



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 43da284b759e4a0a5de8

Receipt Date : 24-Sep-2024 10:47:18 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202400111187

Office Name : District SRO - Jamshedpur

Document Type : Rectification

Payee Name : VISHAL SAWA (Vendee)

GRN Number : 2404305692



2024 | JSR | 4366 | BK1 | 4040

:- For Office Use :-



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

For Allgemein Engineering Bureau Pvt. Ltd.

Director

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED

Director

Deed of Rectification

P.S.
Mango,

Stamp
Sol.

AAKASH PROJECTS &
BUILDER PRIVATE LIMITED
DIRECTOR
24/9/24



ANGSUMAN CHOWDHURY
Advocate

24/09/24

For Allgemein Engineering Bureau Pvt. Ltd.

Director

Handwritten signature of the Director



ANGSUMAN CHOWDHURY
Advocate

नियम 21 के अधीन प्राणा: भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1859 की अनुसूची
1 या 1क, स. 5, C... के अधीन
व्यवहृत स्टाम-सहित (या स्टाम्प-शुल्क
से विमुख या स्टाम्प-शुल्क अपेक्षित नहीं)।

निबधन-पदाधिकारी
X
24/9/24

DEED OF RECTIFICATION

**THIS DEED OF RECTIFICATION IS MADE ON THIS THE 24TH DAY
OF SEPTEMBER 2024 AT JAMSHEDPUR**

BY

M/s ALLGEMEIN ENGINEERING BUREAU PVT. LTD., a Company
duly incorporated and registered under Company Act, 1956, being
represented by its Director, **SRI. PRATIM BANERJEE** son of Late
Sushil Kumar Banerjee, by faith Hindu, by Caste General by
Nationality Indian, by Occupation Business, resident of 17, Rajendra
Nagar, Sakchi, P.O./P.S. Sakchi Town- Jamshedpur, Dist- East
Singhbhum called the **FIRST PARTY**, (Which expression shall unless
excluded by or repugnant to the context mean and include its
successors-in office,executors administrators, legal representatives
and assignees) of **ONE PART**;

COMPANY PAN NO.- AACCA9077G AADHAR : XXXX XXXX 3843

AND

24/09

Handwritten signature and date

Handwritten signature and date
दस्तावेज जाँचा



ANGSUMAN CHOWDHURY
Advocate

24/09/24

24/9/24



श्री प्रतीम बतजी पिता का नाम श्री स्व. सुरजीम ठुमार बतजी
निवास-स्थान, साकची, जाति, साकची, जो
लेख्यकारी, दौवदार या अवर निबंधक द्वारा प्रमाणीकृत
मुख्यरनामा संख्या 20 को अधीन लेख्यकारियों या
दावेदारों में से श्री 1042 के प्राधिकर्ता (अर्धी) हैं ने ता 20 के
पूर्वाह्न (या अपराह्न) में अवर निबंधन कार्यालय में (स्थान पर)
निबंधन के लिए पेश किया।

निबंधन-पदाधिकारी का हस्ताक्षर
24/9/2024



For Allgemein Engineering Bureau Pvt. L

Director

24/9/24

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED

DIRECTOR

24/9/24

M/s AAKASH INDIA PROJECTS & BUILDERS PVT. LTD., a company incorporated under the Companies Act, 1956, having its registered office at Payal Cinema Complex, Main Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District Singhbhum East, being represented by its Director namely, **SRI VISHAL SAWA** son of Late Sri Hari Sawa, by faith Hindu, by Nationality Indian, by caste General, by occupation Business, residing at 1st Floor, Holding No.1, Vimal Aakash, Road No. 4, Circuit House Area (North), P.S. Bistupur, Town – Jamshedpur, Dist. East Singhbhum, hereinafter called the **SECOND PARTY**, (Which expression shall unless excluded by or repugnant to the context mean and include its successors-in office, executors administrators, legal representatives and assignees) of **OTHER PART**;

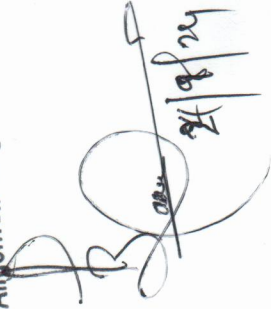
PAN NO. AAHCA5328D

AADHAR NO. XXXX XXXX 9402

NATURE OF DEED: RECTIFICATION DEED TO THE REGISTERED DEVELOPMENT AGREEMENT BEING DEED NO. 2024/JSR/310/BK1/284 DATED 25.01.2024 AS PER TERMS OF THIS AGREEMENT

WHEREAS the First Party is the absolute owner and in possession of the land as mentioned in the schedule "A" below and has executed and registered a Development Agreement in favour of Second Party vide Deed No.2024/JSR/310/BK1/284 Dated 25.01.2024

AND WHEREAS one M/s Allgemein Engineering Bureau (India) has purchased the schedule land through two sale deeds dated 28.04.1975 and 07.07.1971 from the rightful owners and got it's name recorded in



govt. records on basis of the order passed in Case No.26 of 80-81 and 25 of 80-81 u/s 90 of CNT Act.

AND WHEREAS said M/s Allgemein Engineering Bureau (India) filed cases bearing No.21 of 89-90 (2/89-90) and 48 of 89-90 before the Dy. Collector, Land Reforms for fixation of rent in respect of land mentioned in Schedule "A". The Dy Collector, Land Reforms vide his order dated 11.01.1990 and 31.05.1995 respectively passed necessary order and fixed the rent for the said land in favour of the said.

AND WHEREAS said M/s Allgemein Engineering Bureau (India) sold the Schedule land to the First Party through a registered deed of sale dated 30.5.2007 having Deed No.4388 and delivered the possession to the First Party.

AND WHEREAS the First Party after purchase of the same, filed a Mutation Case bearing No.845/M/2016-17 before the Circle Officer, who after hearing the case has allowed the Mutation Case vide his order dated 07.03.2017. The First Party is paying ground rent since then and the last being for the year 2023-24.

AND WHEREAS the First party's title has also been confirmed by the Dy Commissioner in a case filed by it to exclude the land from the restricted list vide order dated 30.05.2023 passed in Misc. Case No.61 of 2021-22.

AND WHEREAS the First Party has executed a Registered Development Agreement with the Second Party for construction of a multistoried Residential cum Commercial building over the schedule

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“A” land vide registered Development Agreement having no. NO.2024/JSR/310/BK1/284 Dated 25.01.2024.

AND WHEREAS due to some revision in the respective allotted areas as mentioned in Schedule “B” & “C”, it has become necessary to execute a Deed of Rectification of Development Agreement in respect of said revised areas for better clarity and brevity.

NOW THIS DEED OF RECTIFICATION INCLUDING ALL IT’S TERMS AND CONDITIONS ARE HEREBY MUTUALLY AGREED:

1. That the Second Party on basis of the above mentioned Development Agreement has got the required building plan approved from the Competent Authority.
2. That after registration of Development Agreement it was found that the Schedule B and C need to be rectified.
3. That the First Party and Second Party after having a joint discussion over the area distribution as mentioned in the Registered Development Agreement dated 25.01.2024 (supra) have agreed and decided to rectify the distribution of areas mentioned in the Schedule “B” and “C” of the earlier Development agreement dated 25.01.2024.
4. That the both First party and Second Party have again elaborately discussed about the area distribution and agreed to revise the respective areas of the parties as mentioned in the Schedule “B” and “C” hereunder.

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5. That the First Party and Second Party have agreed for the area distribution at the ratio of 36% and 64% respectively. However, due to different size of each unit, the area of the units has changed. Hence it has been decided and agreed between the parties that the Parties shall compensate the cost of differential area at a mutually agreed rate.
6. That this Deed of Rectification shall be treated as part of the original Registered Development Agreement bearing Deed No. 2024/JSR/310/BK1/284 registered on 25.01.2024 registered at Sub-Registrar Office at Jamshedpur, except Schedule "B & "C" forms part of this Deed of Rectification.
7. That both the parties shall abide by the terms and conditions of this Deed of Rectification along with the original Development Agreement dated 25.01.2024 with utmost cordiality and sincerity.

SCHEDULE OF PROPERTY

SCHEDULE - 'A'

ALL THAT piece and parcel of land of M/s Allgemein Engineering Bureau Pvt. Ltd. measuring an area 0.5495 Acre situated at Mouza: Mango, Ward No. - 9 Mango, Halka No. - 2, Thana No. 16412, MNAC, appertaining to New Plot No. 2046 measuring an area of 0.2975 Acre and New Plot No. 2047 measuring an area of 0.2520 Acre, under Khata No. 908, Town- Jamshedpur, District Singhbhum East, Holding No. 0100001570000A2, which is bounded by:

For Allgemein Engineering Bureau Pvt. Ltd.

Director

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED

DIRECTOR

North : New Plot No. 2045;
South: Alley then New Plot No. 2049;
East : Dimna Road;
West : New Plot No. 2044.

Note:- This property is situated on the main road.

SCHEDULE - 'B'

| AEB RESIDENTIAL | | | | | | | |
|-----------------|---------------------|------|---------|--------------|------|------|------|
| SL. NO. | FLAT NO./PENT HOUSE | CA | BALCONY | CA + BALCONY | BUA | SBUA | OT |
| 1 | 301 | 1135 | 69 | 1204 | 1280 | 1600 | 55 |
| 2 | 302 | 688 | 62 | 750 | 820 | 1050 | - |
| 3 | 303 | 1277 | 66 | 1343 | 1428 | 1800 | 47 |
| 4 | 304 | 2344 | 139 | 2483 | 2636 | 3300 | 108 |
| 5 | 305 | 1068 | 70 | 1138 | 1220 | 1550 | 55 |
| 6 | 501 | 1135 | 69 | 1204 | 1280 | 1600 | 55 |
| 7 | 502 | 688 | 62 | 750 | 820 | 1050 | - |
| 8 | 503 | 1277 | 66 | 1343 | 1428 | 1800 | 47 |
| 9 | 504 | 2344 | 139 | 2483 | 2636 | 3300 | 108 |
| 10 | 505 | 1068 | 70 | 1138 | 1220 | 1550 | 55 |
| 11 | 702 | 688 | 62 | 750 | 820 | 1050 | - |
| 12 | 802 | 688 | 62 | 750 | 820 | 1050 | - |
| 13 | 701 | 2162 | 69 | 2231 | 2375 | 3000 | 1303 |

For Allgemein Engineering Bureau Pvt. Ltd.

Director,



AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED

DIRECTOR



AEB COMMERCIAL

| SL. NO. | SHOP NO. | CA | BALCONY | BUA | SBUA |
|---------|----------|------|---------|------|------|
| 1 | 107 | 2548 | - | 2661 | 3650 |
| 2 | 108 | 3067 | - | 3226 | 4400 |

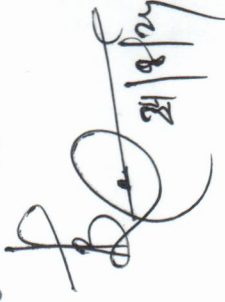
SCHEDULE - 'C'

AIPB RESIDENTIAL

| SL. NO. | FLAT NO./ PENT HOUSE | CAPET AREA | BALCONY | CA + BALCONY | BUA | SBUA | OT |
|---------|-------------------------|---------------|---------|-----------------|------|------|------|
| 1 | 201 | 1135 | 69 | 1204 | 1280 | 1600 | 386 |
| 2 | 203 | 1277 | 66 | 1343 | 1428 | 1800 | 167 |
| 3 | 204 | 2344 | 139 | 2483 | 2636 | 3300 | 510 |
| 4 | 205 | 1068 | 70 | 1138 | 1220 | 1550 | 213 |
| 5 | 401 | 1135 | 69 | 1204 | 1280 | 1600 | 54 |
| 6 | 402 | 688 | 62 | 750 | 820 | 1050 | - |
| 7 | 403 | 1277 | 66 | 1343 | 1428 | 1800 | 53 |
| 8 | 404 | 2344 | 139 | 2483 | 2636 | 3300 | 100 |
| 9 | 405 | 1068 | 70 | 1138 | 1220 | 1550 | 56 |
| 10 | 601 | 1135 | 69 | 1204 | 1280 | 1600 | 54 |
| 11 | 602 | 688 | 62 | 750 | 820 | 1050 | - |
| 12 | 603 | 1277 | 66 | 1343 | 1428 | 1800 | 53 |
| 13 | 604 | 2344 | 139 | 2483 | 2636 | 3300 | 100 |
| 14 | 605 | 1068 | 70 | 1138 | 1220 | 1550 | 56 |
| 15 | 703 | 2549 | 66 | 2615 | 2791 | 3500 | 1297 |
| 16 | 704 | 2344 | 139 | 2483 | 2636 | 3300 | 108 |
| 17 | 705 | 2136 | 70 | 2206 | 2377 | 3000 | 1232 |
| 18 | 804 | 2344 | 139 | 2483 | 2636 | 3300 | 1298 |

For Allgemein-Engineering Bureau Pvt. Ltd.

Director


24/11/24

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED

DIRECTOR


24/11/24

AIPB COMMERCIAL

| SL. NO. | SHOP NO. | CA | BUA | SBUA |
|---------|----------|------|------|------|
| 1 | 101 | 2335 | 2479 | 3350 |
| 2 | 102 | 1157 | 1215 | 1650 |
| 3 | 103 | 2494 | 2601 | 3525 |
| 4 | 104 | 1747 | 1942 | 2625 |
| 5 | 105 | 1569 | 1748 | 2375 |
| 6 | 106 | 1641 | 1734 | 2350 |

IN WITNESS WHEREOF BOTH THE PARTIES HAVE HEREUNTO SET THEIR RESPECTIVE HANDS HERETO, ON THE DAY, MONTH, YEAR AND PLACE FIRST ABOVE WRITTEN.

WITNESSES.

1) Sandil kr Goswami
S/o L. K. Goswami
H. No- 23 Mango

2) Mehu Kumari
D/o- Mr Basu Deo Prasad
R/o- Dimna Road, Mango, Jh.

For Allgemein-Engineering Bureau Pvt. Ltd.
Director
24/09/24

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
DIRECTOR
24/09/24

Note: - Certified that the original copy of this deed contains 1418 words.

Typed by:
[Signature]
24/09/24
Jamshedpur

Drafted by:
[Signature]
24/09/24
Advocate, Jamshedpur



ANGSUMAN CHOWDHURY
Advocate

Certificate:- Certified that the finger prints of left hand of each person whose photographs affixed in the document have obtained by me/before me.

[Signature]
24/09/24
Advocate