

2149

2084



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0fee96eca8c9e557ef98

Receipt Date : 04-Jul-2024 09:39:46 pm

Receipt Amount : 810000/-

Amount In Words : Eight Lakh Ten Thousands Rupees Only

Token Number : 202400083483

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : ASHIANA HOUSING LIMITED (Vendee)

GRN Number : 2402921347



-: 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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

For ASHIANA HOUSING LTD.

05/07/2024
Authorised Signatory

Development agreement value = ₹. 81,86,000/- Stamp - 8,10,000/- (Handwritten)

मुल्याकन सूची से जांच

Handwritten signature

दस्तावेज जांच

Handwritten signature

05/07/2024

FORASHIANA HOUSING LTD.

Authorised Signatory
05/07/2024



ATTESTED

B.K. VERMA
(Advocate)
05/07/2024



Handwritten signature
05/07/2024

उपस्थापित दस्तावेज में लेख्यकारी की जाति अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज में वर्णित शुल्क प्रतिबंधित सूची से

जांचक

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से अर्थात् यथावत् स्टाम्प सहिय या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT is made at Seraikella on this 5th Day of July' 2024.

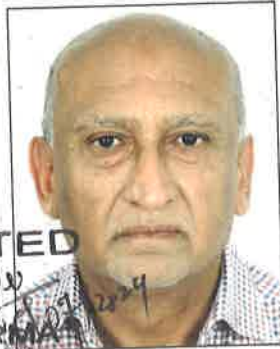
BETWEEN

SHRI. SANJAY SHAH, (PAN - ADKPS3412P, UID. XXXX XXXX 9598) son of Late Prabhudas Harilal Shah, by faith Hindu, by Nationality Indian, by Occupation Business, resident of Road No.2, Contractor's Area, Bistupur, Beside Udani Jain Bhawan, P.S. - Bistupur, Town - Jamshedpur, District - East Singhbhum, Jharkhand - 8310001, hereinafter referred to as "Owner No. 1" (which expression shall unless repugnant to the context mean and include his heirs, executors, administrators, successors-in-interest and legal assignees);

निबंधन पदाधिकारी
05/07/2024

Handwritten calculations:
A) - 28,54,650 = 0
B - 2000 = 0
C - 5150 = 0
25,61,800 = 0

हंसराज प्रभारी लिपिक



ATTESTED

[Signature]
B.K. VERMA
(Advocate)
05/07/2024



[Signature]
05/07/2024

दि. 05.06.2024 को समय 10:00 AM
श्री. हरिचंद्र सिंह
पत्नी श्री. सुश्री. जयश्री देवी
स्थान. मोड़वा थाना. मोड़वा
गेशा. अंगराम ने निवेदन के लिए
दस्तावेज पेश किया।

रपरथापक का हस्ताक्षर

नियंत्रण पदाधिकारी का हस्ताक्षर

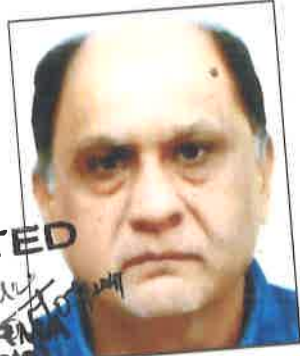
[Signature]
05/07/2024



05/07/2024

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2
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05/07/2024
05/07/2024
Authorised Signatory
05/07/2024
ASHIANA HOUSING LTD.



ATTESTED


B.K. VERMAN
(Advocate)

05/07/2024

05/07/2024



2. **SHRI. JAYESH SHAH** (PAN: ALBPS3662C, UID No. XXXX XXXX 3103), son of Late Prabhudas Harilal Shah, by faith Hindu, by Nationality Indian, by Occupation – Business, resident of Road No.2, Contractor's Area, Bistupur, Beside Udani Jain Bhawan, P.S. – Bistupur, Town - Jamshedpur, District East Singhbhum, Jharkhand - 8310001, hereinafter referred to as "**Owner No. 2**" (which expression shall unless repugnant to the context mean and include his heirs, executors, administrators, successors-in-interest and legal assignees);

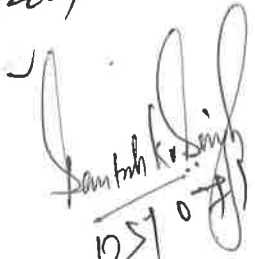

 15/07/2024
 For ASHIANA HOUSING LTD.
 Authorised Signatory
 05/07/2024



ATTESTED


 B.K. VERMA
 (Advocate)
 05/07/2024




 05/07/2024

3. **SHRI. SANTOSH KUMAR SINGH** (PAN : ASWPS1016Q, UID No. XXXX XXXX 3674), Son of Shri Jai Prakash Singh, by faith - Hindu, by Nationality - Indian, by Occupation - Business, resident of 74, Road No.11, Hill View Colony, Dimna , Mango, Jamshedpur, Kopali, Serakelta - Kharsawan, MGM Medical College, Jharkhand, 831018,hereinafter referred to as "Owner No. 3" (which expression shall unless repugnant to the context mean and include his heirs, executors, administrators, successors-in-interest and legal assignees).

05/07/2024
For ASHANA HOUSING LTD.
Authorized Signatory
05/07/2024



ATTESTED

B.K. VERMA
(Advocate)
05/07/2024

05/07/2024



4. **SHRI SUDHIR KUMAR SINGH** (PAN: BDJPS4639C, UID No. XXXX XXXX 6788) Son of Shri Jai Prakash Singh, by faith Hindu, by Nationality Indian, by Occupation – Business, resident of 74, Road No.11, Hill View Colony, Dimna , Mango, Jamshedpur, Kopali, Seraikela-Kharsawan, MGM Medical College, Jharkhand, 831018, hereinafter referred to as “**Owner No. 4**” (which expression shall unless repugnant to the context mean and include his heirs, executors, administrators, successors-in-interest and legal assignees);

The numbering associated with the Owners are solely for the sake of convenience and brevity without considering any parameters or any chronological order of their land holding or year of acquisition. Owner No. 1, Owner No. 2, Owner No. 3 and Owner No. 4 are all collectively hereinafter referred to as “Owners” of the **One Part**;



AND

ASHIANA HOUSING LIMITED (PAN No.- AADCA9093P & CIN L70109WB1986PLC040864), a Company existing under the Companies Act, 2013 and having its Registered Office at 5F, Everest, 46/C, Chowringhee Road, P.S. Chowringhee Road, Kolkata-700071 and Local Office at Ashiana Trade Centre, Adityapur, Jamshedpur, and represented by **Sri. Amit Suvra Dutta**, Vice - President, Ashiana Housing Limited, Jamshedpur, by Faith - Hindu, by Nationality – Indian, by Occupation – Service, Aadhar No. XXXX XXXX 8211, duly authorized vide board resolution dated - 28th May'2024 and hereinafter referred to as "**Ashiana**" (which expression shall unless repugnant to the context mean and include its successors, representatives, and assigns) of the **OTHER PART**.

Ashiana and the Owners shall hereinafter be individually referred to as "**Party**" and collectively as "**Parties**".

DEFINITIONS AND INTERPRETATION

- I. **Definitions:** In this Agreement, unless repugnant or contrary to the context hereof, the following terms, when capitalized, shall have the meanings assigned herein when used in this Agreement. When the terms are not capitalized, the terms will be attributed their ordinary meaning.
 1. "**Agreement**" means this Development Agreement and all attached annexures, schedules, and instruments supplemental to, or amending, modifying, or confirming this Agreement;
 2. "**Approval(s)**" means the approvals, authorizations, licenses, permissions, consents, orders, no objection certificates to be obtained in the name of Ashiana (if permissible) or Owners (including, for the avoidance of doubt, the sanctioned plan and





Handwritten signatures and stamps for Ashiana Housing Ltd. The text includes "For ASHIANA HOUSING LTD.", "Autocertified Signatory", and a date "05/07/2024". There are also handwritten numbers "05907/2024" and "05907/2024" and a signature "Abdul Malik".

all approvals required in connection with or pursuant to the sanctioned plan) for the commencement of the development and construction on the Said Land including CO certificate, building plan approval, environmental clearances, consent to establish, fire NOC, airport authority NOC, commencement certificate, plinth completion certificate, change of land use, etc. and all other approvals and/or permissions from any other statutory or Government Authority/ Authorities whether State or Central;

3. **"Applicable Law"** means and includes all the statutory laws, regulations, rules, notifications and circulars issued by the appropriate authority which is applicable to the Said Land and the development thereon;
4. **"Ashiana Allocation"** means Gross Revenue Receipts as reduced by Owners' Allocation, i.e., **73.35%** of Gross Revenue Receipts (GRR) as stated in **Article 7** hereunder;
5. **"Buildings"** means the buildings, structures, edifice and construction to be constructed by Ashiana on the Said Land in terms of the sanctioned plan for residential, retail, hotel, commercial, entertainment and recreation purposes along with all internal and external services, amenities, facilities, fittings and fixtures;
6. **"Built up Area"** shall mean inner measurement of the Unit(s) at the floor level including the projections and balconies as increased by the thickness of the wall and columns (100% area under the wall which is not common with other Unit(s) and 50% (fifty percent) of the area under the walls which is common with other Unit(s);



 05/07/2024
 For ASHIANA HOUSING LTD.
 Authorised Signatory
 05/07/2024

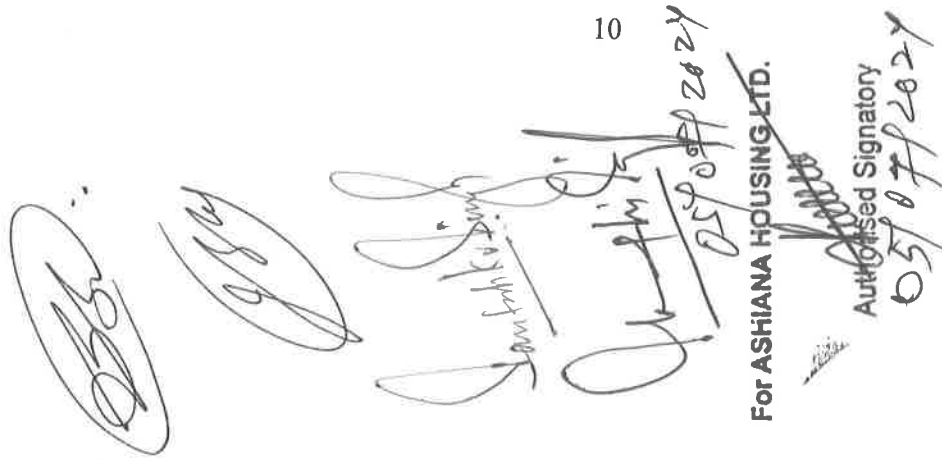
7. **“Building Plan(s)”** shall mean approved plans for construction of Buildings and other structures on the Said Land as may be sanctioned by the Sanctioning Authority;
8. **“Carpet Area”** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation — For the purpose of this Article, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Customer; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Customer;

9. **“CNT Act”** means The Chota Nagpur Tenancy Act, 1908;
10. **“Common Areas and Facilities”** means—
- a) the Said Land of the Project or where the Project is being developed in phases, the entire land for that particular phase;
 - b) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings in the Project Complex;
 - c) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;
 - d) the premises for the lodging of persons employed for the management of the property including accommodation for





For ASHIANA HOUSING LTD.
Authorised Signatory
05/07/2024

- watch and ward staffs or for the lodging of community service personnel;
- e) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;
 - f) the water tanks, pumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
 - g) all community and commercial facilities as provided in the Project;
 - h) all other portion of the project necessary or convenient for its maintenance, safety, etc. and in common use.
11. **"Customer(s)"/ "Allottee(s)"** means the persons viz allottee, developer, buyer, purchaser, transferee, lessee, investor, tenant, licensee, occupant including a purchaser in default, assignor, transferor, applicant, whether an individual, corporate or trust or otherwise, who have booked and/or entered into agreements for purchasing and acquiring or have purchased, acquired, allotted Unit(s) / Apartment(s), commercial units or any other saleable space in the Project Complex;
 12. **"Development Commencement Date"** means the expiry of 3 (three) months from the last date on which all the approvals required in connection with construction and development of the Project Complex on the Said Land (including but not limited to CO certificate, building plan approval, environment clearance, consent to establish, fire NOC, aviation NOC, RERA registration etc.) are sanctioned by the appropriate government authority. ;
 13. **"Development Term"** shall have the meaning assigned to it in **Article 4** hereunder;



For ASHIANA HOUSING LTD.
 Authorised Signatory
 05/07/2024

14. **“Development Rights”** shall refer to the entire rights to possess the Said Land and to construct, develop, market and sell the Project on the same, the right, power, entitlement, authority, sanction and permission to:
- a) enter upon and take sole possession and control of the Said Land and every part thereof for the purpose of developing the Project;
 - b) grant access to its development managers, project managers, agents, architects, consultants, representatives, and contractors etc. of Ashiana for undertaking the development and construction of the Project;
 - c) plan, conceptualize, design and execute the Project;
 - d) carry out the Marketing of the Project (*as defined hereinbelow*) and exercise full, free and exclusive marketing, allotment, transfer, or sale rights in respect of the entire Project, including the built-up Apartments/ Units, commercial units, and any other saleable space in the Project and car parking spaces by way of sale allotment, conveyance, assignment, grant, alienation and monetization or any other recognized manner of transfer;
 - e) carry out the construction/ development of the Project and remain in sole possession, control of peaceful enjoyment of the Said Land or any part thereof until the completion of development of the Project and to handover possession to the Customers;
 - f) utilize and consume the FAR available for the Said Land;
 - g) make, modify and withdraw applications to the concerned governmental authority in respect of Approvals. enter into agreements, conveyance deeds, allotment agreements, builder buyer agreements, allotment letters, transfer deeds, sale deeds, lease deeds, license agreements, and the like, with the Customers for itself and for and on behalf of the

 For ASHIANA HOUSING LTD.


 Authorised Signatory

 05/07/2024

- Owner, on such terms and conditions as deemed fit by Ashiana and present the same for registration for itself, and for and on behalf of the Owner, to receive, retain and appropriate the full and complete proceeds from the sale, transfer, conveyance, lease, license, revenue share, monetization and like and give receipts upon receipt of the same;
- h) give receipt for the payment received by Ashiana from the Customer(s) / Allottee(s), hand over ownership, possession, use or occupation of the Units, car parking spaces, retail and commercial premises, other areas in the Project, along with proportionate undivided share in the Said Land or part thereof;
 - i) raise construction finance from any bank, financial institution or non-banking financial corporation for the Project by deposit of this Development Agreement as security;
 - j) create mortgage or Encumbrance on the Said Land or any part thereof or any benefits thereto, to raise construction finance for the Project and call upon Owners to execute all documents in relation to the creation of mortgage, as may be required by the lender to record or create such mortgage (without any liabilities, in respect of any loan/ financing, of any nature whatsoever on Owners) however the Ashiana shall keep indemnify the Owners for any loss thereof to the Owners;
 - k) operation, management, administration and maintenance of the Project and common areas and handover/ transfer of the common areas to the common organization of the Customers as per the Applicable Laws; and
 - l) generally do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in this Agreement;





05/07/2024

For ASHIANA HOUSING LTD.

Authorised Signatory

05/07/2024

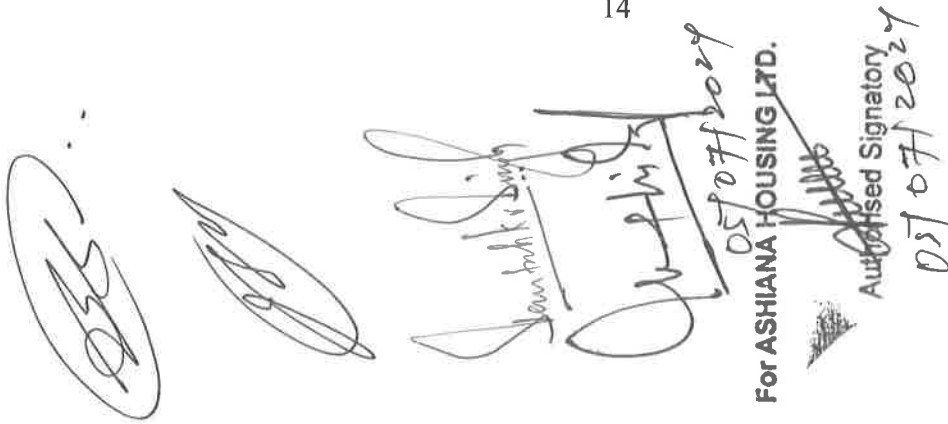
15. **“Encumbrance”** means any pledge, negative lien, positive lien, non-disposed undertaking, charge, mortgage, priority, hypothecation, encumbrance, assignment, attachment, claim, restriction, outstanding land revenue or other taxes, lis pendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Said Land;
16. **“Execution Date”** shall mean the date of execution of this Agreement;
17. **“Force Majeure”** shall mean any of the following events or conditions if it wholly or partially delays or prevents a party from performing any of its obligations hereunder and is beyond the reasonable control of, and occurs without the fault or negligence of, such party and includes:
- a) acts of god;
 - b) pandemic or epidemic;
 - c) war, hostilities (whether war be declared or not), invasion, acts of foreign enemies, terrorist, mobilization, government requisition or embargo;
 - d) rebellion, revolution, insurrection, or military or usurped power or civil war;
 - e) riot, commotion, or disorder (unless, if the Ashiana is the effected party, such riot, commotion or disorder is solely restricted to employees of either Ashiana or of Ashiana’s subcontractors)
 - f) general strike including the transporters strike, injunction/prohibitory orders by court of law/ authorities/ forums etc.
 - g) Any judgement or order of any Court of competent jurisdiction or Government of India or State Government or any local body or statutory authority made against Ashiana



Handwritten signatures and stamps for Ashiana Housing Ltd. The text includes "For ASHIANA HOUSING LTD.", "Authorised Signatory", and the date "05/07/2024".

in any proceedings with respect to the said Land whereby such order specifically prohibits Ashiana from complying with the obligations under this Agreement provided that any such judgement or order is not made by any willful act or omission on the part of Ashiana.

- h) change in Government policy or Applicable Laws, or regulations directly affecting the Project Complex; and
 - i) Any other reason which can be construed to be beyond the control of the party claiming the benefits of such reason;
18. **“Floor Area Ratio” or “FAR”** shall mean the permissible floor area ratio associated with the Said Land;
19. **“General Power of Attorney” (“GPA”)** means irrevocable general power of attorney executed simultaneously with this Agreement by Owners in favour of Ashiana in the form as mutually agreed between the Parties and more particularly described in **Article 2.4**;
20. **“GRR” or “Gross Revenue Receipts”** means the revenue after considering discounts, refunds and rebates that shall be received and/or generated upon booking or sale or transfer of the Apartments/Units comprising in the Project Complex, excluding Pass Through Charges;
21. **“Interest Free Refundable Deposit”/ “(IFRD)”** means an aggregate sum of Rs. 2,00,00,000/- (Rupees Two Crores Only) payable by Ashiana to the Owners in the manner stated in **Article 5** hereunder;
22. **“Maintenance Agency”** means Ashiana Maintenance Services, LLP (a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008 bearing LLPIN AAI-0801 with Registered Address at 5F, Everest, 46/C,



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Chowringhee Road, P.S. Chowringhee Road, Kolkata-700071), a subsidiary of Ashiana or any agency appointed by Ashiana for rendering Maintenance Services as stated in **Article 10** hereunder;

23. **"Maintenance Services"** means the services of management and maintenance of Common Areas and Facilities in the Project Complex;
24. **"Maintenance Charges"** means the amount that shall be charged by the Maintenance Agency for rendering Maintenance Services as stated in **Article 10** hereunder;
25. **"Marketing"** means marketing of the Project and Project Complex and more fully described in **Article 6** hereunder;
26. **"Owners' Allocation"** means **26.65%** of Gross Revenue Receipts (GRR) which shall be receivable by the Owner as stated in **Article 7** hereunder;
27. **"Pass Through Charges"** mean and refer to (a) all fees and expenses, such as external electrification charges, fire-fighting charges, payments/ contributions received from the Customers towards electricity, water, water supply pipeline laying charges sewerage etc. being in the nature of reimbursements from the Customers, (b) Maintenance Charges, maintenance security deposit, advance Maintenance Charges, association deposit, etc., and; (c) all statutory charges, taxes such as goods and service tax (GST), any future taxes levied by any governmental authority, stamp duty, registration charges, and all such other similar statutory charges, fees and costs which would be collected/ recovered from the Customers in relation to the Project as a contribution from the Customers and for onward transfer/ deposit to the concerned governmental authority or

association (if any) of the apartment owners/ co-operative housing societies/ condominium or with the Maintenance Agency of the Project, as the case may be;

28. **"Possession Date"** shall mean the date on which the Owner hands over vacant and peaceful physical possession of the Said Land to Ashiana for the development of the Project and Project Complex which shall be the date on which building plan approval and environmental clearance have been issued in respect of the Project Complex;
29. **"Project"** means a residential group housing project to be constructed and developed on the Said Land by Ashiana as stated in **Article 2** hereunder;
30. **"Project Complex"** means the Said Land together with the buildings and other structures constructed or developed thereon upon execution and construction of the Project;
31. **"RERA"** means the The Real Estate (Regulation and Development) Act, 2016 and Jharkhand Real Estate (Regulation and Development) Rules, 2017 and all regulations, notifications, etc. issued thereunder from time to time;
32. **"Sanctioning Authority"** means the town planning department or any other authority as may be appointed by the government of Jharkhand for granting approval and/or sanction of the Building Plan(s) of the Project Complex;
33. **"The Said Land"** shall mean total land area of 3.86 acres under Khata no 102, plot nos. 138, 127 and 128 Mouza Ruguri, recorded under Halka No. II, P.S. Chandil, Dist. Seraikella-Kharsawan, Jamshedpur, Jharkhand, a description of which is



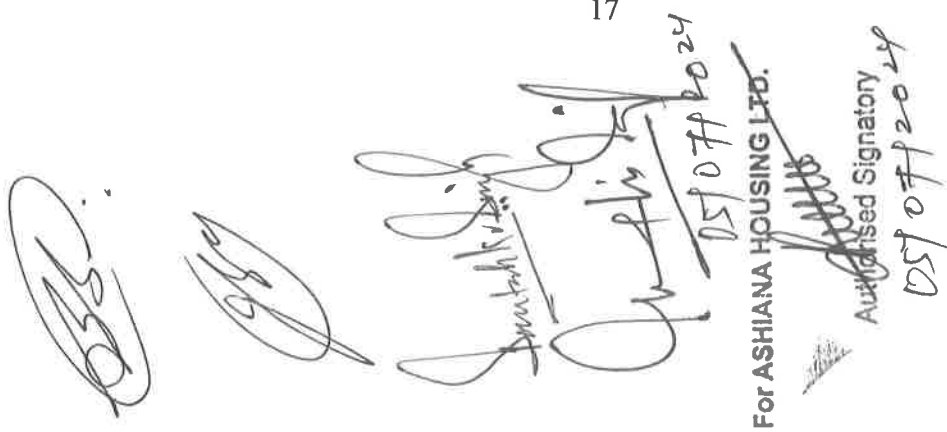
For ASHIANA HOUSING LTD.
 Authorised Signatory
 05/07/2024

more particularly mentioned under **First Schedule** and clearly delineated in the map or plan annexed hereto as **Annexure I**;

34. **“Title Risk”** shall mean any defect/legally tenable claim/dispute over the title of the Said Land which may be raised by any third party during the course of the Project, including any dispute or claim in respect of possession of the Said Land;
35. **“Units” / “Apartments”** whether called block, chamber, dwelling unit, flat, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use ancillary to the purpose specified.

II. **Interpretation:** In this Agreement:

1. any reference to any statute or statutory provision shall include:
- a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - b) such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the Effective Date) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended,



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modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;

2. the recitals and schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any recitals and schedules to it. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the schedule in which the reference appears;
3. references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
4. the expression "this Article" shall, unless followed by reference to a specific provision, be deemed to refer to the whole Section (not merely the subsection, paragraph or other provision) in which the expression occurs;
5. headings to Articles, parts and paragraphs of schedules and schedules are for convenience only and do not affect the interpretation of this Agreement;
6. "in writing" includes any communication made by letter or fax or e-mail;
7. any reference to the phrases (i) "development and construction"; or (ii) "development, construction, marketing and sale"; or (iii) "develop and construct"; shall mean and include development, construction, planning, designing, promotion, marketing, booking, allotment, sale, disposal, completion and

For ASHIANA HOUSING LTD.

Authorised Signatory,
05/07/2024

full implementation of the Project on the Said Land in all aspects; and

8. this Agreement is a joint draft product of the Parties and any rule of statutory interpretation interpreting agreements against a party primarily responsible for drafting the agreement shall not be applicable to this Agreement.

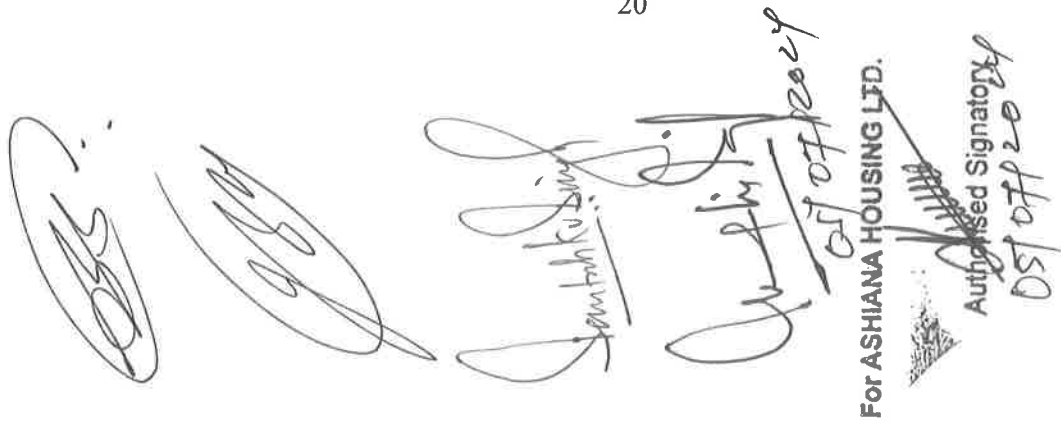
WHEREAS:

- A. The Owners have represented to Ashiana as follows:
- I. The Owners have acquired by way of various sale deeds the Said Land admeasuring 3.86 acres under Khata no 102, plot nos. 138, 127 and 128 Mouza Ruguri, recorded under Halka No. II, P.S. Chandil, Dist. Seraikella- Kharsawan, Jamshedpur, Jharkhand, and are now seized and possessed of the Said Land as more fully described in the **First Schedule** hereunder and delineated in the map or plan attached as **Annexure I**.
 - II. The Owners are keen on developing the Said Land and to further the said objective, have approached Ashiana to develop on the Said Land as Ashiana has expertise in construction and development of various residential housing projects and has successfully executed several housing projects in the states of Bihar, Jharkhand, Rajasthan, Maharashtra, Haryana, Tamil Nadu etc.
 - III. The Said Land does not fall within the ambit of the CNT Act and that the Said Land is free from all charges, Encumbrances, liens, lis-pendens, disputes and attachments whatsoever.
 - IV. The Owners are the absolute legal, beneficial and registered owners and in vacant possession of the Said Land.

For ASHIANA HOUSING LTZ.
Authorised Signatory
05/07/2024

- V. There is no impediment in the Owners entering into this Agreement for execution and construction of the Project on the Said Land.
- VI. The Owners represent and warrant that the Said Land has been acquired by the Owners in accordance with the Applicable Laws and the Owners' title to the Said Land and the Development Rights thereto, as identified in this Agreement, is clear and marketable and free from Encumbrances.
- B. The Owners and Ashiana have arrived at an understanding in respect of development of the Said Land and in furtherance of the same, the Owners have agreed to grant, transfer, convey and assign to Ashiana exclusive, absolute and irrevocable Development Rights in relation to the Said Land for construction, development and Marketing of a group housing project on the Said Land and Ashiana accepts the same for the consideration as stipulated hereinbelow and subject to the terms and conditions mentioned hereunder.
- C. The Parties are therefore desirous of setting out their respective rights, liabilities and obligations by executing a development agreement, for development of the Project on the Said Land.
- D. Based upon the mutual representations, warranties, assurances, undertakings and guarantees of Owners and Ashiana as set out in this Agreement, the Parties have mutually agreed to enter into this Agreement on the terms and conditions mentioned hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -



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1. DEVELOPMENT ON THE SAID LAND

- 1.1. On and from the Execution Date, the Owners hereby irrevocably and unequivocally grant, transfer, convey and assign exclusive and irrevocable Development Rights to Ashiana and Ashiana hereby acquires from the Owners, the exclusive Development Rights over the Said Land. Subject to the terms of this Agreement, the Parties mutually agree that hereinafter, the Development Rights shall exclusively vest with Ashiana. The Owners hereby agree and undertake not to disturb, interfere with or interrupt the construction and development activities carried out by Ashiana for the purposes of development of the Project Complex and/or commit any act or omission that may result in stoppage or delay of the construction activity to be undertaken by Ashiana on the Said Land or in the exercise of any of the Development Rights of Ashiana on the Project.
- 1.2. The Owner further agrees and confirms that on the Possession Date, the Owners shall hand over vacant and peaceful possession of the Said Land to Ashiana for the purposes of development and construction of the Project and the Project Complex, and Ashiana shall have the right to enter upon the Said Land and directly or through its agents, architects, consultants, representatives contractors, and/or assigns to do all such acts and deeds required and/or necessary for, exercising the Development Rights over the Said Land and for, Marketing, selling, executing and implementing the development upon the Said Land, in accordance with the terms of this Agreement. The rights granted to Ashiana hereunder shall not be construed as agreement for sale for the Said Land under the Applicable Law. Subject to the terms and conditions of this Agreement, the Owner shall continue to be the Owner of the Said Land.

For ASHIANA HOUSING LTD.
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05/07/2019

- 1.3. Ashiana shall execute, develop and construct the Project in accordance with the Building Plan(s) as approved by the Sanctioning Authority at its own cost and expenses.
- 1.4. Ashiana shall be entitled to undertake the construction and development work and implement the Project on the Said Land, either by itself, or through contractors, builders, architects, development managers, sub-contractors, agents, consultants and/or other persons engaged by it at its own costs and expenses. Ashiana shall alone be entitled to call for tender or adopt any other method for the purposes of selection of contractors, architects, builders, development managers, engineers, sub-contractors, agents, consultants and/or other persons required for implementation of the Project or for other purposes specified under this Agreement. Ashiana shall be solely entitled to choose and decide on the Project architects.
- 1.5. Ashiana shall be responsible to obtain all requisite Approvals essential for construction and development of a Project on the Said Land provided that the Owners undertake to sign all applications, undertakings, documents, affidavits, etc. as may be required by the government authorities at its own cost and expenses. Ashiana shall endeavour to obtain Approvals within 18 months from the date of execution and registration of this Agreement on best effort basis.
- 1.6. Within a period of 180 (One-Eighty) days from the Effective Date, Ashiana shall prepare a building plan at its own costs, charges and expenses. Ashiana shall sign the building plan itself on the basis of the GPA granted by the Owner as more particularly mentioned under Article 2.4 of this Agreement. Ashiana shall, within 7(seven) days from the date of signature on the building plan submit the same, to the Sanctioning Authority for sanction of the building plan. All costs and

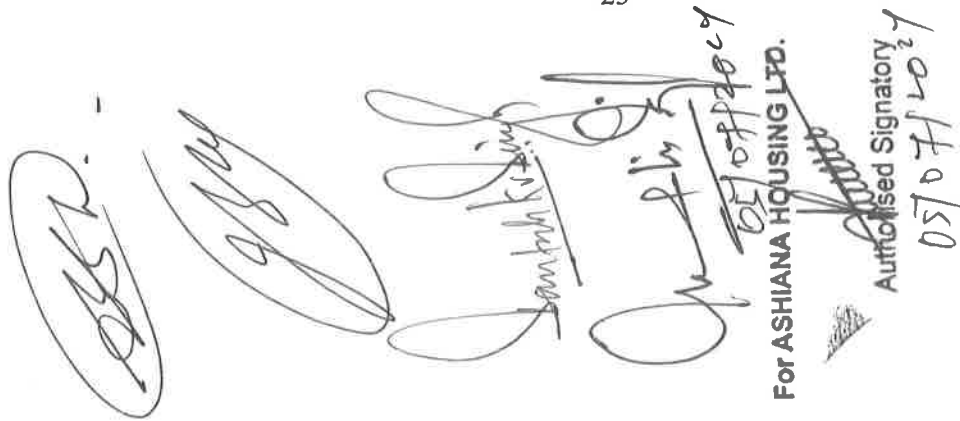
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Authorised Signatory
05/07/2024

expenses for sanction of the building plan shall be borne and paid by Ashiana. Ashiana shall furnish one set of sanctioned/ amended lay-out/ building plan/s of the Project, to the Owners as and when demanded by the Owners.

- 1.7. It has been agreed by and between the Parties that Ashiana shall develop the Project in phases.

2. PROJECT AND PROJECT COMPLEX

- 2.1. Ashiana has represented to the Owners that it shall construct and develop a residential Project on the Said Land. Additionally, there may be some commercial units in the Project as planned/ designed by Ashiana subject to approval by the Sanctioning Authority.
- 2.2. Simultaneously with execution of this Agreement, the Owners have handed over the photocopies of title documents of the Said Land to Ashiana. The Parties have mutually agreed that the original title documents for the Said Land shall be kept in a joint locker at Jamshedpur within seven (7) days from the Execution Date. It is agreed between the Parties that, at all times, the consent of both the Parties shall be required to operate the aforesaid locker.
- 2.3. Ashiana shall, at its own costs and expenses, carry out the construction, development, Marketing, advertisement, and sale of the Project as per terms of this Agreement.
- 2.4. To enable Ashiana to execute and construct the Project and market the Units comprised in the Project Complex, the Owners shall execute a GPA in favor of Ashiana or any nominee or representative of Ashiana which shall be irrevocable during the term of this Agreement. In other words, the GPA shall be co-



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terminus with the Development Agreement. Under the GPA, Ashiana and/or its nominee or representative shall, have a right to make bookings, enter into agreements for sale and also execute sale deeds of various Units/Apartments, commercial units, and any other saleable spaces comprised in the Project Complex in the name and on behalf of the Owners, and to do all acts, deeds, matter and things in relation to construction, development, Marketing and sale of the Project on the Said Land. The Owners agree and undertake that the GPA shall be irrevocable and shall not be cancelled, revoked, or modified in any manner whatsoever.

- 2.5. With effect from the Execution Date, Ashiana shall bear and pay the municipal taxes, land revenue or any other taxes for the Said Land or structures constructed thereon. It is made clear that the Owners shall be liable to pay municipal taxes, land revenue or any other taxes for the period immediately preceding the execution of this Agreement and Ashiana shall have no liability relating thereto, and the Owners shall keep Ashiana fully indemnified for any responsibility and liability that may accrue upon Ashiana on such account.
- 2.6. All costs, charges and expenses incurred towards obtaining Approvals, approval of Building Plan(s), construction costs of the Project, consultant costs, financing costs, marketing costs and all other costs incurred till receipt of completion/occupancy certificates shall be borne and paid by Ashiana. Additionally, all finances required for the execution of the Project shall be the sole responsibility of Ashiana.
- 2.7. Nothing contained in this Agreement shall be construed or deemed to be a partnership or an Association of Persons (AOP) between Owners and Ashiana.



For ASHIANA HOUSING LTD.
 Authorised Signatory
 05/07/2024

- 2.8. The Owners agree and undertake that any costs, expenses and liabilities pertaining to the Said Land for the period prior to the Execution Date shall be sole liability and responsibility of Owners and Ashiana shall have no liability in relation to the same, and Owners shall keep Ashiana fully indemnified and harmless for any responsibility and liability that may accrue upon Ashiana in this regard.

3. CONSIDERATION

- 3.1. In consideration of Owners granting Development Rights of the Said Land and carrying out their other obligations as stated in this Agreement, Owners shall be entitled to the Owners' Allocation and in consideration of Ashiana carrying out execution and construction of the Project Complex, at its own cost and expenses, Ashiana shall be entitled to Ashiana Allocation.
- 3.2. Pursuant to the terms of this Agreement and the understanding between the Parties, Ashiana and Owners will receive their respective allocations through revenues generated by sale of units in the Project.
- 3.3. While making payment of Owner's Allocation, Ashiana shall deduct TDS as per law.

4. DEVELOPMENT TERM

Subject to there being no Force Majeure circumstances and timely compliance of the obligations and terms and conditions of this Agreement by the Owners, Ashiana shall complete development of the Project including design, development and construction within a period of 5 (five) years from the Development Commencement Date ("Development Term").

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Authorised Signatory
05/07/2024

5. INTEREST FREE REFUNDABLE DEPOSIT (IFRD)

5.1. Ashiana shall pay to the Owners an IFRD of an aggregate sum of Rs. 2,00,00,000.00/- (Rupees Two Crores Only) in the following manner:

Sr. No.	Owners	% share	Amount of IFRD (in Rs.)
1	Owner No. 1	57.51%	1,15,02,000.00
2	Owner No. 2	4.33%	8,66,000.00
3	Owner No. 3	15.10%	30,20,000.00
4	Owner No. 4	23.06%	46,12,000.00
TOTAL		100.00%	2,00,00,000.00

5.2. Simultaneously with execution of this Agreement and transfer of the possession of the Said Land by the Owners to Ashiana, Ashiana has paid/transferred an amount of Rs. 1,00,00,000/- (Rupees One Crore only) being portion of Interest Free Refundable Deposit to all the Owners in the following manner:

Sr. No.	Owners	Cheque/RTGS No.	Dated	Amount in Rs.
1	Owner No. 1			57,51,000.00
2	Owner No. 2			4,33,000.00
3	Owner No. 3			15,10,000.00
4	Owner No. 4			23,06,000.00
TOTAL				1,00,00,000.00

(Receipt whereof the Owners hereby admit and acknowledge)

5.3. Balance amount of IFRD of Rs. 1,00,00,000/- (Rupees One Crore only) shall be paid by Ashiana to the Owners at the time

of execution of Development Agreement, in the following manner:

Sr. No.	Owners	Amount of IFRD (in Rs.)
1	Owner No. 1	57,51,000.00
2	Owner No. 2	4,33,000.00
3	Owner No. 3	15,10,000.00
4	Owner No. 4	23,06,000.00
TOTAL		1,00,00,000.00

5.4. The Parties have agreed that the IFRD shall not bear any interest. The IFRD shall be refunded by the Owner to Ashiana either by way of adjustment against the Owner's Allocation payable by Ashiana on pro-rata basis or by the refund by the owner proportionately, at the option of Ashiana. In case adjustment option is exercised, Ashiana shall deduct 1.00% of GRR from Owner's Allocation and adjust the same towards refund of IFRD. Accordingly, till the entire refund of IFRD by way of adjustment of IFRD, Owners shall receive its entitlement in revenue minus 1.00% of GRR and this 1.00% of GRR will be retained/adjusted by Ashiana towards refund of IFRD. In other words, the Owners shall receive 25.65 % (26.65-1.00) of GRR till the full adjustment of IFRD.

6. MARKETING OF THE PROJECT COMPLEX

- 6.1. The Owners agree and acknowledge that Ashiana shall have the sole and exclusive rights/ entitlement of making all decisions regarding the sales and marketing including branding, pricing, sales, product mix) pertaining to the Project.
- 6.2. Ashiana shall be entitled to and carryout Marketing of the Project (defined hereinbelow).

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05/07/2024

6.3. **“Marketing of the Project”** means all activities relating to selling, or marketing of the Units/Apartments, commercial units and any other saleable spaces comprised under the Project and shall include:

- (a) booking of the Unit(s) with the Customers;
- (b) issue of allotment letters in favor of Customers for allotment of Unit(s);
- (c) entering into formal agreements for sale with the Customers;
- (d) execution of the sale deeds, etc. in relation to the Units in favour of the Customers;
- (e) receipt of all booking amounts, advances, purchase consideration and all other amounts from the Customers;
- (f) handing over of the possession of the Units in favour of Customer and Common Areas and Facilities in favour of the society/association of the Customers;
- (g) advertisement of the Project/Project Complex;
- (h) selecting and finalizing the name of the Project and the towers forming part of the Project;
- (i) appointment of the brokers and selling agents;
- (j) any other activity relating to sale, or marketing of the Units/ Apartments, commercial units and any other saleable spaces comprised under the Project.

7. DISTRIBUTION OF GROSS REVENUE RECEIPTS BETWEEN ASHIANA AND OWNERS

7.1. The Gross Revenue Receipts (GRR) arising or generated from the sale and transfer of Unit(s) and other saleable spaces in the Project shall be distributed between the Owners and Ashiana in the ratio of 26.65:73.35. In other words, the Owners shall be entitled to 26.65% of the GRR, i.e., Owners' Allocation whereas

For ASHIANA HOUSING LTD.
Authorised Signatory
05/07/2024

Ashiana shall be entitled to 73.35% of the GRR, i.e., Ashiana Allocation.

- 7.2. While making payment of Owners' Allocation, Ashiana shall deduct TDS as per law.
- 7.3. It has been further agreed by and between the Parties that Owners Allocation shall be distributed or paid over to the various Owners in the following manner:

Owner	% of Owners' Allocation
Owner No. 1	57.51%
Owner No. 2	4.33%
Owner No. 3	15.10%
Owner No. 4	23.06%
TOTAL	100.00

- 7.4. Ashiana shall open a separate bank account for collection of revenue generated from sale and transfer of Units. All amounts, received from the Customers upon booking of the Units, shall be deposited in such bank account. Such bank account is hereinafter referred to as the "**Master Collection Account**". Subject to the terms of this Agreement, it is made clear that Ashiana shall deposit receipts received from the Customers including interest and penalty, if any, on delayed payment by the Customers and government levies and taxes received from the Customers in such account. However, Ashiana shall not deposit the Maintenance Charges and maintenance security deposit received from the Customers in the Master Collection Account.
- 7.5. In terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 read with the Jharkhand Real Estate (Regulation and

For ASHIANA HOUSING LTD.
Authorised Signatory
05/07/2024

Development) Rules, 2017, 70% of amount realized from the Customers and deposited in the Master Collection Account as stipulated above, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. Further, the amount from this account shall be withdrawn to cover the cost of the project in proportion to the percentage of completion of the project after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

- 7.6. The bank account, in which 30% of credit balance of the Master Collection Account will be transferred, is hereinafter referred to as the “**Designated Account**” whereas the bank account, in which 70% of credit balance of the Master Collection Account will be transferred, is hereinafter referred to as the “**RERA Account**”. For compliance of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 read with the Jharkhand Real Estate (Regulation and Development) Rules, 2017, credit balance of the Master Collection Account shall be distributed between two separate bank accounts maintained by Ashiana in the ratio of 30:70 on daily/weekly sweeping basis.
- 7.7. Amount from the RERA Account shall be withdrawn in proportion to the percentage of completion of the project as per provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Jharkhand Real Estate (Regulation and Development) Rules, 2017. All amounts withdrawn from the RERA Account will only be transferred to the “Designated Account”.

- 7.8. It is agreed and understood that the distribution of Owner's Allocation will be done post deduction of applicable TDS (currently at the rate of 1%) and refund or adjustment of IFRD at the rate of 1.00% as more particularly described under Article 5.4 hereinabove. Within 15 (fifteen) days of the end of every month, Ashiana shall pay / transfer Owners' Allocation by way of cheque / RTGS payment / NEFT payment to the various owners in the manner as described in Article 7.3 of this Agreement from the Designated Account.
- 7.9. Ashiana shall maintain all accounts including details of GRR, receipts from the Customers not forming part of the GRR and refunds/payments to Customers if any, discount adjustments if any, amount withdrawn from the Master Collection Account and RERA Account and Owners' Allocation and Ashiana Allocation.
- 7.10. In order to ensure that Ashiana and Owners receive their respective entitlements, including their respective allocation in GRR, Ashiana shall furnish to Owners a monthly statement of account containing details of bookings done, total receipt in Master Collection Account, Designated Account details of GRR, and refunds/payments to customers if any, discount adjustments if any, percentage/ quantum of completion of construction, amount and Owners' Allocation and Ashiana Allocation. Unless the Owners specify any objections to the statement of account within fifteen working days of receipt of the statement, then such statement shall be deemed to be confirmed by the Owners. If Owners' Allocation as per the statement is higher than the amount distributed through the Designated Account then Ashiana shall handover a cheque of the balance amount to Owners within seven days of Owners confirmation. If Owners' Allocation as per the statement is lesser than the amount distributed through the Designated

For ASHIANA HOUSING LTD.
05/07/2024
Authorised Signatory
05/07/2024

Account, then Owners shall hand over a cheque of the excess amount to Ashiana within seven days of Owners confirmation.

- 7.11. Within 45 days of the end of every financial year, Ashiana shall furnish an audited statement of accounts containing details of GRR, receipts from the Customers not forming part of the GRR and refunds/payments to the Customers if any, discount adjustments if any, amount withdrawn from the Master Collection Account and Owners' Allocation and Ashiana Allocation. Unless Owners specify any objections to the audited statement of accounts within 15 days of receipt of the statement, then such statement shall be deemed to be confirmed by Owners. If Owners' Allocation as per the statement is higher than the amount received by Owners (as stated under **Article 7.10** above) then Ashiana shall hand over a cheque of the balance amount to Owners within seven days of Owner's confirmation. If Owners Allocation as per the statement is lesser than the amount received by Owners, then Owners shall hand over a cheque of the excess amount to Ashiana within seven days of the confirmation.
- 7.12. For the purpose of distribution of Owner's Allocation, amount lying in the RERA Account shall be reduced from the GRR.
- 7.13. Upon receipt of Completion Certificate and / or Occupancy Certificate of any particular phase from the competent authority, Ashiana, may in its sole and absolute discretion, credit the sale proceeds received from the customers of that phase into any of its bank account.

8. COVENANTS OF OWNERS

- 8.1. The Owners hereby agree and covenant with Ashiana that:

- (i) the Owner No. 1(Sanjay Shah) shall jointly represent all Owners, and all the decisions and actions of Owner No. 1 shall be final and binding among the Owners. The Owner No. 1 shall be the single point contact for all purposes related to the Project and Ashiana shall consult, communicate and/or represent only to the Owner No. 1;
- (ii) they shall remain liable and responsible for any issue related to the Said Land including but not limited to ownership, title, possession and boundary of the Said Land;
- (iii) they shall not cause any interference or hindrance in the execution and construction of the Project by Ashiana and shall ensure there will be no legal impediments hindering the development of the Project on the Said Land in any manner whatsoever during the entire period of development and all costs and efforts to be incurred towards this shall be borne by the Owners solely;
- (iv) they shall not sell, dispose off, alienate, charge, encumber, let out, grant, lease, mortgage and/or charge, otherwise transfer, enter into any kind of agreement with any person or encumber the Said Land or any part or portion thereof without prior consent in writing of Ashiana;
- (v) they shall keep the Said Land unencumbered and keep all the original title documents related to the Said Land in the joint locker;
- (vi) they shall execute all documents/agreements/letters/undertakings that may be required by the buyers of Units in the Project Complex for availing home loans/financing or mortgages from banks and financial institutions as and

when required or requested for and by Ashiana, without any delay of protest;

- (vii) they shall permit Ashiana, its architects, contractors, engineers, workmen uninterrupted access to the Said Land so as to enable Ashiana to execute, develop and construct the Project;
- (viii) they shall notify Ashiana in writing, promptly, if it becomes aware of any fact or circumstance which would cause any of the representations and warranties given by them herein, to become untrue or inaccurate or misleading, at any point in time;
- (ix) they shall not obstruct the exercise of the Development Rights by Ashiana, and shall undertake all agreed activities at the request of Ashiana for the full, absolute and uninterrupted enjoyment and exploitation of the Development Rights by Ashiana;
- (x) they shall be jointly and severally liable and responsible for all of their covenants and obligations and its defaults stated under this Agreement;
- (xi) the Owners shall forthwith provide Ashiana notice of any claim, litigation, proceeding, investigation received by the Owners or of which the Owners become aware. In the event any of the Owners receive any communication, correspondence, notice, demand etc. of any nature whatsoever from any governmental authority and/ or any third party, that may be related to the Said Land or the Project, it shall within 3 (three) days of receipt of the said communication, correspondence, notice, demand, share it with Ashiana;



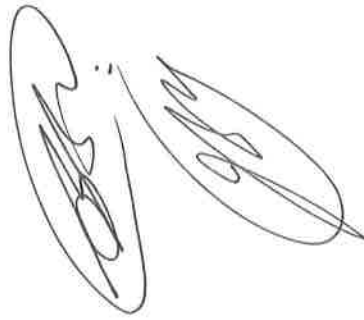
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(xii) they shall cure all Title Risk in respect of Said Land at all times at their own costs and expenses; and Ashiana shall at all times have the right (but not an obligation) to step-in and cure/ rectify/ settle any Title Risk at the cost and expense of Owners, if such Title Risk is not cured, rectified or settled by Owners within 90 (ninety) days of the intimation of such title risk.

8.2. Simultaneously with the execution and/or registration of this Agreement, Owners shall execute and register the GPA in favour of Ashiana and/or its nominee or its representative as mentioned hereinabove under **Article 2.4** for construction and development of the Project and for Marketing subject to the condition that the costs of stamp duty and all other charges levied on the GPA shall be borne and paid by Ashiana.

8.3. The Owners further agree:

- (i) To sign and execute the layout plan, building plan and all necessary papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for obtaining sanction of the Building Plan(s) and construction of the Project, on condition that all costs and expenses for any conditions, acts, deeds etc. shall be borne by Ashiana;
- (ii) Ashiana shall be at liberty to permit the proposed Customers to create a charge over the Unit agreed to be purchased and/or acquired by such Customer in favour of any bank or financial institution for the purpose of securing any home loan that may be granted by such bank or financial institution to the Customer for purchasing and/or acquiring the Units comprised in the Project Complex;



35
For ASHIANA HOUSING LTD.
Authorised Signatory
05/07/2024

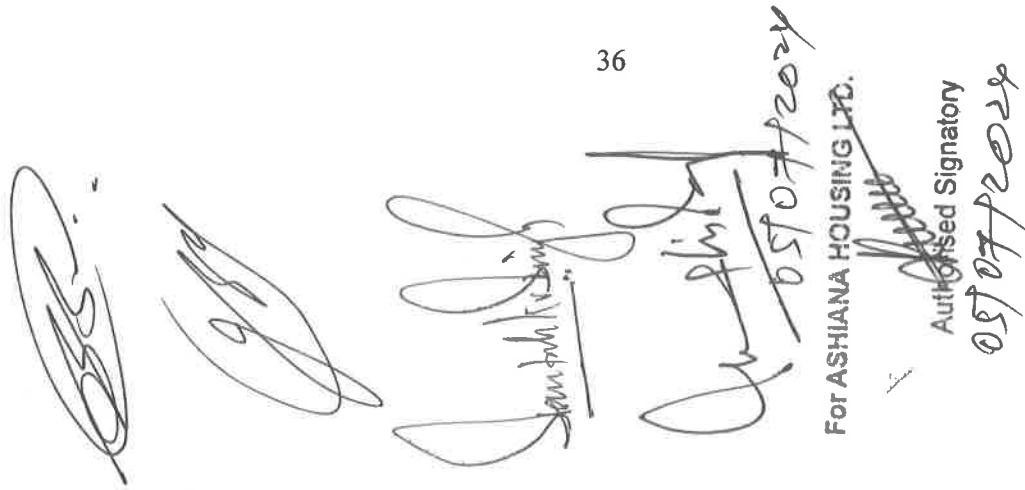
- (iii) That the logo, trademark and brand associated with "ASHIANA" belongs to Ashiana Group and it has been agreed by and among the Parties that Owners shall not use the brand name/trademark/logo of "ASHIANA" in any way in any of the ventures, transactions, documents, etc.

9. COVENANTS OF ASHIANA

9.1. Ashiana agrees and covenants with Owners that:

- (i) Subject to (i) Force Majeure circumstances; and (ii) compliance of the terms and conditions of this Agreement by the Owners, Ashiana shall complete construction of the Project within the Development Term including extension granted (if any) as per terms of this Agreement;
- (ii) Ashiana shall construct the Project in accordance with the sanctioned Building Plan;
- (iii) Ashiana shall hand over the possession of the Units to the Customers only after obtaining completion certificate/occupancy certificate from an architects/ Sanctioning Authority.
- (iv) Ashiana shall make all payments due to the Owners under this Agreement diligently, without delay or demur subject to deductions as mentioned in this Agreement.

9.2. Ashiana shall be solely liable and responsible for all accidents, breakdowns or mishap or any other loss and damage including loss of life or injury to any person or party including but not limited to labour, staff, consultants, officers, visitors, inspectors, etc. on the site of the Project that may arise or be caused at the



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time of construction and execution of the Project and Owners shall not be liable and/or responsible in any manner whatsoever for any civil and / or criminal liability, claims, damages, compensation, penalty etc. unless the same is due to acts or omissions of the Owners.

- 9.3. Ashiana shall be at liberty to dig deep tube wells and erect temporary structures and carry on all lawful activities on the Said Land as may be required or necessary for execution and construction of the Project with due permission, if necessary, from the authorities concerned.

10. MAINTENANCE OF THE PROJECT COMPLEX

- 10.1. Ashiana by itself or by any agency appointed by it, i.e., Maintenance Agency shall have exclusive right to manage and maintain all Common Areas and Facilities in the Project Complex.
- 10.2. Ashiana, in exercise of such right, shall have right to fix and determine the rate of Maintenance Charges payable by the Customers without any discussion or consent with the Owners.
- 10.3. Over and above Maintenance Charges, Ashiana shall be entitled to receive and realize applicable taxes on Maintenance Charges.
- 10.4. Ashiana or any agency appointed by it, shall be entitled to all profits, if any, arising out of the Maintenance Services and the Owners shall have no share or right there in on such profits.

11. TAXES

- 11.1. Any taxes arising out of the revenue share arrangement relating to the Owners' Allocation will be borne by the Owners and similarly Ashiana shall bear the taxes pertaining to Ashiana Allocation.
- 11.2. Ashiana shall discharge all statutory obligations in relation to the GST in respect of sale of Units to the Customers.
- 11.3. Ashiana shall deduct TDS as prescribed under Section 194 IA of the Income Tax Act, 1961 while paying or distributing the Owners' Allocation to the Owners.
- 11.4. GST will be payable under reverse charge mechanism on the value attributable to the Unit(s) remaining un-booked as on date of issuance of completion certificate. It has been agreed between Ashiana and the Owners that the amount of GST payable under reverse charge mechanism on Unit(s) remaining un-booked shall be equally borne between the Owners and Ashiana and shall be reduced from the GRR and Ashiana shall pay the GST on reverse charge mechanism and reduce the amount from GRR and accordingly adjust the following month's payment of the Owners' Allocation in the GRR.

12. STAMP DUTY AND REGISTRATION

All costs and expenses including stamp duty, registration charges, other charges and levies as may be found to be payable on the registration of the definitive agreements/documents forming part of this transaction including this Agreement and GPA shall be paid and borne by Ashiana.

For ASHIANA HOUSING LTD.
Authorised Signatory
05/07/2024

13. RERA REGISTRATIONS AND COMPLIANCES

Ashiana shall be solely liable and responsible, at its own cost, for all compliances including resolution of disputes/claims by allottees under RERA, except for (i) issues that may arise pertaining to ownership, title and possession of the Said Land which alone shall be the responsibility of Owners; (ii) the compliances and filings as may be required by law to be undertaken by Owners' under RERA.

14. MUTUAL REPRESENTATIONS AND WARRANTIES

14.1. Each Party represents and warrants to the other Party that:

- (i) it is duly organized and validly existing under the laws of India and it is legally entitled under the laws of India to execute this Agreement, and this Agreement once executed shall constitute legal, valid, binding and enforceable obligations of such Party;
- (ii) it has the power and authority to execute and deliver this Agreement. This Agreement has been duly authorised, executed and delivered by such Party and upon such execution and delivery will be a legal, valid and binding obligation on such Party, enforceable in accordance with its terms;
- (iii) it has taken all actions and obtained all approvals necessary to authorize the execution and delivery by such Party of this Agreement and the transactions contemplated hereunder;
- (iv) The execution and delivery of this Agreement and promises, agreements or undertakings under this

Agreement do not violate any Applicable Law or violate or contravene the provisions of or constitute a default under any documents, contracts, agreements or any other instruments to which such Party is a party, or which are applicable to such Party. There are no insolvency or winding up proceedings initiated or pending against either Party;

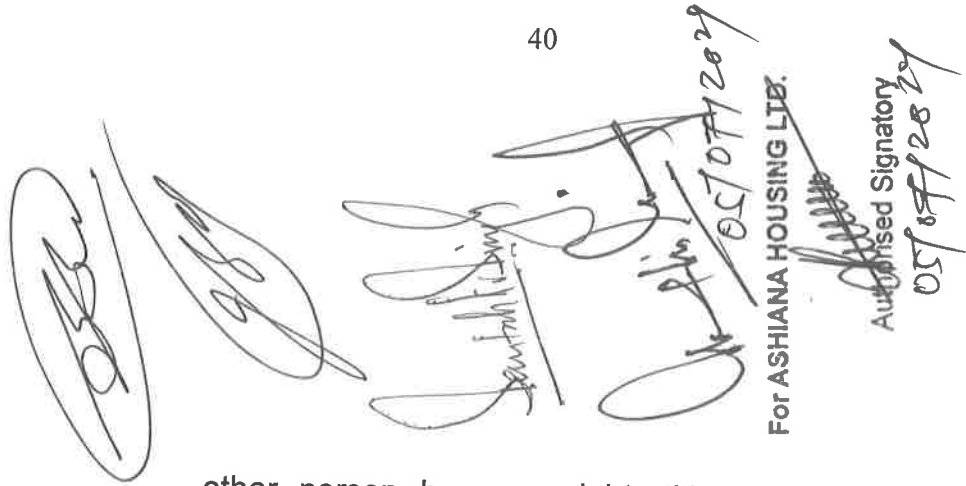
- (v) No material adverse event of any nature has occurred which has a material adverse effect on the transactions contemplated hereunder.

14.2. The Parties hereby confirm and agree that each of the Representations and Warranties is true, accurate, complete, valid and subsisting and not misleading in any manner, and that the Representations and Warranties shall be continuous and shall survive in future also. Both Parties acknowledge that the other Party has entered into this Agreement and has agreed to fulfil its obligations under this Agreement based on a confirmation from the concerned Party that each of the Representations and Warranties are true, accurate, complete, valid and subsisting and are not misleading in any manner.

15. OWNERS' REPRESENTATIONS AND WARRANTIES

15.1. Owners hereby represent and warrant to Ashiana as on the date hereof as under:

- (i) The Owners possess a clear, marketable, unfettered, absolute and unrestricted right, title and interest on the Said Land which is fit for the purposes of exploitation of Development Rights granted herein entitled to vacant, peaceful, legal and physical possession thereof and no

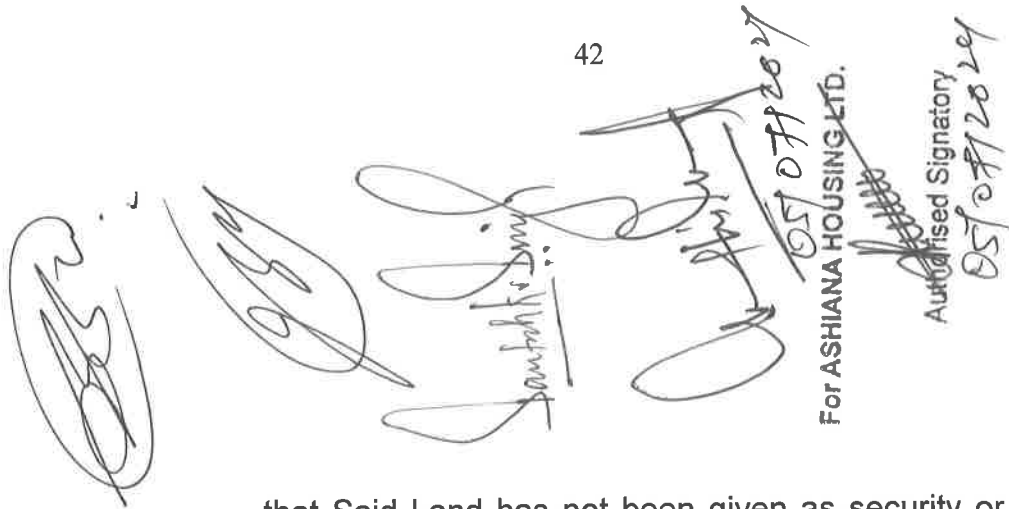


For ASHIANA HOUSING LTD.
 Authorised Signatory
 05/07/2024
 05/07/2024

other person has any right, title, interest, claim, and concern of any nature whatsoever;

- (ii) There is no easement, impediment, prohibition, restriction or negative covenant running with the Said Land, whereby the Owners are in any manner restrained, prohibited or prevented from granting the Development Rights in favour of Ashiana;
- (iii) The Said Land has an unobstructed and un-restricted access and approach to the main road;
- (iv) The Said Land is contiguous and there are no impediments with regard to the development of the Project on the Said Land;
- (v) All the land and title documents pursuant to which the right, title and interest in the Said Land have been transferred to Owners are registered, adequately stamped, and are valid, binding, enforceable;
- (vi) Owners have caused mutation of the Said Land in their name and as on the Execution Date, Owners are reflected as the sole, absolute, exclusive and registered owners to the entire Said Land in the concerned local land registry records and all other/ local records, of the concerned governmental authorities;
- (vii) Owners have not done any act, deed or thing, which curtails, restricts or prejudices Owners right in the Said Land or prevents Owners from conveying the Units in the Project or any part thereof to the Customers in terms of this Agreement;

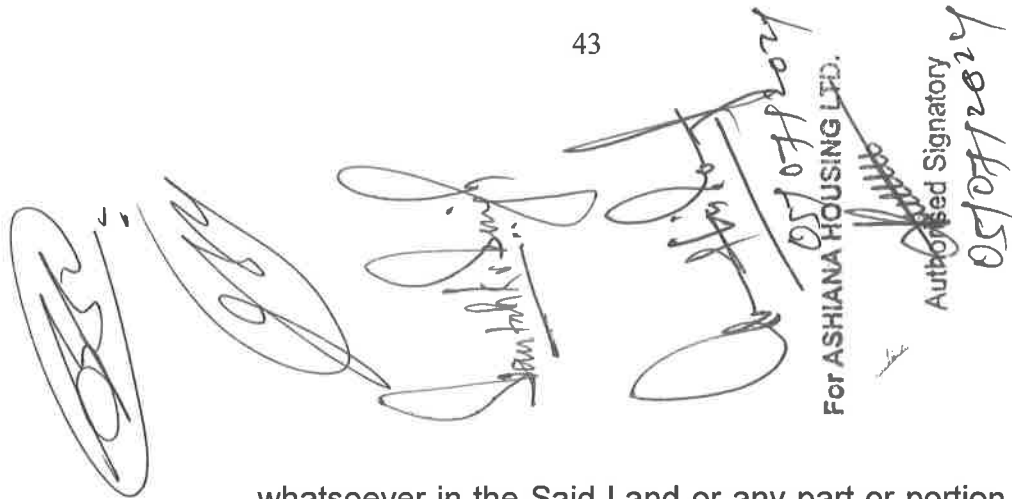
- (viii) The Said Land does not form part of forest, green belt, elephant corridor, assigned, prohibited or other reserved land of whatsoever nature, and that there are no restrictions of any nature in relation to the development of the Project on the Said Land. Additionally, the Said Land is situated at a considerable distance from forest land, hill range and any wildlife sanctuaries in the vicinity. Therefore, the Said Land can be used for construction of the Project in the manner contemplated under this Agreement as per the applicable zoning regulations and land use;
- (ix) The Said Land is not subject to any Encumbrance or any charge, attachment or claim including those related to payment of any Taxes. The Said Land is free from all attachments, claims, liens, charges, clogs, hindrances, lis-pendens etc., and other charges of any nature whatsoever and howsoever and that there is no patent or latent defect in the title of Owners to the Said Land. Owners have not entered into any arrangement or agreement to sell, develop, transfer, lease, license or otherwise dispose the Said Land or any portion thereof with any person;
- (x) Owners are in absolute compliance of the laws, statutes, land ceiling laws, regulations, ordinances, rules, judgements, notifications, orders, decree, bye-laws, government approvals, directives, guidelines, etc. as in effect as on the Effective Date;
- (xi) The Said Land is not subject to any attachment, acquisition/requisition proceedings, court proceedings, quasi-judicial other proceedings, debt recovery proceedings, tax recovery proceedings, or otherwise and



Handwritten signatures and stamps for Ashiana Housing Ltd. The text includes "For ASHIANA HOUSING LTD." and "Authorised Signatory" with a date stamp "05/07/2024".

that Said Land has not been given as security or surety under any proceedings of any kind including in any court of law. Owners have not received any notice or order issued under any State or Central Law for the time being in force affecting the Said Land or any part thereof or the development thereof. There are no claims, proceedings or dues, which in any manner affect or likely to affect the rights or transactions contemplated under this Agreement;

- (xii) No part of the Said Land is subject to any easementary or other rights including those given by Owners or Owners predecessors-in-title. There are no tenancy claims in regard to the Said Land, either by grant by Owners, Owner's predecessors-in-title or under the provisions of any Applicable Law;
- (xiii) All rents, rates, Taxes, assessments, dues, duties, cesses and other outgoings whatsoever payable in respect of the Said Land to all concerned Government Authorities, semi government authorities, public bodies and local bodies have been duly paid and discharged in full up to the Execution Date and in the event that the said dues have not been paid up to the Execution Date, the Owners shall assume all liabilities and penalties, if any;
- (xiv) The Said Land or any part or portion of the Said Land does not comprise of any place of worship, adoration, reverence or devotion of any deity, god, religion, sect, mutt, seer, hermit, mendicant, etc. or any temple, gurudwara, mosque, church, shrine, samadhi, mausoleum, mazaar, tomb, catacomb, crypt etc. or any monument, memorial etc. and no religious establishment or religious trust or religious body has any interest



Handwritten signatures and stamps for Ashiana Housing Ltd. The text includes "For ASHIANA HOUSING LTD.", "05/07/2024", and "Authorised Signatory".

whatsoever in the Said Land or any part or portion of the Said Land;

- (xv) Neither there is any agreement or arrangement or contract, the performance or non-performance of any of its clauses could lead to any creation of Encumbrances on the Said Land or any part thereof nor the Owners have in any way created any Encumbrance on the Said Land or any part thereof;
- (xvi) There are no pending or threatened litigation or proceedings of any nature whatsoever in connection with the Said Land that may affect or are likely to affect, the execution and performance of this Agreement;
- (xvii) To the best of our knowledge, there are no apparent restrictions under the Applicable Laws or otherwise for development of the Said Land in accordance with the approved Building Plan. There appears to be no hindrance or impediment of any nature whatsoever for obtaining Approvals for development of the Project in accordance with the approved Building Plan;
- (xviii) During the subsistence of this Agreement, the Owner shall not sell convey, transfer the title and ownership of the Said Land to any person or the Development Rights to any person other than Ashiana/its affiliates/its nominees/appointees.

16. ASHIANA'S REPRESENTATIONS AND WARRANTIES

16.1. Ashiana hereby represents and warrants to Owners as on date hereof as under:

Handwritten signatures and stamps for Ashiana Housing Ltd. The text includes "For ASHIANA HOUSING LTD.", "Authorised Signatory", and the number "059 077 2029".

- (a) they shall comply with all Applicable Laws, including RERA statutes, ordinances, rules and regulations, bye-laws, terms and conditions of all Approvals, license, sanction plan, etc., that may be applicable to the Project including the obtaining of release certificates/deeds, completion certificates/occupancy certificate from the appropriate authority including for the purpose of registration of the sale deeds pertaining to transfer of Units forming part of the Project; and
- (b) they shall complete the development of the Project in accordance with this Agreement and Applicable Laws.
- (c) they shall not allow access to any surrounding land from the Said Land the permission is strictly matter of right of Owners which shall be in the form of written only.

17. INDEMNIFICATION

- 17.1. Ashiana shall at all times indemnify the Owners and shall keep them indemnified, saved, defended and harmless, (i) from and against all actual and direct financial losses, costs, and fees of consultants including advocates, which the Owners may bear, incur or suffer, and/ or which may be made, levied or imposed on the Owners due to or by reason or virtue of breach of its obligations, covenants and undertakings under this Agreement; (ii) breach of its obligations under applicable labour laws including death or injury of any person on the Said Land; (iii) claims and/ or action that may be initiated against the Owners due to reasons exclusively attributable to Ashiana (except on account of the Owners willful default and gross negligence); (iv) any of its Representations and Warranties made in this Agreement being found to be false, untrue and/ or misleading in any manner whatsoever; and (v) all claims and actions initiated

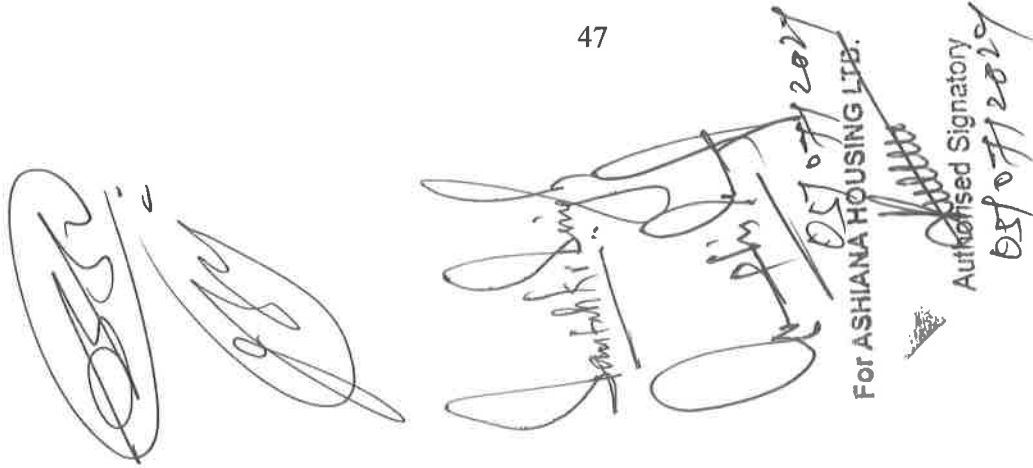
Handwritten signatures and stamps for Ashiana Housing Ltd. The text includes "FOR ASHIANA HOUSING LTD.", "05/07/2024", and "Authorised Signatory". There is also a handwritten number "05072024" and a signature that appears to be "Sambit Kumar".

by Customers of Units in the Project, any ultimate apex body formed, contractors, consultants, etc. engaged in development and construction of the said Project, banks/financial institutions/investors funding the Project.

- 17.2. The Owners shall at all times indemnify Ashiana, its directors, shareholders, promoters, employees and authorized representatives and shall keep them indemnified, saved, defended and harmless, from and against all suits, actions, proceedings, and all costs, charges, expenses, fines, penalties, prosecutions, losses, damages, liabilities, claims and demands which Ashiana may bear, incur or suffer, and/or which may be made, levied or imposed on Ashiana, and/ or claimed from Ashiana, due to or by reason or virtue of (i) any defect in or want of title in relation to the Said Land or any part thereof; (ii) any defect in any title document/title deeds/sale deeds/transfer deeds of the Said Land or any part thereof; (iii) failure of the Owners to maintain a clear and marketable title free from Encumbrances, mortgage, lien or third party rights for the Said Land; (iv) any of its representations & warranties made in this Agreement being found to be false, untrue and/ or misleading in any manner whatsoever; (v) breach of its obligations, covenants and undertakings under this Agreement; (vi) claims/actions that may be initiated against Ashiana on account of exclusively attributable to the Owners (except on account of Ashiana's willful default and gross negligence); (vii) claims, investigations, orders, demands, attachments, proceedings, and, or, enquiries that may be initiated against Ashiana on account of acquisition and ownership of the Said Land in violation of the Applicable Laws; and/or (viii) any and all liabilities, losses, damages, costs, actions, proceedings, judgments, settlements, expenses or the like, which Ashiana may bear, incur, suffer and/or which may be made, levied, or imposed on Ashiana and/or claimed from Ashiana owing to any part of the Said Land or the Project.

18. MATERIAL BREACH AND REMEDY

- 18.1. Ashiana shall be in default of the terms of this Agreement if it defaults in completing the Project within the prescribed timelines under this Agreement subject to Force Majeure circumstances and subject to compliance of terms and conditions of this Agreement by the Owners.
- 18.2. In the event, Ashiana fails to complete the construction of the Project Complex within the Development Term, Ashiana shall be entitled to an extension of 1.5 (one point five) years for completion of construction of the Project Complex as per below mentioned terms:-
- (i) Ashiana shall complete the construction within 1.5 (one point five) years from the date of expiry of Development Term. Within 15 days from the date of expiry of the extended term of 1.5 years, Ashiana shall earmark the Project into booked/sold and unbooked/unsold Unit(s) and distribute the completed unbooked / unsold Unit(s) between Owners and Ashiana in the ratio of their respective entitlements/ allocations, i.e., 26.65% of the unbooked/unsold area will be designated to the Owners and 73.35% of the unbooked/unsold area will be designated to Ashiana. The distribution of the Unit(s) between the Owner and Ashiana shall be on a mutually acceptable basis. Since distribution of unbooked/unsold area shall be done in the form of Unit(s), there will be some fractional area which cannot be converted into Unit(s). In that situation, Ashiana shall pay to the Owners for the fractional area at the rate calculated based on the average sale price of the last 20 Unit(s) sold by Ashiana immediately prior to handing over of Unit(s) to the



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Owners. The Owners shall be free to market, sell and dispose off their respective Unit(s) as allocated in the aforesaid manner and be entitled to exclusively realize revenue therefrom. The Owners shall become liable to pay the Maintenance Charges, maintenance deposit, applicable Pass Through Charges etc. to the Maintenance Agency for the Unit(s) retained by them;

- (ii) Ashiana shall adjust the Owner's Allocation in unrealized revenue to be derived from the booked / sold Unit(s) towards the refund of IFRD. Further upon above adjustment, if there remains unadjusted IFRD, the Owner shall refund the same within fifteen days to Ashiana from its demand or Ashiana shall retain the unsold / unbooked Unit(s) equivalent to the value of IFRD, at the option of Ashiana. Here, value of unsold /unbooked Unit(s) shall be calculated by taking into consideration the current sale price of the Unit(s) determined based on the average sale price of the last twenty Unit(s) sold by Ashiana.

19. NOTICES

- 19.1. Notices to Owners shall be given to the Owner No. 1 for and on behalf of all Owners at the address stated hereinabove and any notice so given shall be deemed to be a valid and proper notice given to Owners.
- 19.2. Notices to Ashiana shall be given by sending the same at its corporate office stated hereinbelow and any notice so given shall be deemed to be a valid and proper notice given to the Ashiana.
- 19.3. That all notices to be served on Owners and the Ashiana as contemplated by this Agreement shall be deemed to have been

duly served if sent to Owners or the Ashiana by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Mr. Sanjay Shah

Address: Road No.2, Contractor' Area, P.O. & P.S. Bistupur,
Town Jamshedpur, District-Singhbhum,
Notified Email ID: Sanjayshah3639@gmail.com

M/s Ashiana Housing Ltd.

Mr. Amit Dutta

Address- Ashiana Trade Centre, Adityapur, Jamshedpur,
Notified Email ID:
amit.dutta@ashianahousing.com

20. AMENDMENT

20.1. The Parties shall be free to agree upon any issues and for such purpose enter into any further agreement/s, setting out such terms as they agree upon, and such terms shall be deemed to have been incorporated in this Agreement.

20.2. Any amendment to this Agreement shall be done in writing signed by the Parties hereto and shall be varied/amended only by execution of a supplemental agreement signed in writing by or on behalf of the Parties hereto.

21. ASSIGNMENT/TRANSFER

Both Owners and Ashiana shall not transfer or assign any of their respective rights, obligations or liabilities under this Agreement to any third party without the written consent of either party and subject to the provisions of RERA.

For ASHIANA HOUSING LTD.
Authorised Signatory
Def 07/2024

22. WAIVER

The failure of either Party to insist upon strict performance of any provision of this Agreement or to exercise any option, right or remedy contained in this Agreement shall not constitute a waiver or a relinquishment of such provision, option, right or remedy. No waiver by either party of any provision of this Agreement shall be deemed to have been made unless expressed in writing and signed by such Party.

23. PARTIAL INVALIDITY

If any provision of this Agreement or application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permissible by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision which is valid and enforceable and most nearly reflects the original intent of the invalid or unenforceable provision.

24. CUMULATIVE RIGHTS AND REMEDIES

Each right and remedy provided for herein or now or hereafter existing at law, in equity, by statute or otherwise shall be cumulative, and the exercise or the forbearance of exercise by either Party of one or more of such rights, powers or remedies shall not prejudice the simultaneous or later exercise by such Party of any or all of such rights, powers or remedies.

25. PARAGRAPH HEADINGS

The titles to the paragraphs of this Agreement are solely for the convenience of the Parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

26. COMPLETE AGREEMENT

This Agreement records the complete agreement between the Parties and supersedes all previous correspondence, understandings, agreements, letters, papers or documents exchanged and/or executed by the Parties.

27. CONFIDENTIALITY

This Agreement, its existence and all information exchanged between the Parties under this Agreement shall not be disclosed to any Person by Owners except when the same is required to be disclosed pursuant to applicable law, rules regulations etc. or is appropriate in connection with any necessary or desirable intimation to the Government of India. Before making any such disclosure, the Owners shall obtain prior approval/consent of the Ashiana, which approval/consent shall not be unreasonably withheld.

28. DISPUTE RESOLUTION

28.1. All disputes and differences by and between Ashiana on the one hand and Owners on the other hand as regards construction or interpretation of any term and condition herein contained or in any way touching or relating to this agreement or any respective rights, duties or obligations of the Parties

For ASHIANA HOUSING LTD.

 05/07/2024

 Authorised Signatory

 05/07/2024

hereto or their privileges shall be referred to arbitration of a sole arbitrator as may be mutually agreed by the Parties.

- 28.2. If the Parties are unable to agree upon appointment of a sole arbitrator within a period of 10 (ten) days then the reference shall be made to an arbitral tribunal comprising of three arbitrators; one to be appointed by Owners and the other to be appointed by Ashiana and the two arbitrators so appointed shall appoint the third and/or presiding arbitrator.
- 28.3. Such arbitration shall be conducted in English and in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 or any statutory modification thereof.
- 28.4. The arbitral tribunal shall be at liberty to frame its own procedure including summary procedure.
- 28.5. The seat and venue of the arbitration shall be Jamshedpur or at any other place mutually agreed upon between the Parties in writing.
- 28.6. The arbitral tribunal shall pass a final award within 12 months of the dispute being referred to it. The decision of the arbitral tribunal shall be final and binding on the parties.
- 29. TERMINATION**
- 29.1. Notwithstanding anything contained in this Agreement, the Parties recognize and acknowledge that Ashiana will be investing substantial sum of money and time and has agreed to enter into this Agreement on the specific understanding that Owners shall not be entitled to terminate this Agreement for any reason whatsoever nor shall be entitled to revoke any of the

52



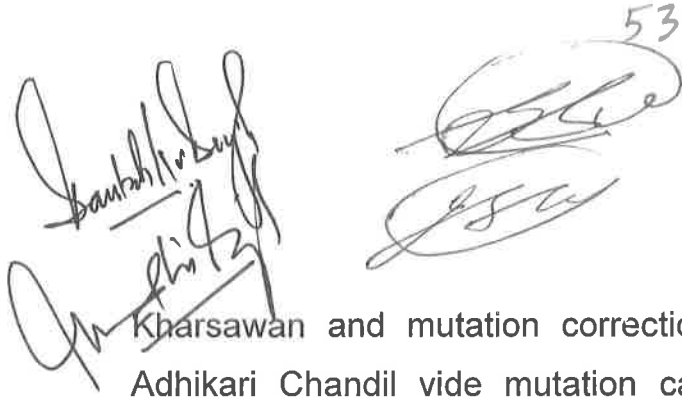
For ASHIANA HOUSING LTD.
Authorised Signatory
22/11/2016

Development Rights granted herein unless mutually agreed in writing.

The land Mouza – Rugri, Thana No – 330 under Khata No – 102 bearing plot No – 138, 127, 128 recorded in the joint names of 1. Paresh Chandra Chakraborty @ Paresh Chakraborty 2. Debesh Chandra Chakraborty @ Debesh Chakraborty and 3. Naresh Chandra Chakraborty all sons of Bhubanesh Chakraborty in the last Khatiyani of the last survey settlement operation held on 1964 and Record of right published in the Year 1963 and jointly recorded in the above noted Recorded.

That the land Measuring Area 2.22 Acre in the name of Sri Sanjay Shah S/o Late Prabhu das Harilal Shah, Sri Sanjay Shah was purchase the said land by virtue of registered sale deed No – 6179, S.L. No- 6200, registered at Dist-Sub-registry office Seraikella Dist- Seraikella-Kharsawan and mutation correction slip Anchal Adhikari Chandil vide mutation case No – 119/2015-2016 order passed by C.O. Chandil on 05-05-2015 mutation correction slip issued in the name of Sri Sanjay Shah S/o Late Prabhu das Harilal Shah.

That the land Measuring Area 58.3 Decimal in the name of Sri Santosh Kumar Singh, S/o Sri Jayprakash Singh, Sri Santosh Kumar Singh was purchase the said land by virtue of registered sale deed No – 16, S.L. No- 18, dated 03-03-2016 registered at Sub-registry office Chandil Dist- Seraikella-

Handwritten signatures and initials, including the number 53.

For ASHIANA HOUSING LTD.

Authorised Signatory
25/07/2024

Kharsawan and mutation correction slip issued by Anchal Adhikari Chandil vide mutation case No – 775/2015-2016 order passed by C.O. Chandil mutation correction slip issued in the name of Santosh Kumar Singh, S/o Sri Jayprakash Singh.

That the land Measuring Area 74 Decimal in the name of Sri Sudhir Kumar Singh, S/o Sri Jayprakash Singh, Sri Sudhir Kumar Singh was purchase the said land by virtue of registered sale deed No – 17, S.L. No- 19, dated 04-03-2016 registered at Sub-registry office Chandil Dist- Seraikella-Kharsawan and mutation correction slip issued by Anchal Adhikari Chandil vide mutation case No – 776/2015-2016 order passed by C.O. Chandil mutation correction slip issued in the name of Sudhir Kumar Singh, S/o Sri Jayprakash Singh.

That the land Measuring Area 16.7 Decimal in the name of Sri Jayesh Shah, S/o Late Prabhu das Harilal Shah, Sri Jayesh Shah was purchase the said land by virtue of Registered sale deed No – 3433, S.L. No- 3603, dated 20-10-2021 Registered at Dist-Sub-registry office Seraikella Dist- Seraikella-Kharsawan and mutation correction slip issued by Anchal Adhikari Chandil vide mutation case No – 8/R27/2024-2025 order passed by C.O. Chandil mutation correction slip issued in the name of Sri Jayesh Shah, S/o Late Prabhu das Harilal Shah.

54

For ASHIANA HOUSING LTD.
Authorized Signatory
05/07/2024

05/07/2024

**FIRST SCHEDULE HEREINABOVE REFERRED TO
(Description of the Said Land)**

ALL THAT pieces or parcels of Land measuring 3.86 Acres Raiyati Homestead Land situated at Mouza - Rugri, Halka No. II, P.S. Chandil, Thana No. 330, Recorded under Khata No. 102, Plot Nos. 138, 127 and 128, District - Seraikella - Kharsawan, Jamshedpur, Jharkhand and delineated in a map or plan attached hereto as **Annexure I**;

Sl.No.	Owners	Khata No.	Plot No.	Total Area in acres
1	Sanjay Shah	102	138	2.22 ✓
2	Jayesh Shah	102	127(portion)	0.167 ✓
3	Santosh Kumar Singh	102	127(part)	0.583
4	Sudhir Kumar Singh	102	127(part)	0.74 ✓
		102	128	0.15 ✓
Total				3.86

58

For ASHIANA HOUSING LTD.
Authorised Signatory
05/11/2024

BOUNDED BY

<u>SL.NO.</u>	<u>KHATA NO.</u>	<u>PLOT NO.</u>	<u>AREA</u>
01	102	127	149 Decimals

North: Plot No. 128;
 South: Plot No. 138;
 East: Plot No. 136, 1090;
 West: Plot No. 126, Rasta;

<u>SL.NO.</u>	<u>KHATA NO.</u>	<u>PLOT NO.</u>	<u>AREA</u>
02	102	128	15 Decimals

North: Plot No. 1089, Rasta;
 South: Plot No. 127;
 East: Plot No. 1090;
 West: Plot No. 126, Rasta;

<u>SL.NO.</u>	<u>KHATA NO.</u>	<u>PLOT NO.</u>	<u>AREA</u>
03	102	138	222 Decimals

North: Plot No. 127;
 South: Plot No. 139;
 East: Plot No. 136, 137;
 West: Plot No. 126, 139;

[Handwritten signatures]

[Handwritten signatures]
05/07/2024

For ASHIANA HOUSING LTD.

[Handwritten signature]
Authorised Signatory
05/07/2024

PROMOTER / DEVELOPER



ATTESTED

[Handwritten signature]
B.K. VERMA
(Advocate)



For ASHIANA HOUSING LTD.

[Handwritten signature]
Authorised Signatory

For, ASHIANA HOUSING LIMITED

Certified that both the parties whose attested photographs have been affixed on the Development Agreement have signed and put their respective finger impression on the Development Agreement in my presence.

[Handwritten signature]
05/07/2024
Advocate

BRAJESH KUMAR VERMA
Advocate
DIST. BAR ASSOCIATION
CIVIL COURT JAMSHEDPUR

For ASHIANA HOUSING LTD.

Authorised Signatory

05/07/2024

IN WITNESSES WHEREOF, the parties have hereunto set their respective hands today at Seraikella, on this the day, month and year first above written.

IDENTIFIER :-

Vikash Babu Gupta.
S/O Bhagwat Saran Gupta.
Ashiana Housing Ltd.
123 1st Floor, Ashiana Trade
Centre Tata Kardra Main
Road Adityapur
P.S. Adityapur.
Dist. Seraikella. Jharkhand
Jharkhand.



ATTESTED
B.K. VERMA
(Advocate)
05/07/2024

WITNESS :-

Nikhil Kumar Mehta
S/O Ashok Kumar Mehta
Ashiana Housing Ltd.
123, 1st Floor, Ashiana Trade
Centre Tata Kardra Main
Road Adityapur
P.S. Adityapur
Dist. Seraikella. Jharkhand
Jharkhand.



ATTESTED
B.K. VERMA
(Advocate)
05/07/2024

Advocate
RAJESH KUMAR VERMA
Advocate
DIST. BAR ASSOCIATION
CIVIL COURT JAMSHEDPUR

नाम ग्राम रूगड़ी

थानानं- 330

राजस्व ग्राम चाण्डिल

जिला- सिंदभुम

पैमाना- 16"=1मील

सन- 1958-59

लाल रंग से यशामा गया

54

खेतानं प्लॉटनं किस्म रकवा चौदड़ी उ०-प्लॉटनं- 128

102 127 दैन फुक 149.0 डिसमल द०-प्लॉटनं- 138

पु०-प्लॉटनं- 136, 1090

प०-प्लॉटनं- 126 अंश रास्ता

102 128 मोटी आड़ 15.0 डिसमल उ०-प्लॉटनं- 1089 (रास्ता)

द०-प्लॉटनं- 127

पु०-प्लॉटनं- 1090

प०-प्लॉटनं- 126

102 138 दैन फुक 222.0 डिसमल उ०-प्लॉटनं- 127

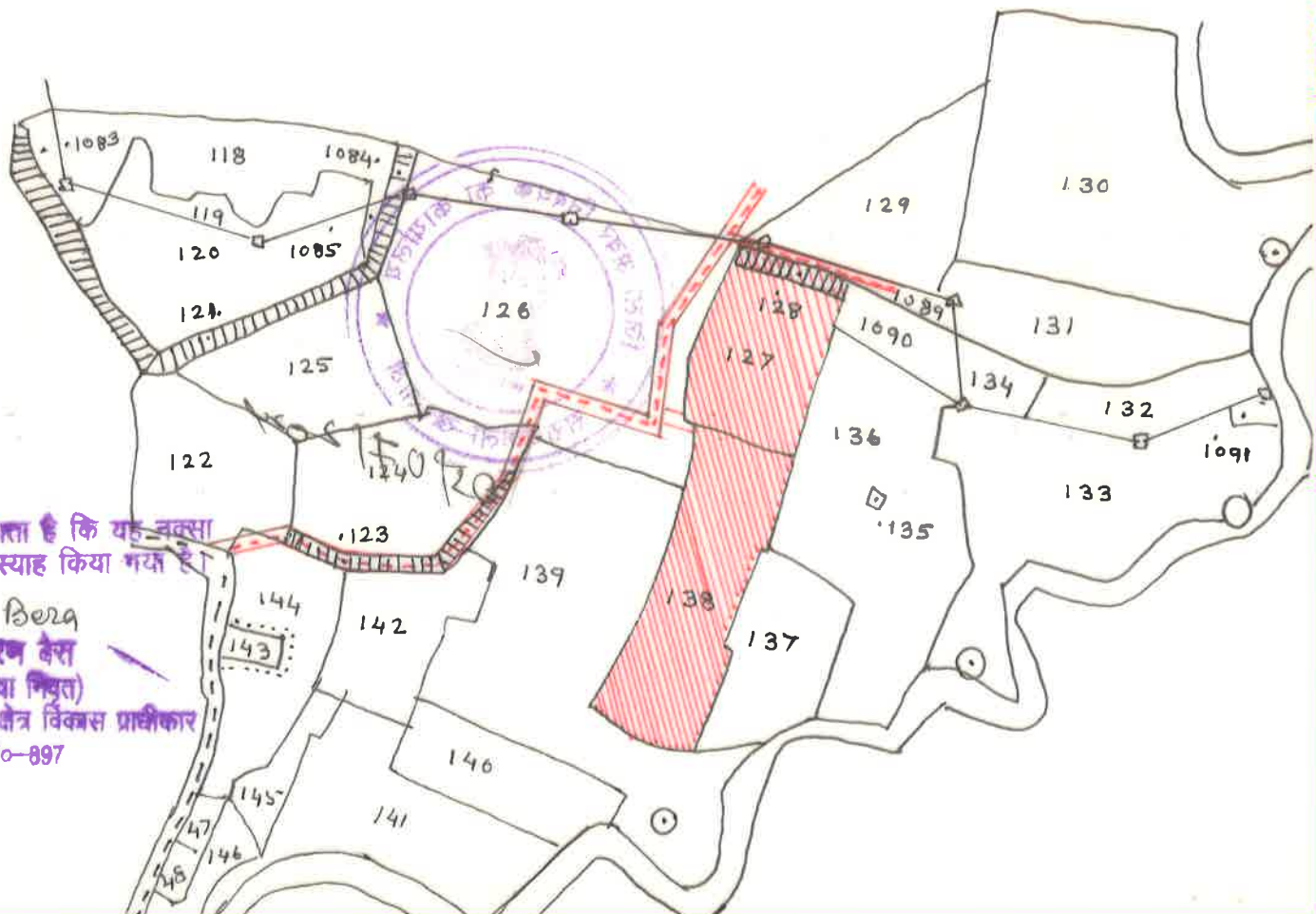
द०-प्लॉटनं- 139

पु०-प्लॉटनं- 136, 137

प०-प्लॉटनं- 126, 139

कुल रकवा - 386.0 डिसमल

(कुल रकवा तिन फुक दियानी डिसमल)



प्रमाणित किया जाता है कि यह नक्सा
मुल मानचित्र से स्याह किया गया है।

S.C. Bera

शिव चरण देसा

अमीन (सेवा निवृत्त)

गदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकार

रजि० नं०-897

नाम ग्राम रुगड़ी

ग्रामानं- 330

राजस्व ग्राम च्याण्डिल

जिला - सिंदधुम

पैमाना - 16" = 1 मील

सन - 1958-59

लाल रंग से यशिया गया

80

खेतानं क्षेत्रनं किस्म रकवा चौदही छ- क्षेत्रनं- 128

102 127 डैन फुक 149.0 डिसमल य- क्षेत्रनं- 138

पु- क्षेत्रनं- 136, 1090

प- क्षेत्रनं- 126 रास्ता

102 128 मोटी आड़ 15.0 डिसमल

उ- क्षेत्रनं- 1089 (रास्ता)

द- क्षेत्रनं- 127

पु- क्षेत्रनं- 1090

प- क्षेत्रनं- 126

102 138 डैन फुक 222.0 डिसमल

उ- क्षेत्रनं- 127

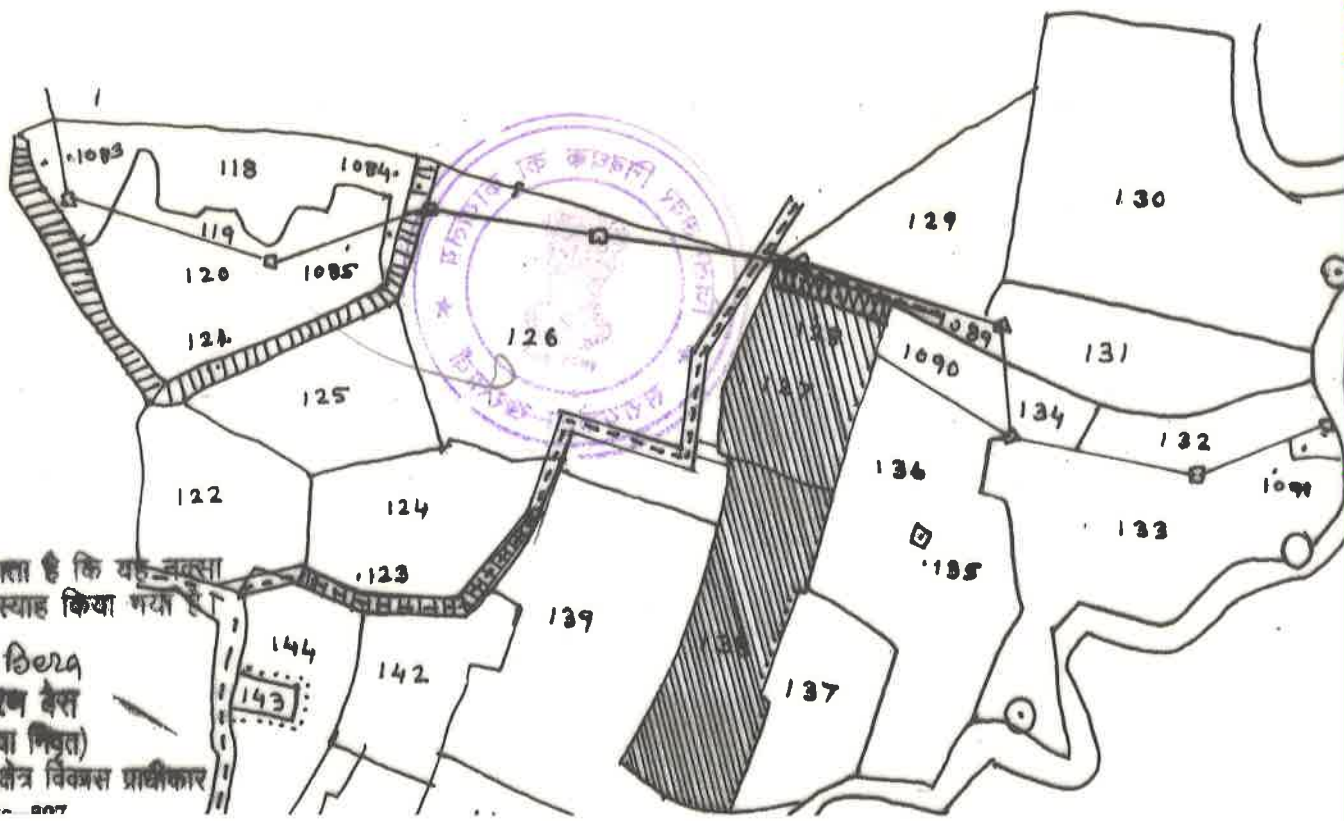
द- क्षेत्रनं- 139

पु- क्षेत्रनं- 136, 137

प- क्षेत्रनं- 126, 139

कुल रकवा - 386.0 डिसमल

(कुल रकवा तिन फुकड दिशाली डिसमल)



प्रमाणित किया जाता है कि यह नक्सा
मूल मानचित्र से स्याह किया गया है

S.C. Dhera

शिव चरण बेस

अमीन (सेवा निवृत्त)

आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकार

दिनांक 20/11/2017

नाम ग्राम रुगड़ी

ग्रामानं- 330

राजस्व ग्राम चाण्डल

जिला- सिंदधुम

पैमाना- 16" = 1 मील

सन- 1958-59

लाल रंग से यशाया गया

खालानं लोटनं किस्म रकवा चौदही

102

127

दैनिक

149.0 डिसमल

उ०- लोटनं- 128

द०- लोटनं- 138

पु०- लोटनं- 136, 1090

प०- लोटनं- 126 एवं रास्ता

102

128

मौटी आड़

15.0 डिसमल

उ०- लोटनं- 1089 (रास्ता)

द०- लोटनं- 127

पु०- लोटनं- 1090

प०- लोटनं- 126

102

138

दैनिक

222.0 डिसमल

उ०- लोटनं- 127

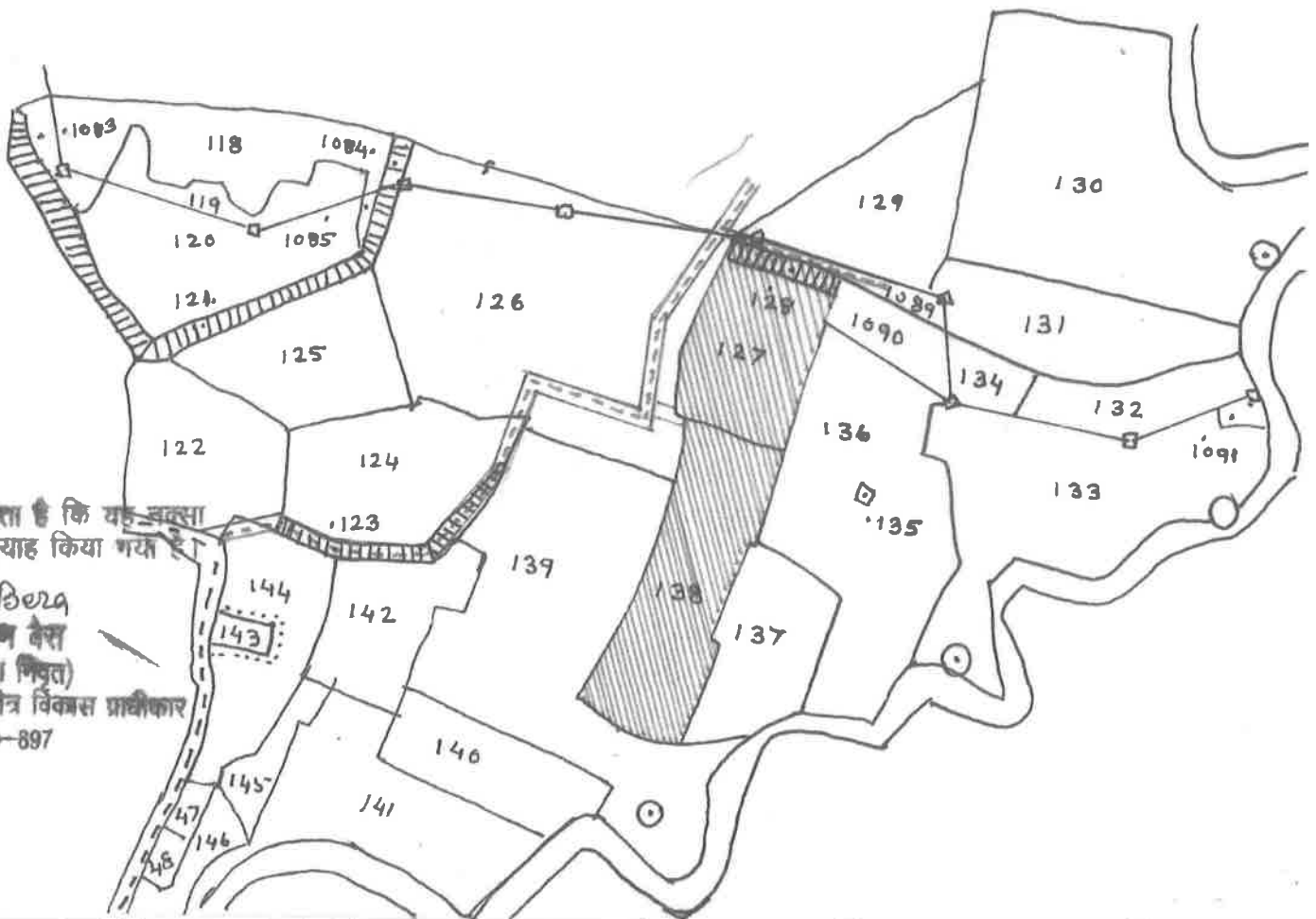
द०- लोटनं- 139

पु०- लोटनं- 136, 137

प०- लोटनं- 126, 139

कुल रकवा- 386.0 डिसमल

(कुल रकवा तिन छकड़ दियामी डिसमल)



गणित किय जाता है कि यह बरसात
न मानचित्र से स्याह किया गया है

S.C. Dhera

शिव चरण देस

अमीन (सेवा निवृत्त)

चपुर औद्योगिक क्षेत्र विकास प्राधिकार
रजि० नं०-897

909

परोड मलानी

पति किन्तु मरुगी

जाति कु रमी

निवासी निजा

ग्राम

3-सिदाम

4-सिदाम

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276

चरियावाडा

2

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Record-of-rights finally framed and published under section 83(2) of the Chotanagpur Tenancy Act on 1.2.1963. The certificate of final publication was signed on 2.11.1963.

Settlement Officer
SINGHBUD

दान

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70

दान

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मोदी

बजाल

म

बजाल

3-द्वारवात

4-ठुंरा

3-परनी

4-रास्ता

3-मोदी बजाल

4-बिज

3-बिज

4-बिज

परेश चक्रवर्ती

दीमशी चक्रवर्ती

नरेशी चक्र चक्र

बर्नी पिता चक्र

मूबनी धा चक्र

बुधा सामान

बर्नी जाति

908

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982

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9-28

9-28

1-84

0-18

9-80

484

484

482

0-27

6-08

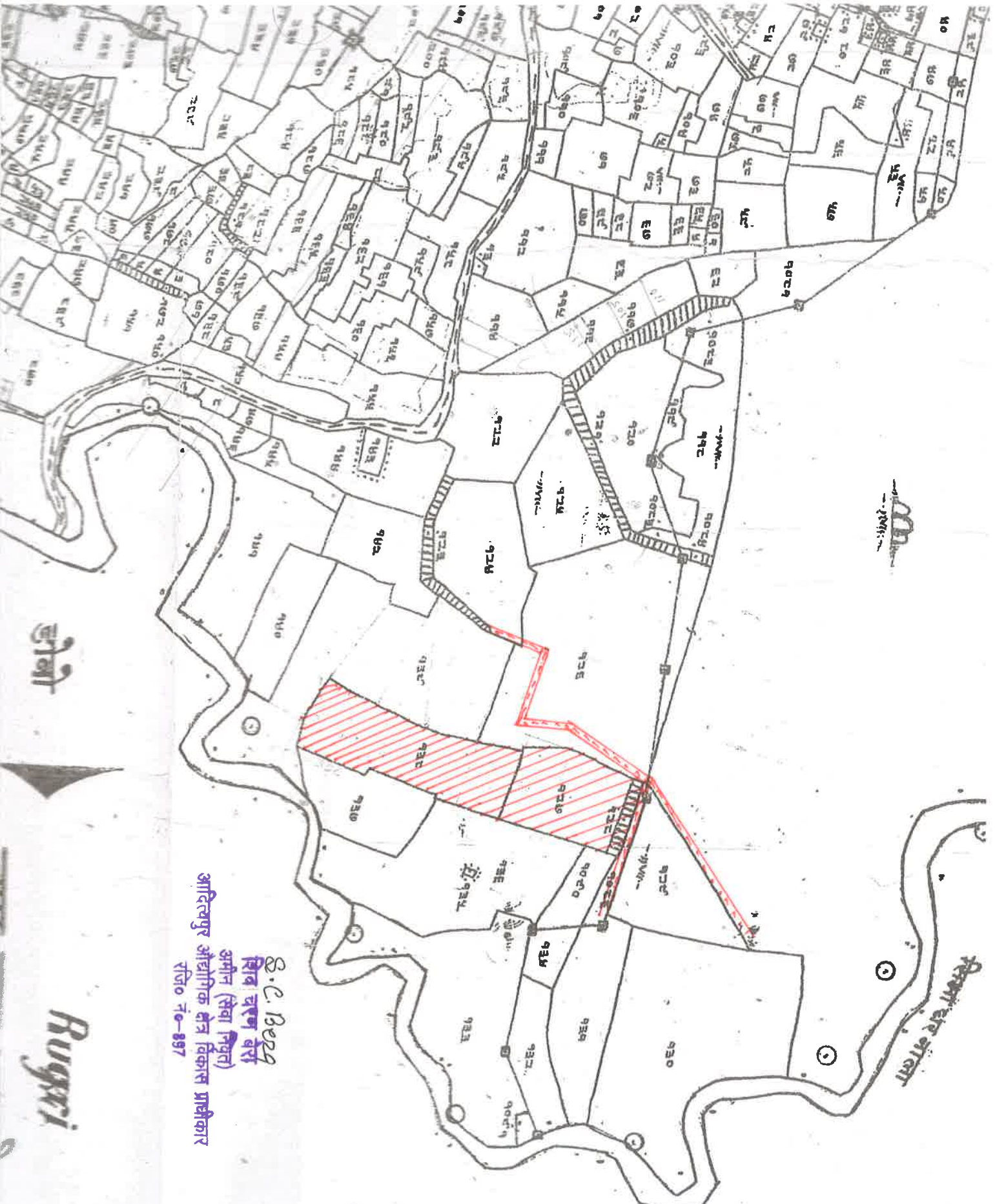
1-2

1-2

1-2

1-2

1-2



S.C. Berry
 शिव चरण बर
 अमीन (सेवा निवृत्त)
 आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकार
 राजि० नं०-८९७

डीजी

Bugari

पंचायत क्षेत्र

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE EXECUTIVE COMMITTEE OF DIRECTORS OF ASHIANA HOUSING LTD. AT ITS MEETING HELD ON TUESDAY 28TH MAY 2024 FROM 09:00 A.M TO 09:45 A.M AT THE HEAD OFFICE OF THE COMPANY AT 304, SOUTHERN PARK, SAKET DISTRICT CENTRE, SAKET, NEW DELHI – 110 017

"RESOLVED THAT the consent of the members of the Executive Committee of the Directors of the company be and is hereby accorded to severally authorize, Mr. Amit Surva Dutta (Vice President - Jamshedpur), Mr. Bhagwan Kumar (Sr. Vice President – Land and Legal) and Mr. Vikas Babu Gupta (AGM – Construction) to sign and execute Development Agreement (DA), Power of Attorney (POA), supplementary agreement etc. and other documents, for and on behalf of the company, i.r.o a proposed Group Housing Project to be developed on a piece of land measuring 3.86 acres located at Mouza-Rugri, Halka No. -II, P.S – Chandil, Thana No. – 330, District Saraikela Kharswan, Jharkhand, Jamshedpur with the owners of the aforesaid land

"RESOLVED FURTHER THAT Mr. Amit Surva Dutta (Vice President - Jamshedpur), Mr. Bhagwan Kumar (Sr. Vice President – Land and Legal) and Mr. Vikas Babu Gupta (AGM – Construction) be and are hereby also, severally authorized to do such other acts, deeds and things including appointment/engagement of Advocate, signing of applications, undertakings, papers, receipts, NOC(s) etc. as may be considered expedient and necessary to give effect to this resolution and appear and present the aforesaid documents before the sub-registrar at Jamshedpur for the purpose of registration.

Certified true copy
Ashiana Housing Ltd.


Ankur Gupta
(Jt. Managing Director)
DIN: 00059884

Letter No - 02
date 28/05/2024

Ashiana Housing Limited

304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017 T: 011 4285 4265, F: 011 4265 4200
E: sales@ashianahousing.com, W: ashianahousing.com
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

सरकार में निहित इस्टेटों के अभिधारियों (रिश्तेदारों) का नामान्तरण (दाखिल - खारिज) दिखाने वाला शुद्धिपत्र

जिला: सारायकेला खरसावाँ अनुमण्डल: चांडिल सर्किल / अंचल: चांडिल इल्का सं०: II (दे:) स्टेट का नाम: झारखण्ड

क्र. सं०	पंजी 27 में नामान्तरण केस सं०	गाँव	थाना और थाना संख्या	नामान्तरण से संबद्ध अभिवृत्ति की संख्या	नामान्तरण मंजूर करने वाला अधिकार और आदेश की तारीख	नामान्तरण किस कारण से होना है बिक्री, दान, विनिमय उत्तराधिकार या बंटवारा हुआ है	नामान्तरण से प्रभावित विनिमय का पुरा ब्यौर	कर्मचारी द्वारा इल्का पंजी किस तारीख को शुद्ध की गई	अभिवृत्ति																
1	2	3	4	5	6	7	8	9	10																
	775/2015-16	रुगाड़ी	चांडिल/330	<table border="1"> <thead> <tr> <th>खाता सं०</th> <th>खेसरा सं०</th> <th>रकबा</th> <th>लगान</th> </tr> </thead> <tbody> <tr> <td>102</td> <td>127/A</td> <td>0.75 ए०</td> <td>4.66 रु०3अ०रु०</td> </tr> <tr> <td></td> <td>825</td> <td>0.19 ए०</td> <td></td> </tr> <tr> <td></td> <td></td> <td>0.94 ए०</td> <td></td> </tr> </tbody> </table>	खाता सं०	खेसरा सं०	रकबा	लगान	102	127/A	0.75 ए०	4.66 रु०3अ०रु०		825	0.19 ए०				0.94 ए०		अंचल अधिकारी, चांडिल दिनांक -	बिक्री निबंधन सं०-16 दिनांक -03.03.2016	पंजी II के जिल्द सं० -III के पृष्ठ संख्या-32 में दर्ज जमाबन्दी अनिरुद्ध चकवर्ती ई० पिता- स्व० देवेश चकवर्ती के नाम से घटाकर संतोष कुमार सिंह पिता-जय प्रकाश सिंह निवासी- हिल भीयु क्लोनी मानगो रोड न०-11, थाना- मानगो Jamshedpur का नाम नई जमाबन्दी में दर्ज करें।		
खाता सं०	खेसरा सं०	रकबा	लगान																						
102	127/A	0.75 ए०	4.66 रु०3अ०रु०																						
	825	0.19 ए०																							
		0.94 ए०																							

ज्ञापक सं० : दिनांक :
 प्रतिनिधि :- इल्का कर्मचारी, इल्का सं०: II (दे:) को जानकारी और आवश्यक कार्रवाई के लिए भेजा जाता है।



सर्किल पदाधिकारी / अंचलाधिकारी
 चांडिल

सर्किल / अंचल



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 3, 2024

पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	38											
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	चाण्डल	अंचल का नाम	चाण्डल	हलका का नाम	हलका-02	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	रुगड़ी	होल्डिंग संख्या	102/A	तौजी संख्या	0	थाना नम्बर	0330	खाता का प्रकार	रैयती					
सुधीर कुमार सिंह, पिता-जय प्रकाश सिंह, जाति-														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					सगान	सेस					
102	127/A	0 ऐ 74 डि 0 हे	ना० मु० सं० 776/2015-16 भाग-3 पेज 32					4.4	6.38					
102	128	0 ऐ 15 डि 0 हे												
कुल परिमाण		0 ऐ 89 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
07/11/2006	0000	2016	2017	0	4.4	0	1.1	0	2.2	0	2.2	0	0.88	
02-02-2024	0751282917	2017-2018	2023-2024	26.4	4.4	6.6	1.1	13.2	2.2	13.2	2.2	5.28	0.88	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें

BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

सरकार में निहित इस्टेटों के अभिधारियों (रैयतों) का नामान्तरण (दाखिल - खारिज) दिखाने वाला शुद्धिपत्र

जिला: सरायकेला खरसावाँ अनुमण्डल: चांडिल सर्किल / अंचल: चांडिल हल्का सं०: II (दो) स्टेट का नाम: झारखण्ड

कम सं०	पंजी 27 में नामान्तरण कैसे सं०	गाँव	थाना और थाना संख्या	नामान्तरण से संबंध अभिवृत्ति की संख्या	नामान्तरण मंजूर करने वाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण से होना है बिक्री, दान, विनिमय उत्तराधिकार या बंटवारा हुआ है	नामान्तरण से प्रभावित विनिमय का पुरा व्यौरा	कर्मचारी द्वारा हल्का पंजी किस तारीख को शुद्ध की गई	अभिवृत्ति त																
1	2	3	4	5	6	7	8	9	10																
	776 / 2015-16	रुगड़ी	चांडिल / 330	<table border="1"> <thead> <tr> <th>खातासं०</th> <th>खेसरा सं०</th> <th>रकबा</th> <th>लगान</th> </tr> </thead> <tbody> <tr> <td>102</td> <td>127 / A</td> <td>0.74 ए०</td> <td>4.40 ₹030से०</td> </tr> <tr> <td></td> <td>128</td> <td>0.15 ए०</td> <td></td> </tr> <tr> <td></td> <td></td> <td>0.89 ए०</td> <td></td> </tr> </tbody> </table>	खातासं०	खेसरा सं०	रकबा	लगान	102	127 / A	0.74 ए०	4.40 ₹030से०		128	0.15 ए०				0.89 ए०		अंचल अधिकारी, चांडिल दिनांक -	बिक्री निबंधन सं०-17 दिनांक -04.03.2016	पंजी II के जिल्द सं० -III के पृष्ठ संख्या-32 में दर्ज जमाबन्दी अनिरुद्ध चक्रवर्ती ई० पिता- स्व० देवेश चक्रवर्ती के नाम से घटाकर सुधीर कुमार सिंह पिता-जय प्रकाश सिंह निवासी- हिल भीयु क्लोनी मानगो रोड न०-11, थाना- मानगो Jamshedpur का नाम नई जमाबन्दी में दर्ज करें।		
खातासं०	खेसरा सं०	रकबा	लगान																						
102	127 / A	0.74 ए०	4.40 ₹030से०																						
	128	0.15 ए०																							
		0.89 ए०																							

जमाका सं०

प्रतिलिपि :- हल्का कर्मचारी, हल्का सं०: II (दो) को जानकारी और आवश्यक कार्रवाई के लिए भेजा जाता है।

दिनांक :



चांडिल

सर्किल पदाधिकारी / अंचलाधिकारी

सर्किल / अंचल



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 3, 2024

पंजी II प्रति

भाग वर्तमान	5	पृष्ठ संख्या	31											
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	चाण्डल	अंचल का नाम	चाण्डल	हलका का नाम	हलका-02	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	रुगड़ी	होलिडिंग संख्या	102	तौजी संख्या		थाना नम्बर	0330	खाता का प्रकार	---					
SHRI JAYESH SHAH , पिता-LATE PRABHUDAS HARILAL SHAH, जाति- ----														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
102	12/1A	0 ऐ 16.7 डि 0 हे			नामान्तरण मुकदमा संख्या 8/2024 - 2025					25	0			
	कुल परिमाण	0 ऐ 16.7 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

सवशा देखें

BACK

यह एक कम्प्युटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

प्लेट का नक्शा देखने के लिए प्लेट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शिद्दिपत्र

Duplicate-copy CRSLP24069457

6/10/2024



जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	चाण्डिल	अंचल का नाम	चाण्डिल	हल्का	हलका-02					
इस्टेट का नाम	झारखण्ड	भाग	5	पृष्ठ संख्या वर्तमान	31	शाना न.	0330					
वर्तमान(VOL)												
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व शाना न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	खता न.	प्लॉट न.	क्षेत्रफल	लगात	रजिस्टर 2 अद्यतन तिथि
9457	8	स्वडी/ 0330	चाण्डिल	07/06/2024	By Sale	खता न. 102	102	127/A	16.7	डिसमील	25	
	/R27				Registration Deed	वर्तमान	वर्तमान					
	2024 - 2025				Dated							
					29/10/2021							
क्रेता का नाम :	(SHRI JAYESH SHAHपिता-LATE PRABHUDAS HARJAL SHAH, जाति---, पता-BISHUPTUR TOWN JAMSHEDPUR EAST SINGHBHUM)			जमाबंदी रैयत का नाम :	संतोष कुमार सिंह-पिता-जय प्रकाश सिंह	विक्रेता का नाम :	MR. SANTOSH KUMAR SINGH, पिता-MR. JAI PRAKASH SINGH, जाति---, पता-MANGO JAMSHEDPUR EAST SINGHBHUM					
राजस्व कर्मचारी हलका-02	को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित।			Signature valid								
यह एक कंप्यूटर जनित प्रति है				Digitally signed by								
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है				Amit Kumar Srivastwa								
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।				अंचलाधिकारी	चाण्डिल							

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाए इन्सान |





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 3, 2024

भाग वर्तमान	4	पृष्ठ संख्या	25										
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	चाण्डल	अंचल का नाम	चाण्डल	हलका का नाम	हलका-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	रुगड़ी	होलिडिंग संख्या	102/A	तौजी संख्या	0	थाना नम्बर	0330	खाता का प्रकार	---				
श्री संजय साह , पिता-स्व० प्रभुदास हरिलाल साह, जाति-													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					लगान	सेस				
102	138	2 ऐ 22 डि 0 हे	ना० मु० स० 119/15-16 भाग-2 नया पेज 02					16	23.2				
102	142/A	0 ऐ 96 डि 0 हे											
	कुल परिमाण	3 ऐ 18 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
02/07/2015	028303	2015	2016	0	16	0	4	0	8	0	8	0	3.2
02-19-2018	0913620920	2016-2017	2017-2018	16	16	4	4	8	8	8	8	3.2	3.2
04-25-2023	0775881718	2018-2019	2023-2024	80	16	20	4	40	8	40	8	16	3.2

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

नवप्रा देवे

BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

सरकार में निहित इस्टेटों के अभिधारियों (श्रेयती) का नामान्तरण (दाखिल - द्धारिज) दिखाने वाला शुद्ध

जिला: सरायकेला खरसावाँ

अनुमण्डल: चांडिल

सर्किल / अंचल: चांडिल

हल्का सं०: II (दो)

रस्ट का नाम: झारखण्ड

क्रम सं०	पंजी 27 में नामान्तरण केस सं०	गाँव	थाना और थाना संख्या	नामान्तरण से संबंध अभिवृत्ति की संख्या	नामान्तरण मंजूर करने वाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण से होना है बिक्री, दान, विनिमय उत्तराधिकार या वंशवारा हुआ है	नामान्तरण से प्रभावित विनिमय का पुरा यथैरा	कर्मचारी द्वारा हल्का पंजी किस तारीख को शुद्ध की गई
1	2	3	4	5	6	7	8	9
	119/2015-16	रुगड़ी	चांडिल/330	<p>खतासं० 102</p> <p>खेसरा सं० 138</p> <p>रकवा 2.22</p> <p>लुगान 16.00 रु०310सं०</p> <p>0.96</p> <p>3.18 ए०</p>	अचल अधिकारी, चांडिल दिनांक -05.05.2015	बिक्री निबंधन सं०-6179 दिनांक -04.12.2010	पंजी II के जिल्द सं० -II (नया) के पृष्ठ सं० -02 में दर्ज जमाबन्दी परेश चन्द्र चक्रवर्ती, देवेश चन्द्र चक्रवर्ती, नरेश चन्द्र चक्रवर्ती पिता- भुवनेश चक्रवर्ती निवासी-रुगड़ी के नाम से घटाकर श्री सुंजय साह पिता- स्व० प्रभु दास हरिलाल साह निवासी- रोड न०- 2, कन्करटर एरिया बिष्टुपुर, थाना- बिष्टुपुर, जिला -पूर्वी सिंहभुम का नाम नई जमाबन्दी में दर्ज करें।	

ज्ञापक सं० दिनांक:
प्रतिनिधि - हल्का कर्मचारी हल्का सं०: II (दो) को जानकारी और आवश्यक कार्रवाई के लिए भेजा जाता



सर्किल / अंचल

05/05/2015
सर्किल पदाधिकारी / अंचलाधिकारी
Ranchi



चाण्डिल रूगड़ी 0330 सुधीर कुमार सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
102	127/A, 128	0 एकड़ 89 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (2017-2018) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	4.40	13.20	4.40	4.40	4.40	4.40
गुजारी (भावली)	1.10	3.30	1.10	1.10	1.10	1.10
सेस	2.20	6.60	2.20	2.20	2.20	2.20
सूद	2.20	6.60	2.20	2.20	2.20	2.20
मुतफरकात	0.88	2.64	0.88	0.88	0.88	0.88
मीजान	10.78	32.34	10.78	10.78	10.78	10.78

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा (2017-2018) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)	13.20	4.40	4.40	4.40	4.40	
गुजारी (भावली)	3.30	1.10	1.10	1.10	1.10	
सेस	6.60	2.20	2.20	2.20	2.20	
सूद	6.60	2.20	2.20	2.20	2.20	
मुतफरकात	2.64	0.88	0.88	0.88	0.88	
मीजान अदायकारी	32.34	10.78	10.78	10.78	10.78	

(१) मीजान कुल (लफजों में) : Seventy Five Rupees and Forty Six Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 75.46

तारीख अमला तहसील कुनिन्दा : 02-02-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



चाण्डल रूगड़ी 0330 श्री संजय साह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
102	138,142/A	3 एकड़ 18 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (2018-2019) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	16.00	32.00	16.00	16.00	16.00	16.00
गुजारी (भावली)	4.00	8.00	4.00	4.00	4.00	4.00
सेस	8.00	16.00	8.00	8.00	8.00	8.00
सूद	8.00	16.00	8.00	8.00	8.00	8.00
मुतफरकात	3.20	6.40	3.20	3.20	3.20	3.20
मीजान	39.20	78.40	39.20	39.20	39.20	39.20

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा (2018-2019) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)	32.00	16.00	16.00	16.00	16.00	
गुजारी (भावली)	8.00	4.00	4.00	4.00	4.00	
सेस	16.00	8.00	8.00	8.00	8.00	
सूद	16.00	8.00	8.00	8.00	8.00	
मुतफरकात	6.40	3.20	3.20	3.20	3.20	
मीजान अदायकारी	78.40	39.20	39.20	39.20	39.20	

(१) मीजान कुल (लफजों में) : Two Hundred Thirty Five Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 235.20

तारीख अमला तहसील कुनिन्दा : 25-04-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

BACK

रैयत का नाम, अभिभावक का नाम, रिश्ता

परेश चन्द्र चक्रवर्ती, देवरा चन्द्र चक्रवर्ती, नरेशचन्द्र चक्रवर्ती, पिता-भूवनेश चक्रवर्ती अंश समान, जाति-बंगाली, निवासी-निजग्राम

जिला का नाम	सरायकेला- खरसावां	अंचल का नाम	चाण्डिल	हलका का नाम	हलका-02	मौजा का नाम	रूगड़ी	खाता का प्रकार	रैयती
खेवट नम्बर	खाता नम्बर 102		थाना का नाम				थाना नम्बर 0330		

(1)	(2)	(3)	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
					कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
102	116	?	देवस्थान ? गुरा	दोन एक 11	1.000 एकड़	36.000 डिसमील		काविल लगान	47	0	93	कायमी
	122	?	परती ? रास्ता	दोन एक 10	1.000 एकड़	64.000 डिसमील		काविल लगान				कायमी
	144	?	निज ? निज	खलिहान 0	1.000 एकड़	50.000 डिसमील		काविल लगान				कायमी
	147	?	निज ? निज	गोड़ा दो 0	0.000 एकड़	13.000 डिसमील		काविल लगान				कायमी
	127	?	मोटी आल ? निज	दोन एक 0	1.000 एकड़	49.000 डिसमील		काविल लगान				कायमी
	128	?	0 ? 0	मोटी आल 0	0.000 एकड़	15.000 डिसमील		काविल लगान				कायमी
	152	?	निज ? काली	दोन एक 4	0.000 एकड़	78.000 डिसमील		काविल लगान				कायमी
	155	?	रास्ता ? मनसा	दोन एक 5	1.000 एकड़	13.000 डिसमील		काविल लगान				कायमी
	160	?	रागा ? गुहीराम	दोन दो 18	0.000 एकड़	57.000 डिसमील		काविल लगान				कायमी
	139	?	निज ? छकु	गोड़ा एक 0	4.000 एकड़	80.000 डिसमील		काविल लगान				कायमी
	142	?	मोटी आल ?	दोन एक 5	1.000 एकड़	28.000 डिसमील		काविल				कायमी

क्र.सं.	विवरण	दोन	एकड़	डिसमील	लगान	कायमी	
143	2.02.0	मकान/1,सहन/1 0	0.000 एकड़	15.000 डिसमील	काविल लगान	कायमी	
825	2. अमृत 2. पुरानी परती	दोन एक 1	0.000 एकड़	19.000 डिसमील	काविल लगान	कायमी	
837	2. अधीन 2. गीरधारी	दोन एक 1	0.000 एकड़	56.000 डिसमील	काविल लगान	कायमी	
838	2. अधीन 2. अमृत	दोन एक 0	0.000 एकड़	33.000 डिसमील	काविल लगान	कायमी	
869	2. काली 2. ज्योती	दोन दो 1	0.000 एकड़	52.000 डिसमील	काविल लगान	कायमी	
870	2. रास्ता 2. कोली	गोड़ा दो 0	1.000 एकड़	88.000 डिसमील	काविल लगान	कायमी	
132	2. अनावाद विहार सरकार 2. मिहिर चन्द्र	दोन एक 0	0.000 एकड़	88.000 डिसमील	काविल लगान	कायमी	
134	2. अनावाद विहार सरकार 2. सुधीर	गोड़ा एक 0	0.000 एकड़	39.000 डिसमील	काविल लगान	कायमी	
138	2. निज 2. निज	दोन एक 4	2.000 एकड़	22.000 डिसमील	काविल लगान	कायमी	
खाता मे कुल प्लोट संख्या		20	खाता का कुल मिजान (खतियान के अनुसार)		21.000 95.000	खाता का कुल लगान	47 0 93

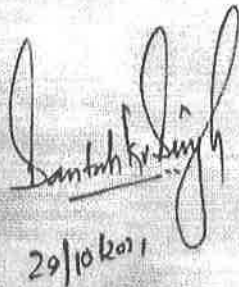
यह एक कंप्यूटर जनित प्रति है

10/10/2021

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।


29/10/2021



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 8, 2024

पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	37										
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	चाण्डल	अंचल का नाम	चाण्डल	हलका का नाम	हलका-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	रुगड़ी	होलिडिंग संख्या	102/A	तौजी संख्या	0	थाना नम्बर	0330	खाता का प्रकार	रेयती				
संतोष कुमार सिंह, पिता-जय प्रकाश सिंह, जाति-													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
102	127/A	0 ऐ 58.3 डि 0 हे			नां० मु० स० 775/2015-16 भाग-3 पेज 32				45	6.76			
102	825	0 ऐ 19 डि 0 हे											
	कुल परिमाण	0 ऐ 77.3 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
07/11/2006	0000	2016	2017	0	4.66	0	1.17	0	2.33	0	2.33	0	0.93

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

ह एक कम्प्युटर जनित प्रति

ह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

सो भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

गट का नक्शा देखने के लिए प्लॉट नंबर बिलक करें।

नक्शा देखें



BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 8, 2024

पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	37										
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	चाण्डल	अंचल का नाम	चाण्डल	हलका का नाम	हलका-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	रूगड़ी	होल्डिंग संख्या	102/A	तौजी संख्या	0	धाना नम्बर	0330	खाता का प्रकार	रैयती				
संतोष कुमार सिंह, पिता-जय प्रकाश सिंह, जाति-.....													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
102	127/A	0 रे 58.3 डि 0 हे			नां० मु० स० 775/2015-16 भाग-3 पेज 32				45	6.76			
102	825	0 रे 19 डि 0 हे											
	कुल परिमाण	0 रे 77.3 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
07/11/2006	0000	2016	2017	0	4.66	0	1.17	0	2.33	0	2.33	0	0.93

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

ह एक कम्प्युटर जनित प्रति

ह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

सी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

गाट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

नक्शा देखें



BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

June 8, 2024

भाग वर्तमान	4	पृष्ठ संख्या	37											
जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	चाण्डल	अंचल का नाम	चाण्डल	हलका का नाम	हलका-02	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	रूगड़ी	होलिडिंग संख्या	102/A	तौजी संख्या	0	थाना नम्बर	0330	खाता का प्रकार	रैयती					
संतोष कुमार सिंह, पिता-जय प्रकाश सिंह, जाति-														
खाता नम्बर		प्लॉट संख्या		रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस	
102		127/A		0 ऐ 58.3 डि 0 हे				ना० मु० सं० 775/2015-16 भाग-3 पेज 32				45	6.76	
102		826		0 ऐ 19 डि 0 हे										
		कुल परिमाण		0 ऐ 77.3 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत घालू साल	रोड सेस बकाया	रोड सेस घालू साल	शिक्षा सेस बकाया	शिक्षा सेस घालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घालू साल	कृषि सेस बकाया	कृषि सेस घालू साल	
07/11/2006	0000	2016	2017	0	4.66	0	1.17	0	2.33	0	2.33	0	0.93	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्युटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



भारत गणराज्य
भारत गणराज्य

निगमन का प्रमाण-पत्र
CERTIFICATE OF INCORPORATION

नं०.....
No. 2190155

दि०.....
Date 1999

मैं यतद्वारा प्रमाणित करता हूँ कि आज.....

For ASHIANA HOUSING LTD

कम्पनी अधिनियम (1956 1956 कानून 1) के अधीन निगमित की गई है और यह
कम्पनी प्रकृतिकृत है।

Shyam
Authorised Signatory

I hereby certify that Bisco Steel Udyog Private
Limited

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the
Company is limited.

Bisco Steel Udyog Private Limited
[Signature]
DIRECTOR

दिए गए स्थान से अपने हस्ताक्षर
Given under my hand at Calcutta this Twenty seventh
day of January One thousand nine hundred Ninety nine

For ASHIANA HOUSING LTD.

[Signature]
S. KARMAKAR
Authorised Signatory
Registrar of Companies
West Bengal



Authorised Signatory

[Signature]
Authorised Signatory

[Signature]

[Signature]
Pusha Bhatnagar

[Signature]

For ASHIANA HOUSING LTD.

Shyam

[Signature]

For ASHIANA HOUSING LTD.

भारत सरकार-कम्पनी कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, पश्चिम बंगाल

नाम परिवर्तन के पश्चात नया निगमन प्रमाण-पत्र

कार्पोरेट पहचान संख्या : U70109WB1986PLC040864

मैसर्स ASHIANA HOUSING & FINANCE (INDIA) LTD

के मामले में, मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स
ASHIANA HOUSING & FINANCE (INDIA) LTD

जो मूल रूप में दिनांक पच्चीस जून उन्नीस सौ छियासी गे कम्पनी अधिनियम, 1956 (1956 का 1) के अंतर्गत मैसर्स
ASHIANA HOUSING & FINANCE (INDIA) LTD

के रूप में निगमित की गई थी, ने कम्पनी अधिनियम, 1956 की धारा 21 की शर्तों के अनुसार विधिवत आवश्यक विनिश्चय पारित करके तथा
लिखित रूप में यह सूचित करके की उसे भारत का अनुमोदन, कम्पनी अधिनियम, 1956 की धारा 21 के साथ पठित, भारत सरकार, कम्पनी कार्य
विभाग, नई दिल्ली की अधिसूचना सं. सा. का. नि. 507 (अ) दिनांक 24.6.1985 एस्.आर.एन. A13186358 दिनांक 04/05/2007 के द्वारा
प्राप्त हो गया है, उक्त कम्पनी का नाम आज परिवर्तित रूप में मैसर्स
ASHIANA HOUSING LIMITED

हो गया है और यह प्रमाण-पत्र, कथित अधिनियम की धारा 23(1) के अनुसरण में जारी किया जाता है।

यह प्रमाण-पत्र, मेरे हस्ताक्षर द्वारा कोलकाता में आज दिनांक चार मई दो हजार सात को जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF COMPANY AFFAIRS
Registrar of Companies, West Bengal

Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number : U70109WB1986PLC040864

In the matter of M/s ASHIANA HOUSING & FINANCE (INDIA) LTD

I hereby certify that ASHIANA HOUSING & FINANCE (INDIA) LTD which was originally incorporated on Twenty Fifth day of June Nineteen Hundred Eighty Six under the Companies Act, 1956 (No. 1 of 1956) as ASHIANA HOUSING & FINANCE (INDIA) LTD having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded thereto under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507 (E) dated 24/6/1985 vide SRN A13186358 dated 04/05/2007 the name of the said company is this day changed to ASHIANA HOUSING LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand at Kolkata this Fourth day of May Two Thousand Seven.

5 F, EVERST
46/c. Chowmahonghee Road,
Kolkata - 700071


(DEBASISH BANDOPADHYAY)
कम्पनी रजिस्ट्रार Registrar of Companies
पश्चिम बंगाल
West Bengal

For ASHIANA HOUSING LTD.

For ASHIANA HOUSING LTD



Authorised Signatory

Authorised Signatory



भारत सरकार

Issue Date: 11/07/2014



संजय शाह

Sanjay Shah

जन्म तिथि / DOB: 30/07/1961

पुरुष / MALE

6453 3616 9598

VID : 9199 9772 2802 7625

मेरा आधार, मेरी पहचान



आधार

भारतीय विधि विभाग पहचान प्राधिकरण

भारत

REPUBLIC OF INDIA

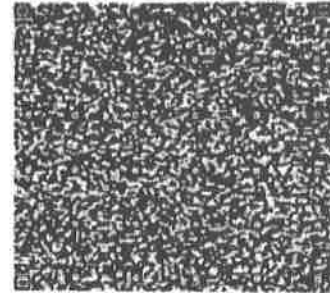
Download Date: 18/04/2023

पता:

द्वारा: प्रभुदास शाह, 10 जेएमए अपार्टमेंट, पार्क रोड,
बेलडीह चर्च विद्यालय के पास, बिस्टुपुर, जमशेदपुर,
साकची, बिस्टुपुर, पूर्वी सिंहभूम,
झारखण्ड - 831001

Address:

C/O: Prabhudas Shah, 10 JMA Apartment, Park
Road, Near Beldih Church School, Bistupur,
Jamshedpur, Sakchi, Bistupur, East Singhbhum,
Jharkhand - 831001



6453 3616 9598

VID : 9199 9772 2802 7625



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



जयेश साह
Jayesh Shah

जन्म वर्ष / Year of Birth : 1963
पुरुष / Male



6137 5972 3103

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O प्रभुदास साह, हरी निवास,
रोड संख्या-२, कोन्वक्टोर्स एरिया, बिष्टपुर,
समीप उदानी जैन भवन, पो-बिष्टपुर,
जमशेदपुर, पूर्वी सिंहभूम, झारखंड,
831001

Address: S/O Prabhudas Shah,
Hari niwas, Road
No-2, Contractors Area, Bistupur,
Beside Udani Jain Bhawan,
Po-Bistupur, JAMSHEDPUR,
Purbi Singhbhum, Jharkhand,
831001



1947
1800 180 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



संतोष कुमार सिंह
Santosh Kumar Singh
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male



4821 2896 3674

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: जय प्रकाश सिंह, 74, रोड
न0 - 11, हिल व्यू कॉलोनी,
डिमना, मालंगो, जमशेदपुर,
कोपली, सराईकेला-खरसावा, एम.जी.एम मेडिकल कॉलेज,
झारखण्ड, 831018

Address:

S/O: Jai Prakash Singh, 74,
Road NO - 11, Hill View
Colony, Dimna, Mango,
Jamshedpur, Kopali,
Seraikela-Kharsawan, M.g.m
Medical College, Jharkhand,
831018



1800 180 1947



www.uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

Santosh Kumar Singh

Santosh Kumar Singh
Santosh Kumar Singh


भारत सरकार
GOVERNMENT OF INDIA


सुधीर कुमार सिंह
 Sudhir Kumar Singh

जन्म वर्ष / Year of Birth: 1986
 Male



9234 2536 6788


आधार - आम आदमी का अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O. सुधीर कुमार सिंह, 74 रोड नं०
 न. 1, दिवा शर प्रजापति नगर, मंगला
 मण्डल, कोपली, जमशेदपुर जिल्ला, झारखण्ड,
 831018


Address: S/O. Jai Prakash Singh
 74 Road No. 1, Hill View
 Colony, Dima, Mango,
 Jamshedpur, Kopal,
 Sorakela-Kharsawan, M.G.M
 Medical College, Jharkhand,
 831018

XEROX

 1947
 1800 180 1947

 No. 9, Outer Ring Road,
 New Delhi-110048

 www.uidai.gov.in

 Tel. No. 011-26109177

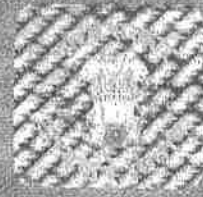
Sudhir Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIANA HOUSING LIMITED



25/06/1986

Permanent Account Number

AADCA9093P

07032007

भारत सरकार
Government of India

भारत
आधार

Download Date: 24/11/2019

Issue Date: 14/11/2019

Amit Suvra Dutta
Amit Suvra Dutta
जन्म तिथि/DOB: 29/08/1979
पुरुष/ MALE

4391 6656 8211
VID : 9154 7377 4491 6880

मेरा आधार, मेरी पहचान

Suvra

भारत सरकार
Unique Identification Authority of India

भारत
आधार

पता:
S/O Sidharth Narayan Dutta, FD-7/3, Salt
Lake, Sector-III, Bidhan Nagar IB Market,
South Twenty Four Parganas,
West Bengal - 700106

Address:
S/O Sidharth Narayan Dutta, FD-7/3, Salt
Lake, Sector-III, Bidhan Nagar IB Market,
South Twenty Four Parganas,
West Bengal - 700106

4391 6656 8211
VID : 9154 7377 4491 6880

1947 | help@uidai.gov.in | www.uidai.gov.in

Suvra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT SUVRA DUTTA

SIDHARTH NARAYAN DUTTA

29/08/1979

Permanent Account Number

AMLPD0763G


Signature





भारत सरकार
Government of India

विकाश बाबु गुप्ता
Vikash Babu Gupta
जन्म तिथि/DOB: 04/06/1978
पुरुष/ MALE

5294 5018 5192
VID : 9104 4015 9275 35/3

मेरा आधार, मेरी पहचान

Issue Date: 23/03/2013



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: भगवत सरन गुप्ता, ई-001, आशियाना रेसिडेंसिय
ग्रीन, पारदीही मंगो, चेपा पूल के पास, जमशेदपुर,
मदनाबेरा, पूर्वी सिंहभूम,
झारखण्ड - 831012

Address:
S/O: Bhagwat Saran Gupta, E-001, Ashiana
Residency Green, Pardihi Mango, Near Chepa
Pool, Jamshedpur, Madnabera, East
Singbhum,
Jharkhand - 831012

5294 5018 5192
VID : 9104 4015 9275 3573

1027 | help@uidai.gov.in | www.uidai.gov.in



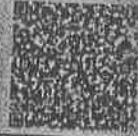
Copy



~~निखिल कुमार मेहता~~
~~4244 8715 0901~~



निखिल कुमार मेहता
Nikhil Kumar Mehta
जन्म तिथि / DOB : 13/01/1987
पुरुष / MALE



4244 8715 0901

शहर - आम उरमी का अधिकार



आधार

नाम: अशोक कुमार मेहता, राउप
विवरण: राउप प्रमाणिका

S/O: अशोक कुमार मेहता, राउप
House No-661-G, Raghunandan
Prasad Lane, Navin Mitra Road,
Burdwan Compound, Labour
Ranchi G.P.O., Ranchi,
Jharkhand, 834001

Address:

S/O: Ashok Kumar Mehta,
House No-661-G, Raghunandan
Prasad Lane, Navin Mitra Road,
Burdwan Compound, Labour
Ranchi G.P.O., Ranchi,
Jharkhand, 834001



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1800 300 1947

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Bengaluru-560 001



श्रीधर सिंह

मौल्य विभाग

निकलर मेथा

अशोक कुमार मेथा

13/07/1987

परमार्थ अकाउन्ट नम्बर
CAFRM 1344A

Nishu



श्रीधर सिंह
मौल्य विभाग
निकलर मेथा

Transaction Success! Please Note Your Transaction Id.


Name	AshianaHousingLimited
Token No / Depositor ID	202400083483
Amount	2570000
Transaction ID	e9ca3b4c58683ab6147f
GRN	2402921453
CIN	10002162024070419673
Time	2024-07-04 21:53:00



निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		✓
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		✓
	(iii) शुद्धि पत्र		✓
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		✓
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		✓

जाँच लिपिक का हस्ताक्षर
तिथि सहित
प्रभारी लिपिक


निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित
UJJWAL MINZ
DISTRICT SUB REGISTRAR
SERAIKFLLA-KHARSAWAN



Pre Registration Docket

Date :- 05-07-2024 04:01 pm

Office Name :- SRO - Saraikela

Token No:- 202400083483

Appointment :- 05-Jul-2024 Time:- 10:35

Article	Development Agreement
Pre Registration Date	04-Jul-2024
No. Of Pages	110
Stamp Duty	800004
Paid Stamp Duty	0
Total Fees	₹ 25,65,104.

Property Id: **1256848**

Valuation No. : 1712825 / 2024	:- 2024-2025	Date : 05-July-2024 16:29:PM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Chandil	
Land Type : Rural	Corporation :	Village/City : Rugri - 330	
Rugri Halka no 2 Village Code 330 - Other Road		-	
Khata Number - 102			
Plot Number - 127			
Volume Number - 4 4 5			
Page Number - 37 38 31			
Property Rates			
Commercial Land (Y)			
₹202554/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	149 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 149 x 202554=30180546	₹3,01,80,546/-
A	Total		₹3,01,80,546/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,01,80,600/-
Total Amount in Words : Three Crore One Lakh Eighty Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No.136, 1090, West: Plot No. 126, Rasta, South: Plot No.138, North: Plot No. 128
Area	Land area : 149.00 Decimal
Other Description of the Property	Pin Code - 833219
Government/Market Value	30180546
Transaction Amount	78186000

Property Id: **1256856**

Valuation No. : 1711689 / 2024	:- 2024-2025	Date : 04-July-2024 18:51:PM	
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Chandil	
Land Type : Rural	Corporation :	Village/City : Rugri - 330	
Rugri Halka no 2 Village Code 330 - Other Road		-	
Khata Number - 102			
Plot Number - 128			
Volume Number - 4			
Page Number - 38			
Property Rates			
Commercial Land (Y)			
₹202554/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	15 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 15 x 202554=3038310	₹30,38,310/-
A	Total		₹30,38,310/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹30,38,400/-
Total Amount in Words : Thirty Lakhs Thirty Eight Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 1090, West: Plot No.126, South: Plot No. 127, North: Plot No. 1089, Rasta
Area	Land area : 15.00 Decimal
Other Description of the Property	Pin Code - 833219
Government/Market Value	3038310
Transaction Amount	-

Property Id: **1256858**

Valuation No. : 1712826 / 2024		:- 2024-2025	Date : 05-July-2024 16:30:PM
State : Jharkhand		District : SaraikelaKharsawan	Tahsil : Chandil
Land Type : Rural		Corporation :	Village/City : Rugri - 330
Rugri Halka no 2 Village Code 330 - Other Road		-	
Khata Number - 102			
Plot Number - 138			
Volume Number - 4			
Page Number - 25			
Property Rates			
Commercial Land (Y)			
₹202554/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	222 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 222 x 202554=44966988	₹4,49,66,988/-
A	Total		₹4,49,66,988/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,49,67,000/-
Total Amount in Words : Four Crore Forty Nine Lakhs Sixty Seven Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 136, 137, West: Plot No. 126, 139, South: Plot No. 139, North: Plot No. 127
Area	Land area : 222.00 Decimal
Other Description of the Property	Pin Code - 833219
Government/Market Value	44966988
Transaction Amount	-

CLAIMANT	ASHIANA HOUSING LIMITED-Mr. AMIT SUVRA DUTTA, ,Father/Husband Name SIDHARTH NARAYAN DUTTA,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-25-Jun-1986,Permission Case No.- , Aadhaar No. *****8211, Country-INDIA, State Name-Jharkhand, District Name-SERAIKELAKHARSAWAN, City/Village/Town Name-., Locality-.,Address - ASHIANA HOUSING LIMITED, 123, 1ST FLOOR, ASHIANA TRADE CENTRE, TATA KANDRA MAIN ROAD, ADITYAPUR, P.S.ADITYAPUR, DISTRICT SERAIKELLA KHARSAWAN, JHARKHAND, Pin Code-831013
----------	--

EXECUTANTS	- Mr. SANTOSH KUMAR SINGH , , Father/Husband Name JAI PRAKASH SINGH,, Party Category -Individual , PAN No.- Date Of Birth -21-Mar-1980, Permission Case No.- , Aadhaar No. *****3674, Country -INDIA, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -. , Locality -. , Address - 74, ROAD NO 11, HILL VIEW COLONY , MANGO, DIMNA, MGM, JAMSHEDPUR, DISTRICT EAST SINGHBHUM, JHARKHAND, Pin Code -831011
	- Mr. SANJAY SHAH , , Father/Husband Name PRABHUDAS HARILAL SHAH,, Party Category -Individual , PAN No.- Date Of Birth -30-Jul-1961, Permission Case No.- , Aadhaar No. *****9598, Country -INDIA, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -. , Locality -. , Address - 10 JMA APARTMENT PARK ROAD NEAR BELDIH CHURCH, P.S. BISTUPUR JAMSHEDPUR, DIST EAST SINGHBHUM JHARKHAND, Pin Code -831011
	- Mr. JAYESH SHAH , , Father/Husband Name PRABHUDAS SHAH,, Party Category -Individual , PAN No.- Date Of Birth -20-Dec-1963, Permission Case No.- , Aadhaar No. *****3103, Country -INDIA, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -. , Locality -. , Address - HARI NIWAS, ROAD NO. 2, CONTRACTORS AREA, BISTUPUR, BESIDE UDANI JAIN BHAWAN, PO BISTUPUR, JAMSHEDPUR, DISTRICT EAST SINGHBHUM, JHARKHAND, Pin Code -831011
	- Mr. SUDHIR KUMAR SINGH , , Father/Husband Name JAI PRAKASH SINGH,, Party Category -Individual , PAN No.- Date Of Birth -01-Mar-1986, Permission Case No.- , Aadhaar No. *****6788, Country -INDIA, State Name -Jharkhand, District Name -EAST SINGHBHUM, City/Village/Town Name -. , Locality -. , Address - 74, ROAD NO 11, HILL VIEW COLONY , MANGO, DIMNA, MGM, JAMSHEDPUR, DISTRICT EAST SINGHBHUM, JHARKHAND, Pin Code -831011

Witness Information	Mr. NIKHIL KUMAR MEHTA , Address - ASHIANA HOUSING LIMITED, 123, 1ST FLOOR, ASHIANA TRADE CENTRE, TATA KANDRA MAIN ROAD, ADITYAPUR, P.S.ADITYAPUR, DISTRICT SERAIKELLA KHARSAWAN, JHARKHAND-, Father/Husband Name -ASHOK KUMAR MEHTA
---------------------	---

Identifier Details	Mr. VIKASH BABU GUPTA , Address - ASHIANA HOUSING LIMITED, 123, 1ST FLOOR, ASHIANA TRADE CENTRE, TATA KANDRA MAIN ROAD, ADITYAPUR, P.S.ADITYAPUR, DISTRICT SERAIKELLA KHARSAWAN, JHARKHAND-, Father/Husband Name -BHAGWAT SARAN GUPTA
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	8,00,000
2	Stamp Duty	4

1	SP	3,300
Total		3,300

Fee Rule:Development Agreement		
1	A1	6,00,000
2	A1	19,54,650
3	E	2,000
4	LL	3
5	PR	1
6	I fee	5,000
7	M(b) Fee	150
Total		25,61,804

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

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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant





Document Registration Summary 1

Date :-05-Jul-2024

- Government/Market Value: ₹78186000/-
- Transaction Amount: ₹78186000 /-
- Paid Stamp Duty: ₹810000 /-

Receipt : 1050380

Receipt Date : 05-07-2024

Presenter Name: -

E	₹2000
PR	₹1
SP	₹3300
I fee	₹5000
M(b) Fee	₹150
LL	₹4899
A1	₹2554650
Stamp Duty	₹810000

On Date 05-07-2024 Presented at SRO - Saraikela

Signature of Presenter

SRO - Saraikela

Total ₹3380000


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	800004	810000	-9996	GRAS	AshianaHousingLimited	GRN Number : 2402921347 DEPT Transaction Id : 0fee96eca8c9e557ef98 Transaction Type :	810000
E	2000	2000	0	GRAS	AshianaHousingLimited	GRN Number : 2402921453 DEPT Transaction Id : e9ca3b4c58683ab6147f Transaction Type :	2000

PR	1	1	0	GRAS	AshianaHousingLimited	GRN Number : 2402921453 DEPT Transaction Id : e9ca3b4c58683ab6147f Transaction Type :	1
SP	3300	3300	0	GRAS	AshianaHousingLimited	GRN Number : 2402921453 DEPT Transaction Id : e9ca3b4c58683ab6147f Transaction Type :	3300
I fee	5000	5000	0	GRAS	AshianaHousingLimited	GRN Number : 2402921453 DEPT Transaction Id : e9ca3b4c58683ab6147f Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	AshianaHousingLimited	GRN Number : 2402921453 DEPT Transaction Id : e9ca3b4c58683ab6147f Transaction Type :	150
A1	2554650	2554650	0	GRAS	AshianaHousingLimited	GRN Number : 2402921453 DEPT Transaction Id : e9ca3b4c58683ab6147f Transaction Type :	2554650
LL	3	4899	-4896	GRAS	AshianaHousingLimited	GRN Number : 2402921453 DEPT Transaction Id : e9ca3b4c58683ab6147f Transaction Type :	4899
Sub Total	3365108	3380000	-14892				

Article : Development Agreement Number of Pages : 220


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer
UJJWAL MINZ
DISTRICT SUB REGISTRAR
SERAIKELLA-KHARSAWAN



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- **202400083483**

Deed Type	Development Agreement
Number of Pages	220
Fee Details	Stamp Duty :- Rs. 800004, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 3300, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 2554650, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.30180546/- ,Transaction Amount :- Rs.78186000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Rugri - 330 Location :- Other Road, Rugri Halka no 2 Village Code 330 Property Boundaries :- East: Plot No.136, 1090, West: Plot No. 126, Rasta, South: Plot No.138, North: Plot No. 128 Khata Number - 102Plot Number - 127Volume Number - 4 4 5Page Number - 37 38 31 Area Of Land :- 149.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.3038310/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Rugri - 330 Location :- Other Road, Rugri Halka no 2 Village Code 330 Property Boundaries :- East: Plot No. 1090, West: Plot No.126, South: Plot No. 127, North: Plot No. 1089, Rasta Khata Number - 102Plot Number - 128Volume Number - 4Page Number - 38 Area Of Land :- 15.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.44966988/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Rugri - 330 Location :- Other Road, Rugri Halka no 2 Village Code 330 Property Boundaries :- East: Plot No. 136, 137, West: Plot No. 126, 139, South: Plot No. 139, North: Plot No. 127 Khata Number - 102Plot Number - 138Volume Number - 4Page Number - 25 Area Of Land :- 222.00 Decimal







Sh./Smt.**SANJAY SHAH s/o/d/o/w/o PRABHUDAS HARILAL SHAH** has presented the document for registration in this office







today dated :- **05-Jul-2024** Day :- **Friday** Time :- **17:54:48 PM**












SANJAY SHAH(Individual)

Party Name	Document Type	Document Number
SANJAY SHAH	PAN/UID	*****9598


Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANTOSH KUMAR SINGH Address1 - 74, ROAD NO 11, HILL VIEW COLONY , MANGO, DIMNA, MGM, JAMSHEDPUR, DISTRICT EAST SINGHBHUM, JHARKHAND, Address2 - . , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Santosh Kumar Singh Address:- , H. No.-74, Hill View Colony, , MGM Medical College, Dimna, Mango, Jamshedpur, M.g.m Medical College, Jamshedpur, East Singhbhum, 831018, M.G.M Medical College, Jharkhand, India		EXECUTANTS Age:44			
2	SUDHIR KUMAR SINGH Address1 - 74, ROAD NO 11, HILL VIEW COLONY , MANGO, DIMNA, MGM, JAMSHEDPUR, DISTRICT EAST SINGHBHUM, JHARKHAND, Address2 - . , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Sudhir Kumar Singh Address:- H.No-74, Near M.G.M. Medical College, Road No-11, Hill View Colony,Dimna Road Mango, Jamshedpur, Jamshedpur, East Singhbhum, 831018, M.G.M Medical College, Jharkhand, India		EXECUTANTS Age:38			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANTOSH KUMAR SINGH Address1 - 74, ROAD NO 11, HILL VIEW COLONY , MANGO, DIMNA, MGM, JAMSHEDPUR, DISTRICT EAST SINGHBHUM, JHARKHAND, Address2 - . , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Santosh Kumar Singh Address:- , H. No.-74, Hill View Colony, , MGM Medical College, Dimna, Mango, Jamshedpur, M.g.m Medical College, Jamshedpur, East Singhbhum, 831018, M.G.M Medical College, Jharkhand, India		EXECUTANTS Age:44			
2	SUDHIR KUMAR SINGH Address1 - 74, ROAD NO 11, HILL VIEW COLONY , MANGO, DIMNA, MGM, JAMSHEDPUR, DISTRICT EAST SINGHBHUM, JHARKHAND, Address2 - . , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Sudhir Kumar Singh Address:- H.No-74, Near M.G.M. Medical College, Road No-11, Hill View Colony,Dimna Road Mango, Jamshedpur, Jamshedpur, East Singhbhum, 831018, M.G.M Medical College, Jharkhand, India		EXECUTANTS Age:38			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	JAYESH SHAH Address1 - HARI NIWAS, ROAD NO. 2, CONTRACTORS AREA, BISTUPUR, BESIDE UDANI JAIN BHAWAN, PO BISTUPUR, JAMSHEDPUR, DISTRICT EAST SINGHBHUM, JHARKHAND, Address2 - . , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Jayesh Shah Address:- Hari niwas, Beside Udani Jain Bhawan, Road No- 2,Contractors Area,Bistupur, Po-Bistupur, JAMSHEDPUR, , Purbi Singhbhum, 831001, , Jharkhand, India		EXECUTANTS Age:60			
4	SANJAY SHAH Address1 - 10 JMA APARTMENT PARK ROAD NEAR BELDIH CHURCH, P.S. BISTUPUR JAMSHEDPUR, DIST EAST SINGHBHUM JHARKHAND, Address2 - . , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Sanjay Shah Address:- 10 JMA Apartment, Near Beldih Church School, Park Road, Bistupur, Jamshedpur, Sakchi, Bistupur, Golmuri, East Singhbhum, 831001, Jamshedpur, Jharkhand, India		EXECUTANTS Age:62			


Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	AMIT SUVRA DUTTA Address1 - ASHIANA HOUSING LIMITED, 123, 1ST FLOOR, ASHIANA TRADE CENTRE, TATA KANDRA MAIN ROAD, ADITYAPUR, P.S.ADITYAPUR, DISTRICT SERAIKELLA KHARSAWAN, JHARKHAND, Address2 - , Jharkhand PAN No.: Permission Case No.-	No	Yes	Amit Suvra Dutta Address:- FD-7/3, . . , Salt Lake, Sector-III, Bidhan Nagar IB Market, . South Twenty Four Parganas, 700106, . West Bengal, India		CLAIMANT Age:			


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIKASH BABU GUPTA S/o-D/o BHAGWAT SARAN GUPTA Address1 - ASHIANA HOUSING LIMITED, 123, 1ST FLOOR, ASHIANA TRADE CENTRE, TATA KANDRA MAIN ROAD, ADITYAPUR, P.S.ADITYAPUR, DISTRICT SERAIKELLA KHARSAWAN, JHARKHAND, Address2 - . . . , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NIKHIL KUMAR MEHTA Address1 - ASHIANA HOUSING LIMITED, 123, 1ST FLOOR, ASHIANA TRADE CENTRE, TATA KANDRA MAIN ROAD, ADITYAPUR, P.S.ADITYAPUR, DISTRICT SERAIKELLA KHARSAWAN, JHARKHAND, Address2 - . . . , Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SANJAY SHAH , JAYESH SHAH , SANTOSH KUMAR SINGH , SUDHIR KUMAR SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VIKASH BABU GUPTA**) Son/Daughter/Wife of (**BHAGWAT SARAN GUPTA**) resident of (**ASHIANA HOUSING LIMITED, 123, 1ST FLOOR, ASHIANA TRADE CENTRE, TATA KANDRA MAIN ROAD, ADITYAPUR, P.S.ADITYAPUR, DISTRICT SERAIKELLA KHARSAWAN, JHARKHAND**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 05-Jul-2024



Seal and Signature of Registering Officer

UJJWAL MINZ
DISTRICT SUB REGISTRAR
SERAIKELLA-KHARSAWAN

Token No.: 202400083483

CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **05-Jul-2024** by **SANJAY SHAH, S/O, D/O, W/O PRABHUDAS HARILAL SHAH** resident of 10 JMA APARTMENT PARK ROAD NEAR BELDIH CHURCH, P.S. BISTUPUR JAMSHEDPUR, DIST EAST SINGHBHUM JHARKHAND ,..

This deed was registered as Document No:- **2024/SAR/2149/BK1/2084** in Book No :- **BK1**, Volume No :- 427 from Page No :- 241 to 460 at, office of **SRO - Saraikela**

Date:- **05-Jul-2024**



Registering Officer
UJJWAL MINZ
DISTRICT SUB REGISTRAR
SARAIKELA, JHARKHAND