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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : fa968ed9cc2112501acc

Receipt Date : 07-Apr-2022 03:44:19 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000044768

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Maa Ambey Constructions A
Proprietorship Thro Vivek Kumar Verma (Vendeer)

GRN Number : 2210734907



M/s Maa Ambey Constructions

Partner

M/s Maa Ambey Constructions
Vivek Kumar Verma

Partner

M/s Maa Ambey Constructions

अधिनियम 24 For Office छटासापुर
नेन्सी एक्ट 1908 का धाराके अधीन
पारतीय स्टाम्प अधिनियम 1899 के अनुसूची
I भा I का सं-5.5के अधीन यथावत स्टाम्प
(स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क
वापेक्षित नहीं)

निर्देशन पदाधिकारी
शहरी क्षेत्र-3, कांके, राँचे

7-4-2022

07/04/22

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

Agreement

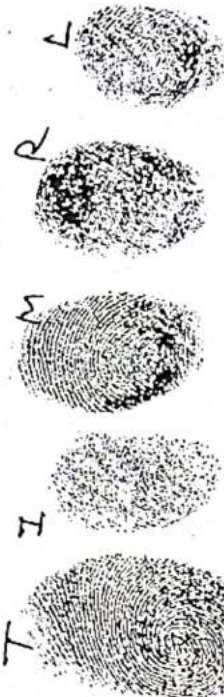
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निजाशंकरा पंजी-के मिला
कान
यलन > न के मिला कमी है
संयोजित नं 172 नं. 1 मिला

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Attested
AMRITA SAHAY
Advocate
Civil Court, Ranchi



DEVELOPMENT AGREEMENT

This agreement is made and entered on this 07th day of April, 2022.

BETWEEN

(1) NILAJ SHANKAR (AADHAR- XXXX XXXX 2963, PAN- AQEPS4035M, Mobile- 8340387877) son of Late Uma Shankar Prasad Verma, grandson of Late Rajeshwar Prasad, by occupation- Business, (2) AMRITA SAHAY, (AADHAR- XXXX XXXX 3760, PAN- BBCPS9169J, Mobile- 9430751481) wife of Sri Nilaj Shankar, daughter of Late Dwarika Nath Sahay granddaughter of Late Jagannath Sahay, by occupation- Service, both resident of C/o Uma Shankar Prasad Verma Flat No 304, Maa Kalindi Enclave, Behind Steelco Ranchi, G.P.O Ranchi, State Jharkhand, and (3) SRI JITENDRA KISHORE (AADHAR- XXXX XXXX 1043, PAN- AFPPK0944M, Mobile- 7992495676) son Late Lakshmi Prasad, grandson of Late

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Asahay
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Civil Advocate
Ranchi



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Ananda Kumar
7/9/22
Civil Advocate
Ranchi



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Bishun Prasad, by occupation- retired from Service, Resident of Parn Kuti Park Road, Prof. Samadar Path, Kadam Kuan Phluwari Patna, Bihar, all by faith- Hindu, by caste General (not govern under the C.N.T. Act 1908), Indian Citizen, hereinafter called the LAND OWNERS/FIRST PARTIES, of the FIRST PART;

AND

MAA AMBEY CONSTRUCTIONS a proprietorship concerned Prop SRI VIVEK KUMAR VERMA (AADHAR- XXXX XXXX 4177, PAN-AJZPV5370Q, Mobile- 8651030303) son of Sri Prasant Kumar Verma, grandson of Late Ram Chandra Prasad, by faith- Hindu, by caste General (not govern under the C.N.T. Act 1908), by occupation Business, resident of Kusum Vihar Morhabadi P.S. Bariatu, State- Jharkhand, hereinafter called the (DEVELOPER / SECOND PARTY), of the OTHER PART;

IN THIS AGREEMENT - unless it be contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings:-

LAND OWNERS - shall mean the Owners above named and their legal heirs, successors, in-interest, executors administrators, legal representatives and other assigns.

LAND PROPERTY- means the land measuring more or less 23.23 Decimal, more fully and particularly described in Schedule A-3 below.

BUILDING - shall mean the new Multi-storied building consisting several units for residential use to be constructed on the land given in schedule- 'A-3' of this deed by the Developer at its own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of R.R.D.A Ranchi/ Ranchi Municipal Corporation Ranchi or any authority of Ranchi.

DEVELOPER - shall mean the above named Second Party and its legal representative, successors, executors, administrators and assigns.

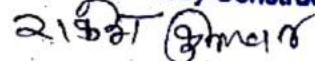
UNIT / FLAT - shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan / map by R.R.D.A Ranchi/ Ranchi Municipal Corporation Ranchi or any authority of Ranchi and shall include the plinth area of the unit, Plinth area consisting of Bedroom, Living room, bath room, kitchen, balcony / verandah open terrace.

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PARKING SPACE - shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooters or any other vehicle.

COMMON PART- shall mean common passage corridors, stair case, lift, common lavatories pump room, tub well, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

SUPPER BUILT UP AREA - means and includes the carpet area, verandah, balconies stair case, common part, etc. of the proposed multi storied building.

LAND OWNER'S SHARE - It shall be 35% constructed super built-up area with relevant portion and common passage and other undivided share, common facilities and Parking space and undivided share of Land. Out of total constructed area in the proposed building mentioned in the Schedule "B" below and agreed upon the Land Owners and Developer.

DEVELOPER'S SHARE - It shall means 65 % constructed super built-up area in the proposed building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof parking space with undivided share of land after providing LAND OWNER'S share more fully described in Schedule "C".

FORCE MAJEURE - shall described flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.

WHEREAS the Revisional survey record of right of Khata No. 172, Plot no. 342, Area 2 acre 18 decimals and Plot No.343, Area 1 acre 66 decimals, situated at Village- Gutuwa, P.S. Ratu, Thana No. 138, Dist. Ranchi, is recorded in the name of Bhikhan Barai as Kaimi.


AND WHEREAS the said recorded tenant Bhikhan Barai died leaving behind one son Ram Bilash Barai who being the only legal heir and successor inherited the land of the said Khata by virtue of law of inheritance and came in peaceful possession thereof.

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AND WHEREAS Ram Bilas Barai died leaving behind one son Nageshwar Modi, who being the only legal heir and successor inherited the land of the said Khata by virtue of law of inheritance and came in peaceful possession thereof.

AND WHEREAS the said Nageshwar Modi through his power of attorney holder Sri Dinesh Kumar S/o Late Puran Chandra Singh (being Power No.471, dated 28.03.2007 which was registered at Dist. Sub Registrar Office, Ranchi entered in Book No. IV, Volume No. 12, Page no.239 to 248 for the year 2007) sold the land of Khata No. 172, Plot No. 342, Sub Plot No. 342/G, area 6.25 decimals situated at Village Gutuwa, Revenue Thana- Ranchi, Thana No. 138, present P.S. Ratu, Dist. Ranchi more fully described in the Schedule-A below to LAND OWNER NO.1, NILAJ SHANKAR by virtue of Regd. Sale Deed No. 14247, Sl. No. 15640, dated 27.08.2007 which was registered at Dist. Sub Registrar, Office, Ranchi, and entered in book no.1, Volume No. 551, Page No. 399 to 412, for the year 2007 and put him in peaceful possession thereof and after purchase the said land owner No.1, mutated his name in the office of the Ratu Anchal, Now Nagri Anchal, Ranchi under Mutation Case no. 2180R27 of 2007-08 and accordingly paid revenue rent to the state.

AND WHEREAS the said Nageshwar Modi through his power of attorney holder Sri Dinesh Kumar S/o Late Puran Chandra Singh (being Power No.471, dated 28.03.2007 which was registered at Dist. Sub Registrar Office, Ranchi entered in Book No. IV, Volume No. 12, Page no.239 to 248 for the year 2007) sold the land of Khata No. 172, Plot No. 342, Sub Plot No. 342/E, area 4.98 decimals and Sub Plot No. 342 /F area 5.17 decimals total area 10.15 decimals, situated at Village Gutuwa, Revenue Thana- Ranchi, Thana No. 138, present P.S. Ratu, Dist. Ranchi more fully described in the Schedule-A-1 below to LAND OWNER No.2, AMRITA SAHAY by virtue of Regd. Sale Deed No. 14249, Sl. No. 15642, dated 27.08.2007 which was registered at Dist. Sub Registrar, Office, Ranchi, and entered in book no.1, Volume No. 551, Page No. 429 to 446, for the year 2007 and put her in peaceful possession thereof and after purchase the said land owner No.2, mutated his name in the office of the Ratu Anchal, Now Nagri Anchal, Ranchi under Mutation Case no.2179R27 of 2007-08 and accordingly paid revenue rent to the state.

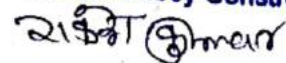
AND WHEREAS the said Nageshwar Modi through his power of attorney holder Sri Dinesh Kumar S/o Late Puran Chandra Singh (being Power No.471, dated

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28.03.2007 which was registered at Dist. Sub Registrar Office, Ranchi entered in Book No. IV, Volume No. 12, Page No.239 to 248 for the year 2007) sold the land of Khata No. 172, Plot No. 342, Sub Plot No. 342/D, area 6.83 decimals and Sub Plot No. 342/H area 4.59 decimals, Sub Plot No. 342/I, area 5.33 decimals, and Sub Plot No. 342/J area 5 decimals total area 21.75 decimals, situated at Village Gutuwa, Revenue Thana-Ranchi, Thana No. 138, present P.S. Ratu, Dist. Ranchi to Sri Rajan Prasad Verma S/o Late Bhagwant Prasad, by virtue of Regd. Sale Deed No. 14248, for the year 2007 which was registered at Dist. Sub Registrar, Office, Ranchi, and entered in book no.1, Volume No. 551, Page No. 413 to 428, for the year 2007 and put him in peaceful possession thereof.

AND WHEREAS the said Sri Rajan Prasad Verma sold his purchased land of Khata No.172, Plot No. 342, Sub Plot No. 342/D, area 6.83 decimals, situated at Village Gutuwa, Revenue Thana- Ranchi, Thana No. 138, present P.S. Ratu, Dist. Ranchi to (LAND OWNER No. 3) SRI JITENDRA KISHORE son of Late Lakshmi Prasad and his wife Smt. Rita Lal,(now deceased) by virtue of Regd. Sale Deed No. 8911, Sl. No. 10136, for the year 2008 which was registered at Dist. Sub Registrar, Office, Ranchi, morefully described in the Schedule-A-2 below and entered in book no.1, Volume No. 333, Page No. 75 to 90, for the year 2008 and after purchased the said land owner No. 3 and 4 mutated their name in the office of the Ratu Anchal, now Nagri Anchal, Ranchi under Mutation Case no. 321R27 /2009-10 and accordingly paid revenue rent to the state. Rita Lal died on 28.10.2021 leaving behind his husband (LAND OWNER NO. 3) Jitendra Kishore who being the only legal heir and successor inherited his wife share and came in peaceful possession thereof

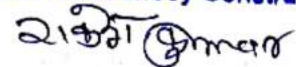
AND WHEREAS the said Land Owner (1) NILAJ SHANKAR son of Late Uma Shankar Prasad Verma, (2) AMRITA SAHAY, wife of Sri Nilaj Shankar, (3) SRI JITENDRA KISHORE son of son Late Lakshmi Prasad and (4) RITA LAL wife of Sri Jitendra Kishore interest to develop the their respective land for which they have amalgamated and pooled their land more fully described in the FIRST SCHEDULE-A- 3 below entered into development Agreement with the Developer on for construct of multi storied building thereon as per plan to be sanctioned by the competent authority Ranchi Municipal Corporation, Ranchi.

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AND WHEREAS now the said Land Owners (1) NILAJ SHANKAR son of Late Uma Shankar Prasad Verma, (2) AMRITA SAHAY, wife of Sri Nilaj Shankar, (3) SRI JITENDRA KISHORE son of son Late Lakshmi Prasad and Promoter/Developer intended to register the Development Agreement as per notification dated 02.02.2012 by the state of Jharkhand under Jharkhand Apartment (Flat) ownership Act 2011 under the provision of section 5 (1) of the Jharkhand Apartment Act (Flat) ownership Act, 2011, and both parties are bound to abide by the terms and conditions mention in the said Jharkhand Apartment (Flat) Ownership Act 2011.

AND WHEREAS the said Land Owners and Developer /Promoter both parties have agreed that under the provision of Sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) ownership Act 2011, both parties are free to execute/ allot, Allotment Letter/ Agreement for sale/ execute and register sale deed/s with respect to Flats/units of their respective share in favour of prospective purchaser/s as mention in the Schedule "B" for Land Owners allocation and in Schedule-"C" for the Developer's allocation of the said registered Development Agreement and they are also free to receive consideration amount of the unit/s/flat/s of their respective shares and no party have any objection in this regards .

AND WHEREAS subsequently in terms of registered Development agreement, Promoter /Developer got the plan sanctioned from the competent authority of R.M.C Ranchi vide B.C. CASE NO- 0287/2020, dated 06.04.2022 and Land Owners and Promoter /Developer distributed their share, according the distribution the schedule C Flat beside other Flats exclusively allotted to Promoter.

AND WHEREAS the Land Owners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and have in his good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A-" to A-3 property and to deal with the same in the any manner.

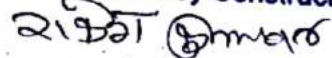
AND WHEREAS the said Land Owners amalgamated and pooled their respective plots and interested to develop the land morefully described in schedule "A-

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3" below by constructing multi storied building as per plan sanctioned by the competent authority of R.R.D.A Ranchi/ Ranchi Municipal Corporation Ranchi or any authority of Ranchi which required for the same and to acquire 35%.Sq feet super Built-up area morefully described in the Schedule -"B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid Developer offered to construct at his own cost a Multi Storied residential buildings over the Schedule - A-3 land as per plan map sanctioned by competent authority of R.R.D.A Ranchi / Ranchi Municipal Corporation Ranchi or any authority of Ranchi and give the LAND OWNER'S share 35 % . out of the total super built up area as mentioned above and also morefully described in schedule "B" below as agreed for the value of the said land and to sale the remaining super built up area 65% of the said proposed Building with undivided share of land to the prospective purchaser, (Developer share mentioned in the schedule- "C" below). The proposed building will be constructed by the Developer within 3 (three) years from the date of sanction of plan map with 6 (Six) month grace period and by such period lost by any force Majeure etc. occurs then for the same the Land Owners hereby agreed that the period hereinabove may be extended so lost. However the period stipulated here in above may be extended mutually for such period as the parties may deem fit and proper.

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AND WHEREAS certain terms and conditions were agreed to by and among the Land Owners and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder :-

1. That pursuant the above mentioned consideration the Developer will develop and construct the Multi-storied residential buildings over the Schedule- A-3 land as per the plan prepared by the Developer and approved by the R.R.D.A Ranchi/ Ranchi Municipal Corporation Ranchi or any authority of Ranchi and as per laws applicable in relation to construction of building/apartment at its own risk and costs. That the Building/Apartment will be constructed within 3 (Three) years from the date of sanction of plan map from the R.R.D.A Ranchi/ Ranchi Municipal Corporation Ranchi or any authority of Ranchi with 6 (Six) month grace period and extended by such period lost by any force Majeure and

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Land Owners also agreed for the same However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that at the time execution of this agreement the Land Owners shall give peaceful possession with of schedule - A property to the Developer and thereafter Developer shall proceed for development of the said land. The roof right of the said proposed building will be the same ratio as mentioned above

- 2.A. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied residential building over the schedule – A-3 land and after construction to leave aside, allocate and make ready for the LAND OWNER’S share of the total constructed area more fully described in schedule "B" below. In respect of the remaining share of the total constructed area, the DEVELOPER will be free to dispose off the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid LAND OWNER’S share of the total constructed area to be made ready, leave aside and allocated for the Land Owners will include the portion comprising of residential building and also all other portions such as parking space will be the same ratio (i.e. 35 % Owner's share and 65 % Developer share) and the same ratio of the roof right (i.e. 35 % LAND OWNER’S share and 65 % Developer share). However it is also made clear that if in future the competent authority of R.R.D.A Ranchi / Ranchi Municipal Corporation Ranchi or any authority of Ranchi permitted to further construction over the roof of the proposed building the Land Owners shall has right to 35 % and Developer shall have right to 65 %.
- 2B. That the Developer has paid Rs 51,000/=(Rs Fifty One Thousand) only by cheque no 097873 of Axis Bank Kuthary Road Branch Ranchi to the land owners and the said amount will be non refundable.
3. That the Land Owners do hereby put the developer in actual physical possession and handed over all relevant documents relating to the property described in schedule "A-3" below for the purpose of construction of the proposed multi-

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storied building and Developer have right to put their sign board over the said land for construction.

4. That the Developer shall without delay draw plan for construction of the proposed multi-stories building and will get it done by Architect without delay.
5. That the developer do hereby declare that after draw plan they shall file before the competent authority for sanction of plan and initiate properly to sanction the plan as soon as possible.
6. The Developer shall have full right to deal with the rest of the super built-up area 65 % other than the LAND OWNER'S shares along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Land Owners shall be bound to sign conveyance in favour of the purchasers/nominees of the Developer either personally or through his power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building / flats with and according to terms and conditions of this agreement.
7. In exchange of the consideration and the terms and conditions herein agreed to a detailed hereinafter the Land Owners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and, Developer shall simultaneously hand over the portion of the LAND OWNER'S share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
8. In furtherance of the intention of the agreement the Land Owners do hereby entrust and empower the developer to do all or any of the following acts, deeds, matters and things :-
 - A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.

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- B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
- C. To accept service of any writ summons or other legal process or notice and to appear and represent the Land Owners in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnama, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Land Owners arising after the execution of the agreement between the Land Owners and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Land Owners against any cause of action arising due to the development work.
- D. To enter into agreement for sale or otherwise allot Flats tenements in the aforesaid Building/Buildings to purchasers except of the LAND OWNER'S area as described in Schedule "B" and be entitled to the consideration thereof.
- E. To mortgage the said property or any portion thereof except the portion allotted to the Land Owners as described in schedule "B" with and/or financial institutions to obtain loan for purchase of Flats etc. as the said Developer will decide at its sole discretion or purpose of the Developer.
- F. To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.
- G. The Developer shall install and maintain for the benefit of the Land Owners and others prospective purchasers of the proposed building deep tube-well over head storage tank, public water supply connection, pump-set for lifting water to storage tanks and the Land Owners will enjoy all relevant facilities.
- H. The Developer shall provided ancillary electric generation and supply for the benefit of the Land Owners and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of

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payment of consumption charge calculated by the Developer and the Land Owners will enjoy all relevant facilities.

9. The Land Owners agrees that they will execute and give a separate registered general power of Attorney under the terms and conditions of this agreement in favour of the developer or his nominee so that no hindrance obstruction in execution of the construction of the building and registration of the appropriate sale deed in favour of purchasers subject to this agreement. However, the Developer do hereby covenant with the Land Owners that the aforesaid Power of Attorney shall be governed by the provisions of this agreement. No any circumstances the Land Owners shall revoke the said power of attorney without consent of the Developer.

10. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A-3" property and shall pay and keep the Land Owners indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.

11. The Land Owners hereby covenant with the Developer as follows:-

A. That the property is free hold and the Land Owners has perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A-3 property in this circumstances the Land Owners shall execute further agreement with the Developer for proper confirming of title of the Land Owner. If any litigation whatsoever shall be found by the Developer in future in that event the same shall be liability of the Land Owner.

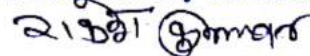
B. That Land Owners has not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Land Owners has not entered in to any agreement in

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respect of Schedule – A-3 property with any person, partnership firm, company or any proprietorship concern prior to this development agreement.

- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
- D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispendence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Land Owners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.
- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone and the Land Owners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer.
- G. That the land owners shall pay GST etc for their share to the Developer .
12. That in consideration for the conveyance of the properties described in schedule "A-1" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

The Developer shall indemnify the Land Owners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Land Owners against any claim, action or proceeding which may be brought, or taken against the Land Owners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Land

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21/05/2018 *[Signature]*

Partner



Owners against any claim, compensation, action or proceedings which may brought or taken against the Land Owners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNERS area that if, after receiving their share of built-up area as per Schedule- "B", the LAND OWNERS will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with flats in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or their nominee/nominees.

13. In due course of search by the Developer if found the Schedule - A-3 property is encumbered or any defect of the title of the Land Owners in that circumstances Land Owners will liable therefore.

14 **SCHEDULE FOR MANAGEMENT :**

A schedule shall be formed by the parties herein due course for the management/administration of the new buildings including the portion in common use and showing the expenses of the management/administration of the amenities in the new buildings including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Land Owners allocation and the Developer allocation shares.

15. **Breach of Development Agreement :**

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Developer or the Land Owners the defaulting party will be liable for legal action and compensational as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.

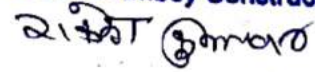
16. That the LAND OWNERS agrees that if any current and recurring levy or service charges GST etc are imposed by the C.O., R.M.C. or any other public body/bodies or any competent authority for the development/betterment of the area in which the premises is located or any

M/s Maa Ambey Constructions


Partner

- 13 -

M/s Maa Ambey Constructions


Partner

other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LAND OWNERS and their PURCHASER and DEVELOPER and their PURCHASER of the Unit jointly in the same proportion as their respective shares of built-up area in the proposed building.

17. That this Agreement has been prepared in two copies both are treated in original one copy retained by the Developer and other copy retained by the Land Owners jointly.
18. Courts at Ranchi along shall have jurisdiction to entertain any type of dispute, all actions, suits and proceeding arising out of this agreement.

SCHEDULE - A

All that piece and parcel of land R.S Khata No. 172, Plot No. 342, Sub Plot No. 342/G, area 6.25 decimal situated at Village Gutuwa, Revenue Thana- Ranchi, Thana No. 138, present P.S. Ratu, Dist. Ranchi, State- Jharkhand, having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows :-

North :- Sub Plot No. 342/D
South :- 18' wide proposed road
East :- Sub Plot No. 342/H & Survey Plot No.223
West :- Sub Plot No. 342/E and 342/F

SCHEDULE - A-1

All that piece and parcel of land R.S Khata No. 172, Plot No. 342, Sub Plot No. 342/E, area 4.98 decimal and Sub Plot No. 342 /F area 5.17 decimal total area 10.15 decimal, situated at Village Gutuwa, Revenue Thana- Ranchi, Thana No. 138, present P.S. Ratu, Dist. Ranchi State- Jharkhand having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows :-

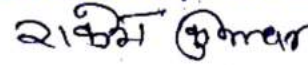
North :- RS Plot No 342/D
South :- Proposed Road
East :- Plot 342/G
West :- Proposed Road

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Partner

- 14 -

M/s Maa Ambey Constructions


Partner

SCHEDULE - A-2

All that piece and parcel of land R.S Khata No.172, Plot No. 342, Sub Plot No. 342/D, area 6.83 decimals, situated at Village Gutuwa, Revenue Thana- Ranchi, Thana No. 138, present P.S. Ratu, Dist. Ranchi State- Jharkhand having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows :-

North :- Sub Plot No. 225
South :- Sub Plot No. 342/E and 342/G
East :- Sub Plot No. 223
West :- proposed road

SCHEDULE - A-3

All that piece and parcel of land R.S Khata No. 172, Plot No. 342, Sub Plot No. 342/G, area 6.25 decimals, Sub Plot No. 342/E, area 4.98 decimals and Sub Plot No. 342 /F area 5.17 decimals, Sub Plot No. 342/D, area 6.83 decimals, total area 23.23 decimals situated at Village Gutuwa, Revenue Thana- Ranchi, Thana No. 138, present P.S. Ratu, Dist. Ranchi, State- Jharkhand having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows :-

North :- Proposed Road
South :- Proposed Road
East :- Sub Plot No 342/H and R.S. Plot No 223
West :- Proposed Road

SCHEDULE- "B"

Land Owners Share

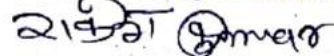
That in lieu of the land provided by the Land Owners to the Developer for constructing the Multi-storied Building the Developer shall give 35.% Super Built-up area to the Land Owners with undivided share of land and all common facilities and amenities of the proposed building. The Roof right always be retained by the Land Owners and Developer as mentioned in Schedule- C. below.

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Partner

- 15 -

M/s Maa Ambey Constructions



Partner

LAND OWNER NO 1 NILAJ SHANKAR

| <u>Sl no-</u> | <u>Flat no-</u> | <u>Floor</u> | <u>Super built-up Area</u> | <u>Built up Area</u> | <u>Carpet Area</u> |
|---------------|-----------------|-----------------|----------------------------|----------------------|--------------------|
| 1. | 4 | 1 st | 1544 Sq ft | 1287 Sq ft. | 1055 Sq ft |
| 2. | 2 | 4 th | 1454 Sq ft | 1212 Sq ft. | 1012 Sq ft |
| 3. | 4 | 3 rd | 1544 Sqft | 1287 Sqft | 1055 Sqft |

Along with 3 (Three) car parking space in the ground floor and all common area facilities and amenities of the said proposed building.

Since the entire building shall be constructed 22493 Sq feet as per sanctioned plan map out of which Land Owner share is 35% i.e. 7872 Sq feet and Developer has provided total area 7461 Sq feet to the Land Owners as such Developer for difference area 411 Sq feet, shall pay prevailing market rate to the Land Owner no- 1 and 2.

Handwritten signature and date: 27/11/22

LAND OWNER NO 3 JITENDRA KISHORE

| <u>Sl no-</u> | <u>Flat no-</u> | <u>Floor</u> | <u>Super built-up Area</u> | <u>Built up Area</u> | <u>Carpet Area</u> |
|---------------|-----------------|-----------------|----------------------------|----------------------|--------------------|
| 1. | 03 | 1 st | 1448 Sq ft | 1207Sq ft. | 1012 Sq ft |
| 2. | 02 | 3 rd | 1471 Sqft | 1226 Sqft | 1031 Sqft |

Along with (Two) car parking space in the ground floor and all common area facilities and amenities of the said proposed building.

Handwritten signature and date: 27/11/22

SCHEDULE- "C"

DEVELOPER'S SHARE

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M/s Maa Ambey Constructions

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Partner

Handwritten signature and date: 27/11/22

The Developer shall be in the remaining portion 65% of the proposed multi-storied residential building with undivided share of land and all common facilities and amenities of the proposed building after allotment of the owner's share as mentioned in schedule "B" above and roof right shall be same ratio.

| Sl no- | Flat no- | Floor | Super built-up Area | Built up Area | Carpet Area |
|--------|----------|-----------------|---------------------|---------------|-------------|
| 1. | 1 | 1 st | 1525 Sq ft | 1271Sq ft. | 1075 Sq ft |
| 2. | 2 | 1 st | 1471 Sq ft | 1226Sq ft. | 1031 Sq ft |
| 3. | 1 | 2 nd | 1525 Sq ft | 1271Sq ft. | 1075 Sq ft |
| 4. | 2 | 2 nd | 1471 Sq ft | 1226Sq ft. | 1031 Sq ft |
| 5. | 3 | 2 nd | 1448 Sq ft | 1207Sq ft. | 1012Sq ft |
| 6. | 4 | 2 nd | 1544 Sq ft | 1287Sq ft. | 1055Sq ft |
| 7. | 1 | 3 rd | 1525 Sq ft | 1271Sq ft. | 1075 Sq ft |
| 8. | 3 | 3 rd | 1448 Sq ft | 1207Sq ft. | 1012 Sq ft |
| 9. | 1 | 4 th | 1531 Sq ft | 1276 Sq ft. | 1075Sq ft |
| 10. | 3 | 4 th | 1544 Sq ft | 1287Sq ft. | 1055 Sq ft |

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Along with 10 (Ten) car parking space in the ground floor and all common area facilities and amenities of the said proposed building.

SCHEDULE- "D"

Specification for the Building :-

- Foundation:** RCC
- Structure:** RCC frame structure.
- Walls:** Red Bricks Masonry.
- Wall Finish:** Plaster and POP.
- Floors:** Vitrified tiles .
- Doors:** Flush Doors with lock.
- Windows:** Aluminum Glazed Windows with iron grill

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Partner

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Partner

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| | |
|----------------------|---|
| Toilets: | Tiles and Standard Fittings. |
| Kitchen: | Hind ware or equivalent. |
| Sanitary fitting: | Counter Marbles, Stainless Steel Sinks. |
| Electricals: | Anchor or equivalent. |
| Water supply: | Through deep Tube well. |
| Overhead water Tank: | Syntax or equivalent |
| Other: | Lift, Generator |

IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presence of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of :

M/s Maa Ambey Constructions

[Signature]
Partner

[Signature]
21/1/22

[Signature]
21/1/22

[Signature]
21/1/22

M/s Maa Ambey Constructions

[Signature]

Partner

WITNESSES :






1 Shamshev. singh,
Sri Kailash. Pd. Singh
Jamui Bihar

2. Rashmi Kiran
w/o Dr. Bijay Kumar
Kadam Kuan, Park Road,
Patna (Bihar)

3. २१७१ धुमार
रम्य हल्द वल्लु/धुमार
लनेलहु पॉस १०-११
धिरभानु रांची

LAND OWNERS

Kalyan
Ashay
7/4/22

| | | | | |
|---|---|---|--|---|
|  |  |  |  |  |
| Little | Ring | Middle | Index | Thumb |

M/s Maa Ambey Constructions
Partner

M/s Maa Ambey Constructions

Partner



DEVELOPER

MAA AMBEY CONSTRUCTION

Proprietor

Drafted by

AMIT KUMAR
Advocate
Civil Court, Ranchi



Pre Registration Docket

Date :- 06-04-2022 04:22 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 20220000044768

Appoinment :- 07-Apr-2022 Time:- 10:30

| | |
|-----------------------|-----------------------|
| Article | Development Agreement |
| Pre Registration Date | 06-Apr-2022 |
| No. Of Pages | 38 |
| Stamp Duty | 4 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 3,38,249. |

| | | | | | | | | | |
|---|---------------------|---------------------------------|--|--------------------------|--|----------------|--|-------------------------------|--|
| Property Id: 716124 | | Valuation No. : 964368 / 2022 | | :- 2022-2023 | | User Id : 7644 | | Date : 06-April-2022 16:53:PM | |
| State : Jharkhand | | District : Ranchi | | Tahsil : Nagri | | | | | |
| Land Type : Rural | | Corporation : | | Village/City : Lalgotuwa | | | | | |
| Lalgotuwa Word No 1 - Other Road | | | | | | | | | |
| Khata Number - 172 | | | | | | | | | |
| Plot Number - 342 | | | | | | | | | |
| Volume Number - 8,8,9 | | | | | | | | | |
| Page Number - 255,254,78 | | | | | | | | | |
| Valuation Rule : Commercial land | | | | | | | | | |
| Property Details | | | | | | | | | |
| 1 | | Land area | | 23.23 Decimal | | | | | |
| Calculation Details | | | | | | | | | |
| Sr.No. | Description | Calculation | | | | Total | | | |
| 1 | Open Land Valuation | 1. 23.23 x 577019 = 13404151.37 | | | | ₹1,34,04,151/- | | | |
| | Total | | | | | ₹1,34,04,151/- | | | |
| Note : Final Valuation is Rounded to Next 100/- | | | | | | | | | |
| Total Valuation (A) | | ₹1,34,04,200/- | | | | | | | |
| Total Amount in Words : One Crore Thirty Four Lakhs Four Thousand Two Hundred Rupees Only | | | | | | | | | |

| | |
|--|---|
| Land measurement, Sub Part and House No. | Property Boundaries East: Sub Plot No. 342/H & R S Plot No. 223, West: Proposed Road, South: Proposed Road, North: Proposed Road |
| Area | Land area : 23.23 Decimal |

M/s Maa Ambey Constructions

Partner

M/s Maa Ambey Constructions

Partner

1/3



| | |
|-----------------------------------|---|
| Other Description of the Property | Address - Mouza Lalgituwa Thana Nagri Thana No. 138 Dist Ranchi |
| Government/Market Value | 13404151.37 |
| Transaction Amount | - |

| | |
|------------|---|
| CLAIMANT | -Ms. Maa Ambey Constructions A Proprietorship Thro Vivek Kumar Verma, Address - Kusum Vihar Morabadi, Thana- Bariatu ,Ranchi- ,Father/Husband Name Prasant Kumar Verma , PAN No.- ,Permission Case No.- , Aadhaar No. *****4177 |
| EXECUTANTS | -Mr. Nilaj Shankar, Address - Flat No. 304 Maa Kalindi Enclave Behind Steelco Ranchi- ,Father/Husband Name Late Uma Shankar Prasad Verma , PAN No.- ,Permission Case No.- , Aadhaar No. *****2963 |
| | -Mrs. Amrita Sahay, Address - Flat No. 304 Maa Kalindi Enclave Behind Steelco Ranchi- ,Father/Husband Name Late Dwarika Nath Sahay , PAN No.- ,Permission Case No.- , Aadhaar No. *****3760 |
| | -Mr. Jitendra Kishore, Address - Parn Kuti Park Road , Prof Samadar Path Kadam Kuan Phulwari Patna Bihar- ,Father/Husband Name Late Lakshmi Prasad , PAN No.- ,Permission Case No.- , Aadhaar No. *****1043 |

| | |
|---------------------|---|
| Witness Information | Mr. Rakesh Kumar , Address - Adalhatu, Bariatu, Ranchi- , Father/Husband Name-Dwand Bahadur Kuwar |
|---------------------|---|

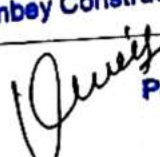
| | |
|--------------------|---|
| Identifier Details | Mr. Rakesh Kumar , Address - Adalhatu, Bariatu, Ranchi- , Father/Husband Name-Dwand Bahadur Kuwar |
|--------------------|---|

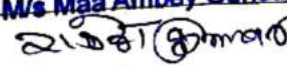
| | | |
|--------------------------------|------------|---|
| Fee Rule:Development Agreement | | 4 |
| 1 | Stamp Duty | |

| | | |
|-------|----|-------|
| 1 | SP | 1,140 |
| Total | | 1,140 |

| | | | |
|--------------------------------|----|--|----------|
| Fee Rule:Development Agreement | | | 3,35,105 |
| 1 | A1 | | 2,000 |
| 2 | E | | 3 |
| 3 | LL | | 1 |
| 4 | PR | | 3,37,109 |
| Total | | | 3,37,109 |

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

M/s Maa Ambey Constructions

 Partner

M/s Maa Ambey Constructions

 Partner

Claimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

[Signature]
Deed Writer / Advocate

[Signature]
Vendee / Claimant

[Signature]
Vendor / Executant

M/s Maa Ambey Constructions

[Signature]
Partner

M/s Maa Ambey Constructions

[Signature]
Partner



Document Registration Summary 1

Date :- 07-Apr-2022

- Government/Market Value: ₹13404200/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 07-04-2022 Presented at SRO - Ranchi Urban3

Signature of Presenter

SRO - Ranchi Urban3

Receipt : 633954

Receipt Date : 07-04-2022

Presenter Name: - *Nilaj Shankar*

| | |
|------------|---------|
| E | ₹2000 |
| PR | ₹1 |
| SP | ₹1140 |
| LL | ₹3 |
| A1 | ₹335105 |
| Stamp Duty | ₹100 |

Total

₹338349

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|---|---|----------------|
| Stamp Duty | 4 | 100 | -96 | GRAS | MaaAmbeyConstructionsAPropriatorshipThroVivekKumarVerma | • GRN Number : 2210734907 • DEPT Transaction Id : fa968ed9cc2112501acc • Transaction Type : . | 100 |
| E | 2000 | 2000 | 0 | GRAS | MaaAmbeyConstructionsAPropriatorshipThroVivekKumarVerma | • GRN Number : 2210735036 • DEPT Transaction Id : f6dac00a06414315d2a3 • Transaction Type : | 2000 |
| PR | 1 | 1 | 0 | GRAS | MaaAmbeyConstructionsAPropriatorshipThroVivekKumarVerma | • GRN Number : 2210735036 • DEPT Transaction Id : f6dac00a06414315d2a3 • Transaction Type : | 1 |
| SP | 1140 | 1140 | 0 | GRAS | MaaAmbeyConstructionsAPropriatorshipThroVivekKumarVerma | • GRN Number : 2210735036 • DEPT Transaction Id : f6dac00a06414315d2a3 • Transaction Type : | 1140 |
| A1 | 335105 | 335105 | 0 | GRAS | MaaAmbeyConstructionsAPropriatorshipThroVivekKumarVerma | • GRN Number : 2210735036 • DEPT Transaction Id : f6dac00a06414315d2a3 • Transaction Type : | 335105 |
| LL | 3 | 3 | 0 | GRAS | MaaAmbeyConstructionsAPropriatorshipThroVivekKumarVerma | • GRN Number : 2210735036 • DEPT Transaction Id : f6dac00a06414315d2a3 • Transaction Type : | 3 |
| Sub Total | 338253 | 338349 | -96 | | | | |

Article : Development Agreement Number of Pages : 76

M/s Maa Ambey Constructions

Partner
Partner

M/s Maa Ambey Constructions

Partner
Partner / 2

Partner / 2



Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

M/s Maa Ambey Constructions

[Handwritten Signature]
Partner

M/s Maa Ambey Constructions

[Handwritten Signature]
Partner



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

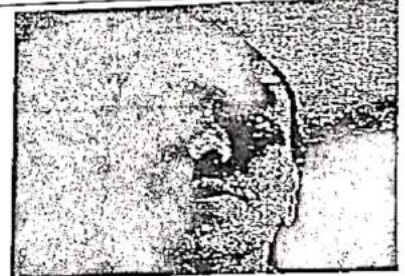
State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000044768

| | |
|-------------------|--|
| Deed Type | Development Agreement |
| Number of Pages | 76 |
| Fee Details | Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1140, A1 :- Rs. 335105, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.13404151/- , Transaction Amount :- Rs.0/- |
| Property Details | District :- Ranchi , Tehsil :- Nagri , Village Name :- Lalgotuwa Location :- Other Road, Lalgotuwa Word No 1 Property Boundaries :- East: Sub Plot No. 342/H & R S Plot No. 223, West: Proposed Road, South: Proposed Road, North: Proposed Road Khata Number - 172Plot Number - 342Volume Number - 8,8,9Page Number - 255,254,78 Area Of Land :- 23.23 Decimal |

Sh./Smt.Nilaj Shankar s/o/d/o/w/o Late Uma Shankar Prasad Verma has presented the document for registration in this office today dated :- 07-Apr-2022 Day :- Thursday Time :- 17:37:23 PM



Nilaj Shankar(Individual)

| Party Name | Document Type | Document Number |
|---------------|---------------|-----------------|
| Nilaj Shankar | PAN/UID | 386167062963 |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|






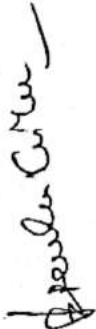



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Partner

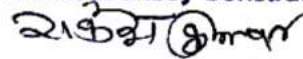
M/s Maa Ambey Constructions

Partner



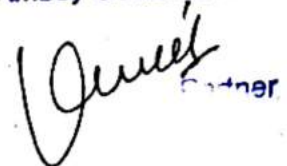
| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|---|--------------------|--|-------------------|----------------------|---|---|---|
| 1 | Amrita Sahay Address1 - Flat No. 304 Maa Kalindi Enclave Behind Steelco Ranchi, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.- | Yes | Amrita Sahay Address:- , Flat No-304, 3rd Floor, Maa Kalindi Enclave, , Amar Jyoti Path, Ratu Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India | | EXECUTANTS Age:56 |  |  |  |
| 2 | Jitendra Kishore Address1 - Parn Kuti Park Road , Prof Samadar Path Kadam Kuan Phulwari Patna Bihar, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.- | Yes | Jitendra Kishore Address:- parn kuti, prof.Samadar path, park road, kadam kuan, Phulwari, , Patna, , 800003, , Bihar, India | | EXECUTANTS Age:68 |  |  |  |
| 3 | Nilaj Shankar Address1 - Flat No. 304 Maa Kalindi Enclave Behind Steelco Ranchi, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.- | Yes | Nilaj Shanker Address:- , Flat No- 304, Maa Kalindi Enclave,, , Behind Steelco, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India | | EXECUTANTS Age:31 |  |  |  |

M/s Maa Ambey Constructions






Partner



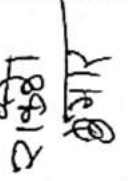
M/s Maa Ambey Constructions



Partner

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|--|--------------------|---|-------------------|--------------------|---|---|---|
| 4 | Maa Ambey Constructions A Proprietorship Thro Vivek Kumar Verma Address1 - Kusum Vihar Morabadi, Thana- Bariatu, Ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.- | Yes | Vivek Kumar Verma Address:- Kusum Vihar, Road No-4, Harihar Estate, Flat No-102, Block-D, , Morabadi, , Ranchi, 834008, , Jharkhand, India | | CLAIMANT Age:32 |  |  |  |

Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|---|--|---|---|
| 1 | Rakesh Kumar S/o-D/o Dwand Bahadur Kuwar Address1 - Adalhatu, Bariatu, Ranchi, Address2 - , , Jharkhand PAN No.: |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Rakesh Kumar Address1 - Adalhatu, Bariatu, Ranchi, Address2 - , , Jharkhand | | | |

Signature of Operator

Seal and Signature of Registering Officer

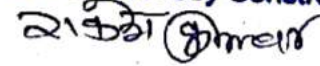
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Nilaj Shankar , Amrita Sahay , Jitendra Kishore), has/have admitted the execution before me. He/ She/ They has / have been identified by (Rakesh Kumar) Son/Daughter/Wife of (Dwand Bahadur Kuwar) resident of (Adalhatu, Bariatu, Ranchi) and by occupation (Business).

M/s Maa Ambey Constructions


Partner

M/s Maa Ambey Constructions


Partner

Date:- 07-Apr-2022

Signature of Registering Officer
Seal and Signature of Registering Officer

M/s Maa Ambey Constructions

[Handwritten Signature]
Partner

M/s Maa Ambey Constructions

21921 *[Handwritten Signature]*
Partner

Token No.: 20220000044768

CERTIFICATE

Office of the SRO - Ranchi Urban3

This Development Agreement was presented before the registering officer on date 07-Apr-2022 by Nilaj Shankar, S/O, D/O, W/O Late Uma Shankar Prasad Verma resident of Flat No. 304 Maa Kalindi Enclave Behind Steelco Ranchi .,

This deed was registered as Document No:- 2022/RANU3/893/BK1/824 in Book No :- BK1, Volume No :- 92 from Page No :- 1 to 76 at, office of SRO - Ranchi Urban3

Date:- 07-Apr-2022

Registering Officer

[Handwritten Signature]

M/s Maa Ambey Constructions

[Handwritten Signature]
Partner.

M/s Maa Ambey Constructions

[Handwritten Signature]

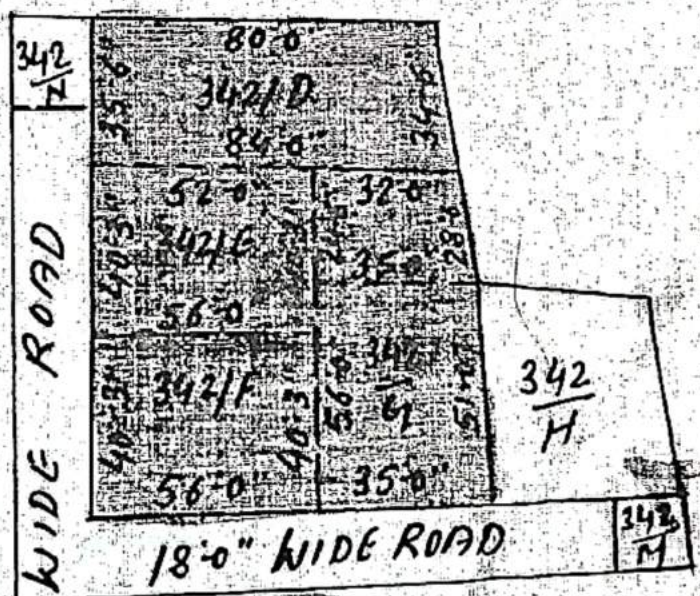
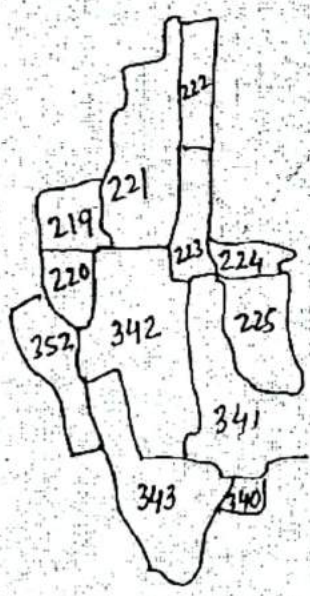
Partner

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VILLAGE - GUTUNA
 THANA - RATU
 THANA NO - 138 DIST - RANCHI
 AREA SHOWN IN RED WASH

| SUB PLOT NO | AREA AC-DEC |
|-------------------|------------------|
| 342/D | 0 - 6.83 |
| 342/F, 342/E | 0 - 10.15 |
| 342/G | 0 - 6.25 |
| TOTAL AREA | 0 - 23.23 |

M/s Maa Ambey Constructions
 Partner
 19/12/2018



Handwritten signatures and dates:
 07/04/2018
 6/1/18
 6/1/18

M/s Maa Ambey Constructions

Partner