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Receipt of Online Payment of Stamp Duty

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Office Name : SRO - Deoghar

Document Type : Development Agreement

Payee Name : CHANDRA BHANU GUPTA (Vendee)

GRN Number : 2403885161



निबंधन अधिनियम.....1908.....के अधीन: For Office Use -

और छोटानागपुर/संयालपरगना टेनेन्सी एक्ट की D. Agreement

घारा.....21.....के अधीन भी ग्राह्य है और

इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के

खण्ड.....5.....के अधीन यथावत स्टाम्प सखि

(या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

MANOJ KUMAR
निबंधन पदाधिकारी

SABITA KUMARI

Stamp

100/-

Director

DEVAGYA ESTATES PVT. LTD

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।

DEVAGYA ESTATES PVT. LTD.
Director

शिवोत्तरा अटे
परवेश रानजन
परवेश रानजन
सपना कुमारी
संगिता सिंघ.
यश. सिंघ.
DEVAGYA ESTATES PVT.LTD
Director

DEVELOPMENT AGREEMENT WITH THE BUILDER

This Agreement is made here at Deoghar, Jharkhand on this 6th day of September 2024.

BETWEEN


1. Hemlata Devi, W/o Late Narendra Narayan Roy, Aadhar No. XXXX XXXX 4389, PAN : AUNPD6873B
2. Parvesh Ranjan, S/o Late Narendra Narayan Roy, Aadhar No. XXXX XXXX 4828, PAN: AGXPR2651R,
3. Rajesh Ranjan, S/o Late Narendra Narayan Roy, Aadhar No. XXXX XXXX 0378, PAN: BACPR6609D &
4. Sapna Kumari (Sapna Kumari Singh), W/o Late Bhavesh Ranjan, Aadhar No. XXXX XXXX 9598 PAN.SVPPS4744P,

All by category General, by occupation Landholders, all are resident of 'Sangita Bhawan' Kundlal Sheel Road, Bompas Town, Khoradah, P.O. B. Deoghar P.S., Subdivision; Sub-registry and Dist. : Deoghar (Jharkhand), -814112 hereinafter called the "Land owners" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, legal representative, executors, administrators, assigns, and successors - in-interest), of the **First Part**,

DEVAGYA ESTATES PVT.LTD
Director

श्रीवती शर्मा आदि
Rajesh Ranjan
Ravesh Ranjan
Smt Nidhi
Sangita Singh.
A. Singh.

DEVAGYA ESTATES PVT. LTD


Director

AND

M/S DEVAGYA ESTATES Pvt. Ltd., CIN U70103JH2018PTC011824 PAN: AAGCD8376D a Private Ltd Company having its head office at Ground floor, Sarojani Complex, near Bajla Chowk, Castair Town, Deoghar-814112, through its Director Sri Chandra Bhanu Gupta S/o Late Raj Kishor Gupta, Aadhar No. XXXX XXXX 0050, PAN: AMVPG56936, Resident of 'Navya Rukmani Complex, Flat No. F 3, 3rd Floor near St. Francis School, Castair's Town, Deoghar, P.O. B. Deoghar, P.S. Subdivision and District- Deoghar (Jharkhand) PIN: 814112 (hereinafter referred to as "THE DEVELOPER" which term shall requires include its executor or executors, administrator or administrators, nominee or nominees, legal representative or legal representatives, successor-in-office and /or assign or successors-in-office and/or assigns etc.) of OTHER PART.

The expression of the terms Land owners and the Developers, whenever they occur in the body of this Agreement shall mean and include their respective legal heirs, executors, administrators and assign unless and until is repugnant to the context or meaning thereof.

Confirming Party: 1. Smt Sangita Singh, W/o Binay Kumar Singh, D/o Late Narendra Narayan Ray, category General, occupation Housewife, resident of 45 P Road, Bistupur, Near G Town Gurudwara, Bistupur, Kalimali, East Singhbhum, Jharkhand, Aadhar no xxxx xxxx 6553

Rajesh Ranjan

(Singh)
2. Smt Madhumita Kumari, W/o Pradeep Kumar, D/o Late Narendra Narayan Roy, category General, Occupation Housewife, resident of 8-2—703/A/6/A Banjara Hills Road No 12 Familiya Opposite Lane, Khairatabad, Hyderabad, Telangana, Aadhar No xxxxxx xx 5293

DEVAGYA ESTATES PVT. LTD.

Director

24/07/2021
Parvesh Ranjan
Sangita Singh
Rajesh Ranjan
Dr. Singh

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Director

Whereas the Land owners are the recorded owners and title holders are in possession of all that part and parcel of Basauri land at and within the limit of the Deoghar Municipal Corporation, situated at Mouza- Khoradah, Thana No.-40.2, P.S.- Deoghar, Subdivision, Sub-registry and District-Deoghar, being Gantzer's Survey Settlement J.B. No. 27/20, at present J.B./Khata No.-28/3493 of Register II Revenue department, Gantzer's Survey Settlement Plot No-46, Town Plot No. 1306, Holding No.-0170001715000A1 of Ward No. 17 of Deoghar Municipality, Deoghar Municipal Corporation ward No. 35, with an area admeasuring about 57 Decimals equal to 24829.2 Square feet (more or less) by which is butted and bounded as follows :-

North : Scroop Road at present known as Kundu Lal Sheel Road.

South : Land of Hari Mahto

East : Land of Newari Mahto.

West : Town Plan Plot No. 1307

which was purchased by the husband of the Land owner No. 1 and father & father in law of the Landowner No. 2, 3 & 4 respectively and father of confirming party 1 & 2 as mentioned above, namely **Narendra Narayan Roy S/o Daroga Prasad Roy**, from previous land owners namely **Kalyan Kumar Mitra S/o Shailendra Nath Mitra and others** during his life time through registered Sale deed No. 3479 dated 06.09.1978, Registered at Sub registry office, Deoghar entered in Book No. 1, Volume No. 10 , Pages 400 to 404 and he mutated his name in Circle Office Deoghar and paid rent till his life time and by remaining in peaceful possession being the absolute owner over the same and thus perfected right, title and interest over the said land. Thereafter the said Purchaser Narendra Narayan Roy died on 30.07.2020 leaving behind his wife widow Smt. Hemlata Devi and three sons namely Parvesh Ranjan, Rajesh Ranjan & Bhavesh Ranjan and two daughters namely Madhumita Kumari Singh and Sangita Singh . Out of them one son namely Bhavesh Ranjan died leaving behind his wife namely Sarna Kumari Singh as his legal heir, successor,

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Director

रमेश कुमार अटे
Sujesh Kumar
Ramesh Kumar
Rajmal Goff
Sangita Singh.
Raj Singh.

DEVAGYA ESTATES PVT. LTD

Director

Sujesh Kumar

The daughters namely Madhumita Kumari and Sangita Kumari Singh are married and well settled in their respective in-laws house and these both daughters have no objection with this respect at all and they have signed as confirming party on this Development Agreement to avoid any future litigation or complication.

AND Whereas the aforesaid Land owners have mutated their names in the Circle Office, Deoghar vide Mutation Case No. 1207/R27/2024-2025/Deoghar dated 23 August, 2024

AND Whereas the Land owners are desirous of erection of a multi storied Residential super structure, comprising of the basement, various floors and terraces, according to the plans which may be got sanctioned from competent Authority at Deoghar Municipal Corporation in this regard but are not fully equipped to do so and has, therefore, approached the Developer "Devegya Estates Pvt. Ltd. which on being assured by the Land owners that the said property are free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, dues, notices, religious or family disputes, etc., and that the said property is Basauri Transferable landed property, have agreed to cooperate with the Land owners for construction of a super structure on the land beneath the said property, on the terms and conditions that are set forth hereinafter.

Now this Deed Witnessed as follows:

1. The Developer has agreed to raise the superstructure comprising various floors and terraces on the land beneath the said property according to the building plans mutually agreed upon between the Land owners and the Developers which shall be got sanctioned from the competent authority.
2. It is agreed between both the parties that total land area is 24829.2 Square Feet but the construction of residential Buildings will be done excluding old structure house and measuring about 6596.2 Sq.ft i.e., Developer will construct over 18,233 Square feet area out of 24829.2 Square feet (more or less) Map is attached.

DEVAGYA ESTATES PVT. LTD
Director

SHRUTI SODHAI ATE
Rajesh Ranjan
Parvesh Ranjan
Sudhakar Singh
Sangita Singh
Dr. Singh
DEVAGYA ESTATES PV
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3. To have the plans (jointly agreed by the land owner and developer) of the proposed building or buildings to be constructed on the said property approved by the DEOGHAR NAGAR NIGAM and other concern authorities as per rules and regulations, in the name of the Land owners and, with Land owners' consent, to do and sign, all writings and undertaking as may be necessary in connection with the approval and sanction of such plan That the Land owners shall sign the necessary documents to enable the Developer to obtain all necessary permissions and sanctions as may be required. The Landowners have authorized the Developer for submitting the applications, requisitions to the various authorities for obtaining permission, approvals, sanctions, allotment of building or other materials and concerning other matters required statutorily to be done and required in connection with the construction and completion of the said dwelling units/floors on the said property. However, the Developers undertake not to cause to be done any act deed or thing which may in any way misuse, contravene any rule, law or regulation or to misuse the powers which may be conferred upon the Developers by the Land owners to construct super structure as stated herein above on the land beneath the said building as per agreement.
4. That in the meantime till such sanctions and permissions are forthcoming, the Developers shall have the suitable plans prepared for the proposed Residential Building at their own cost and the concurrence of the Land owners shall be obtained with regards to final submission of plans. After the building plan gets approved by the DEOGHAR NAGAR NIGAM and other relevant authorities, the Land owners and Developer shall enter into a Separate Share Distribution Agreement within 15 Days detailing therein the allocation of the defined and demarcated Residential Dwellings including Flats, and other common spaces as well as undivided portion of constructed areas which shall fall in the share of Land owners as well as the Developer respectively on proportionate basis as per defined share in all floors of the multi-storeyed building constructed there in. And it is also agreed that if any change is required then it will be done only after written consent of both Parties. if any details of technical specification of Building is required then it should also be reduced in writing in the Development agreement.

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सुभरल अडे
संगल सलयः

सुभरल अडे
DEVAGYA ESTATES PVT.LTD
सुभरल अडे
Director

5. That the developer and the land owners has agreed to Develop the schedule property by construction multi-storied Residential building which is known as "Narendra Arc"
6. The development of the landed property and construction of multi-storeyed building shall be started by the developer as per agreed plan and specification and as approved by DEOGHAR NAGAR NIGAM and conditions contained in the Agreement. The Developers shall develop the said property at its own resource for development of the said property and shall alone be liable for the loss, if any or for any claim arising from the development the said property and shall indemnify and keep indemnified the land owners and their estate against and in respect of all actions, proceedings, demands, claims, costs, charges, expenses, losses, damages, compensation, and/or penalties or all short or nature whatsoever the land owners may be put to, sustain or incur due to and / or arising out of or in connection with the development the said property. That the entire cost of construction of the new building including cost of material, labour and the charges for time extension for construction from Deoghar Municipal Corporation on above said plot and expenses for clearance from any other statutory body(ies) and fee of the architect and others charges shall be borne and paid by the Developer. That the construction shall be that of specifications, detailed and described in Annexure attached hereto. That the Developers shall utilise the full F.A.R. available in respect of the property to be developed.
7. That the property tax, electricity bill etc till the execution of this deed shall be payable by the Land owners. Any taxes payable thereafter shall be the liability of the Developer and shall be paid by the Developer till the construction/completion of flats are ready in all respects.
8. That the Land owners give permission to the Developer to enter upon the said property with full right and authority to commence, carry on and complete development thereof, in accordance with the permission & terms herein mentioned. The said to development of the property will be personal to the Developer and under no circumstance the Developer

DEVAGYA ESTATES PVT.LTD
सुभरल अडे
Director

अनुमोदित अर्थ
परिष्कारित

परमेश्वर राजा
E. H. H. H. H. H.

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DEVAGYA ESTATES PVT.LT

Direct

will assign his title, right and interest to any other party, except with the prior written consent of the Land owners. However, the Developer shall be entitled to enter into separate contracts in his own name with building contractor, architect and others for carrying out the development at his own risk and costs.

The Land owners will have right to interfere or to put any obstruction in construction being executed in the following circumstances:

(i) The construction by the Developer deviates in any substantial way from the Plans approved by the DEOGHAR NAGAR NIGAM

(ii) The quality of the construction deviates from the specifications approved by the DEOGHAR NAGAR NIGAM and those agreed to by the Developers and those agreed in the agreement.

(iii) If the construction does not confirm to the latest design technique which is included in DEOGHAR NAGAR NIGAM Norms.

(iv) The Developers indulge in any Act of Omission or Commission which, in the view of the Land owners likely to bring into question the legal status of the building or its construction.

9. That the residential dwelling units proposed to be constructed by the Developer shall be owned and possessed by the parties exclusively as under : (a) Land owners shall own and possess 50% in the residential constructions with its related undivided and common spaces, parking spaces as well as terraces etc., and (b) Developer shall own and possess 50% of the constructed super structure of the Residential areas with its related undivided and common spaces, parking spaces as well as terraces etc., It is hereby agreed upon by the parties that all the Residential construction with undivided proportionate share & right in the land shall form the share of the Developers in the form of super built up area. The Developers will also own and possess remaining 50% of all construction with his undivided proportionate share & right in the land shall form the share of the Developers in the form of super built up area.

DEVAGYA ESTATES PVT. LTD.
Director

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DEVAGYA ESTATES PVT.LTD

Director

- e) To mortgages to said property to the limit of 50% in residential saleable area that is developer's share with financing institutions or bank for enabling the developer/purchaser of flat/tenements etc to obtains loans against their flats etc.If required, the Developer may take Project Loan against the Project from any bank/financial institution.
- f) And generally, to do all acts, deeds, and things for developing the said property in accordance with the approved plans, Development agreement.
- g) That after the completion of the construction of the building project land owner/developer shall be absolute owner of their respective shares and they will be entitled to sell/transfer / retain of their respective shares.

That the final / deed of the flat along with common area and common facilities shall be executed and registered by the Developer or the land owners, as the case may be, in favour of the intending purchaser/purchasers.

- h) The Development of the said property shall be by and on account of the Developer and neither the land owners themselves jointly or individually nor anyother persons claiming through the land owners shall have any right in the Development of the said property as per agreed and approved plan and specifications as per the agreement. The Developer shall alone be responsible and liable to the Govt./DEOGHAR NAGAR NIGAM and such other concerned authorities for the discharge of the said work and shall alone be like wise liable for loss if any or for any claim arising from the Development work and shall keep the land owner well indemnify in respect of all his actions, proceedings, demands, claims, costs, charge, expenses losses, damages, compensations or penalties of any short or nature whatsoever the land owners may be put the sustain or in connection with the said work or default, failure or breach of contract by the Developer till the period of completion of the construction. Similarly, because of the land owner or any one of the land owners, if the Developer or the work of Development is hampered in any way the land owner will indemnify the Developer/Developers or their agents and representatives.

214071 30/07/2017 A/E
Rajesh Ranjan
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Rajesh Ranjan
Rajesh Ranjan

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DEVAGYA ESTATES PVT. LTD

Director

- i) All the outgoing charges if any in respect of the said property from the date of possession is to be given to the Developer hereunder and shall be borne and paid by the developer, but prior to the period if any relating to such possession shall be the liability of the land owner alone.
- j) All out of pocket costs, charges and expenses of incidental charges including the stamp duty and registry fees on conveyances or conveyances be borne and paid by the allottees/or the transferees in respect of their allotted flats, tenements fallen under the share of each party. Any other expenditure relating to the advocates relating to Development Work will be borne by the Developer.
- k) It is also agreed that the Developer will obtain fresh electricity connection by depositing necessary charges for the purpose of the construction of the development work to be done by them from the Deoghar Electricity Supply office which the Land owners will have no objection.
- l) The Developer alone shall be entitled to recover or accept refund of any deposit made after this agreement with any concerned authorities e.g. DEOGHAR NAGAR NIGAM, Collector, or Town Planning authorities or any Govt. or Semi Govt. Bodies, Courts.
- m) That the Project will be completed within 36 months from the date of sanction of plans from DEOGHAR NAGAR NIGAM or from the date of transfer of Vacant land and peaceful possession for development whichever is later. The Land owner agrees to allow a grace period of six months over the aforesaid period. This period of 42 months shall be referred to as the scheduled contract period (SCP).
- n) Further extension to the SCP shall be permitted only to cover situations arising out of "force majeure" such as from natural calamities, earthquake, floods, tempest, hurricane, fire (unless caused by negligent of Developers and their representatives) and acts of God. Then so much of the time as is reasonably lost will be further added to the period of completion. Land may at their own discretion, consider any reasonable extension of SCP, on terms and conditions to be specified by him.

DEVAGYA ESTATES PVT. LTD
Director

अशुभ शर्मा
 Rajesh Ranjan
 Ramesh Ranjan
 E. H. N. T. G. O.
 Sangita Singh.
 Dr. Singh
 DEVAGYA ESTATES PVT.LTD
 Director

23. That after execution of development agreement the Land owners will execute and registered irrevocable power of attorney in favour of developer or their nominees. as the developer's desire at the cost of the Developer, The purpose of the power of attorney shall be to get the work successfully and smoothly done as lawful attorney for and on behalf of the land owners to do any act, things, deeds for the interest of the project and to carry on the Development Work legally without hindrance from any person and assuring or perfecting the legal title of the developer and/ or their allottees to the said land/ premises and also to their respective flats with their undivided proportionate share and rights in the land for developer share.
24. Once the construction work is completed as per the terms of the agreement in the time-frame specified in the relevant clause, and the Land owner's share has been handed over to them. If required the land owner will be bound to execute and register the deed of conveyance of the absolute transfer deed or deed release as stated hereinafter within 30 days and in case of failure to do so the developer will have all right to maintain possession over the land and built-up area of developer share and will also have rights to get the sale deed executed and registered through the process of the court and land owner will have no objection or plea to refuse or object to the execution and registration of the sale deed / transfer deed / deed or release / deed of conveyance / deed of exchange etc.

For the purpose of verifying the correctness of the declaration made above regarding the absolute ownership of the said property and their hereto being saleable free from all encumbrances, and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal the land owner shall allow access to the Developer to see all necessary original documents including title relating to the property.

In addition, the land owners shall hand over original copies (certified or otherwise) of all such relevant papers to the Developer for his use after execution of this development agreement.

DEVAGYA ESTATES PVT.LTD.
 Director

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 Ramesh Rajan
 S. S. M. & Co.
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 DEVAGYA ESTATES PVT. LTD
 Director

25. The land owners hereby undertake not to sell, dispose, alienate the said property or any part thereof and except putting the Developer in possession thereof to get it developed by the Developer and for the purpose pursuant to this Agreement with the ultimate object of granting, conveying and transferring the same after completion of the project, and shall do nothing in contravention of the Agreement and as otherwise agreed upon by the land owners and Developers in writing similarly, the Developers all do hereby undertake not to do anything as stated above.

26. It is hereby agreed by the parties that all disputes & difference arising out of (if any) and in relation to these presents and all matters relating there shall be referred for Arbitration to an Arbitrator appointed mutually by the parties and decision of the said Arbitrator shall be final & binding upon the both parties as per Arbitration and conciliation Act, 1996.

That even in case of any difference or dispute the construction once started cannot be stopped (except for reasons mentioned in the relevant clause) by any of the parties, but the Arbitrators or the court, as the case may be can only get the site and construction inspected by any expert and call for a report. If the report indicates the reasons mentioned are true, the Developer shall forthwith rectify the deviation or stop construction till rectification.

27. That the land owners and builder will register the sale deed in the respect of their respective shares in favour of intending purchaser/s with terms and conditions stipulated in the declaration approved by DEOGHAR NAGAR NIGAM or competent authority.

28. All legal and lawful procedures and actions are subject to Deoghar Court Jurisdiction.

DEVAGYA ESTATES PVT. LTD
 Director

अनुमोदित अटे
फजल-सायन-
रमेश बन्यन
E. H. W. M. D. G. P.
बांगिता बिन्हा
Y. Singh
DEVAGYA ESTATES PVT.L
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SCHEDULE - I

Description of the land / property under this development agreement

All that part and parcel of Surveyed Basauri transferrable land measuring 18, 233 Sq. Ft i.e. 41.857 decimals more or less, more fully shown in the map or plan attached herewith in red colour, at and within the limit of the Deoghar Municipal Corporation, out of the property situated at Mouza- Khoradah, Thana No.-402, P.S.-Deoghar, Subdivision, Sub-registry and District-Deoghar, being Gantzer's Survey Settlement Basauri Jamabandi No. 27/20, at present J.B./Khata No.-28/3493 of Register II Revenue department, Gantzer's Survey Settlement Plot No-46, Town Plot No. 1306, Holding No.-0170001715000A1 of Ward No. 17 of Deoghar Municipality, Deoghar Municipal Corporation ward No. 35, with an area admeasuring about 57 Decimals equal to 24829.2 Square feet (more or less) which is butted and bounded as follows :-

North : Scroop Road at present known as Kundu Lal Sheel Road and land and building of 1st party.

South : Land of Hari Mahto

East : Land and building of 1st party and Land of Newani Mahto.

West : Town Plan Plot No. 1307

SCHEDULE - II

SPECIFICATION OF BUILDING:

Foundation: foundation as per the design of structural consultant. foundation shall be earthquake resistant as per N.B.C.

Cement: ACC/Ultratech or Equivalent

Rods/saria: Rungta /Jindal or equivalent

Brick work: First class brick/AAC Block in all the partition wall.

Internal Wall: All internal walls will be finished with Plaster and putti.

21/10/2017
Rajesh Ranjan

Ranish Ranjan

21/10/2017

Bangita Singh

Raj Singh

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Director

External Wall: Wall finished with weather / Waterproof paint.

Flooring: Branded Vitrified Tiles.

Top Roof: Anti heat treatment and adequate water-proofing shall be done against leakage.

Kitchen: Working platform shall be finished by Granite marble and separate hot cold-water pipe shall be given with necessary water connection.

Bathroom: (i) Internal wall shall be finished with glazed tiles up to 7 feet height from floor level.

(ii) All PVC Pipe will be used of first quality

(iii) All fitting will be made of standard / high grade quality.

(iv) Hot & Cold-water pipe system shall be provided with mixer and separate tap connection.

(v) Sanitary Fitting will be filed with parry ware / Hind ware or equivalent with flush system.

Door: All chaukhat will be Hard seasoned sal wood. Flush door will fitted on door

Window: All the window upvc or equivalent

Electrical Work: (i) All wiring will be concealed type.

(ii) All fitting, including panels, MCBs, switches, plug/sockets etc. will be Havells, Anchor, Roma, polycabs or equivalent make, Modular type switches will be fitted.

(iii) Entire electrifications will be done with copper wire of adequate size and will be of Havells/Anchor or equivalent make.

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Director

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सुरेश कान्हा
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DEVAGYA ESTATES PVT.LTD
Director

(iv) Power plug arrangement shall be provided for A.C. for all bedrooms and drawing, dinning, TV, Telephone connection in Drawing room and in bathrooms Geyser.

Security Intercom: All flats will be linked to reception counter on ground floor.

Water Supply: Submersible motor with accessories, shall be provided in building with adequate supply of water.

Generator: A sound proofed Generator of adequate capacity shall be provided for the purpose of providing electricity during power cuts & for running of water, two submersible water motor pumps, lift, lighting to common area and supply 1 KV to all the flats of the buildings.

Lift: Otis / Kone / Techno/ Johnson or equivalent lift shall be provided.

29. Other Charges and Deposits:

For Flats:

- (i) Electric connection; 5KVA connection on actual basis (Approx 50000/-) (charges including of security deposit, meter, transformer, cable, Pannel etc.) per flat connection.
- (ii) Generator Rs. 30,000/- per flat / connection for providing 1KVA emergency power supply from generator.
- (iii) Proposed cooperative membership fee and other foundation charges: as required. Maintenance charge per flat per month will be fixed by co-operative society and will be payable by the flat/land owner.

DEVAGYA ESTATES PVT. LTD.
Director

शुभम शर्मा अडे
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परवेश रेजियन

बंगिता बंगोफ

ए.एम.ए.डी

य.सि.सिंगर

DEVAGYA ESTATES PVT.LTD

Director

In witnesses whereof the parties hereto have set their respective hands to this agreement made on the day month and year as first written above in presence of the attesting witnesses after having being read over and explained its contents and being understood by both the parties thereto.

Witnesses with address:

1. Vikram Kumar Jaiswal
S/o Late Shyam Kantik Jaiswal
Hari Kishum Sah Lane
B. Deoghar, Jharkhand

2. Shraavan K. Gupta
S/o - Late - R. B. Gupta
Kali Rukha,
Sahid Aysam Road
Deoghar - 841412

9934316094

Signature of the Land owners

शुभम शर्मा अडे
ए.एम.ए.डी
परवेश रेजियन
फुजेरु फुजेरा

Signature of the Developer

DEVAGYA ESTATES PVT.LTD

Director

DEVAGYA ESTATES PVT.LTD.
Director

21/07/2018
Rajesh Kumar
Sambhar
Panvel Region
Rajesh Kumar

DEVAGYA ESTATES PVT.LTD

Director

Photo, Signature and L.T.I of Developer-



Rajesh Kumar Sambhar

DEVAGYA ESTATES PVT.LTD

Director



DEVAGYA ESTATES PVT-LTD
Rajesh Kumar
Director

शिवजी शर्मा अडे
सुजेल पायड

Parvesh Ranjan

bangita Singh

शिवजी शर्मा

शिवजी शर्मा

DEVAGYA ESTATES PVT.LTD

Director

Photo, Signature and L.T.I of Confirming Party



मे
सामंत

बा

bangita Singh.



मे
सामंत

शिवजी शर्मा

शिवजी शर्मा



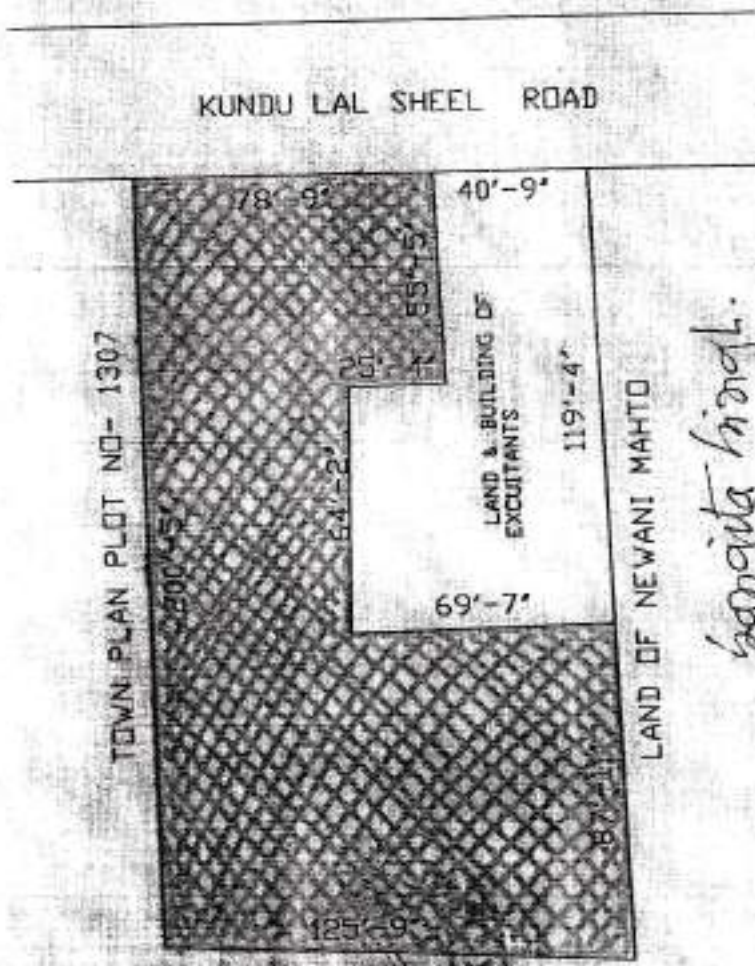
Read over the contents of deed and explained to the parties and certified that the left hand finger print of all the persons, whose photographs affixed in this deed has been taken in my presence, Sitaran Pandit

Deed writer/Advocate, Deoghar . 6.9.2024

L.N. 37(5)1982

DEVAGYA ESTATES PVT. LTD.
Director

PLAN OF LAND UNDER MOUZA:-KHORADAH NO- 402 WITHIN DEGGHAR NAGAR NIGAM WARD NO- 35 JAMABANDI NO-28/3493 PART OF PLOT NO- 46 PART OF T.P. PLOT NO- 1306 AREA: 18233sqft. (OUT OF AREA 24824.8sqft) SHOWN IN RED COLOUR BELONGS TO Smt. HEMLATA DEVI, PRAVESH RANJAN, Smt. SAPANA KUMARI & RAJESH RANJAN & NOW AGREEMENT IN FAVOUR OF DEVAGYA ESTATES Pvt Ltd.



Hemlata Devi
Pravesh Ranjan
Rajesh Ranjan
सपना कुमारी अडे

Sanjita Singh
Dr. Singh
DEVAGYA ESTATES PVT LTD
[Signature]
 Director

DEVAGYA ESTATES PVT. LTD.
[Signature]
 Director

Traced by
mxh
29/02/24