kathas more or less, situated in village Kathargonda @ Danrgonda, (Lake Avenue), Kanke Road, Ranchi, P.S. Gonda, within Town and District Ranchi and butted and bounded as follows :

ON THE NORTH : By portion of R.S. Plot No. 667 and 637 belonging to R R & Sons (HUF).

ON THE SOUTH : By portion of R.S. Plot NO. 667 and 637 belonging to Smt. Gayatri Garg.

ON THE EAST : By road

For R. R. & Sons (HUF)
3/10/16

Reetu Garg
3/10/16

For SRI SHIVAM DEVELOPER
3/10/16 (PARTNER)

For SRI SHIVAM DEVELOPER
3/10/16 (PARTNER)

For SRI SHIVAM DEVELOPER
3/10/16 (PARTNER)

ON THE WEST : By portion of R.S. Plot NO. 637 having residential house of Land Owners.

As per norms total value of property i.e. 24 Katha 8 chatak 33 sq. ft on Govt. fixed price of land (commercial rate) Rs. 2,35,80,150/- (40.5716 Decimals) SCHEDULE 'C' AS REFERRED TO ABOVE

(Specification of the Building/Plats/Units shall be as follows)

FOUNDATION

R.C.C. column and pedestal with anti termite treatment both in foundation and plinth.

STRUCTURE

R.C.C. columns/beams/slabs.

WALLS

8" or 10" thick external and 4" or 5" thick internal partition walls in bricks/concrete.

WALL FINISH

All external walls shall be painted with cement based paint and/or as per suggestions of the architect duly confirmed by the Landowners as well as by the Developer. All internal walls and ceiling shall have Plaster of Paris.

FLOORS

Vitrified Tiles, Mar bells, Granites, Ceramic Tiles, Kota Stone, Enter locking tiles etc. etc. as per suggestions of the architect.

SHUTTERS

Iron rolling shutters with a coat of primer and side locks.

WINDOWS

Two/Three track, sliding, fully gazed aluminum windows or equivalent.

For R. R. & Son (H.O.)
3/10/16

Reeta Garg
3/10/16

For SRI SHIVAM DEVELOPER For SRI SHIVAM DEVELOPER

Gadodan
(PARTNER)

For SRI SHIVAM DEVELOPER

3/10/16
(PARTNER)

WATER SUPPLY

From overhead tank connected with water reservoir/ well/tube well.

For R. S. & Sons / M/s
3/10/16

TOILETS

Flooring of anti-skid ceramic tiles and dado in ceramic tiles up to door height. Pipes for hot and cold water provided in toilets (Geysers not provided).

Reetu Garg
3/10/16

SANITARY
FITTINGS

All C.P. or brass fittings of standard make. White glazed vitreous sanitary ware. Cistern of white acrylic fiber glass.

For SRI SHIVAM DEVELOPER
sbty mamb
(PARTNER)

ELECTRICAL

Concealed conduit copper wiring with standard fittings and fixtures (Tube lights, fans and other fixtures not provided) along with at least one telephone point and one TV point and minimum 5 KVA load connection from generator. Cost of electric connection and generator shall be charged extra.

For SRI SHIVAM DEVELOPER
Gadob.
(PARTNER)

COMMON AREAS

Kota/Marble/Ceramic Tile flooring.

For SRI SHIVAM DEVELOPER
3/10/16
(PARTNER)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this 03rd day of October, 2016 at

Ranchi after fully understanding the contents of the presents.

SIGNED AND DELIVERED BY THE
LAND OWNERS/PRTIES OF THE FIRST PART
AT RANCHI IN PRESENCE OF :

1. For R. B. & Sons (HUF)

3/10/16
2. Reetu Garg

3/10/16
(LAND OWNERS)

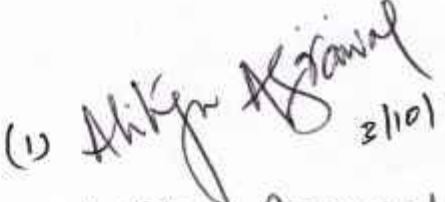

SIGNED AND DELIVERED BY THE
DEVELOPER/PARTY OF THE SECOND
PART AT RANCHI IN PRESENCE OF :

1. For SRI SHIVAM DEVELOPER

(PARTNER)
2. For SRI SHIVAM DEVELOPER

3/10/16
(PARTNER)
3. For SRI SHIVAM DEVELOPER

3/10/16
(DEVELOPER)

- (1) 
3/10/16
Aditya Agrawal
Sp. Anup Agrawal
Madhu Kunj, Rajendra Path,
Opp. CDA BUILDING,
BEHIND SHASHI MARBLE,
PATNA - 800001.
- (2) 
(WITNESS)
Vijay Kumar Singh
S/O Late Dinesh P.S. Singh



Bhaiya

En. No. - 4317/05



left little



left ring



left middle



left index



left thumb impression of Sri Ashok Kumar Garodia

(Ashok Kumar Garodia)



Bhaiya

En. No. - 4317/05



left little



left ring



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left index



left thumb

impression of Sri Nikhil Poddar

(Nikhil Poddar)



Bhaiya Anand Kumar Advocate

En. No. - 4317/05



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left ring



left middle



left index



left thumb

impression of Sri Aditya Mursarka

(Aditya Mursarka)

Drafted by

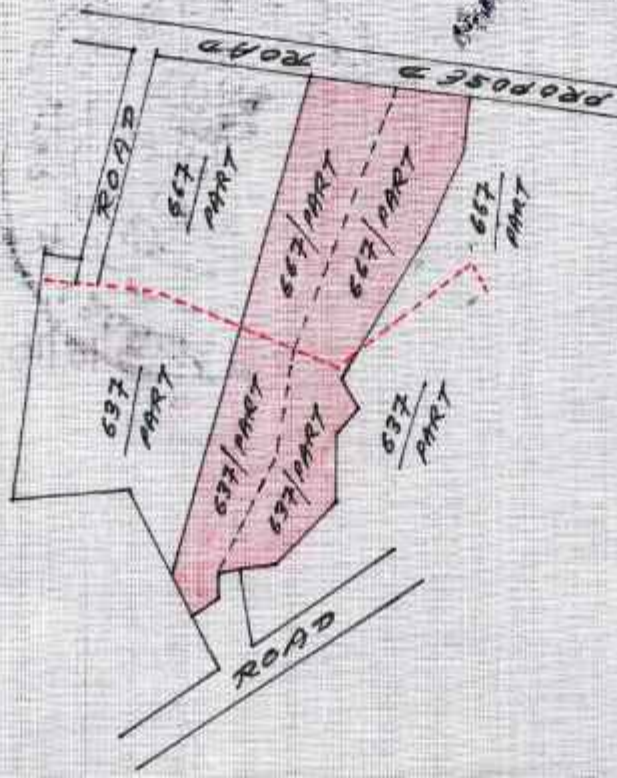
03/10/16

Anand Kumar Advocate En. No. - 4317/05

Reetu Garg.

VILLAGE - KATHARGONDA MIAS
 BARGONDA, THANA NO-201
 THANA - RANCHI
 DIST. - RANCHI
 AREA SHOWN IN RED WASH

R. S. PLOT NO	K-CH-SFT	AREA
637/PART	--06-10-00	
667/PART	--12-14-33	
TOTAL →		24-08-33



KANKE ROAD


ROAD

VILLAGE

[Handwritten signature]
 adding minutes
[Handwritten signature]

[Handwritten signature]
 Rekta Garg.

Checked by
[Handwritten signature]

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	
AAGHR3284P	
नाम / NAME	
R R & SONS	
निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION	
01-04-1992	
<i>Bhagat</i> आयकर अधिकारी, रांची COMMISSIONER OF INCOME TAX, RANCHI	

[Handwritten signature]


 ভারতের নির্বাচন কমিশন
 परिचय पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UVL1946680




নির্বাচকের নাম : রাজা চন্দ্র গর্গ
 Elector's Name : Raja Chandra Garg
 পিতার নাম : কৃষ্ণ চন্দ্র গর্গ
 Father's Name : Krishna Chandra Garg
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ
 Date of Birth : 23/01/1974



UVL1946680

ঠিকানা:
 19, গার্চা ১ম লেন/ওভার প্লেস, গরিয়াহাট,
 কলকাতা-৭০০০১৯

Address:
 19, GARCHA 1ST LANE/OVER PLACE,
 GARIAHAT, KOLKATA-700019



Date: 12/07/2014

160-রশবেহরি নির্বাচন ক্ষেত্রের নির্বাচক অঞ্চল
 अभिचयित्वेक संसदरे अणुवृत्ति
 Facsimile Signature of the Electoral
 Registration Officer for
 160-Rashbehari Constituency

বিধান পরিবর্তন বা অন্য কোন পরিবর্তন হলে এই কার্ড ও এর
 সংশ্লিষ্ট পত্র প্রাপ্ত পরিচয়পত্র সংক্রান্ত জমা 5000 টাকা
 পরিচয়পত্র লগ্নী হওয়া কল্যাণ।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

REETU GARG

ANUP AGRAWAL

12/06/1975

Permanent Account Number

ADJPA0546R

Reetu Garg

Signature



3702200P



PERMANENT ACCOUNT NUMBER
ACEPG3335Q

ASHOK KUMAR GADODIA

SITARAM GADODIA

05-01-1958

COMMISSIONER OF INCOME TAX BANGALURU

रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वी थाना नम्बर

V

फरद मालकी/ फरद रैयती
नाम रैयत मय वल्लिदयत जमाबन्दी
वो सकुनत नम्बर।

173

VI

शहर कडलगाँव सीमति रीतु थाना 87 2480816

अराजो नकदी 20) 10/2 अराजो भावली 10) 10/2 तफसील हिसाब लगान भावली

12 फर M. Chandra 278/362 R. 27/11/12 (W.P)

जात का सालाना मांग मय तफसील (बकाया वी हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया 95-96			हाल
		तीन वर्ष से ज्यादा	अरा वर्ष	ररा वर्ष / 0.1 वर्ष	
माल (नकदी)	5.00			80.00	5.00
गुजारी (भावली)	1.25			20.00	1.25
सेस	2.50			40.00	2.50
*सूद	2.50			40.00	2.50
मुतफरकात	1.00			16.00	1.00
मौजान	12.25			196.00	12.25

तफसील अदायकारी

अदायकारी बाबत	बकाया 95-96			मातालबा	278/362 R. 27/11/12
	तीन वर्ष से ज्यादा	अरा वर्ष	ररा वर्ष / 0.1 वर्ष		
माल (नकदी)			80.00	5.00	1
गुजारी (भावली)			20.00	1.25	
सेस			40.00	2.50	
*सूद			40.00	2.50	
मुतफरकात			16.00	1.00	
मौजान अदायकारी			196.00	12.25	

- (1) मौजान कुल (लफजो में)
- (2) नाम देहिन्दो
- (3) कुल बकाया

क. 10) 10/2 अराजो भावली 10) 10/2 तफसील हिसाब लगान भावली

दस्तखत वी तारीख (माली तहसील कुन्द)

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

धाना वों धाना नम्बर

V

फरद मालकी/ फरद रैयती

नाम रैयत मय वल्लियत जमाबन्दी

वों सकुनत नम्बर।

IA
40

172
45

शहर कडलगा-ए आर. शाल. २०५ ४७+१२९ २०३०८१४

अराजी नकदी २०)

अराजी (भावली)

तफसील हिस्साब लगान भावली

1245 0665 M. Car No 280/368/220/1142 (W.P)

66) - 0930 019 जांत का सालाना मांग मय तफसील (बकाया वों हाल) मौजूदा साल का।

वर्ष	सालाना	बकाया			हाल
		तीन वर्ष से ज्यादा	आ वर्ष	रा वर्ष / १० वर्ष	
637) 03 03 035 मांग बाबत १२/२०				95-96 40	11-12
माल } (नकदी)	5.00			80.00	5.00
गुजारी } (भावली)	1.25			20.00	1.25
संस	2.50			40.00	2.50
*सूद	2.50			40.00	2.50
मुतफरकात	1.00			86.00	1.00
मौजान	12.25			196.00	12.25

तफसील अदायकारी

अदायकारी बाबत	बकाया			मोतालबा	फाजिल
	तीन वर्ष से ज्यादा	आ वर्ष	रा वर्ष / १० वर्ष		
			95-96 40	11/12	
माल } (नकदी)			80.00	5.00	
गुजारी } (भावली)			20.00	1.25	
संस			40.00	2.50	
*सूद			40.00	2.50	
मुतफरकात			16.00	1.00	
मौजान अदायकारी			196.00	12.25	

- (१) मौजान कुल (लफजों में) दो को हात अपना पचास पचास
- (२) नाम देहिन्दा— ६९/१४
- (३) कुल बकाया—

दस्तखत वों तरीख तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

CORRECTION SAIP SHOWING MUTATION IN RESPECT OF THANCIES IN ESTATES IN GOVERNMENT

District 2122 Name of State 2122 Sub-Division 2122 Circle / Anchal 2122 Talu Number 2122 Halas 2122

1	2	3	4	5	6	7	8	9	10
No.	Mutation cash num ber in s Regista 27	Village	Thana and Thana Number	Number fanasy to which the mu-tation relate	Authority can-cioning muta-tion with date of order	Whether mutation is due to sale gift; exchange succession or person	Full details of exchanges affected by mutation	Date of contra-cton of the Halas Register by the Karamchari	Remark
299/2011-12	2011-12	2122	201	25/IV	8395- 05.07.02	87 129	2122	2122	2122



Memo No. 4285

Date 14.09.11

Forwarded to the Karamchari Halas No. for information any necessary action

Check Officer/Anchal 2122
Circle Anchal/Adhikari 2122
30/08/11

(B)



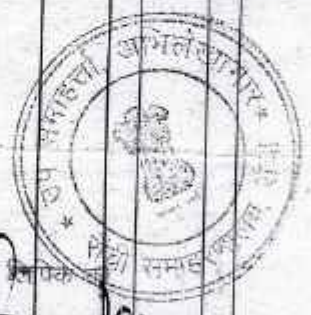
तेरीज (खतिय)

ग्राम का नाम मय नम्बर *कमल गोर 31 01 2019*

राजस्व थाना

खेवटदार का नाम एवं खेवट नम्बर	खाता नम्बर	रैयत का नाम पिता का नाम जाति एवं निवास स्थान	खसराओं की कुल संख्या	नगदी जोन्स		काबिल लगान			
				आबाद		गैर आबाद	आबाद		गैर आबाद
				दोन	टाँड		दोन	टाँड	
1	2	3	4	5	6	7	8	9	10
<i>26</i>		<i>शोमरा 344 का 22</i>	<i>94</i>	<i>ए० डी ए० डी</i>	<i>ए० डी ए० डी</i>	<i>ए० डी</i>	<i>ए० डी</i>	<i>ए० डी</i>	<i>ए० डी</i>
			<i>93</i>	<i>2 38 8 92</i>	<i>0 58</i>				
		<i>18059</i>							

पन्ना



प्रतिलिपिक का तुलना करके सही समझा जाता है।
मीम
14/9/10

CERTIFIED TO BE TRUE COPY
 Record Keeper/ Head Clerk
 Dist. Record Room, Ranchi

1. प्रतिलिपि के लिए	<i>9.9.10</i>
2. खेवट नम्बर की तिथि	
3. अपेक्षित करने की तिथि	<i>9.9.10</i>
4. तिथि जहाँ लिए प्रतिलिपि	<i>14.9.10</i>
5. आवेदक को प्रतिलिपि देने की तिथि	<i>14.9.10</i>

आवेदनपत्र का क्रम	
तलाशी क्रम	<i>4230</i>
फोनों	<i>10700</i>
प्रतिलिपि करने की तिथि (शब्दों की संख्या)	<i>14.9.10</i>

[Signature]

[Signature]

सारांश)

जिला ²⁸ 174m

टाइ	य किस्म		कुल योग						गैर आबाद जमीन का योग		कुल योग हेक्टर में	तकदीकी लगान	अंतिम निर्धारित लगान	अभ्युक्ति
	गैर आबाद	आबाद	आबाद						गैर आबाद	ए० डी०				
			दोन १	दोन २	दोन ३	टाइ १	टाइ २	टाइ ३						
२	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	
डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	ए० डो	
	० 22	१ 14	२ 20		० 62	० 94		० 22	३ 29		६ 13	७		
	० 99	० 82	१ 82		४ 92		० 84	६ 26		४ 5	५ 21			

Seal of R/S
 Revenue of right finally framed and
 published under the provisions of the
 Nagpur Tenancy Act, 1948 by
 Settlement Officer, District Nagpur

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIKHIL PODDAR

BIJAY KUMAR PODDAR

05/06/1974

Permanent Account Number

AEVPP8213R

Nikhil Poddar
Signature



15122004

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADITYA MURARKA

RANJIT KUMAR MURARKA

12/06/1969

Permanent Account Number

ADXPM9092Q

Aditya Murarka

Signature



02/12/04





भारत सरकार
Government of India



आदित्य अग्रवाल
Aditya Agrawal

जन्म तिथि / DOB : 10/01/1979
पुरुष / Male



2649 8733 3377

आधार - आम आदमी का अधिकार



भारतीय पहचान प्रमाण प्रधिकरण
Unique Identification Authority of India

पता: आत्मज अनुप अग्रवाल, मधु
कुंज राजेंद्र पथ, सी.डी.ए इमारत के
सामने, विहाइड शशि मार्बलस,
एरिजबेशन रोड, पटना, पटना जी.पी.
बिहार, 800001

Address: S/O: Anup Agrawal, Madhu Kunj,
Rajendra Path, Opp-C.D.A Building,
Behind Shashi Marbles, Exhibition Road,
Patna, Patna G.p, Bihar, 800001

2649 8733 3377



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Aditya Agrawal

5	Claimant	M/S Sri Shivam Developers Thro its Partner Aditya Murarka	Ranjit Kumar Murarka	Business	पिता	माडवाडी	Male	FORM 60			Lake Avenue, Kanke Road, Gonda, Ranchi	Lake Avenue, Kanke Road, Gonda, Ranchi
6	Identifier	Aditya Agrawal	Anup Agrawal	Business	पिता	माडवाडी	Male	FORM 60			Madhu Kunj, Rajendra Path, Patna, Bihar	Madhu Kunj, Rajendra Path, Patna, Bihar

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E1	589,503.75	5,895.04	595,398.79
2	SP	1,800.00	0.00	1,800.00
Total		591,303.75	5,895.04	597,198.79

[Handwritten signature]

उपर्युक्तदियौ दस्तावेज में अंकित तथ्यो के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया जिसकी पहचान निवासी

① Reet Garg
 ② Reetu Garg
 ③ Anup Kumar Gadda
 ④ Nand Lal Gadda
 ⑤ Aditya Murarka

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान निवासी

Aditya Agrawal Patna Bihar

पिता Anup Agrawal

पेशा Bani ने की।

निबंधन अधिकारी का हस्ताक्षर

[Handwritten signatures]
 Reetu Garg
 Aditya Murarka
 Anup Agrawal
 Gadda





निबंधन विभाग, झारखंड
रांची

Token No.16 Token Date: 03/10/2016 11:48:31

Serial/Deed No./Year :7748/6835/2016

Deed Type: Development Agreement

SN	Party Details	Photo	Thumb
1	R R & Sons (Huf) Thro Its Karta Raja Chandra Garg Father/Husband Name:Late Krishna Chandra Garg (Executant) 5 A, 5th Floor, 19, Garcha 1st Lane (Dover Place), Garihat Kolkata		
2	Reetu Garg Father/Husband Name:Raja Chandra Garg (Executant) 5 A, 5th Floor, 19, Garcha 1st Lane (Dover Place), Garihat Kolkata		
3	M/S Sri Shivvam Developers Thro Its Partner Ashok Kumar Gadodia Father/Husband Name:Late Sita Ram Gadodia (Claimant) Kanke Road, Gonda, Ranchi		
4	M/S Sri Shivvam Developers Thro Its Partner Nikhil Poddar Father/Husband Name:Late Bijay Kumar Poddar (Claimant) Poddar Niket, Bariatu, Ranchi		
5	M/S Sri Shivvam Developers Thro Its Partner Aditya Murarka Father/Husband Name:Ranjit Kumar Murarka (Claimant) Lake Avenue, Kanke Road, Gonda, Ranchi		
6	Aditya Agrawal Father/Husband Name:Anup Agrawal (Identifier) Madhu Kunj, Rajendra Path, Patna, Bihar		

Book No. I
 Volume 703
 Page 1 To 120
 Deed No 7748/6835
 Year 2016
 Date 03/10/2016 15:15:47

Registering Officer

Signature of Operator



**निबंधन विभाग, झारखंड
रांची**
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 16

Token Date/Time: 03/10/2016 11:48:31

Document Type	Development Agreement	Presenter	Raja Chandra Garg
Presenter Name & Address	Kathargonda @ Danrgonda, Lake Avenue, Kanke Road, Ps-Gonda, Ranchi		Date of Entry 03/10/2016
Stampable Doc. Value	23580150	DOE	Total Pages 120
Document/Transaction Value	23580150	Stamp Value 100	Book 1
Special Type		Serial /Deed / No.	CNO/PNO Not Req.
Remarks / Other Details		Old Serial No. /	
Property Details:		App. ID	e-Stamp Cert. No.

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Ranchi Shahar	201	2	Kathalgonda	87	667	RSP	Siddharth Residency	R.S Plot No-337 & 637/Part	Road	R.S Plot No-637/Part		U_COM	29.63 Decimal	9210339
Ranchi Shahar	201	2	Kathalgonda	129	637	RSP	Siddharth Residency	R.S Plot No-337 & 637/Part	Road	R.S Plot No-637/Part		U_COM	10.95 Decimal	8810469

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Executant	R R & Sons (Huf) Thro Its Karta Raja Chandra Garg	Late Krishna Chandra Garg	Business	पिता	माडवाडी	Male	AAGHR3284P			5 A, 5th Floor, 19, Garcha 1st Lane (Dover Place), Garihat Kolkata	Kathargonda @ Danrgonda, Lake Avenue, Kanke Road, Ps-Gonda, Ranchi
2	Executant	Reetu Garg	Raja Chandra Garg	Business	पति	माडवाडी	Female	ADJPA0546R			5 A, 5th Floor, 19, Garcha 1st Lane (Dover Place), Garihat Kolkata	Kathargonda @ Danrgonda, Lake Avenue, Kanke Road, Ps-Gonda, Ranchi
3	Claimant	M/S Sri Shivam Developers Thro Its Partner Ashok Kumar Gadodia	Late Sita Ram Gadodia	Business	पिता	माडवाडी	Male	ACEPG3335Q			Kanke Road, Gonda, Ranchi	Kanke Road, Gonda, Ranchi
4	Claimant	M/S Sri Shivam Developers Thro Its Partner Nikhil Poddar	Late Bijay Kumar Poddar	Business	पिता	माडवाडी	Male	FORM 60			Poddar Niket, Bariatu, Ranchi	Poddar Niket, Bariatu, Ranchi

5104
 दिनांक 29/03/16 नाम Shy Shy Developer
 पता Ranam...
 मुद्रा 100/...
 मोबा 10061-1027

रामेश्वर कोषा
 एडवोकेट रवि
 1/10/16
 श्री. उमेश

Rajendra Choug



Bhaiy. Anand Kumar
 Advocate
 En. No. - 4317/05

left little
 left ring
 left middle
 left index
 Left thumb
 Companion
 of Sri Raju Chandan
 Choug



3/10/16 - 10 to 1
 Raja Chandera Choug
 Late Krishna Chandera Choug
 Khatke Road Grandee Ranchi
 Business
 3/10/16