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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 05bc434b8e0b1d45c2ae

Receipt Date : 05-Nov-2023 12:09:09 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300109198

Office Name : SRO - Deoghar

Document Type : Development Agreement

Payee Name : Sushil Kumar Sinha (Vendor)

GRN Number : 2320044891

D. Agreement

P.S
Deoghar

Area

40.43Diz

Stamp
100/-



<p><i>M. Sinha</i> Manovma Sinha <i>Sushil</i></p>	<p><i>Bina Sinha</i> Sudhakar Sinha</p>	<p>:- For Office Use 1908 के अधीन निर्बंधन अधिनियम..... और छोटानामपुर/संथालपरगला टेनेन्सी एक्ट का कार 21 के अधीन भी ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के खण्ड 5 (e) के अधीन भयावत स्टाम्प सहित (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)</p> <p><i>24/11/2023</i> विबंयन पदाधिकारी</p>	<p>For Baldyanath V. Construction <i>Suj Narayan</i> Partner</p> <p>For Baldyanath V. Construction <i>Pats</i> Partner</p>
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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।

Mulimha

Manorama Sinha

[Signature]

Bina Sinha

Sudankumar Sinha

[Signature]
Kabita

[Signature]
Ajay Kumar

[Signature]
Jaya Narayan

[Signature]
Priya Verma

[Signature]
Sinha

[Signature]
Abhishek Kumar

For Baidyanath V. Construction

[Signature]
Sanj Narayan
Partner

For Baidyanath V. Construction

[Signature]
Bita Tiwari
Partner

DEVELOPMENT AGREEMENT

MADE AT DEOGHAR

The Articles of the Development Agreement made at Deoghar on this the 6th day of November 2023 (Two thousand Twenty Three) A.D.

BETWEEN

(1) SMT BINA SINHA, Daughter of Late Digambar Prasad, Granddaughter of Late Sadashiv Prasad, Wife of Late Sunil Kumar Sinha, by category General, by profession housewife, resident of Mouza Shyamganj, Mohalla Karnibad, P.S. Deoghar, Subdivision, Subregistry and District-Deoghar at present residing at East Jail Road, near Dr. Krishna Kumar's Clinic, Tharpakna, Ranchi, District Ranchi (Jharkhand) Aadhaar No. xxxxxxxx4800.

(2) SRI SUDHIR KUMAR SINHA Aadhaar No. xxxx xxxx 1726, son of Late Saryu Prasad, Grandsons of Late Ramkishun Lal, by category General, by profession Business, residents of Mouza Shyamganj, Mohalla Karnibad, P.S. Deoghar, Subdivision, Sub-registry and District-Deoghar (Jharkhand)

(3) SRI SUSHIL KUMAR SINHA Aadhaar No. xxxxxxxx 0617, son of Late Saryu Prasad, Grandsons of Late Ramkishun Lal, by category General, by profession business, residents of Mouza Shyamganj, Mohalla Karnibad, P.S. Deoghar, Subdivision, Subregistry and District-Deoghar (Jharkhand)

(4) SMT MONORAMA SINHA, Daughter of Late Kalika Prasad Sinha, Granddaughter of Late Shailja Prasad Sinha Wife of Late Pankaj Kumar Sinha, by category General, by profession housewife, resident of Satar, P.S.Kunda, Subdivision, Sub-registry and District-Deoghar at present residing at Mouza Shyamganj, Mohalla-Karnibad, B. Deoghar, P.S. Deoghar, Subdivision, Sub-registry and District-Deoghar (Jharkhand) Aadhaar No. xxxx xxxx 3977.

(5) SRI RAJIB KUMAR SINHA, Son of Late Tribhanga Murari Prasad, Grandson of Late Murlidhar Prasad, by category General, by profession retired Engineer, resident of Satar, P.S. Kunda, Subdivision, Sub-registry and District-Deoghar at present residing at Mouza Shyamganj, Mohalla Karnibad, B. Deoghar, P.S. Deoghar, Subdivision, Sub registry and District-Deoghar (Jharkhand) Aadhaar No. xxxx xxxx 7995.

Hereinafter referred to as the 1stParty/OWNERS(Which expression shall unless excluded by or repugnant to context be deemed to mean and include, their legal heirs, successors, representatives and assigns) of the ONE PART

AND



Att.
 Bina

Bina Sinha



श्री. बीना सिन्हा पिता नाम श्री/स्व०. विद्यालाल अग्रवाल
 जाति. छायावासी निवास स्थान. कान्हीकाट, देवघर
 या अवर ब्रह्मणी पति/पिता का पता/व्यवहार
 संख्या
 मे से 10.11.2023
 ता०. 06-11-2023
 (समय) पिता से निवृत्त 10.11.2023
 Bina Sinha
 उपस्थापक का हस्ताक्षर

निवृत्त पदा० को हस्ताक्षर



M. Sinha

Memoranda Sinha

Surya

Bina Sinha

Sunil Kumar Sinha

Kabita

Jyoti Kumari

2

Jaya Narayan

Priya Verma

Sinha

Abhishek Kumar

For Baidyanath V. Construction

Surya Narayan Ojha
Partner

For Baidyanath V. Construction

Bina Tiwari

BAIDYANATH V CONSTRUCTION(GSTno-20AALFB2261R1ZC), a Partnership Firm, office-
Parmeshwar Dayal Road, Barmasia, P.S. and District Deoghar, Jharkhand, through Partners--

1. SMT. PREETA TIWARI, Daughter of Bharat Prasad Dubey, Granddaughter of Ram Prasad Dubey, wife of Sri Bishwanath Tiwari, by Category General, by profession business, resident of Parmeshwar Dayal Road, Barmasia, P.S. Deoghar, Subdivision and Subregistry Deoghar, District Deoghar, Jharkhand, Aadhar No. -XXXX XXXX 5360.
2. SRI SURAJ NARAYAN OJHA son of Ram Nagina Ojha, Grandson of Chikhur Ojha by category general, by profession business resident of Baxi Bandh Road Near Popular Club ,Dumka P.O & P.S Dumka Subdivision and sub registry Dumka, District-Dumka, Jharkhand, Aadhar No. - XXXX XXXX 6492.

hereinafter called and referred to as the **2nd Party/DEVELOPERS** (which expression shall unless excluded by or repugnant to context be deemed to mean and include, the partners for the time being constituting the said firm, surviving Partners, their respective legal heirs, executors, administrators and assigns) of the **OTHER PART**.

AND

Confirming Parties :

- (i) SRI ABHISHEK KUMAR (Co sharer with **Party SIno 1**), Son of Late Sunil Kumar Sinha, Grandson of Late Saryu Prasad, by Category General, by profession business, resident of Mouza Shyamganj, Mohalla Karnibad, P.S. Deoghar, Subdivision, Subregistry and District Deoghar, at present resident of Rajsthal Apartment, Block No. 2, B.H.B. Road, near Plaza Petrol Pump, Tharpakna, Ranchi, District Ranchi, Jharkhand, Aadhaar No. xxxxxxxx 1872
- (ii) SMT KABITA (Co sharer with **Party SI no 1**), Daughter of Late Sunil Kumar Sinha, Granddaughter of Late Saryu Prasad, wife of Prashant Ranjan, by Category General, by profession housewife, resident of Nandini Niketan, Rani Sati Mandir Bye Lane, Ratu Road, Ranchi, near Minakshi Cinema, Ranchi, District Ranchi, Jharkhand, Aadhaar No. xxxxxxxx 3216
- (iii) SMT JYOTI KUMARI(Co Sharer with **Party SI no 1**), Daughter of Late Sunil Kumar Sinha, Granddaughter of Late Saryu Prasad, wife of Nikhil Raj, by Category General, by profession housewife, resident of Flat No. 106, Ohm Residency, Parvati Path, New Chitragupt Nagar, Kankarbag, Patna, Bihar, Aadhaar No. xxxxxxxx 2850.
- (iv) SMT JAYA NARAYAN(Co sharer with **Party SI no 4**), Daughter of Late Pankaj Kumar Sinha, Granddaughter of Late Tribhanga Murari Prasad, Wife of Sri Kamlesh Narayan, by category General, by profession housewife, resident of A2/185E, Silver city themes, opp Industrial Focal point, old Ambala Road, Derabassi-140507, Punjab, Aadhaar No. xxxxxxxx 9340.
- (v) SMT PRIYA VERMA (Co sharer with **Party SI no 4**), Daughter of Late Pankaj Kumar Sinha, Granddaughter of Late Tribhanga Murari Prasad, Wife of Sri SharatVerma, by category General, by

Mulimbe
Manorma Sinha

[Signature]

Bina Sinha

Sudhir Kumar Sinha

Kabita

Jyoti Kumari

3

Jaya Narayan

Pooja Varma

Sinha

Abhishek Kumar

For Baldyanath V. Construction

[Signature]
Sury Narayan Das
Partner

For Baldyanath V. Construction

[Signature]
Rishi Tiwari

profession housewife, resident of 131/26, N.S.C. Bose Road, Regent Park, Circus Avenue Kolkata, West Bengal, Aadhaar No. xxxxxxxx 8931.

(vi) SRI VIVEK PANKAJ SINHA (Co sharer with **Party SI no 4**), Son of Late Pankaj Kumar Sinha, Grandson of Late Tribhanga Murari Prasad, by Category General, by profession Service, resident of Flat No. 5D, Block-6, Freshia Apartment, Narendra Nagar, Narayanpur, Kolkata-700136, West Bengal Aadhaar No. xxxxxxxx 0735.

hereinafter called and referred to as the **Confirming Parties**.

AND WHEREAS Janardan Das, Madhusudan Das, Bidhubhushan Das and Satya Saran Das son of Late Moti Lal Das resident of Bharchandi P.S. Jamtara Dist- Santhal Pargana purchased a piece and parcel of Basouri Land part of town plan plot no. 915 marked 915/2 area 9 katha 4 dhurs according to local measurement with building within Deoghar Municipal ward no. 17 holding no. 256 situated in Mouza Shyamganj Mohalla Castairs Town pertaining to Taluk Rohini P.S Deoghar.

Subdivision and Sub-registry Deoghar Dist- Santhal Pargana now Deoghar by a registered deed of sale on 31.05.1974 registered at registry office Deoghar entered in book no. 1 volume no. 4 pages 441 to 448 being no. 3793 for the year 1974 from Pachu Gopal Seth son of Late Madanmohan Seth resident of Karnibadh Deoghar and seized and possessed over the same by mutating name in the office of Circle Office Deoghar vide mutation case no. 157/1974-75 as well as in the office of Deoghar Municipality and paying annual rent and taxes

AND WHEREAS said Janardan Das, Madhusudan Das, Bidhu Bhushan Das and Satya Saran Das sold and transferred an area of 2 katha 19 dhurs according to local measurement out of said property in favour of first party Sl. No. 1 late Sunil Kumar Sinha (since deceased), first party/sl. no. 2 Sudhir Kumar Sinha, first party/sl. no.3 Sushil Kumar Sinha and Satish Kumar Sinha sons of Saryu Prasad by a registered deed of sale on 17.11.1980 registered at registry office Deoghar entered in book no. 1 volume no. 20 pages 477 to 483 being no. 3242 for the year 1980 morefully shown in green colour attached map in the said sale deed.

AND WHEREAS said first party Sl. No. 1 late Sunil Kumar Sinha (since deceased), first party/sl. no. 2 Sudhir Kumar Sinha, first party/sl. no.3 Sushil Kumar Sinha and Satish Kumar Sinha seized and possessed over the said property by mutating their name in the office of Circle Officer, Deoghar vide mutation case no. 412/1980-81 order dated 29.04.1981, said Satish Kumar Sinha died unmarried. The above said Sunil Kumar Sinha died leaving behind his widow namely Smt. Bina Sinha, one son Abhishek Kumar and two daughters namely Smt. Kavita and Smt. Jyoti Kumari and they inherited the property of Late Sunila Kumar Sinha.

AND WHEREAS mother and father of said first party Sl. No. 1 late Sunil Kumar Sinha (since deceased), first party/sl. no. 2 Sudhir Kumar Sinha, first party/sl. no.3 Sushil Kumar Sinha and Satish Kumar Sinha died.

AND WHEREAS first party Sl. No. 1 late Sunil Kumar Sinha (since deceased), first party/sl. no. 2 Sudhir Kumar Sinha, first party/sl. no.3 Sushil Kumar Sinha and their sisters Smt Poonam Sahay,

Musinkh

Manorama Sinha

Surya

Binod Sinha

Sudam Kumar

Kabita

Syati Kumari

4

Jaya Narayan

Pritya Verma

Sinha

Abhinav Kumar

For Baidyanath V. Construction
Surya Narayan
Partner

For Baidyanath V. Construction

Pritya Verma

Smt. Pushplata Sinha and Smt. Premlata became owners equally i.e each 311.102 Sq.ft out of 1/4 share i.e 1866.612 Sq.ft said Satish Kumar Sinha.

AND WHEREAS said Janardan Das, Madhusudan Das, Bidhubhushan Das and Satya Saran Das son of Late Moti Lal Das resident of Bharchandi P.S. JamtaraDist- Santhal Pargana sold and transferred an area of 1 katha 15½ dhurs according to local measurement with building in favour of Smt. Jageshwari Devi wife of Ram Kishun Lal resident of Deoghar P.S &Dist- Deoghar by a registered deed of sale dated 20.02.1984 registered at registry office Deoghar entered in book no. 1, volume no.13, pages 1 to 7 being no. 775 for the year 1984 more fully shown in Yellow colour attached map in said sale deed.

AND WHEREAS said Jageshwari Devi seized and possessed over the said property by mutating name in the office of circle office Deoghar and paying annual rent till her lifetime and she died leaving surviving her his only son Saryu Prasad.

AND WHEREAS said Saryu Prasad became owner of said property and seized and possessed over the same till his lifetime and he died leaving behind him his four sons late Sunil Kumar Sinha (since deceased), first party/sl. no.2 Sudhir Kumar Sinha, first party/sl. no. 3 Sushil Kumar Sinha, Satish Kumar Sinha and three daughters Smt. Poonam Sahay, Smt. Pushplata Sinha and Smt. Premlata. Satish Kumar Sinha died unmarried.

AND WHEREAS said late Sunil Kumar Sinha (since deceased), first party/sl. no.2 Sudhir Kumar Sinha, first party/sl. no. 3 Sushil Kumar Sinha, Smt Poonam Sahay, Smt. Pushplata Sinha and Smt. Premlata mutated their names in the office of the circle officer, Deoghar vide mutation case no. 387/2016-17 order dated 26.08.2016 and paying annual rent each being owner of 1/6 share i.e748.754 Sq.ft and seized and possessed over the same jointly.

AND WHEREAS father and mother of the said Late Sunil Kumar Sinha (since deceased), first party sl. No.-2, Sudhir Kumar Sinha, first party/sl. No.-3 Sushil Kumar Sinha and Satish Kumar Sinha died in the year 2005 and 2012 respectively.

AND WHEREAS said Smt Poonam Sahay Daughter of Late Saryu Prasad, wife of Late Binod Ballav Sahay resident of Mouza Shyamganj Mohalla Castairs Town, B. Deoghar, Subdivision, Sub-registry and District Deoghar, Jharkhand, Smt Pushplata Sinha Daughter of Late Saryu Prasad, wife of Sri Ajit Kumar Sinha, resident of and P.O. Sirsia, P.S. and District Giridih, Jharkhand and Smt. Premlata Daughter of Late Saryu Prasad, wife of Sri Krishna Niranjan Kumar, resident of Mother Teresa Pharmacy College, West Ramkrishna Nagar, Sampatchak Patna, District Patna, Bihar, sold and transferred their shares area 3179.56 Sq.ft.i.e 7.299 decimal out of the property part of Town Plan Plot no. 915 marked 915/2 part area 2 katha 19 dhurs according to local measurement i.e 7466.45 Sq.ft under Jamabandi no. 115/3278 A and area 1 katha 15½ dhurs.i.e4492 Sq.ft under Jamabandi no. 116/3278, total area 11958.975 Sq.ft within Deoghar Municipal ward no. 17, Deoghar Municipal ward no. 36, in favour of first party/owner no. 1 Bina Sinha wife of Sunil Kumar Sinha, first party/owner no. 2 Sudhir Kumar Sinha and first party/owner no. 3 Sushil Kumar Sinha.

M. Sinha

Manorama Sinha

Sunil

Bina Sinha

Sudhir Kumar Sinha

Rajib Kumar Sinha

Jyoti Kumari

5

Jaya Narayan
Priya Verma
Vivek

Abhishek Kumar

For Babayanath V. Construction

Sunil Narayan Singh
Partner

For Babayanath V. Construction

Rishi Tiwari

AND WHEREAS said first party/sl. no. 1 Bina Sinha wife of Late Sunil Kumar Sinha, first party/sl. no. 2 Sudhir Kumar Sinha and first party/sl. no. 3 Sushil Kumar Sinha seized and possessed over the purchased property.

AND WHEREAS first party/sl. no. 1 to 3 are the owners of said property area 11958.975 Sq. ft. which fully described in schedule A below.

WHEREAS Tribhanga Murari Prasad Son of Late Murlidhar Prasad resident of Satar P.S. Jasidih Dist- Santhal Pargana now Deoghar purchased a piece and parcel of Basouri Land Part of town plot no. 915 marked 915/2 area 2 Katha 15 dhurs according to local measurement with building under Jamabandi No. 116/3278, within Deoghar Municipal Ward no. 17 holding no. 256 situated in Mouza Shyamganj Mohalla Karnibag, appertaining to Taluk Rohini, P.S Deoghar Subdivision and Sub registry Deoghar Dist- Santhal Pargana now Deoghar by a registered deed of sale on 17.11.1980 registered at registry office Deoghar entered in book no. 1, Volume no. 20, pages- 484 to 490 being no. 3253 for the year 1980, from Janardan Das and others and seized and possessed over the same by mutating name in the office of Circle Officer, Deoghar vide mutation case no. 22/1981-82 order dated 2.4.1981 and paying annual rent till his lifetime and he died leaving his surviving widow Kamla Devi, three daughters namely Ila Prasad, Sheela Sinha, Meena Ambastha and two sons namely Pankaj kumar Sinha and Rajib Kumar Sinha.

AND WHEREAS by a deed of Family arrangement cum partition on 11.11.2019 made between Pankaj Kumar Sinha and Rajib Kumar Sinha-First party and Smt. Kamla Devi, Ila Prasad, Sheela Sinha, Meena Ambastha-2nd Party, before Sanjay Kumar Singh, Notary, Deoghar, Jharkhand (Vol No. XVI, Serial No. 8272 dated 11.11.2019), the said property allotted in the exclusive share of said Pankaj Kumar Sinha and Rajib Kumar Sinha.

AND WHEREAS said Pankaj Kumar Sinha died on 24/01/2022 surviving his widow first party/sl. no. 4 Monorama Sinha, two daughters Jaya Narayan, Priya Verma and only one son Vivek Pankaj Sinha.

AND WHEREAS we first party/sl. no. 4 belonging to owner Monorama Sinha and first party sl. no-5 owner Rajib Kumar Sinha are the full and absolute owner of the said property measuring 6,960 Sq. ft which is fully described in scheduled A1 below.

AND WHEREAS the First party/owners No. 1, 2, 3, 4 and 5 are desirous for developing said piece of land more particularly described in the Schedule A and A1 hereunder written "by constructing Multi-storied residential complex thereon.

AND WHEREAS the First part/owners have approached the Developers/Party of the other part and requested to develop the said land as per the plan to be prepared by the architect and sanctioned by Deoghar Municipal Corporation and other concerned authority, if any, and to construct a multi-storied residential building structure thereon on the terms and conditions in the hereinafter appearing.

M. Sinha

Mamoria Sinha

Singh

Aina Sinha

Sunder Kumar

Kabita

Tyoti Kumari

6

Jaya Narayan
Priya Velma
Sinha
Abhishek Kumar

For Baidyanath V. Construction
Singh Narayan Jha
Partner

For Baidyanath V. Construction
Bisita Tiwari

AND WHEREAS the parties have negotiated and agreed upon certain terms and conditions in relation to the development of said land here in after enumerated below.

NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed, recorded, confirmed and declared by the Parties as follows : -

GENERAL :-

The recitals shall constitute integral part of this Development Agreement.

This Development Agreement shall be confined only to the said land more particularly described in the Schedule "A" and "A1" hereunder written.

1. DEFINITION :-

For the purposes of this Development Agreement Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them.

BUILDING Shall mean Multistoried Residential building consisting of Stilt/ground floor for Car Parking and remaining upper floor for residential flats/dwelling units to be constructed on the said land according to plan sanctioned and shown under the Rules of Deoghar Nagar Nigam, Bye-law and as per the specification mentioned in the Schedule "D" hereunder written.

COMMON FACILITIES & AMENTIES shall mean and include, Entry and exit gates, Drainage facility, sewerage, corridors, Hallways, Drive ways ,Landings, Machine Room, Stair Case, Passage, Lift, Shaft Lifts, Pump room, tube wells, underground water pump motor, generator and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment.

SUPER BUILT UP AREA : shall mean and include the built-up area as per land use permissible under building laws and shall also include walls, pillars area within the walls and portion of the area occupied by lift, landing stair case, Deep boring, water tank, septic tank, entrance corridors, lobbies ,generator room, security guard room, area meant for fire fighting arrangement, administrative office and other common areas in the new buildings as per the prevailing trade Practice.

SELLING UNIT: shall mean and include the individual residential flats/dwelling units with car parking space to be constructed on the said property.

SALEABLE SPACE :Shall mean space in the new building available for independent use and occupation other than the Owner's Entitlement/Allocation after making due provision for common facilities and amenities required in the new building, which space the Developers is entitled to sale to prospective bonafide purchasers, subject to the terms as mentioned herein below.

Owner's Entitlement/Allocation shall mean 42% share in the entire built up area with proportionate Car Parking space. The total allocation to the owner shall remain 42% of total built up area of the residential Apartment as shown in the proposed building plan.

Developer's Entitlement/Allocation shall mean 58% share in the entire built up area with proportionate car-parking space as shown in the proposed building plan.

Mulshinge

Manorma Sinha

Singh

Bina Sinha

Sudha Kumari

Kabita

Jyoti Kumari

7

Jaya Narayan

Priya Verma

Ashish

Abhishek Kumar

For Baidyanath V. Construction

Sury Narayan
Partner

For Baidyanath V. Construction

Baita Tiwari
Partner

THE BUILDING PLAN: shall mean such plan which has been prepared by the Architect Engineer appointed by the Developers for the construction of the New Building agreed and signed by the owner and submitted to the authority for sanction/approval by Deoghar Nagar Nigam including any variations therein which may subsequently be made by Developers and Architect only with the written consent of owner.

SAID PROPERTY: means said land described in the Schedule "A" and "A1" to this agreement and includes all buildings fitting structure etc to be built/Constructed thereupon by the Developers.

Purchaser: means the individual/organization to whom the flats will be sold by owners /developers.

2. **SCHEME FOR DEVELOPMENT :**

- a. The entire Development on the said land to be developed shall be done by the Developers at their own risks and costs in accordance with duly sanctioned and approved Plans by Deoghar Nagar Nigam.
- b. The Developers shall be permitted to enter upon the said Property as a bare licensee for the Purpose of Development. The physical and Juridical possession of the said Property shall always remain vested with the Owners through the period of Development till the completion of the entire Project in all respect.
- c. The Developers have got the new building plan prepared by a qualified architect namely M/s Niraj Singh & Company and shall get the same sanctioned/approved from Deoghar Nagar Nigam for the construction of the Basement, Ground/stilt + Six upper storied Building thereon. The Developer may submit such building plan in the name of Pearl Residency duly signed by both the parties and also swear affidavits accordingly.
- d. The Owners shall be entitled to 42% of the entire Built up Area with proportionate car parking space and the Developers shall be entitled to remaining 58% of the Built-up Area, with proportionate car Parking space.
- e. The Flats/Dwelling units forming part of the Owner's entitlement with respective Carpet Area and location shown in **Schedule "B"** of this Deed .The area statement and the Flats/Dwelling units forming part of the Developers entitlement with respective Carpet Area and location shown in **Schedule "C"**.
- f. The Developers will be entitled, only with the written consent of the Owners, to modify the approved plan if it be deemed fit and proper and such modification area permissible and/or within the provision of building bye-laws or as per approved scheme prospective laid down by Deoghar Nagar Nigam .
- g. The Developers shall pay and bear all costs and expenses what so ever including the Architects fee, cost for obtaining necessary sanction/No objection permission and for clearance of the building plan including any modified plan together with all other expenses for the demolition of old structures walls etc and construction of the multi-storied building thereon. The Owners shall not be liable to make any contribution towards the payment of Costs and expenses of any nature whatsoever in respect of the Development of said property viz. the "**Portion of the said land to be developed**".

M. S. S. S.

Manoraj S. S.

[Signature]

Bina Sinha

[Signature]

Kabita

Jyoti Kumari

8

Jaya Narayan

Pritya Venen

[Signature]

[Signature]

For Baidyanath V. Construction

Sury Narayan Ojha
Partner

For Baidyanath V. Construction

Binita Tiwari
Partner

- h. The Developers shall obtain all the necessary sanction/permissions/approvals as may be required for the said Development work. However, The Owners will render, without incurring any financial obligations, to the Developers all reasonable assistance in obtaining necessary sanction/permissions/approvals as and when required by the Developers from Deoghar Nagar Nigam and/or other authorities, if any and the Owners hereby agree to assure and undertake to sign and execute such plans, application and other papers and deeds documents as may be required by the Developers as per law from time to time at the cost and expenses of the Developers.
- i. The Developers shall be authorized by the Owners to apply for obtaining quotas, entitlements and other allocation of such building materials as may be available under the law and also to apply for and obtain temporary and/or permanent connection of water supply electricity and/or other facilities required for the construction of the Building and on its completion.
- j. The Developers shall construct the New Building particularly the manner described in the **schedule "D"** hereunder written.
- k. The Developers shall not engage any third party in possession of the said Property and/or any part or portion thereon and/or in any dwelling unit/Flat to be constructed thereon before obtaining the Occupancy/Completion Certificate from the Deoghar Nagar Nigam and/or any other Local Body and without delivering and handing over to the Owners quiet, peaceful and vacant possession all the Flats with all the agreed amenities which forms the Owners' entitlement.
- l. The Developers may enter into any agreement and /or make any commitment in respect of any Flat forming part of Developers' share or entitlement to any third Party and/or prospective Purchasers of the Flats, without giving written intimation to the Owners and any such transaction, agreement, arrangement and/or commitment that may be made by the Developers with any prospective Purchaser/s of any Flat/s shall be entirely at the risks and costs of the Developers. The Owners shall not be in any manner liable to any third Party in respect of any commitment that the Developers make to any third Party. The Developers undertake to indemnify and keep the Owners indemnified in respect of all costs, expenses and/or damages that the Owners may incur and/or suffer and/or pay on account of any claim being made by any third Party in relation to any such Agreement and/or Commitment and/or Promise that may be made by the Developers in respect of any Part or portion of the said Property and/or the Development work to be executed thereon.
3. **TIME OF COMPLETION OF PROJECT:**
The Developers shall complete the construction of the Building within 36 months from the date of registered Agreement or from the date of approval of Map by Nagar Nigam, Deoghar whichever is earlier.
4. **TIME IS THE ESSENCE OF CONTRACT :**
- Developers agree to complete the project within the stipulated period of 36 months. However in the event of the Developers being unable to complete the project within the stipulated period aforesaid excluding the period affected by Force Majeure or

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Bina Siroha

Sudha Kumbho

Kabita

Tyoti Kumari

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Pritya Venna

Siroha

Abhinav Kumar

For Baidyanath V. Construction


Swaj Narayan
Partner

For Baidyanath V. Construction


Parth Tiwari

other circumstance beyond its control the Developers shall be allowed a further grace period of 6 months in view of the said unforeseen events which is agreed upon by the owners.

5. **DEFAULT ON THE PART OF DEVELOPERS IN COMPLETING THE PROJECT WITHIN THE STIPULATED PERIOD :**

- In the event of the Developers committing default in completing the Project within the stipulated period of 36 months and even within the grace period of 6 Months from the date of registered Agreement or Power of Attorney. The Developers hereby specifically agree that quantum of liquidated damages fixed herein is the reasonable assessment of the loss or @Rs 1000/- per flat per month on the total number of flats allotted to the owner on account of delay in completion of the Project whichever is higher and the Developers hereby agree and undertake not to dispute the same.

6. **DEVELOPERS COVENANTS WITH THE OWNERS :**

- a. That during the period of Development of the said Property the Developers shall enter upon and remain of the said Property as bare Licensees for the purpose of Development of the said Property only.
- b. That the Developers have sufficient financial resources, experience, technical expertise, infrastructural facilities, manpower to undertake the said Development Project and complete the same in the manner agreed upon.
- c. That the Developers shall not claim any right over the said Property or any part thereof unless and until the said Development Project is completed in all respect and the land owners have been delivered possession.
- d. That the Developers shall not raise any money on the security of the said Property and/or any part thereof and/or the Developers entitlement unless and until the Developers complete the Project in all respect and hand over the Possession of the entire allocated Flats to the land Owners which form the Part of the land Owners' entitlement.
- e. That the Developers shall obtain the occupancy certificate/Completion certificate from the Deoghar Nagar Nigam before handing over the Possession of the land Owner's entitlement Flats to the land Owners.
- f. That the Developers shall carry out development of the said property and construction of the Building there on in accordance with the plan, sanctioned/approved by Deoghar Nagar Nigam and in accordance with the relevant Municipal laws and Rules, Regulation Bye-laws, and direction from time to time which may be issued by the authorities.
- g. That the Developers shall arrange from its own sources finance and/or funds from time to time required for the development of the said property or for construction of the said new Multi-storied building thereon. The Owners shall not be responsible for any expenditure in completion of the construction of building.
- h. That the Developers shall be solely and exclusively liable for all action, demands, the suits and claims arising out of accidents and mishaps occurring and happening at the site of the said property or that may be due to negligence and omission on part of the Developers during the development and construction of the SAID

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Siroha

Abhinav Kumar

For Baldevnath V. Construction
Swij Narayan Ojha
Partner

For Baldevnath V. Construction
Barka Tiwari
Partner

PROPERTY or thereafter. However if the owner is held liable for any of above acts or against the Developers, the Developers shall indemnify the land owner to the fullest extent.

- i. That the Developers shall be solely liable for any dispute or claim arising out of any transaction in respect of Developers-allocation in between Developers and their purchaser.
- j. That on completion of Building, the Developer shall first give notice to the land owner in writing to take possession of the portion in the building known as land Owners Allocation.
- k. That the Developers shall not violate or contravene any of the provision or rules applicable for construction of the building and provide all the agreed amenities in all the Flats in accordance with trade practice and shall not compromise on the quality of the construction and/or amenities.

7.OWNERS COVENANTS WITH THE DEVELOPERS:

- a. That the land Owners are seized and possessed of or otherwise well and sufficiently entitled to as the absolute owner in respect of the said property more fully described in the **Schedule "A" and "A1"** hereunder written and the same are free from all encumbrances and the land Owner have in themselves a free, clear and marketable title over the same.
- b. That the said Property is free from any or all encumbrance and the Owner have in themselves a free, clear and marketable title over the same.
- c. That the land owner have to give power of attorney for sale of the flats belonging to the Developers along with undivided proportionate share of land for each flat.
- d. That the said Property has neither been acquired nor requisitioned as yet nor any notice for acquisition, requisition or restoration of the same.
That apart from the owners, none else is entitled to or has any share right, title or interest over and in respect of the said property or any part thereof as partner or partnership or co-partner in any joint family or in any other manner whatsoever.
That on the Developers undertaking to save the land Owners harmless and indemnifying the Owners in respect of any claim that may be made by any prospective buyer, the land Owners shall not cause unreasonable interference or hindrance in the manner of construction of the Building as per plan duly agreed by both parties any act or deed or thing whereby the Developers may be prevented from booking, selling, assigning and/or disposing of any of the Developers allocated portion of **58%** in the Building, further provided that the Developers shall book, sell, assign and/or dispose of Developers allocated portion entirely at Developers' risk and costs and only after completing performing their Obligations to the land Owners as agreed hereunder.
- e. That the land Owners have not agreed/committed to or contracted or entered into agreement for sale, lease or transfer by any more or for the development of the said property or any part thereof with any person other than the Developers and that they have not created any lien charge mortgage or encumbrance on the said

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Abhinav Kumar

For Baidyanath V. Construction
Swij Narayange
Partner

For Baidyanath V. Construction
Rishi Tiwari

- property, and they would keep the said property free from all encumbrance of these presents.
- f. That the owners have not done any act deed thing or matter whereby or by reasons where of the development and construction of the said property and or building may be affected or prevented in any manner whatsoever.
 - g. That the delay in the progress of completing of the project due to any court order, litigation for occupation or disturbance by third party claimants the land owner shall exclude such period of stoppage of work from the time of 36 months plus 6 months grace fixed for completion of project.
 - h. That the time begins from the day of signing of the registered agreement and getting registered or passing the map approved from Deoghar Nagar Nigam whichever is earlier and on which the owners have allowed the developers to commence development over the said property described in **schedule A & A1**.
 - i. If the developer fails to get the building map approved within six months of signing of agreement, the land owners reserve the right to cancel the development agreement signed between the developer and the owner and no further extension of time for completion of the project shall be given/entertained by the owners.
 - j. The developer will have to start the construction work within six months from the date of approval of building map by Deoghar Nagar Nigam and various other approvals /sanctions from different authorities/agencies failing which the land owner reserves the right to terminate the development agreement.
 - k. The Developer shall obtain the signature of the land owners by way of approval of the final said building plan before Final submission to the competent authority for approval.
 - l. The developer shall prepare a bar chart for the completion of the project indicating the various milestone works like earthwork, Foundation, Column raising, Floor castings, Brick work, Plastering, Electrical, Plumbing, mechanical piping, Hydraulic/water works, Flooring, Finishing work for each floor within the stipulated time frame as mentioned in the agreement. The bar chart should be discussed with the owner and to be approved. A monthly progress report is to be sent to the owners for their information and perusal.
 - m. Original registered development agreement shall be held by the developer and a true photocopy of the same duly attested by the developer shall be kept by the land owner. However, in the event of any requirement the same original document shall be provided by the developer as and when required.
 - n. The owners shall have the right to examine the construction of the said intended project from time to time either self or through any other nominated person and shall make himself satisfied that the construction work is in progress as per the approved plan and quality.
 - o. The developer shall take a NOC (No objection Certificate) from the owners before registering/selling any flat/dwelling to purchasers out of the developer share.
 - p. The developers firm should be registered under RERA act 2016 and the project should also be registered under RERA as per GOI & Govt of Jharkhand guidelines.

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Rajib

Bina Sinha

Sudhir Kumar

Kabita

Tyoti Kumari

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Jaya Narayan

Pritya Verma

Sinha

Abhinav Kumar

For Baidyanath V. Construction

Sury Abhinav Kumar

For Baidyanath V. Construction

Barka Tiwari

- q. In case the developer is unable to finish the project and leaves the project unfinished, the owner reserves the right to take over all the said development land, construction equipment's, construction material and the unfinished constructed building .
- r. It has been agreed that the developer shall advance Rs 50,000/-(Rupees Fifty Thousand Only) to each of the owners (1) Monorama Sinha and (2) Rajib Kumar Sinha which will be paid at the time of signing of the registered agreement. This advance shall stand as non-refundable amount paid by the developer.
- s. The developer shall be held responsible for any structural defect noticed in the building for a period of five years from the date of completion of the project.

8. DEVELOPERS RIGHTS:

- a) Subject to terms of this Development Agreement and notifying the terms of this Development agreement to any prospective buyers, the Developers shall be entitled to advertise in its name Baidyanath V. Construction about the development of the said property and proposed sale of flats/dwelling units with car parking space in the building to be constructed and to put up Advertisement Board on the said property of existing structure/land to dispose of the developer's portion of flats and utilize the proceeds in its own account/purpose of the same.
- b) The Developers shall be entitled to obtain the service of and enter into any agreement with any Building contractor, Architect, Engineer, Electrician, Plumber etc. and to appoint agents at its own costs, risks and expenses, without causing any encumbrance of any nature on the rights, title and interests of the owners in respect of the said Property.
- c) That only on the Developers undertaking to save the land Owners harmless and indemnifying the land Owners in respect of any claim that may be made by any prospective allottee/s/ buyer/s, the Developers may book and allot flats dwelling units etc. with car parking space or rights in the Building with proportionate share in the said property to prospective purchasers in so far as relate to Developers Allocation in the building and to enter into agreements and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt there to in any way without creating any liability upon the owner, and with the specific understanding that money so received by the Developers from any prospective Purchaser/s shall be kept in a separate Bank account and shall be appropriated by the Developers only for the Development work of the said Property till the Development work is complete in all respect.
- d) The common Area of the Building shall be controlled by the Flats Owners Association to be formed by the owner of the flats in the building.
- e) The Developers shall be entitled to tie up the entire project with any Bank or Financial institution for giving financial assistance to any prospective purchaser for their allotted share of Flats without harming the interest of owners proportionate undivided land along with flat.

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Pragna Venna

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Abhinav Kumar

For Baldyanath V. Construction
Sujay Narayan
Partner

For Baldyanath V. Construction
Pragna Venna
Partner

9 MUTUAL RIGHTS/OBLIGATIONS :

- a) That after completion of the said Development work on the said Property in all respect by the Developers, both the parties shall be fully and absolutely entitled to their respective share in the built-up area in terms of this Agreement and shall be entitled to deal with the same in the manner as in their discretion they may deem fit and proper.
- b) That in so far as possible both the Parties shall make Agreements for sale in respect of their respective Flats to which they are entitled on the identical terms with the Prospective buyers and shall ensure that the prospective buyers of Flats agree to form an association either in the form of a Society or a condominium and/or a Company for upkeep and maintenance of the building. That the draft of the Agreement for Sale shall be made by the parties in with mutual consultation and an approved draft thereof by both the parties shall be basis of the Proposed Agreement for sale which the Parties shall make in respect of their respective Flats with the Prospective buyers. (IT IS ADVISABLE TO SETTLE THE TERMS OF THE DRAFT AGREEMENT SIMULTANEOUSLY WITH THE EXECUTION OF THE AGREEMENT)
- c) That the agreement or agreement entered into with the prospective purchasers shall necessarily include the following clauses :
 - i) The prospective purchaser shall not be entitled to hold the owners responsible for and/or claim any compensation from the land Owners on account of Non fulfillment of any of the obligation on the part of the Developers and/or in relation to the quality or workmanship of the Construction.
 - ii) The prospective purchaser/s shall be bound by the condition that during their ownership or possession over the aforesaid flats/unit as also their successors in interest shall be bound to pay proportionally share the charges and expenses arising or accruing in connection with the common amenities in the said building such as House Tax, water tax, Latrine tax, Electricity charges for the stair case, compound and other common portion in addition to being liable for such charges in respect of their own flats allotted to them, owned by them or possessed by them.
 - iii) The flat and every part thereof shall always be used for residential purpose exclusively without causing any nuisance or annoyance or inconvenience to occupiers for other flats/dwelling units.
- d) The owners and the Developers have entered into this Agreement purely as concluded contract, and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as joint venture between them and the parties hereto not constitute as association.
- e) It is also agreed by and between the parties hereto that the roof on the top floor shall be used for installations of overhead water tank, Dish Antenna etc. and also from time to time visited by the technical plumbers, lift man and Engineers etc. (Appointed) by the Developers and or the Flat owners Association /Co-operative society or a board formed by the occupants of the building for the purpose of repair and

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Rajya Venon

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Abhishek Kumar

For Bhatyanath V. Construction

Surya Narayan

For Bhatyanath V. Construction

Rajya Venon

inspection of the lift/lift room, overhead water reservoir, Dish Antenna etc. In case of any additional construction over the roof, after obtaining prior sanction of the building plan from Deoghar Municipal corporation, the Developers shall enter into a new agreement with owners with the same.

- f) For the maintenance of the building and for looking after the common facilities in the building the Developers shall form as it deems best co-operative society/association of persons/body corporate, of all the person owning tenements, in the said building. The owners and/or their Nominees shall become members of such an organization formed by the Developers and the owners their nominees, respective agents ,servants licenses tenants etc. shall be bound to abide by the rules and as may be framed by the organization from time to time and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed for maintenance and management of the entire building complex.
- g) The common area shall jointly be owned by the owners of all the portion of the said building with equal entitlement to use all common area and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said land and building will have exclusive rights title and interest over the common areas and common facilities except the right of common use.
- h) It has also been decided amongst the parties that if the Developers further construct after the completion of proposed residential flats in **schedule-A and A1** the Developers shall be bound to give 42% of newly added area to the owner. Furtherance, it is made clear at the outset that only the developer is allowed to make any construction over the roof top, that too after allocating proper shares to the land owners. None of the flat purchasers are allowed to make any kind of construction on the roof top of the said building. Land owners have the full right over the roof top.

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RATES & TAXES:

Till the completion of the project, the Developers shall be liable to pay all taxes if any on the said property as per law of the land. Thereafter the owners, Developers and purchasers of flat/dwelling units in the building shall pay/bear the same in proportion to the area held by them or as per law of the land.

11 **SERVICE & CHARGES:**

- a) From the date of taking possession/occupancy certificate of their allocated area in the New Building the Purchaser/Owners will be responsible to and bear the proportion facilities in the building.
- b) Additional operation and maintenance/service charges may also be charged for such other service as may be provided over and above those mentioned in clause 8(a) above.

TITLE DEED: Copy of the certified copies of title deed in respect of the said property shall be given by owners to the Developers as and when required until the building are completed and the possession thereof are made over as provided to the owners of the portion known as Owners

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Bina Sinha

Rudra Kumar

Kabita

Tyoti Kumari

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Praya Venner

Abhinav Kumar

For Baidyanath V. Construction
Swj Narayan
Partner

For Baidyanath V. Construction
Pista Tiwari

Allocation then it shall be handed over to the Associations of the flat owners of the co-operative society formed for the management of the new Building.

ARBITRATION:

It is hereby agreed by the parties that all disputes and differences arising out of and in relation to these present or touching the development demolition and/or removal of old structures construction of building and relation thereto shall be mutually resolved through the help of two Arbitrator, each party appointing one and if the parties fail to get so resolved then it will be referred for Arbitration under the Arbitration and conciliation Act 1996 and the decision of the arbitrators shall be final and binding on both parties. However in the case of any disagreement, each party may approach the courts in the State of Jharkhand.

- 13 DEMISE OF PARTY:** That in case of demise of any party, his nominated successor or legally authorized person shall enter in to his shoes and shall be entitled to get the share as per allocation. But in any case, the progress of construction, booking flats, selling flats shall not be affected or stopped in such demise.
- 14** At the time of registration of Flats stamp duty and registration fee shall be paid by respective buyers.

IN WITNESS WHEREOF the parties of this presents have set and subscribe their respective hands on this agreed 6th day of November of 2023 at Deoghar.

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Manorma Sinha

[Signature]

Pina Sinha

Sudhanshu

Kabir

Tyoti Kumari

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Jaya Narayan

Priya Verma

[Signature]

Abhinav Kumar

For Bejoyanath V. Construction

Sury Narayan Gho
Partner

For Bejoyanath V. Construction

Pratik Tiwari

SCHEDULE "A" (land of first party/owner no.1 to 3)

All that piece and parcel of unsurveyed Basauri transferrable land part of Town Plan Plot no. 915 marked as 915/2 area 2 katha 9 dhurs according to local measurement i.e 7466.45 Sq.ft under Jamabandi no. 116/3278A and area 1 katha 15½ dhurs i.e 4492.525 Sq.ft under Jamabandi no. 116/3278 total area 11958.975 Sq.ft i.e. 27.454 decimals at present Jamabandi No.116/3278, within Deoghar municipal ward No.17, Deoghar municipal corporation ward No.35, holding no-0360002010000M0 situated at Mouza Shyamganj, Thana No.413, P.S.-Deoghar. Sub-Division, Sub-Registry and District-Deoghar, more fully shown in red colour attached map herewith, Butted and bounded as follows :-

North :-Land of M MTapasur, M das and A das at present land and house of Rajendra Kumar Pandey, Sitaram Pandey and Kartik das

South :-Land of Owner first/party 4 and 5 schedule A1.

East :-Common Passage there after land and building of Gopal Krishna Mani

West :-Land of Bodi Satwa Bhattacharya at present proposed road.

SCHEDULE "A-1" (land of first party/owner no.4 and 5)

All that piece and parcel of unsurveyed Basauri transferrable land part of Town Plan Plot no. 915 marked as 915/2 area measuring 6960 Sq. ft. i.e. 15.977 decimals under Jamabandi No.116/3278, within Deoghar municipal ward No.17, Deoghar municipal corporation ward No.35, holding no-0360002010000M0 situated at Mouza Shyamganj, Thana No.413, P.S.-Deoghar. Sub-Division, Sub-Registry and District-Deoghar, more fully shown in red colour attached map herewith, Butted and bounded as follows :-

North :-Land of first party/owner no. 1 to 3 schedule A.

South :-Municipal Road.

East :-Common Passage there after land of Swapan Kumar Saha, Tarapad Saha and Gopal Krishna Mani

West :-Land of Late Bodi Satwa Bhattacharya, Bawanbigha.

Schedule -B (Share of Owners)

In the above referred Schedule-"A" and "A-1" property flats with joint undivided proportionate share of land to the extent of 42% will be distributed after sanctioning of the building plan.

Schedule "C" Share of Developers/Builders

In the above referred Schedule-"A" and "A-1" property flats with joint undivided proportionate share of land to the extent of 58% will be distributed after sanctioning of the building plan.

SCHEDULE D ABOVE REFERRED TO

Foundation and super structure RCC frame.

- Walls and ceiling :-
Internal 5'3" Bricks wall with 10'5" Brick wall with exterior finish of Plaster.

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Srinivas

Bina Srinivas
Sudhakar Srinivas
Kabita

Jyoti Kumari

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Jaya Narayan
Pratibha Verma
Srinivas

Srinivas Kumar

For Baldyanath V. Construction
Srinivas Narayan
Partner
For Baldyanath V. Construction
Pratibha Verma
Partner

- Common floor :-
Parking tiles /Kota in ground floor entrance lobby and vitrified double charged in staircase & other floor lobbies.
- Windows :-
Aluminum sliding window with glazing two track/three track as suitable.
- Doors :-
Flush doors with Sal/Kapoor chowkhat and elegant finish polish.
- Kitchen :-
Granite slab lopping with steel sink, Ceramic tiles upto 6 feet height.
- Sanitary :-
Bathroom concealed hot & cold water carriers, white WC with white basin and C.P. fittings of Jaguar/Kohler make.
- Plumbing concealed PVC/GIPPR/SWR soil and rain water pipes of astral/supreme make.
- Water Supply :-
24 hours by means of Deep tube well/municipal water supply.
- Electrical Installation :-
Modular electric supply through MCCB/RCCB through common electric switch board per house of Schneider/ havell's make. Reputed quality Modular switches Havells or anchor make and concealed fire resistant wiring using PVC conduits with copper wiring, AC point in master Bedrooms & living room with MCCB, 15 Amp plug point in toilets, kitchen, living room, requisites number of ceiling fan at flat entrances exhaust fan facility in toilet and kitchen, external lighting system and water tight fitting. Separate wiring for inverter and generator to be provided for each flat/dwelling and common spaces including lights in the garden.
- Telecom & Intercom :-
Telephone and intercom point in living Room and master Bedroom.
- Elevators Lifts :-
Two in numbers 6/8 passenger elevators connecting with only residential unit of make Schneider/ KONE/ Mitsubishi make
- Other features :-
Cable Television points in master bedroom and living room, Common cable antenna of service provider tata sky/airtel, Internet service provider collaboration with airtel/jio fiber and wifi nodes in lobby area/common space. individual letter boxes and name plates, firefighting system, Individual electric meter box in basement area, Good external elevation with chandelier in the lobby, with chair and desk for security guard, One set of SOFA for visitors. Adequate parking for care etc. Extra metering for generator is also to be put up for billing.
- Flats Internal flooring.
- DG Power-A diesel generator of Kirloskar/Jackson or similar make and of sufficient capacity to meet the 24x7 power requirement of all the flat/dwellings is to be provided.
- Sewage to be connected to the main municipal sewage line through septic tank.
- Rain harvesting system should be put in place.

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Pray Verma

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Abhishek Kumar

- Vitrified double charged tiles of kajaria/somany or similar make in Bedroom, living & dining .

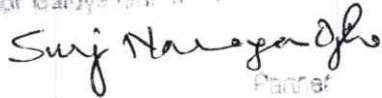
IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day month and year first above written.
In the presence of :

Witnesses :-

- ① Pyamed kumar
S/o Harihar Yadav
R/o Ambedkar Nagar
Barmahia, Deoghar
06-11-2023
- ② Manikant chandhary
S/o Jwaradhanchandhary
At. Basynathpur, Deoghar.
06-11-23

1. Bina Sirota
2. Sudurkum Siro
3. 
4. Manorma Sirota
5. 

Signature of the owners/First part.


1. 
Partner




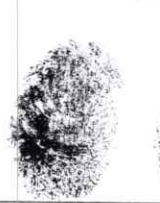

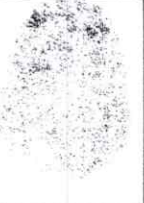
2. **For Baldyanath V. Construction**


Partner
Signature of the Developers: -


Photo, Signature and L.T.I.



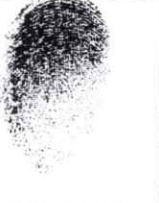



Photograph, Signature and thumb impression of Land Owners

A.P.T. 


	Little Finger	Ring Finger	Middle Finger	Four Finger	Thumb
					







Bina Sinha

A.P.T. 


	Little Finger	Ring Finger	Middle Finger	Four Finger	Thumb
					







Sudhir Kumar Sinha

A.P.T. 

	Little Finger	Ring Finger	Middle Finger	Four Finger	Thumb
					

Smt.

A.P.T. 

	Little Finger	Ring Finger	Middle Finger	Four Finger	Thumb
					

Manorma Sinha

Dr. P. S. Singh
Dr. P. S. Singh

Little Finger	Ring Finger	Middle Finger	Four Finger	Thumb

M. S. Singh
Photograph, Signature and thumb impression of Developer

R. S. Tiwari
R. S. Tiwari

Little Finger	Ring Finger	Middle Finger	Four Finger	Thumb

R. S. Tiwari

Sury Narayan Ojha
Sury Narayan Ojha

Little Finger	Ring Finger	Middle Finger	Four Finger	Thumb

Sury Narayan Ojha

Read over the contents of deed and explained to the parties

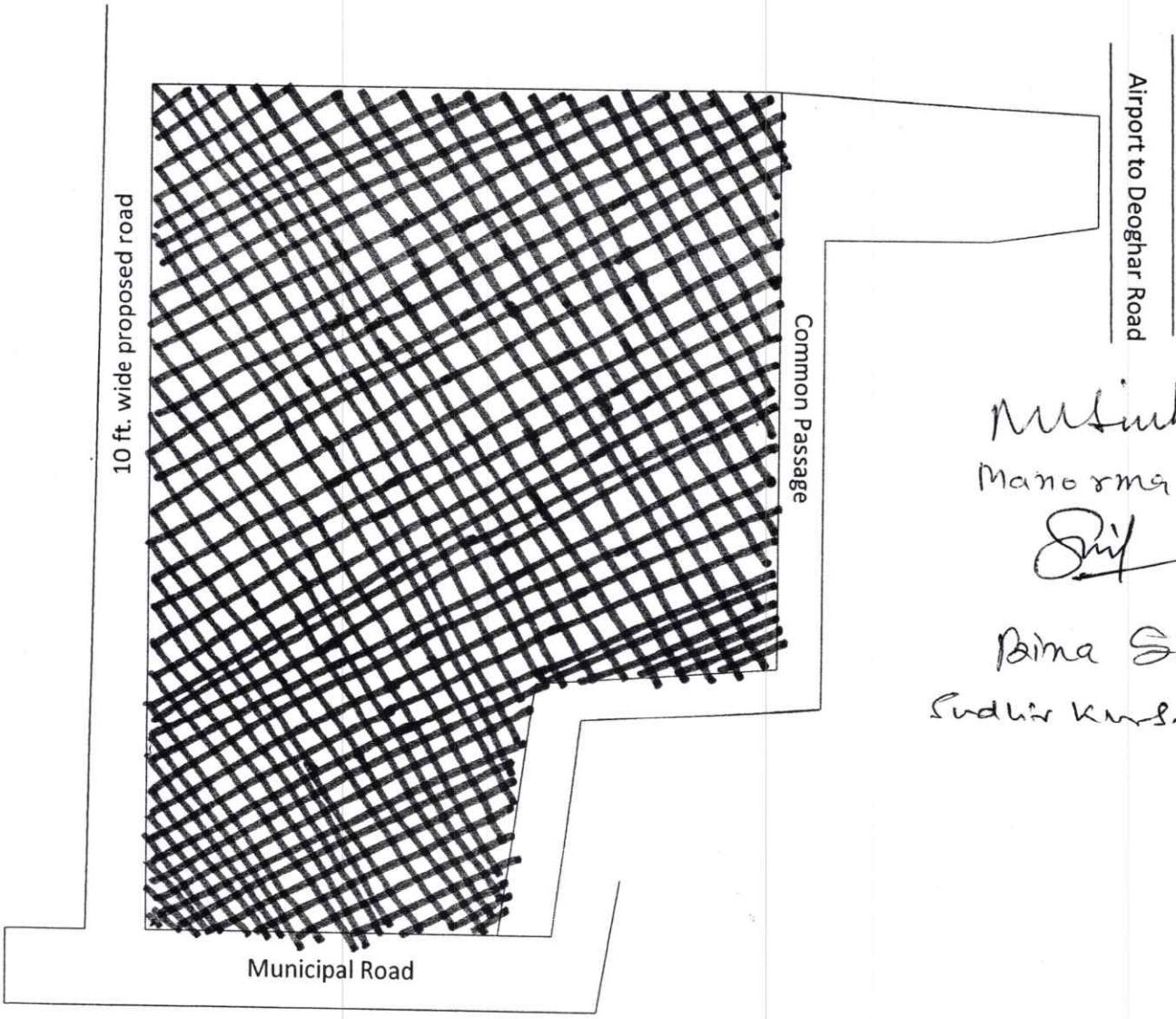
M. S. Singh

Certified that the left hand finger print of all the persons whose photographs affixed in this deed has been taken by me.

M. S. Singh



PLAN OF LAND UNDER MUOZA-SHYAMGANJ, NO.-413, WITHIN DEOGHAR MUNICIPAL CORPORATION, WARD NO.-35, J.B. NO.-116/3278 AND 116/3278A, T.P.P. NO.-915 AND 915/2, TOTAL AREA MEASURING 18918.975 SQ. FT. (40.43 DECIMALS) SHOWN IN RED COLOUR BELONGS TO SMT. BINA SINHA, W/O-LATE SUNIL KR. SINHA, SUDHIR KUMAR SINHA, SUSHIL KR. SINHA, BOTH SONS OF LATE SARYU PD. SINHA, SMT. MONORAMA SINHA, W/O-LATE PANKAJ KR. SINHA AND RAJIB KUMAR SINHA, S/O-LATE TRIBHANGMURARI PRASAD, ALL RESIDENT OF KARNIBAG, DEOGHAR, NOW DEVELOPMENT AGREEMENT IN FAVOUR OF BAIDYANATH V CONSTRUCTIONS PARTNERS NAMELY PREETA TIWARI, W/O-SRI VISHWANATH TIWARI AND SURAJ NARAYAN OJHA, S/O-RAM NAGINA OJHA, REGISTERED OFFICE AT PARMESHWAR DAYAL ROAD, BARMASIA, DEOGHAR, JHARKHAND.



Manorama Sinha
Manorama Sinha
Sudhir

Bina Sinha
Bina Sinha
Sudhir Kumar Sinha