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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 74cac5c50bee10264522

Receipt Date : 06-Aug-2025 11:52:29 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

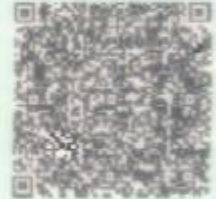
Token Number : 202500113475

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : NILAYA ECOHOMES LLP PARTNER  
THROUGH ARYAN MEWARA ( Vendee )

GRN Number : 2503753687



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 के सं. 5 के अधिन यथावत स्टाम्प  
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

Dilip Kumar Singh  
DSR, Ranchi

निबंधन पदाधिकारी

06/08/25

Pravesh Kr. Mewara  
Mansu Kumar Mewara

6/8/25



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 NILAYA ECONOMES LLP For NILAYA ECONOMES LLP

Partner

Partner

For NILAYA ECONOMES LLP

Partner

3380951  
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प्राप्त पाशुपालन को भूमि घोडाला एवं खाशमहल लीज की सूची में वर्णित प्लॉट एवं ज़ाम दर्ज नहीं है।

*[Handwritten signature]*



Dayal Singh  
Advocate  
Civil Court, Ranchi  
Enrol. No. - 197/92



Prabhupada Singh  
Advocate  
Civil Court, Ranchi  
Enrol. No. - 197/92

सम्पत्ति का मूल्य - *Development Proceed*  
मुद्रांक - *50/-*  
T.D.S. - *[Handwritten signature]*



Praveen Kumar Mewara  
Advocate  
Civil Court, Ranchi  
Enrol. No. - 197/92

**JOINT DEVELOPMENT AGREEMENT**

For NILAYA ECOHOMES LLP  
Partner  
*[Handwritten signature]*

This **JOINT DEVELOPMENT AGREEMENT** ("Agreement") is made on this the 12th day of March 2025, at Ranchi, Jharkhand.

**BY AND BETWEEN**

(1) **Mr. Praveen Kumar Mewara**, Date of Birth 13/09/1964 son of Late Nagarmall Mewara, by Caste - General, (Uncovered from CNT - ACT-1908), by Occupation Business, resident of Flat no 2501, Sri Ram Garden Apartment, Kanke Road, District-Ranchi, State Jharkhand, (Indian Citizen),

**UID - XXXX XXXX 0385; PAN - ACNPM5866D**

(2) **Mr. Manoj Kumar Mewara**, Date of Birth 11/03/1966, son of Late Nagarmall Mewara, by Caste - General, (Uncovered from CNT - ACT-1908), by Occupation Business, resident of Flat no 2601, Sri Ram Garden Apartment, Kanke Road, District-Ranchi, State Jharkhand, (Indian Citizen),

**UID - XXXX XXXX 9884; PAN - AESPM8100M**

Praveen K. Mewara, Manoj Kumar Mewara

*[Handwritten signature]*  
6/3/25



For NILAYA ECOHOMES LLP  
Partner  
*[Handwritten signature]*

For NILAYA ECOHOMES LLP  
Partner  
*[Handwritten signature]*



Praveen Kr. Mewara  
Advocate  
Civil Court, Ranchi  
Enrol. No.-197/92

Praveen Kr. Mewara



दिनांक 06/08/25 समय 10:00  
रजिस्ट्रेशन अधिनियम 1909 धारा 52 के नियम 3c  
श्री ~~Praveen~~ Praveen Kr. Mewara  
पिता श्री/स्व. M. Mewara  
निवास स्थान Kanke Ranchi  
पेशा Business जो लेखतासी के दावेदार या  
अवर निबंधक द्वारा प्राप्त  
मुख्तारनामा सं. [ ] वर्ष के अर्धीन  
लेखतासी के दावेदारों में से एक की  
के अधिनियम के अंतर्गत [ ] के पुर्ण/अध्याय  
में अवर निबंधक का [ ] में  
नियमन के अंतर्गत [ ]



नियमन अधिनियम के अंतर्गत

06/08/25

Dilip Kumar Singh  
DSR, Ranchi

(3) **Mr. Aayush Mewara**, Date of Birth 06/12/1985, son of Late Purushottam Mewara, by Caste - General, (Uncovered from CNT - ACT- 1908), by Occupation Business, resident of Flat no 2602, Sri Ram Garden Apartment, Kanke Road, District-Ranchi, State Jharkhand, (Indian Citizen),

**UID - XXXX XXXX 2891; PAN - APKPPM1427L**

all Indian Citizens, hereinafter all are called the "**LAND OWNERS**" (Which expression shall, unless repugnant to the context or subject or specially excluded by be deemed to include their respective legal heirs successor, legal representatives and assignee) of the **FIRST PART**;

**AND**

**M/s NILAYA ECOHOMES LLP** (LLPIN No. ACI-1076), a limited liability partnership firm under the provisions of the the Limited Liability Partnership Act, 2008, having its registered office situated at Flat No. 1802, A Block, 8th Floor, Radhe Krishna Apartment, Rameshwaram Colony, Bariatu, District Ranchi in the State of Jharkhand, Pin Code - 834009; represented through its Designated Partners

(1) **MR. ARYAN MEWARA (DIN: 10689929)**, Date of Birth: 27/06/1999, son of Mr Manoj Kumar Mewara), by Occupation Business, resident of Flat no 2601, Sri Ram Garden Apartment, Kanke Road, District-Ranchi, State Jharkhand, (Indian Citizen),

**UID - XXXX XXXX 1658;**

(2) **MRS. PARUL SINGHAL (DIN: 05145513)**, Date of Birth: 25/08/1973, wife of Mr Jitendra Kumar Singhal, by Occupation Business, resident of H.N 171 H B Road, Opposite Devi Mandir, Lalpur, District-Ranchi, State Jharkhand, (Indian Citizen),

**UID - XXXX XXXX 5501;**

Praveen Kr. Mewara  
6/8/25

Manoj Kumar Mewara  
6/8/25

Parul Singhal  
6/8/25

For NILAYA ECOHOMES LLP

For NILAYA ECOHOMES LLP  
Parul Singhal

For NILAYA ECOHOMES LLP

Partner

(3) **MR SHUBHAM KUMAR SINGH (DIN: 08948465)**, Date of Birth: 15/08/2000, son of Mr Sunil Kumar Singh, by Occupation Business, resident of 5C Block B, Ganga Jal Valley Apartment, Near Sirdi Sai Hospital, Bariatu, District-Ranchi, State Jharkhand, (Indian Citizen), **UID - XXXX XXXX 1658**;

all Indian citizens, hereinafter called the "**DEVELOPER**" / "**BUILDER**" (Which expression shall, unless repugnant to the context or subject or specially excluded by, be deemed to include their successor, successors in office, legal representatives) of the **OTHER PART**.

**WHEREAS** the LAND OWNERS of the FIRST PART have amalgamated their land (i.e. 115 Decimals land area) in one unit which has been more fully described in "Schedule A" herein below, and they are interested in getting **MULTISTORIED RESIDENTIAL BUILDING** along with the facilities and amenities, to be developed and constructed over the land described in "Schedule A" and to acquire a part of super built up area, either in form of constructed units or in form of share in revenue from sale of such units in the same as absolute owners as consideration in exchange for full and final value of the "**Schedule A**" property.

**AND WHEREAS** The LAND OWNERS are the absolute lawful owners in possession of the Schedule A property by virtue of the events and in the circumstances described "**Schedule B** " as **Devolution of Title**.

**AND WHEREAS** the LAND OWNERS have also represented to the DEVELOPER that they are absolutely seized and possessed of the aforesaid lands and are fully and sufficiently entitled to the said land in respect of which they have not created any encumbrance, debts, liens, charges or attachments and that they have absolute right, title and interest over the same and are fully entitled to enter into this agreement with the DEVELOPER in the manner mentioned hereinafter.

Praveen K. Meena  
Hans Kumar Meena  
6/8/25

Praveen K. Meena  
6/8/25

For NILAYA ECHOMES LLP

For NILAYA ECHOMES LLP

Praveen Singh

For NILAYA ECHOMES LLP

Partner

**AND WHEREAS** the DEVELOPER inspected and verified all the relevant documents of the land described in "Schedule A" and is satisfied regarding the right title and interest of the LAND OWNERS and have interest in constructing a multistoried building over the said land with their own resources and have, therefore, approached the LAND OWNERS to allow the said DEVELOPER to construct a multistoried building on the terms and conditions as set out hereinafter to which they said LAND OWNERS has agreed.

**AND WHEREAS** the Parties acknowledge that this Agreement and the Project shall be governed by the Real Estate (Regulation and Development) Act, 2016 and the rules/regulations thereunder, and the building bye-laws of the local authority, indirect and direct tax laws, among other applicable laws.

**NOW THEREFORE THIS AGREEMENT WITNESSES** and it is hereby agreed by and between the Land Owners and the Developer as follows:

#### **ARTICLE I: DEFINITIONS**

For the purposes of this Agreement, unless the context otherwise requires, the following expressions shall have the meanings assigned to them:

1. **LAND PROPERTY** shall mean the total land measuring 115 Decimals divided in the following manner: (1) land measuring more or less 89 Decimal equivalent to 38,715 Square Feet situated at Village- Mesra, Thana No. 169, P.S. Sadar, District - Ranchi, State - Jharkhand, duly mutated in their name via Mutation Number Nos. **2630 /R27 2020-2021**, and (2) land measuring more or less 26 Decimal equivalent to 11,310 Square Feet situated at Village - Mesra, Thana No. 169, P.S. Sadar, District - Ranchi, State - Jharkhand, duly mutated in their name via Mutation Number Nos. **4740/R27 2024-2025**, which stands more fully and particularly described in the Schedule A.
2. **BUILDING/ PROJECT** shall mean and includes any structure or erection or part of a structure or erection, which is intended to be used

Praveen K. Meena  
Hansu Kumar Meena  
6/8/25

*[Signature]*

Pareet Singh

Ajay Meena  
Partner

- for residential purpose, to be constructed on the land property in accordance with the plan to be sanctioned by the RRDA or any other competent authority which shall be authorized to sanction the map of the building.
3. **FLATS/ APARTMENTS/ UNITS** shall mean a separate and self-contained part of the immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in the building or on the plot of land, used or intended to be used for any residential purpose.
  4. **PARKING SPACE** shall mean any place in covered area reserved for parking of Motor Cars/Two Wheelers.
  5. **COMMON FACILITIES** shall mean stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings; installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy; common basements, terraces, parks, play areas, open parking areas and common storage spaces; water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use; all community and commercial facilities as provided in the real estate project; and other common amenities/ facilities etc. as per the sanctioned plan for the Project and detailed in Schedule C.
  6. **LAND OWNERS' ALLOCATION** shall mean 37% (Thirty Seven Percent) of the total constructed area, along with a proportionate share of the land, common facilities, amenities, parking spaces, and rooftop rights—all in the same proportion (37%). This allocation shall be legally enforceable and constitute the Land Owners' share; however, the actual distribution and entitlement shall be in form of one unit to be retained by each Land Owner and the balance allocation determined on revenue-

Praveen Kr. Mawani,  
 Hans Kumar Mawani  
 6/8/25

*[Signature]*  
 6/8/25

For NILAYA ECHOMES LLP

*[Signature]*  
 Partner

For NILAYA ECHOMES LLP

*[Signature]*  
 Partner

For NILAYA ECHOMES LLP

*[Signature]*  
 Partner

sharing mode, where sales revenue will be shared proportionately in accordance with the agreed-upon ratio subject to the conditions stipulated and agreed upon in this agreement. The entire 37% share will be proportionately distributed among all Land Owners based on the ratio of their respective land holdings.

7. **DEVELOPERS' / BUILDERS' ALLOCATION** shall mean 63% (Sixty-Three Percent) of the total constructed residential area of the Project, together with a proportionate share in the land, common areas, facilities, amenities, parking spaces, and rooftop rights, all in the same ratio of 63%. This allocation shall be legally binding and shall constitute the Developer's exclusive share. The Developer's share shall consist of retained residential units, selected in such form and manner that the cumulative saleable area of such retained units aggregates to 63% of the total area of the retained units, cumulatively by both Land Owners and Developer, after factoring in the three units specifically allocated to the Landowner, which form part of the Landowner's 37% share. The balance of the Developer's allocation shall be determined and adjusted on a revenue-sharing basis, wherein the sales revenue from the units shall be shared proportionately between the Developer and the Landowner in accordance with the agreed revenue-sharing ratio, subject to the terms, conditions, and stipulations set forth in this Agreement.

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 verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

9. **OPEN BALCONY AREA/OPEN TERRACE** shall mean the area of the balcony or verandah or terrace, as the case may be, which is

Praveen Kr. Meowar,  
Yashraj Kumar Meowar  
6/8/25

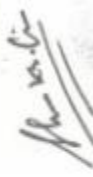


appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.

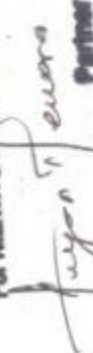
10. **SUPER BUILT-UP AREA** shall mean the area of the flat/flats which include the Carpet area, open Balcony/Terrace area, external walls of the flat/flats and the proportionate area of the common area.
11. **APPLICABLE LAW/S** means all laws, statutes, regulations, Approvals, codes, bye-laws, ordinances, treaties, judgments, decrees, directives, rules, guidelines, orders, policies and other requirements of any governmental authority having jurisdiction over the Schedule Property and / or the Parties & which are in effect as on date or as may be amended, modified, enacted or revoked from time to time hereafter.
12. **APPROVALS** shall mean no-objection certificates, approvals, consents, sanctions, development plan approvals by jurisdictional planning authority, Sanctioned Plan and other permissions obtained/ to be obtained from various authorities, with respect to the development of the Project.
13. **JharRERA/ RERA** means the Jharkhand Real Estate Regulatory Authority established under the RERA Act 2016.
14. **AUTHORITIES** shall mean any statutory, governmental or municipal authority, body or department such as RRDA, JharRERA, fire department, environment authority, or any other body competent to issue permissions or regulate construction.
15. **COMPLETION OF PROJECT** shall mean the stage at which the construction of the Project is finished and certified as complete by a registered architect/engineer, and all essential services and infrastructure are in place.

Praveen Kr. Mewara  
Yashu Kumar Mewara  
6/8/25

  
6/8/25



Raxul Singhal



16. The constructed multistoried building shall be named as, **"PRANA BY NILAYA"**.

#### **ARTICLE II: COMMENCEMENT**

This Agreement shall come into force from the date of execution and shall remain in effect until completion of the Project and fulfilment of all mutual obligations.


#### **ARTICLE III: REPRESENTATIONS AND WARRANTIES**

Each Party represents and warrants to the other as of the date of this Agreement and such representations shall be deemed repeated on every day until Project completion or earlier termination that:

#### **LAND OWNER'S REPRESENTATIONS AND WARRANTIES**

1. The Land Owners are the absolute lawful owners in possession of the Schedule A property by virtue of the events and in the circumstances described Schedule B as Devolution of Title. They have good, marketable title to the property, free from all encumbrances, liens, claims, or attachments save those disclosed in writing in this Agreement. They have full right and authority to enter into this Agreement and to grant development rights in the property to the Developer. There are no undisclosed agreements, court orders, or rights of any third party that would impair the Land Owners' ability to perform their obligations hereunder;
2. The execution and delivery of this Agreement and the performance of the Land Owners' obligations do not violate any contract, law, or court decree by which the Land Owners are bound. All necessary consents (if any) for the Land Owners to enter this Agreement have been obtained;

Praveen Kr. Mewar,  
Yashraj Kumar Mewar  
6/8/25

  
6/8/25

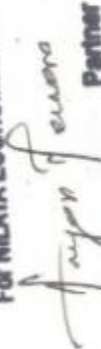
For NILAYA ECHOMES LLP

  
Partner

For NILAYA ECHOMES LLP

  
Partner

For NILAYA ECHOMES LLP

  
Partner

3. No litigation, arbitration, or governmental inquiry is pending against the Land Owners or the Schedule A property that would adversely affect this Agreement, except as disclosed (if any). The property is not the subject of any acquisition notice or legal restraint prohibiting development;
4. The Land Owners have complied with all applicable laws in respect of the property up to the date of this Agreement. In particular, (a) all property taxes, government dues, and charges in respect of the land have been paid up to date; and (b) the Land Owners confirm that the land is not subject to any special restriction such as under the Chotanagpur Tenancy Act or any local law that would prohibit or invalidate the development as contemplated;
5. All information, documents, titles, and records pertaining to the property provided to the Developer are true and correct to the best of the Land Owners' knowledge. The Land Owners have disclosed all material facts regarding the property, including any encumbrance or pending claim. They undertake to promptly notify the Developer of any event prior to completion of the Project that could affect the Developer's rights (such as any new lien, litigation, or government notice concerning the property);
6. Except as arising out of this Agreement, the Land Owners have not sold, transferred, or created any third-party rights in the Schedule A property. They further warrant that no agreements to sell, development agreements, or powers of attorney other than those cancelled or terminated and disclosed in recitals subsist in favor of any third party in respect of the property;
7. Each person signing this Agreement as Land Owner or on behalf of a Land Owner has full legal capacity and authority to do so. This

Pravleen K. Mehta  
 6/8/25

*[Signature]*  
 6/8/25

For NILAYA ECHOHOMES LLP

*[Signature]*  
 Partner

For NILAYA ECHOHOMES LLP

*[Signature]*  
 Partner

For NILAYA ECHOHOMES LLP


*[Signature]*  
 Partner

Agreement constitutes a legal, valid, and binding obligation of the Land Owners enforceable in accordance with its terms.

### DEVELOPER'S REPRESENTATIONS AND WARRANTIES

8. The Developer is a duly incorporated Limited Liability Partnership under the LLP Act, 2008, and validly existing under applicable law. It has full power and authority to enter into and perform this Agreement. The signatory for the Developer is duly authorized to bind the Developer. Execution of this Agreement has been approved by all necessary corporate or partnership actions of the Developer;
9. The Developer's entering into and performing this Agreement does not conflict with or breach any agreement, instrument, or order by which the Developer is bound. There are no contracts or court orders that would prevent the Developer from fulfilling its obligations in this Agreement;
10. The Developer possesses the required skill, experience, technical expertise, and financial capability to implement the Project. It has in its employment (or will engage) the necessary architects, engineers, contractors and other professionals required for executing a project of this nature. The Developer is solvent and financially sound, and no insolvency or bankruptcy proceedings are pending or threatened against it.
11. The Developer is in compliance with all applicable laws and has not been debarred by any regulatory authority. The Developer confirms it holds or will timely obtain all registrations, licenses, and permissions required to act as the DEVELOPER of the Project;
12. There is no litigation, investigation, or proceeding pending against the Developer that would adversely affect its ability to perform this Agreement. The Developer is not subject to any order or sanction by

Praveen K. Mawani  
Hans Kumar Mawani  
8/8/23

  
Page 11 of 43  
6/8/23

For NILAYA ECHOMES LLP  


For NILAYA ECHOMES LLP  
Parul Singhal  
Partner

For NILAYA ECHOMES LLP  
Ajay Sharma  
Partner

any court or authority that prohibits it from entering or executing real estate projects;

13. All representations made, and information furnished by the Developer to the Land Owners, if any, are true and provided in good faith. The Developer shall notify the Land Owners of any material change affecting any of the above representations during the term of this Agreement;
14. This Agreement constitutes a legal, valid and binding obligation of the Developer, enforceable against it in accordance with its terms. The Developer enters into this Agreement with no intent to defraud creditors or any other stakeholders, and there are no pending agreements that conflict with the terms herein.

#### ARTICLE IV: SCOPE OF AGREEMENT AND OBLIGATIONS

The scope of this agreement as formulated and agreed by the Landowner and Developer are as follows:

1. That the Land Owners will deliver the physical possession of land described in Schedule A to the Developer for the starting of the construction work after the execution of this joint development agreement. the Developer will construct a residential multistoried building over the said land at their own cost and resources, and the allocation/share of Developer and Land Owners will be allotted as per the specification of percentage given above. The allocation of the Developer and Land Owners in the said proposed multistoried building has been more fully described and detailed below in the Article V;
2. That prior to handing over the possession of land to the Developer any arrear of revenue and charges with respect to land and facilities available thereon shall be paid alone by the Land Owners;

Praveen Kr. Mewara  
Yamraj Kumar Yadav  
6/8/28

  
6/8/28

3. That as the parties have agreed that the Developers shall now prepare necessary building plan within three months of execution of this deed at their own cost and expenses and after finalization of the building plan, the Developers shall show the maps and plans to the Land Owners and after approval of Plan Map by the Land Owners, Developers submit the same before RRDA, Ranchi for sanction within three (3) months from the date of approval of Land Owners. Subsequent to the sanction of the building plan, the Developer shall apply for registration of the project with the Jharkhand Real Estate Regulatory Authority (JharRERA), Jharkhand. All the cost incurred in sanction of map and registration with JharRERA shall be borne and paid by the Developer. Further, any other statutory approvals (e.g. environmental clearance if applicable, fire department NOC, airport authority height NOC, etc., as required for the project) shall also be obtained by the Developer at its cost;
4. That the Developer shall be duly authorized to prepare the plans or layout map for the proposed multistoried building. the Developer shall submit the finalized plan to the RRDA, Ranchi, or any other relevant authority, either in the name of the Land Owners or under the developer's/builder's firm name, as deemed appropriate. the Developer is also empowered to seek and obtain all necessary permissions, approvals, and sanctions related to the building plan from the aforementioned authorities. The Land Owners agree to execute and sign all necessary applications, documents, or other papers required for such official procedures in accordance with applicable law;
5. That the Developer shall have the right and authority to submit so prepared plan or maps and for the said purpose shall also have the right and authority to sign any application, swear any affidavit, sign and execute any bond or security bond and other paper and documents whatsoever shall be necessary for obtaining sanction of the maps or plans of the proposed building and to execute the same;

Pravara K. Mewara,  
 Chandra Kumar Mewara  
 6/8/28

*[Signature]*  
 6/8/28

For NILAYA ECOHOMES LLP

For NILAYA ECOHOMES LLP

*Paul Singhal*

For NILAYA ECOHOMES LLP

*Angus J. Mewara*  
 Partner

6. That the Developer will be entitled to have its own electrical connection, water connection, drainage, telephone connections, other utilities, etc.;
7. That both parties hereby agree that the Developer has the option to pursue a Group Housing Scheme in accordance with Jharkhand Building Bylaws to achieve a higher Floor Area Ratio (FAR) for the project. To facilitate this, the Developer may elect to pay the necessary Shelter fees. Additionally, after conducting a cost-benefit analysis, the Developer may choose to pursue Indian Green Building Council certification. These strategic decisions will be made at the Developer's sole discretion based on financial viability considerations. These choices will be addressed during discussions about building plans and reflected in the documentation submitted to the Land Owner for approval prior to submission to relevant authorities. Should additional incentive FAR be granted by the competent authority, any costs associated with obtaining this enhanced FAR will be shared between Land Owners and Developer proportionate to their respective allocations as established in this agreement. Similarly, the benefits derived from the increased FAR will be distributed between both parties according to the same ratio;
8. That the Land Owners commits to reimburse the Developer for their proportional share of expenses related to Shelter fees and Certification (if applicable) within a three-month period from the date the Developer makes such payments;
9. That the landowner shall deliver the actual physical possession of original/certified copies of all documents pertaining to the said land, as per the requirements for the operation of this agreement, to the developer at the time of execution of this joint development agreement along with authorization/power of attorney for doing and performing the requisite acts, deed and things;
10. The Land Owners including their agents, family members, or any claiming under them shall not interfere with or obstruct the

Praveen K. Mukherjee  
 Harshit Kumar Harshar  
 6/18/23

Page 14 of 43  
 6/18/23

For NILAYA ECONOMIES LLP

For NILAYA ECONOMIES LLP  
 Parul Singh  
 Partner

For NILAYA ECONOMIES LLP  
 Anupam Sen  
 Partner

construction of the Project once commenced. Having given possession to the Developer, the Land Owners shall allow the Developer to work and enjoy quiet possession of the site for the Project duration, except to the extent of performing their obligations or inspecting the progress as permitted herein;

11. That the Land Owners agree and acknowledge that any internal disputes arising between them in relation to the allocation, apportionment, or distribution of their respective share in Land Owners Allocation shall be their sole responsibility and shall not, under any circumstances, impede, delay, or otherwise affect the construction progress of the Project or the Developer's right to market, sell, or transfer its allocated portion of the Project upon execution of this Agreement. The Land Owners further undertake that no claims, objections, or legal proceedings shall be initiated against the Developer, its assignees, or the Project as a whole in respect of any such internal disputes, and they shall indemnify and hold harmless the Developer from any consequences or liabilities arising therefrom;
  
12. That the Land Owners shall, at their own cost, promptly respond to all requisitions, objections, or queries raised by the Developer or its representatives regarding the title/ documents (including Khewat, Khatian, Village Maps, Certified Copies, etc.) of the Land Property. They shall ensure that the title is clear, marketable, and free from all encumbrances, liens, charges, or third-party claims to the satisfaction of the Developer. In the event of any dispute or defect in title, the Land Owners shall resolve the same expeditiously and at their own expense, and shall ensure that the construction and development of the Project are not hindered or obstructed in any manner;

Praveen K. Mehta  
→ Anand Kumar Mehta  
6/8/28

  
6/8/28

For NILAYA ECHOHOMES LLP



For NILAYA ECHOHOMES LLP

Pareet Singh

For NILAYA ECHOHOMES LLP

Anand Kumar Mehta  
Partner

13. That the Developer shall, on execution of this joint development agreement, develop the said land and shall construct multistoried buildings as per the plan sanctioned by the RRDA or any other authority, as required, at their own cost. The developer shall sell their allocation of units to the different prospective purchasers so as to realize cost of construction and development cost of the demised premises;
14. That the Developer shall now manage, supervise and look after the said landed property which is given in Schedule A;
15. That all the responsibility arising out of constructing the proposed building shall be on the shoulders of the Developer exclusively and any responsibility regarding title of the land shall be the responsibility of the Land Owners exclusively;
16. That the Developer at the time of execution of this agreement, shall pay total of Rs. 1.01 Lakhs (One Lakhs and One Thousand) only to each of the land owners, as a non interest bearing refundable security deposit. The Land Owners shall refund the said amount at the time completion of the project along with a final statement detailing the distribution between the Developers and the Land Owners;
17. That by execution of this Joint Development Agreement Land Owner's authorize the Developer to sell their entire share i.e., Landowner's Allocation (37%), together with the corresponding joint impartible undivided share of land associated with the Land Owners' Allocation, except for the units retained by them. The entire agreement amount and installments received against the units will be divided between the Land Owners & Developers in the ratio of 37% and 63% respectively, subject to conditions mentioned in Article IV of this agreement. The amount shall be distributed as and when received from the Intending Purchaser/s. The entire amount shall be received in the RERA Collection account of the project. Further the escrow accounts as mandated by law will be operated by the Developer. For this purpose,

Praveen K. Meena  
 Hans Kumar Meena  
 6/8/23

*[Signature]*  
 6/8/23

For NILAYA ECHOHOMES LLP

*[Signature]*  
 Partner

For NILAYA ECHOHOMES LLP

*[Signature]*  
 Partner

For NILAYA ECHOHOMES LLP

*[Signature]*  
 Partner

the Land Owners agree to execute a registered power of attorney in favour of the Partner of the Developer's Firm irrevocable until the termination of this agreement by performance, authorizing them to act on matters related to the Land Owners' Allocation;

18. That the Developer shall have the full right and authority to enter into agreements for the sale of any portion of their respective share, i.e. Developers' Allocation, in the proposed building or units, together with the corresponding joint impartible undivided share of land associated with the Developer's Allocation. For this purpose, the Land Owners agree to execute a registered power of attorney in favor of the Partner/ any person duly appointed by and on behalf of the Developer's Firm irrevocable until the termination of this agreement by performance, authorizing them to act on matters related to the Developer's Allocation. This power of attorney shall also empower the said person to execute a gift deed for road widening, if such a requirement arises;
19. That the per square feet sale price of the flats will be established by the Developer with the consultation of the Land Owners. For every booking, an allotment letter in favor of the purchaser shall be prepared and executed by the Developer;
20. That the Developer shall have the exclusive right and authority to appoint and engage laborers, masons, contractors, sub-contractors, consultants, and any other personnel deemed necessary for the construction of the proposed multistoried building. The Developer shall ensure that all construction activities are carried out in accordance with the sanctioned building plan and in compliance with all applicable laws, regulations, and standards. All responsibilities, obligations, liabilities, and risks arising from or related to the construction, execution, and completion of the said building shall rest solely and exclusively with the Developer. The Land Owners shall have no liability or financial responsibility whatsoever for any matters concerning the construction


Bhawen Kr. Mewara,  
Hansa Kumar Mewara  
6/8/21

  
6/8/21  
Page 17 of 43

For NILAYA ECHOHOMES LLP



For NILAYA ECHOHOMES LLP

Partner  
  
Partner

For NILAYA ECHOHOMES LLP

Partner  
  
Partner

process, workforce management and material procurement, or any claims or disputes arising therefrom;

21. The Developer shall have the exclusive right, without requiring further consent from the Land Owners, to revise, modify, or alter the sanctioned plans, including layout, building plans, internal configurations, or external elevations, in accordance with applicable laws, where such modifications result in additional salable area. The Developer may further append or integrate additional land, whether contiguous or otherwise, into the Project to optimise FAR/FSI utilisation and enhance economic and commercial viability. Such actions shall not constitute a breach of this Agreement. The Land Owners hereby irrevocably consent to the foregoing and undertake to execute all documents as may be required to give effect to such modifications or integrations. Any additional benefits, entitlements, or incentives arising therefrom shall accrue solely to the Developer, unless otherwise expressly agreed in writing;
22. That the Developer shall have the right, at its sole discretion, to substitute or modify the materials, fittings, finishes, or specifications described in the project documents, provided that any such changes are of equal or superior quality and are implemented solely for the purpose of improving the quality and overall value of the Project;
23. That the Developer shall comply all the necessary requirements and compliances under the various labour laws, minimum wages act and other provisions which are necessary in connection with the construction of the said building works. The Developer shall use all precautionary and safety measures during the construction period of the building and if any claim is made under the workmen's compensation act or accident claim, the same shall be the responsibility of the Developer. All royalties, taxes or any other payments in connection with the building materials purchased shall be the liability of the Developer;

Praveen K. Mewara,  
Hans Kumar Mewara  
6/8/28

*[Signature]*  
6/8/28

*[Signature]*  
Partner

*[Signature]*  
Partner

24. That the Developer shall have the right and authority to appear before any authority or court and they shall have the right and authority to represent the Land Owners. Further, the Developer shall also have the right to sign and deal the legal matters and to receive any summon or notice in the name of Land Owners and comply on the behalf of the Land Owners. The Developer are authorized to appoint lawyer/advocate/ professionals on behalf of the Land Owners for betterment of the said project and protect the interest of the Land Owners;
25. That Developer shall install for the benefits of the occupants of the proposed building, deep tube well, overhead storage tanks, public water supply connections, pump sets for lifting water to the storage tanks and the same shall be handed over to the residents association/ society;
26. That Developer assures that the construction of the entire structure shall be carried out in strict accordance with the specifications detailed in schedule C and shall be completed in a good, substantial, and workmanlike manner, utilizing standard materials that are suitable for the intended purpose. Furthermore, the development shall be executed in full compliance with all applicable laws, regulations, and statutory requirements, including but not limited to the Jharkhand building byelaws and the plan sanctioned by the RRDA;
27. That at the request of the Developer, Land Owners shall execute necessary agreements for sale, sale deed or deeds in favor of the intending purchaser/s of the unit/s in the building as and when required to do so, subject to fulfillment of all terms and condition as mentioned herein. The Land Owners and their heirs claiming under the Land Owners shall execute the documents mentioned above either personally or through their constituted power of attorney in favor of any one of the directors of the Developer' company. The cost of registration

Praveen Kr. Mewara,  
 Hansraj Kumar Mewara  
 6/8/23

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 6/8/23

For NILAYA ECHOHOMES LLP

*[Signature]*

For NILAYA ECHOHOMES LLP

*Parul Singhal*  
 Partner

For NILAYA ECHOHOMES LLP

*[Signature]*  
 Partner

and transfer of sale deed or deeds shall be borne by their intending purchaser/s;

28. That it is expressly agreed between the parties that the Land Owners shall bear full responsibility for any liabilities arising from indirect taxes applicable to the units allocated to them. Furthermore, the Land Owners shall be solely responsible for settling municipal taxes, statutory rates, and other government levies pertaining to their allocated portion. In addition, they shall also be liable for maintenance charges, utility charges, society fees, and any other dues, on par with the charges imposed upon independent intending purchasers/buyers for unsold inventory, at the time of handover and henceforth;
29. That in the event that the Land Owners choose to retain any portion of their entitlement in the form of flat(s), they shall bear full responsibility for any liabilities related to Indirect Taxes that may arise from such retention. These liabilities shall be payable to the Developer. To offset the Developer's share in the retained unit(s), the Land Owners shall either; (a) Surrender an equivalent share in other comparable unit(s) in favor of the Developer, or (b) Pay an amount equivalent to the value attributable to the Developer's share, as determined on the basis of the market value of similar property units sold most recently;
30. That the Developer shall be responsible for registering the Project with the Regulatory Authority under RERA upon obtaining the Sanctioned Plan. The Land Owners shall fully cooperate with the Developer and provide all necessary information, documents, or declarations required for the registration process. The Land Owners shall ensure support to the Developer for compliance with RERA regulations, including but not limited to providing details of bookings and allotments made against their allocated units, executing all necessary documents and agreements as required under RERA, including those related to the

Praveen K. Hawar,  
Hawar Kumar Hawar  
6/8/25

*[Signature]*  
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Partner

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Partner

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Partner

withdrawal of funds, and signing all documents in the prescribed format/model agreements submitted to the Regulatory Authority at the time of registration;

31. That the Developer shall be entitled to encumber, create any charge on the Developer's Allocation (or any part thereof), including its entitlement in the undivided interest in the Schedule Property, or to mortgage the same for the Project or otherwise, in favour of any banks, financiers, equity providers, non-banking financial companies and/or other financial institutions or third party lenders, as the Developer (at its own cost) deems appropriate, to raise any loan or equity or to avail funds/ financial assistance for the Project or otherwise or for third parties including lease rent discounting. However, there shall be no liability on the Land Owners towards any such debts and in the event of any default in repayment of any debt incurred by the Developer, recovery shall be enforced only against the Developer and the Developer's Allocation. The Land Owners shall render all necessary co-operation to Developer for creation of such mortgage/ encumbrance including signing of necessary documents as may be required from time to time, to enable the Developer to create security for availing funding from third party lender, financial institutions, banks etc. The Developer confirms and acknowledges that they will not create any charge/ encumbrance/ lien/ mortgage and/or create any third-party rights over the Land Owners Allocation or any part thereof in the Project and/or the Schedule Property;

32. That the Developer agrees and undertakes that in the event of the Developer availing loans/financial assistance by encumbering the Developer's Allocation, the Land Owners Allocation shall not be part of any charge in favour of said creditors/financial institution and the same shall be kept free from such claims and free from all encumbrances. The Developer assures and covenants with the Land Owners that the liability so created by it as aforesaid will be fully answered by it without making

Praveen K. Kulkarni  
Manoj Kumar Yewale  
6/8/25

  
6/8/25  
Page 21 of 43

For NILAYA ECONOMIC...

  
Partner

For NILAYA ECONOMIC...

Parul Singh  
Partner

For NILAYA ECONOMIC...

Ajay Tewari  
Partner

the Land Owners Share and/or the Land Owner liable and responsible for the same and in the event of such claims, the Developer agrees to indemnify and keep the Land Owners indemnified from such claims and demands and protect them at all times;

33. That the Developer has inspected and verified all relevant documents of the land property as described in the Schedule A and has satisfied themselves regarding the right, title, and interest of the Land Owners. the developer shall complete the construction work of the buildings within a period of 60 months, with a grace period of 6 months, after the sanction of the map/plan by the competent authority;
34. That no amendment to this agreement shall be valid unless made in writing and signed by all parties. however, the parties may enter into supplementary agreements to add terms by mutual consent, which shall be considered part of this agreement upon execution;
35. That the Land Owners shall execute an irrevocable Power of Attorney in favor of the Developer (or its nominee) empowering them to do all acts necessary to implement this Agreement, including applying for permissions, representing the Land Owners before authorities, signing building plans, sale agreements, sale deeds, etc. The Developer shall exercise such powers strictly for the purposes of this project and in accordance with the terms of this Agreement.

#### ARTICLE V: ALLOCATION AND CONSIDERATION

The allocation and consideration for this agreement shall be in form and manner as described below:

1. That the scheme of distribution of Allocation between the Developer and Land Owners shall be in the following manner:

Praveen K. Mehta  
Hans Kumar Mehta  
6/8/23

  
6/8/23

- One unit to be retained by each Land Owner (total 3 Units) forming part of the 37% share as per the Land Owners Allocation.
  - Developer shall also retain residential units such that the total saleable area of these units equals 63% of the combined area retained by both the Developer and Landowners.
  - Balance Share shall be determined and adjusted on a revenue-sharing basis, wherein the gross sales revenue from the units shall be shared proportionately between the Developer and the Landowner in accordance with the agreed revenue-sharing ratio, i.e. 63% for Developer and 37% for Land Owners.
2. The Gross Sales Revenue will be shared amongst the parties in the ratio of their respective allocation, (i.e., 37% Landowners Allocation and 63% Developers Allocation), and shall include the amount charged against allocated buildup area and car parking only. Further, the Developers shall be authorized by the Landowners to sell their share of allocation by entering into agreements in their name. The LAND OWNERS will execute a registered power of attorney in favor of the appointed person/partner from the Developer's Firm in respect of their shares and also execute a gift deed for road widening, if applicable;
  3. That notwithstanding the 63% for Developer and 37% for Land Owners sharing, the Parties agree that the Developer may first apply the proceeds of the initial sales to cover project overheads. In particular, the Developer need not remit the Land Owners' 37% share on the first seven (7) flats sold, other than the developer's retained units, until at least 50% of the total units in the project are booked. Once 50% booking is achieved, the Land Owners' accrued share from those first seven sales shall be remitted;
  4. That the Developer shall be entitled to deduct a marketing fee of 2% from the Land Owners' share of consideration at the time of each

For NILAYA ECHOMES LLP

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For NILAYA ECHOMES LLP

*Parul Singh*  
Partner

For NILAYA ECHOMES LLP

*Ajaya Tewari*  
Partner

*Brown KV. Meera,*  
*Hansa Kumar Meera*  
*6/18/28*

*[Signature]*  
*6/18/28*  
Page 23 of 43

distribution, towards advertisement, marketing, stationery, commission or other miscellaneous expenses and overheads;

5. That for the purpose of consideration super build-up area shall have the same meaning as mentioned in Article I of this agreement and shall be calculated on the basis of the sanctioned plan;
6. That the parties shall reconvene within thirty (30) days of building plan sanction to finalize the super built-up area and execute a Area Sharing Agreement to confirm and formalize the allocation and consideration.

#### ARTICLE VI: FORCE MAJEURE

In the event of the occurrence of a Force Majeure situation terms and conditions agreed by the Landowner and Developer are as follows:

1. That the parties hereto shall not be held liable for any obligations under this agreement to the extent that the performance of such obligations is prevented by the existence of force majeure. Such obligations shall remain suspended for the duration of the force majeure. In this context, force majeure shall include, but is not limited to, flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lockout, lockdown, epidemics/pandemics, and/or any notice from RRDA, or any other statutory body, or any prohibitory order of court restraining the construction of the new building on "the land property" or restraining construction in general, and/or changes in any building bye-laws, municipal rules, regional development authority rules, or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereto;
2. That if any party's obligations are affected by a force majeure event, that party shall notify the other in writing of the occurrence of such event and its likely duration/impact. The time for performance shall be extended by the duration of the force majeure period.

Praveen K. Mewar,  
Hans Kumar Mewar  
6/8/28

  
6/8/28



Paul Singhal  
Partner

Praveen K. Mewar  
Partner

## ARTICLE VII: RENTS AND TAXES

The Developer and the Land Owners hereby agree to the following terms and conditions concerning the payment and responsibility for rent, rates, taxes, and other statutory dues associated with the development of the project:

1. That until the completion of the project, the developer shall be liable for all taxes and outgoings, if any, for "the land property" from the date of the development agreement. thereafter, the Land Owners and purchasers of flat/flats in the buildings shall pay/bear the same in proportion to the area held by them after the date of actual delivery of possession of the flat/flats;
2. That any indirect taxes, including goods and services tax, shall be collected and/or paid by the responsible party, to the credit of the government, in the manner and at the rates applicable as per the provisions of the law in force at the time of execution of this agreement. this includes taxes on the share of the land owner's area/transfer of development rights;
3. That in respect of construction services rendered by the Developer pertaining to the share/ consideration of the Land Owner's under this Agreement, the Landowner shall be liable to pay applicable Goods and Services Tax (GST) or any other indirect tax as may be applicable, to the Developer upon issuance of valid tax invoices by the Developer. The Developer shall raise tax invoices in accordance with the applicable provisions of the Goods and Services Tax laws. The Landowner shall be entitled to avail Input Tax Credit (ITC) of such taxes paid, subject to compliance with conditions prescribed under the GST law.
4. That any liabilities, including but not limited to direct or indirect taxes, arising out of the landowner's share of the property shall be the sole

*Praveen K. Mewara*  
Praveen Kumar Mewara  
6/8/28

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6/8/28

For NILAYA ECHOHOMES LLP

*[Signature]*  
Partner

For NILAYA ECHOHOMES LLP

*Parul Singhal*  
Partner

For NILAYA ECHOHOMES LLP

*[Signature]*  
Partner

responsibility of the landowner. The landowner shall be solely liable for all payments and the timely submission of necessary returns to the relevant authorities. While the developer may assist in facilitating compliance, the ultimate responsibility and consequences thereof shall rest entirely with the landowner.

#### ARTICLE VIII: SERVICE CHARGES AND MAINTENANCE

The Developer and the Land Owners hereby agree to the following terms and conditions concerning the Service charges and Expenditure for maintenance of the Building:

1. That from the date of their taking possession of their allocated area (retain part of their share or balance unsold flats) in the building the Land Owners will be liable to pay and bear the proportionate operation and maintenance/society/service charges for the common facilities in the buildings to the developer/ maintenance committee/ society so formulated or constructed in this regard;
2. That the Intending Purchasers and Land Owners shall contribute to the one-time Maintenance Corpus Fund at a rate of ₹50 per sq. ft. of the Buildup Area for their Flats or any higher rate mutually agreed;
3. That the Developer shall utilize the collected amount to cover maintenance expenses until the takeover by the Residents Society/Association. Upon the conclusion of this period, any remaining balance shall be transferred to the Residents Society/Association for the continued management and upkeep of the property.

#### ARTICLE IX: SCHEDULE FOR MANAGEMENT

Upon completion of the project, the Developer and Landowner shall facilitate the formation of a Residents' Welfare Association (RWA) in accordance with terms and conditions:

Praveen Kr. Mewara,  
Hans Kumar Mewara  
6/8/23

  
6/8/23

1. That upon the completion of the proposed buildings, the Developer and Land Owners shall facilitate the formation of an association of flat owners, in accordance with the applicable legal provisions. This association shall be responsible for the repair, maintenance, and management of the buildings and the associated land property;
2. That the association shall also be obligated to discharge all financial liabilities, including government duties, levies, taxes, and any other statutory outgoings pertaining to the said property. All expenses arising from these obligations, as well as any other costs related to the upkeep of the land and building, shall be collectively borne by the unit/flat owners;
3. That any expenses associated with unsold flats from the developer's share shall be solely borne by the Developer;
4. That the unit/flat owners' association/society shall function as the apex governing body, representing the interests of all unit/flat owners and working towards ensuring the peaceful and harmonious co-existence of its members.

For NILAYA ECHOHOMES LLP

Partner

For NILAYA ECHOHOMES LLP

Parul Singh  
Partner

#### ARTICLE X: SEVERABILITY

1. If any provision or clause of this Agreement is determined to be invalid, illegal, unenforceable, or contrary to the intent of this Agreement by any competent authority or court of law, such determination shall not affect the validity, enforceability, or effectiveness of the remaining provisions of this Agreement, which shall continue to remain in full force and effect. In such an event, the Parties shall, in good faith, endeavor to amend or replace the defective or invalid provision with a legally valid and enforceable provision that most closely reflects the original intent and objectives of the Parties, ensuring that the overall purpose and essence of this Agreement remain intact.

For NILAYA ECHOHOMES LLP

Partner

Praveen K. Mawani,  
Hansraj Kumar Tewari  
6/8/28

6/8/28

2. If any clause or condition of this Agreement is found to be inconsistent with or in contravention of the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA Act), such clause or condition shall be deemed to be modified and interpreted in accordance with the applicable provisions of the RERA Act. To the extent of such inconsistency, the provisions of the RERA Act shall prevail, and this Agreement shall be read, construed, and enforced in compliance with the said Act, without affecting the validity and enforceability of the remaining provisions of this Agreement.

For NILAYA ECHOHOMES LLP

*[Signature]*  
Partner

#### ARTICLE XI: LEGAL PROCEDURE

1. Landowner shall execute Registered Power of Attorney, irrevocable till termination of this agreement by performance, in favor of the said Developer (or its nominee), through which the said Developer is authorized to develop land according to feasibility, fix up purchasers for its allocation and in general carry all the necessary activities required for the purpose of construction and disposal of Flat/Flats of as per sanctioned plan and allocation agreement to the advantage and convenience of all the Associated Parties/Intending Purchasers.
2. This Joint Development Agreement shall not, under any circumstances, be construed as a partnership deed or a joint venture agreement. The parties agree that this agreement does not create or establish any separate legal entity or partnership between them. Each party shall retain its independent legal status and be solely responsible for its own tax liabilities, whether direct or indirect, in accordance with applicable laws. Any tax implications arising out of this agreement shall be calculated and borne by each party individually, without affecting the rights, obligations, or liabilities of the other party.

For NILAYA ECHOHOMES LLP

*Rahul Singhal*  
Partner

For NILAYA ECHOHOMES LLP

*[Signature]*  
Partner

*Praveen Kr Mewara,*  
*Manoj Kumar Mewara*  
*6/8/28*

*[Signature]*  
*6/8/28*

3. Any dispute or difference arising between the parties regarding the interpretation, construction, or implications of this agreement, or the rights and liabilities established herein, shall be referred to a sole Arbitrator, to be mutually appointed by the Land Owners and the Developers. The award of the Arbitrator shall be final and binding upon the parties and shall constitute a submission under the Arbitration and Conciliation Act, 1996, including its statutory amendments and any other applicable laws in force at the time.
  
4. In the event of breach of this Development Agreement or misuse/abuse of the General Power of Attorney by either the Developer or the Landowner, the defaulting party shall be liable for legal action and compensation as decided by the Arbitrator or a competent court, in accordance with the terms of this agreement. Despite the arbitration clause, the aggrieved party retains the right to approach a court of competent jurisdiction for urgent interim relief pending arbitration. Subject to arbitration, any disputes shall fall under the exclusive jurisdiction of the courts of Dhanbad, Jharkhand. The Arbitrator may award damages, specific performance, or any other remedy as provided in this agreement.
  
5. The Land Owners assure the developer/ builder that they have perfect right, title and possession over the Schedule A landed property. if any defect is found in title and possession the Land Owners shall be responsible for the same.
  
6. Upon completion of the development of the Project in accordance with the terms and conditions set forth in the Development Agreement, and subject to compliance with Section 5 of The Jharkhand Apartment (Flat) Ownership Act, 2011, the respective parties shall be absolute owners of their respective shares and shall thereafter be entitled to deal with their respective allocations independently, including the right to sell, lease,

For NILAYA ECHOHOMES LLP

*[Signature]*  
Partner

For NILAYA ECHOHOMES LLP

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Partner

For NILAYA ECHOHOMES LLP

*[Signature]*  
Partner

*[Signature]*  
Praveen Kr. Mewara

*[Signature]*  
Hansraj Kumar Mewara  
6/8/23

*[Signature]*  
6/8/23

mortgage, or otherwise transfer their interest, subject to applicable laws and statutory compliances.

7. Unless otherwise expressly defined in this Agreement, all technical terms used herein shall have the meaning ascribed to them under the Jharkhand Municipal Act, 2011, the Jharkhand Building Bylaws, 2016, and the Jharkhand Real Estate (Regulation and Development) Act and Rules, 2017, including any amendments thereto as applicable at the time of execution of this Agreement. For clauses and terms related to taxation, all technical terms shall have the meaning as defined under their respective governing laws.
8. This Agreement forms the final and binding relationship between the Parties. This clause can be used in agreements. This clause is typically included to exclude prior negotiations or informal understandings.
9. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

#### SCHEDULE A

#### **LAND DETAILS OF 115 DECIMAL**

The total land measuring more or less 115 Decimal equivalent to 50025 Square Feet including all the piece and parcel of land of R.S Khata No.- 137, under Khewat No.- 4, Plot No.- 1561, Area 10 Decimals, R.S Khata No. - 141, under Khewat No.- 5, Plot No.- 1555, Area 02 Decimals, Plot No. - 1556 Area 03 Decimals, Plot No.- 1558, Area 22 Decimals, Plot No. - 1562, Area 07 Decimals, R.S Khata No.- 176, under Khewat No.- 8, Plot No.- 1560, Area 42 Decimals and R.S Khata No:- 178, under Khewat No.-9, Plot No.- 1554, Area 03 Decimals total Area 89 Decimals, AND, besides other land of khata No. 179, Khewat No. 9, R.S. Plot No. 1553, Area 0.06 Acre, R.S. Plot No. 1563 , Area 0.11 acres, R.S. Plot No. 1565, Area 0.09 Acres total area of 26 Decimals situated at Village - Mesra, Thana No. 169, P.S.-Sadar District - Ranchi, having of- Ranchi, State - Jharkhand.

Pranveer Kr. Mawala,  
Hawas Kumaar Harsana  
6/8/28

6/8/28

Butted and Bounded as follows: -

North : R.S. Plot No. 1553,1554,1563, 1565  
South : Land of Abhimanu Modi  
East : Village Rudia  
West : Village Road

### SCHEDULE B

#### **DEVOLUTION OF TITLE**

The LANDOWNER (Mr Praveen Kumar Mewara, Mr Manoj Kumar Mewara, Mr Aayush Mewara) is fully seized and possessed or is well and sufficiently entitles to all that piece and parcel of land of R.S Khata No.- 137, under Khewat No.- 4, Plot No.- 1561, Area 10 Decimals, R.S Khata No. - 141, under Khewat No.- 5, Plot No.- 1555, Area 02 Decimals, Plot No. - 1556 Area 03 Decimals, Plot No.- 1558, Area 22 Decimals, Plot No. - 1562, Area 07 Decimals, R.S Khata No.- 176, under Khewat No.- 8, Plot No.- 1560, Area 42 Decimals and R.S Khata No:- 178, under Khewat No.-9, Plot No.- 1554, Area 03 Decimals total Area 89 Decimals, purchased by virtue of deed no 4453/2020 and duly mutated in their name via Mutation Number Nos. **2630 /R27 2020-2021** AND, besides other land of khata No. 179, Khewat No. 9, R.S. Plot No. 1553, Area 0.06 Acre, R.S. Plot No. 1563 , Area 0.11 acres, R.S. Plot No. 1565, Area 0.09 Acres total area of 26 Decimals which were purchased by virtue of deed no 10149/2023 and duly mutated in their name via Mutation Number Nos. **4740/R27 2024-2025**. Thus, total land of 1.15 Acres is fully seized and possessed by the Land Owners.

**AND WHEREAS** Revisional Survey, Records of Rights of R.S Khata No.- 141, Plot No.- 1562 Area 0.07 Acres, Plot No.- 1555 Area 0.02 Acres, Plot No.-1556 Area 0.03 Acres, Plot No.- 1558 Area 1.18 Acre is recorded a "Bakast Malik" under khewat No -5, and said Khewat No. - 5 and also Revisional Survey Records of Rights recorded, R.S Khata No.-178, Plot No. 1554, Area 0.08 Acre, beside other Plots situated at Village - Mesra, Revenue Thana Ranchi, Thana

Praveen K. Mewara  
Manoj Kumar Mewara  
6/8/28

Aayush Mewara  
6/8/28  
Page 31 of 43

For NILAYA ECHOHOMES LLP

Partner

For NILAYA ECHOHOMES LLP

Partner  
Ravi Singhal

For NILAYA ECHOHOMES LLP

Partner  
Praveen Mewara

No.- 169, District - Ranchi is recorded as 'Bakast Malik' under Khewat No.- 9 and said Khewat No.- 9 is recorded in the name of Mrs. Frada Martelli.

**AND WHEREAS**, besides other land and under khata no -179 Plot 1553, 0.22 Acres, Plot No 1563, 0.25 Acres, Plot No 1565, 0.37 Acres besides other land recorded as 'Gair Mazarua Malik' under Khewat No 9 all situated at Village- Mesra, Revenue Thana Ranchi, Thana No. 169, District - Ranchi recorded in the name of. Mrs. Frada Martelli which published in the year 1934-35.

**AND WHEREAS**, the abolition of Zamindari or promulgation of the land Reforms Act. 1950 commonly known as 'Zamindari Abolition Act', whereby the intermediary rights hereto held by the Zaimindars or the Khewatdars, the above-named Mrs. Freda Martelli became the Raiyat (tenant) for the lands in the said Khatas numbered as 141,178 & 179.

**AND WHEREAS**, Revisional Survey Records of Rights of R.S Khata No.-137, Plot No.- 1561 Area 0.27 Acres beside other Plots situated at Village - Mesra, Revenue Thana Ranchi, Thana No.- 169, District - Ranchi is recorded as 'Bakast Malik' under Khewat No.- 4, and said Khewat No.- 4 is recorded in the name of The Assam Frontier Tea Company Limited.

**AND WHEREAS**, Revisional Survey Records of Rights of R.S Khata No.- 176, Plot No.- 1560 Area 2.05 Acres, beside other Plots situated at Village -Mesra, Revenue Thana - Ranchi, Thana No.- 169, District - Ranchi is recorded as 'Bakast Malik' under Khewat No.- 8 and said Khewat No.- 8 is recorded in the name of The Assam Frontier Tea Company Limited. Therefore, after vesting of the intermediary rights in pursuance to the Land Reforms Act, 1950, the said company, became the Raiyat of the said lands in Khata No. 137 and 176.

**AND WHEREAS**, the Assam Frontier Tea Company sold 3 (three) Acres and 1 (one) Acre, total 4 (four) Acres of land (being Plot No. 1560 under Khata No. 176, Plot Nos. 1559 and 1561 under Khata No. 137 (and Plot Nos. 1544/A and 1543 under Khata No. 137) at Village - Mesra more fully described in part I

Praveen K. Mewara,  
Hans Kumar Mewara  
6/8/23

  
6/8/23

and Part II in the Schedule of the said Sale Deed; marked as I and II and delineated and shaded in Red wash in the lap attached to the said deed, to Mrs. Freda Martelli vide registered Deed of Sale No. 526 dated 24.01.1936, registered in the Office of the Registrar of Assurances Calcutta vide Book No. 1, Volume No. 35 at pages 34 to 38 and put her possession over the same. The area of land shaded in Blue Wash in the said map was held by Mis. Martelli since before.

**AND WHEREAS**, before her migration to England, Mrs. Freda Martelli sold a portion of her property being R.S Khata No. 178, under Khewat No. 9, Plot No. 1554, Area 0.08 Acres, R.S Khata No.- 141 under Khewat No.- 5, Plot No. 1555, Area 0.02 Acres, Plot No. 1556, Area 0.03. Acres, Plot No.- 1558 Area 1.18 Acres, Plot No.- 1562 Area 0.07 Acres, R.S Khata No.- 176 under Khewat No.- 8 Plot No.- 1560 Area 0.27 Acres and R.S Khata No.- 137 Plot No.- 1561 Area 2.05 , and besides other land also being R.s Khata No. 178, under Khewat No. 9, Plot No. 1554, Area 0:08 Acres, R.S Khata No.- 141 under Khewat No.- 5, Plot No. 1555, Area 0.02 Acres, Plot No. 1556, Area 0.03. Acres, Plot No.- 1558 Area 1.18 Acres, Plot No.- 1562 Area 0.07 Acres, R.S Khata No.- 176 under Khewat No.- 8 Plot No.- 1560 Area 0.27 Acres and R.S Khata No.- 137 Plot No.- 1561 Area 2.05 with boundary wall situated at Village - Mesra, Thana No. 169, P.S. Sadar, District - Ranchi to Sri Rajendra Krishto Dutta son of Horendra Kristo Dutta by virtue of Sale Deed No.- 2190 dated 05.05.1961 subsequently entered in Book No.1, Volume No. 74 at Pages 32 to 45 and registered in the Office of Assurance of Calcutta and put him in possession over the same.

**AND WHEREAS**, the said Rajendra Kristo Dutta, after purchase of the land and structures aforesaid, got his name mutated in revenue records in the Office of the Circle Officer at Kanke Anchal and paid rents to the then State of Bihar now Jharkhand;

**AND WHEREAS**, the said Rajendra Krishto Dutta, who had various other lands in village Mesra, transferred a portion of his lands of R,S Khata No.- 141 under Khewat No. - 5, Plot No. 1555, Area 0.02 Acres, Plot No. 1556, Area 0.03 Acres,

Bhawen K. Mewara  
Hawat Kumar Mewara  
6/12/22

*[Signature]*

Plot No. - 1558 Area 1.18 Acres, Plot No.- 1562 Area 0.07 Acres, R.S Khata No. - 176 under Khewat No. - 8, Plot No. 1560 Area 2.05 Acres and R.S Khata No. - 137 Area Plot No.- 1561 Area 0.27 Acres beside other land , also transferred lands measuring 4.19 acres in Khata No. 137, 141, 176 and 179 situated at Village - Mesra, Thana No. 169, P.S. Sadar, Dist. Ranchi to his son Gopendra Krishto Dutta by virtue of registered Sale Deed No. 9923 dated 09.07.1973 entered in Book No. 1, Volume No. 46 at Pages 104 to 110 which was registered at the office of the District Sub Registrar, Ranchi and put him in possession thereof.

**AND WHEREAS**, after purchase of the lands aforesaid, Gopendra Krishto Dutta got his name mutated in revenue records vide Mutation Case No. 42R27 of 1973-74 and paid rents to the then State of Bihar now Jharkhand.

**AND WHEREAS**, Rajendra Krishto Dutta and his son Gopendra Krishto Dutta mortgaged their lands at Village - Mesra 10 Mercantile Bank, Calcutta as a security against a loan taken by them from the said Bank. However, since the said Rajendra Krishto Dutta and his son Gopendra Krishto Dutta failed to repay the dues and the interest to it the Mercantile Bank had to institute a suit against them for recovery of its dues.

**AND WHEREAS**, after the suit filed by the Bank against Rajendra Krishto Dutta and Gopendra Krishto Dutta was decreed the Bank levied an Execution Case No. 5 of 1976 in the court of Special Subordinate Judge at Ranchi.

**AND WHEREAS**, the Judgment Debtors, namely Rajendra Krishto Dutta and Gopendra Krishto Dutta later on filed an application in the executing court praying therein that they may be allowed to sell a portion of their land for repayment of the decretal amount to the bank and the court by its order dated 06.06.1979 released a portion of the land, more fully described in schedule below, permitting them sell the land and deposit the proceeds within 6 weeks of the order for repayment of the same to the Decree Holder.

Praveen Kr. Mawar  
Hamao Kumaar yadav  
6/8/23

  
6/8/23

**AND WHEREAS**, the Rajendra Krishto Dutta and his son Gopendra Krishto Dutta (Judgment Debtors) thereafter negotiated for sell of their land of R.S Khata No. -137, under Khewat No - 4, Plot No - 1561 , Area 10 Decimal , RS Khata No, 141, under Khewat No - 05, Plot No. - 1555, Area 02 Decimal , Plot No. 1556 Area 03 Decimal , Plot No. - 1558, Area 22 Decimal , Plot No. - 1562, Area 07 Decimal, R.S Khata no - 176, under Khewat No. - 8, Plot No. - 1560, Area 42 Decimal and R.S Khata No. - 178 under khewat No, - 9, Plot No.- 1554, Area 03 Decimal total Area 89 Decimal beside other land also include khata No. 179, Khewat No. 9, R.S. Plot No. 1553, Area 0.06 Acre, R.S. Plot No. 1563 , Area 0.11 acres, R.S. Plot No. 1565, Area 0.09 Acres total area of 26 Decimal beside other land ,with the predecessor-in-interest of the M/s Urban Hi Breed Farm (then a partnership concern) hereinabove and in pursuance whereof the predecessor-in-interest of the M/s Urban Hi Breed Farm filed an application in the Executing Court on 23.06.1979 for permission to purchase the lands in as in 'Schedule 'A' beside other land at the price quoted therein. Executing Court accepting the above proposal, the M/s Urban Hi Breed Farm deposited a sum of Rs. 35,000/- being the sale price in the Civil Nazarat vide peremptory Receipt No: 258 dated 16.07.1979 and the Sale Deed No. 6462 in the favour of Urban Hi Breed Farm, was executed and registered at Ranchi on the same day by the Judgement Debtors, namely Rajendra Krishto Dutta and his son Gopendra Kristo Dutta who also put the said Urban Hi Breed Farm in peaceful possession over the lands in Schedule 'A'.

**AND WHEREAS**, after purchase of the lands aforesaid, M/s Urban Hi Breed Farm got its name mutated in the office of Kanke Anchal, Ranchi in revenue records vide Mutation Case No 86 R 2771979-80 and paid revenue rents to the then State of Bihar.

**AND WHEREAS**, M/S Urban Hi Breed Farm, at the relevant time, was a Partnership concern which was converted into a Private Limited Company incorporated under the Companies Act 1956 on 7.12.1982 and all the assets and liabilities including the properties mentioned herein above were therefore transferred to the said Company, However, with effect from 15.06.1988, the

Broucen Kr. Meuwary,  
Hauptkassier H. Meuar  
6/8/28

Page 35 of 43

For NILAYA ECHOMES LLP

*[Signature]*

For NILAYA ECHOMES LLP

*Parul Singhal*  
Partner

For NILAYA ECHOMES LLP

*[Signature]*  
Partner

company became a public limited company and its nomenclature was changed from 'Urban Hi Breed Farm Pvt. Limited' to 'Urban Hi Breed Farm Limited'.

**AND WHEREAS**, the said 'Urban Hi Breed Farm Limited had decided to wind up its farm at Ranchi and in pursuance to the Board's Resolution passed on May, 2004, the Board has authorized its Director, Sri Tushar Kanti Sen, to execute, sign and deliver agreements to and Sale Deeds for sell of the lands and assets aforesaid at village - Mesra, Ranchi in favour of the purchaser/s.

**AND WHEREAS**, the said Urban Hi Breed Farm Limited through its Director Sri Tushar Kanti Sen son of Sri Nani Gopal Sen sold his purchased land of R S Khata No.- 137, under Khewat No.- 4, Plot No. - 1561, Area 10 Decimals, R.S khata No.- 141, under Khewat No. - 5, Plot No. - 1555, Area 02 Decimals, Plot No.- 1556 Area 03. Decimals, Plot No.- 1558, Area 22 Decimals, Plot No.- 1562, Area 07 Decimals, R.S Khata No.- 176, under Khewat No.- 8, Plot No. - 1560, Area 42 Decimals and R.S Khata No.- 178, under Khewat No.-9; Plot No. - 1554, Area 03 Decimals total Area 89 , also include khata No. 179, Khewat No. 9, R.S. Plot No. 1553, Area 0.06 Acre, R.S. Plot No. 1563 , Area 0.11 acres, R.S. Plot No. 1565, Area 0.09 Acres total area of 26 Decimal, besides other land of Decimals situated at Village - Mesara, Thana - Ranchi present P.S. - Sadar, Thana No. - 169, District - Ranchi, State Jharkhand to Lalit Kumar Bajla HUF through Karta Sri Lalit Kumar Bajla son of Sri Trilok Chand Bajla by virtue of registered Sale Deed No. 8460, Si. No 9385 dated 19.07.2004 which was registered at District Sub Registrar Office Ranchi and put him in peaceful possession thereof.

**AND WHEREAS**, the said Lalit Kumar Bajla died on 12.10.2011 leaving behind his wife the (Mrs. Prema Devi Bajla) and three sons the namely Mr. Sachin Bajla, Mr. Sumit Bajla & Mr. Amith Bajla, and after death of Lalit Kumar Bajla his wife and sons jointly inherited the entire estate/properties of Lalit Kumar Bajla and came in peaceful possession thereof.

Praveen K. Mawara,  
Hans Kumar Mawara  
6/8/23

  
6/8/23

**AND WHEREAS**, an amicable family settlement took place between Mrs Prema Devi Bajla, Mr Amith Bajla, Mr Sachin Bajla and Mr Sumit Bajla, in the said settlement, the land of R S Khata No.- 137, under Khewat No.- 4, Plot No. - 1561, Area 10 Decimals, R.S khata No.- 141, under Khewat No. - 5, Plot No. - 1555, Area 02 Decimals, Plot No.- 1556 Area 03 Decimals, Plot No.- 1558, Area 22 Decimals, Plot No.- 1562, Area 07 Decimals, R.S Khata No.- 176, under Khewat No.- 8, Plot No. - 1560, Area 42 Decimals and R.S Khata No.- 178, under Khewat No.-9; Plot No. - 1554, Area 03 Decimals, **Total Area 89 Decimal**, also include khata No. 179, Khewat No. 9, R.S. Plot No. 1553, Area 0.06 Acre, R.S. Plot No. 1563 , Area 0.11 acres, R.S. Plot No. 1565, Area 0.09 Acres **Total area of 26 Decimal**, besides other land situated at Village - Mesara, Thana - Ranchi present P.S. - Sadar, Thana No. - 169, District - Ranchi, State Jharkhand allotted in the share of Mrs. Prema Devi Bajla and she came in possession over the said land as absolute owner and Mr. Amith Bajla, Mr. Sachin Bajla and Mr. Sumit Bajla.

**AND WHEREAS** Mrs. Prema Devi Bajla being in need of money for her various need and legal necessities offered and express her desire to sale the land of R.S. Khata No.- 137, under Khewat No.- 4, Plot No.- 1561, Area 10 Decimals, R.S. Khata No. - 141, under Khewat No.- 5, Plot No.- 1555, Area 02 Decimals, Plot No. - 1556 Area 03 Decimals, Plot No.- 1558, Area 22 Decimals, Plot No. - 1562, Area 07 Decimals, R.S. Khata No.- 176, under Khewat No.- 8, Plot No.- 1560, Area 42 Decimals and R.S Khata No:- 178, under Khewat No.-9, Plot No.- 1554, Area 03 Decimals **Total Area 89 Decimals**, besides other land of Khata No. 179, Khewat No. 9, R.S. Plot No. 1553, Area 0.06 Acre, R.S. Plot No. 1563 , Area 0.11 acres, R.S. Plot No. 1565, Area 0.09 Acres **Total Area of 26 decimal**, more or less situated at Village - Mesara, Thana - Ranchi, present P.S. - Sadar, Thana No.- 169, District - Ranchi, State Jharkhand which has been more fully described in the Schedule 'A' herein below and agreed to sell the land to the LANDOWNER (Mr. Praveen Kumar Mewara, Mr. Manoj Kumar Mewara, Mr. Aayush Mewara), whose became the ABSOLUTE OWNER.

Praveen K. Mewara,  
Manoj Kumar Mewara  
6/8/28

Aayush Mewara  
6/8/28

For NILAYA ECHOHOMES LLP

Partner

For NILAYA ECHOHOMES LLP

Partner

For NILAYA ECHOHOMES LLP

Partner

**TOTAL LAND** in the manner aforesaid the party of the first part have become the joint owners of the aforesaid entire property i.e. 115 Decimal of land out of which entire land comes in the prevue of this agreement which is morefully and particularly described in Schedule above.

**SCHEDULE C**

**SPECIFICATIONS & ATTRACTIONS OF RESIDENTIAL BUILDING**

Structure	Frame	R.C.C. Frame Structure
	Steel	TMT (Rungta/ Prestige/SRMB) or similar.
	Cement	Branded P.P.C. Cement (Ultratech/ Ambuja/ Lafarge or similar)
	Bricks	AAC Blocks/ Fly Ash Bricks/ Red Bricks
Doors	Main Door	Flush Door with Laminate finish
	Doors	Pine/Solid Wood Filler Flush Door with locks
	Door Frame	Wood Frame / WPC Frame/ UPVC or Aluminum Sliding Doors
	Windows	Aluminum/ UPVC Sliding windows
Flooring	Internal	All Branded
Bedroom	Master Bedroom	Vitrified Tiles of 48" x 24", 24" x 24"
	Rest Bedrooms	Digital Vitrified Tiles 48" x 24", 24"x24"
Toilets	Floor	Anti Skid Floor Tiles
	Walls Tiles	Designer Tiles 24" x 12", upto 7' Height
Balcony	Floor	Anti Skid Floor Tiles
Kitchen	Floor	Digital Vitrified Tiles 48" x 24", 24" x 24"
	Dado	24"x12" Ceramic Tiles
	Platform	Granite Cooking Platform with S.S Sink
Living Space	Formal & Informal	Vitrified Tiles 48" x 24", 24" x 24"
	Family Sitting	Vitrified Tiles 48" x 24", 24" x 24"
	Dinning Hall	Vitrified Tiles 48" x 24", 24" x 24"
Flooring (External)	Foyer	Natural Stone/ Vitrified Tiles
	Stairs (Main)	Natural Stone/ Vitrified Tiles
	Community Hall	Vitrified Tiles 48" x 24"
	Basement/ Parking	IPS Flooring/Paving Tiles 12"x12"

Praveen Kr. Mewara,  
Manoj Kumar  
6/8/23

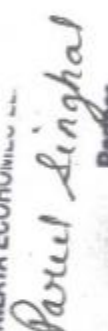
  
6/8/23  
Page 38 of 43

FOR NILAYA ECHOHOMES LLP

FOR NILAYA ECHOHOMES LLP

FOR NILAYA ECHOHOMES LLP

  
Partner

  
Partner

  
Partner

Toilets	Sanitary ware	Hindware/ ESSCO or equivalent
	CP Fittings	Hindware/ ESSCO or equivalent
	Water Line	Hot & Cooled Water Supply with CPVC Pipe line in all Toilet & Kitchen
Electrification		Concealed copper electrical wiring in units with sufficient light and power point, Modular Switches/ Wires of L&T/Polycab/KEI or equivalent in full flat TV, Telephone and AC point in the Living Room and All Bedrooms. Copper/ aluminum electrical wiring in external areas.
Wall Finish	Internal	Plaster of Paris/ Gypsum Finish/ Wall Putty
	External	Texture/Weather proof Paint
	Railings	MS Railing or equivalent.

For NILAYA ECHOMES LLP

For NILAYA ECHOMES LLP

For NILAYA ECHOMES LLP

### Common Facilities

Generator	Sound Proof (Soundless) Genset, with 1 KVA load for each Flat, Common areas, Passage area, lift & parking
Water	24 hour water supply through overhead tank from deep tube well boring with Water filtration Plant
Security	Digital Application connecting all flats with main entrance of the building, CC TV cameras covering common areas at Ground floor
Reception/Society Office	At Ground Floor
Lift	Full Automatic Lift with ARD
Garden	Landscaped Designer Garden as per plan.
Indoor Games	As per plan.
Community Hall	Hall with common toilet & Kitchen
Gymnasium	As per plan.
Departmental Store	As per plan.
Fire Fighting	As per Norms
Rain Water Harvesting	As per Norms

For NILAYA ECHOMES LLP  
Ravi Singh  
Partner

For NILAYA ECHOMES LLP  
Ajay Sharma  
Partner

### CERTIFICATE

**CERTIFIED** that the land in schedule according to entries in records of right neither Govt. Land or has been acquired by the Govt. for Defense or Civil

Raman Kr. Meena,

Yash Kumar Meena,

6/8/28

6/8/28

Page 39 of 43

Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

**THIS IS FURTHER CERTIFIED** that the land neither is not tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

**IT IS ALSO CERTIFIED** that the LAND OWNERS does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

**WITNESS THEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals to these presents after fully understanding the contents thereof in presence of the witnesses on the day, month and year first above written.

Praveen Kr. Mewara,



Prabhu Day Singh

Civil Court  
Enrol. No. 171124

**LAND OWNER No. 1 SIGNATURE AND PHOTOGRAPH**



Praveen Kr. Mewara

Hans Kumar Mewara  
6/8/25

Rajesh  
6/8/25

*Praveen Kr. Mewara*

*Praveen Singh*

*Rajesh Mewara*

Manoj Kumar Meena  
Prabhu D. [Signature]  
Civil Copy  
Enrol No. 191921



LAND OWNER No. 2 SIGNATURE AND PHOTOGRAPH



For NILAYA ECHOMES LLP  
[Signature]

[Signature]

Prabhu D.  
Civil Copy  
Enrol No. 191921



LAND OWNER No. 3 SIGNATURE AND PHOTOGRAPH



For NILAYA ECHOMES LLP  
Rajul Singh

For NILAYA ECHOMES LLP  
[Signature]  
Partner

Pravesh Kr. Meena  
Manoj Kumar Meena  
6/8/28

[Signature]  
6/8/28

*Arjun Tewari*



*Arjun Tewari*  
Advocate  
Civil Court, Ranchi  
Enrol. No. 197/92

**DEVELOPER (DESIGNATED PARTNER 1) SIGNATURE AND PHOTOGRAPH**



For NILAYA ECOMOMES LLP

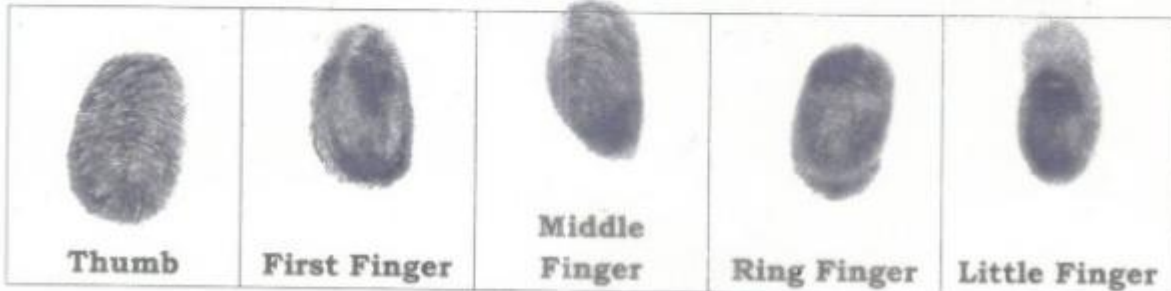
*Arjun Tewari*

*Pareet Singhal*



*Pareet Singhal*  
Advocate  
Civil Court, Ranchi  
Enrol. No.-197/92

**DEVELOPER (DESIGNATED PARTNER 2) SIGNATURE AND PHOTOGRAPH**



For NILAYA ECOMOMES LLP

*Pareet Singhal*  
Partner

For NILAYA ECOMOMES LLP

*Arjun Tewari*  
Partner

*Praveen K. Meena*  
Hansa Kanya Mahavidyalaya  
6/1/28

*Praveen K. Meena*  
6/1/28

*Prabhu Dayal Singh*

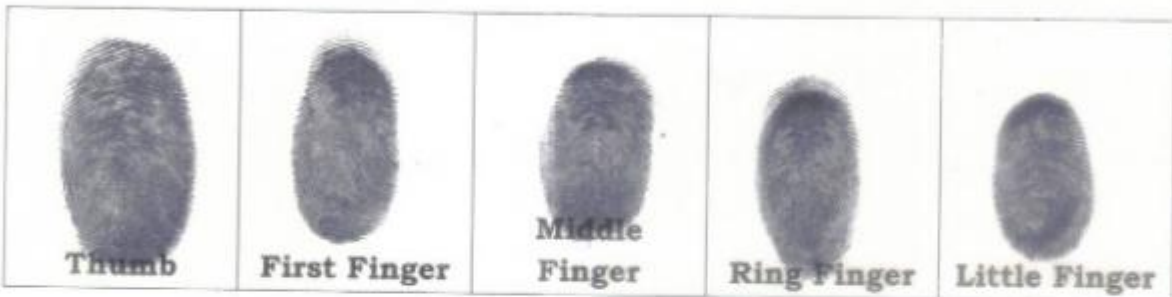


Prabhu Dayal Singh  
A Advocate  
Civil Court, Ranchi  
Enrol. No. 197192

For NILAYA ECONOMES LLP

*Prabhu Dayal Singh*

DEVELOPER (DESIGNATED PARTNER 3) SIGNATURE AND PHOTOGRAPH



For NILAYA ECONOMES LLP

*Prabhu Dayal Singh*  
Partner

Certified that the finger prints of the left hand of each person whose photograph affixed in the document have been obtained of me or before me.

WITNESSES :-

1. Kumar Tarendra Singh  
S/o Late Radheyshyan Agrawal  
171, H. B Road, Lalpur  
Ranchi - 834001  
Ph. 8789013914
2. Vinay Agrawal  
S/o Ashok Kumar Agrawal  
R/o 306/B Chitrakut Apartment  
Sarda Basu Street  
Ranchi 834001

Prabhu Dayal Singh BY  
Advocate  
Civil Court, Ranchi  
Enrol. No. 197192

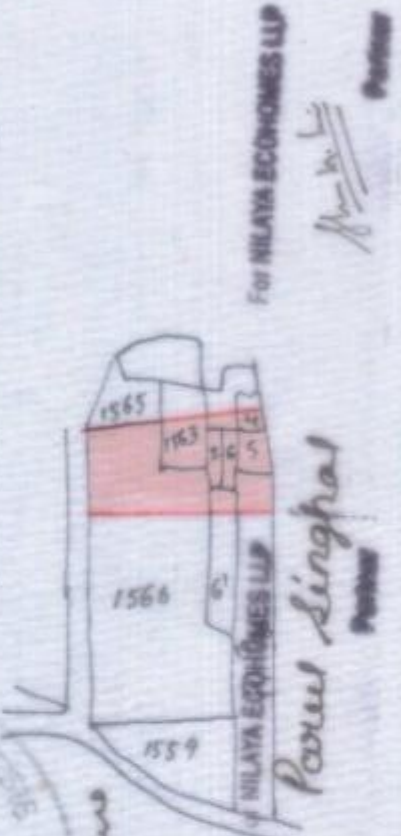
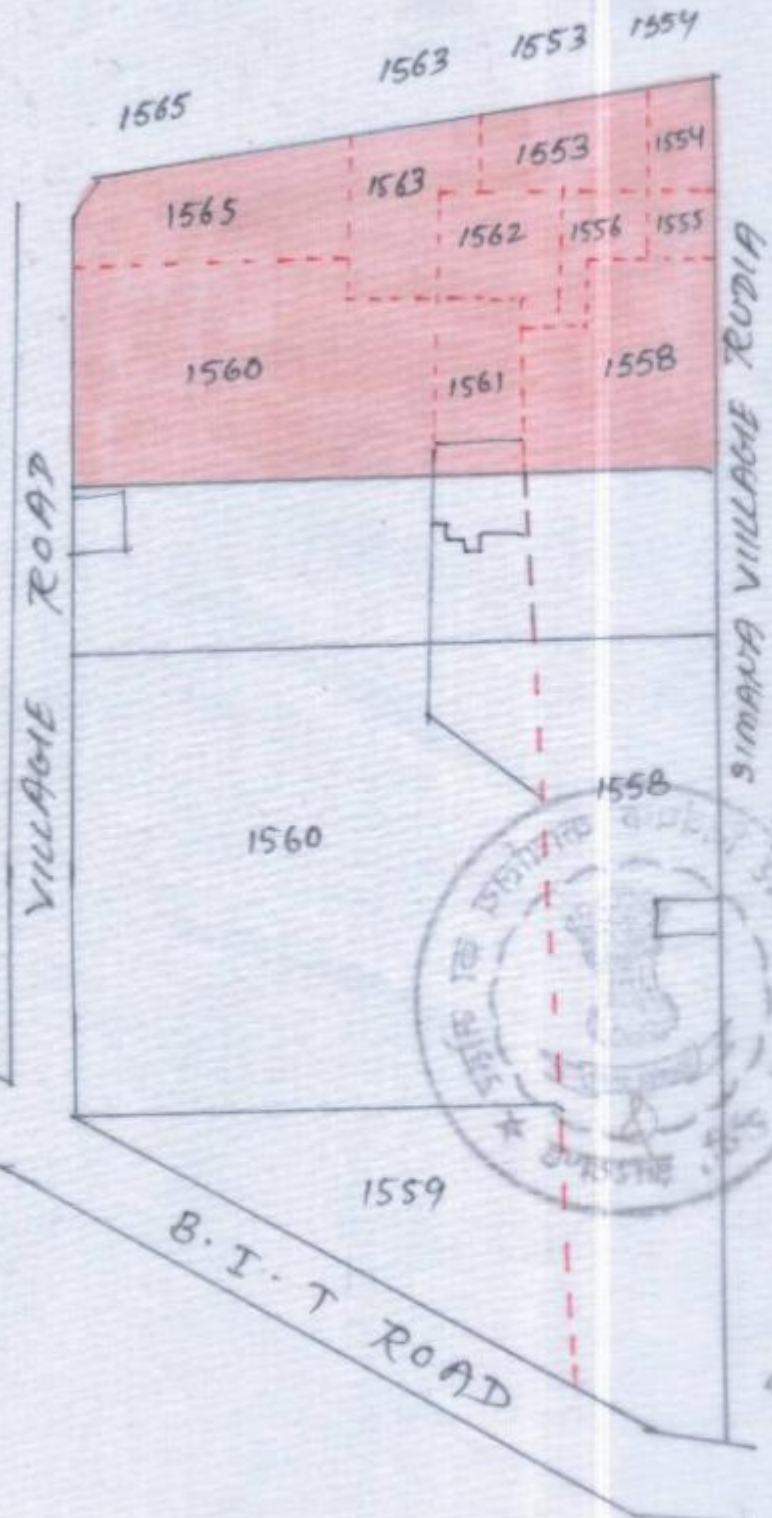
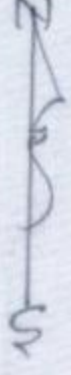
For NILAYA ECONOMES LLP

*Prabhu Dayal Singh*  
Partner  
6/8/25

*Prabhu Dayal Singh*  
Partner  
*Prabhu Dayal Singh*  
Partner

VILLAGE- MESRA, THANA- SADAR  
 THANA NO- 169, DIST- RANCHI  
 PLOT NO- 1553, 1554, 1555, 1556, 1558, 1561, 1562  
 1563, 1565, 1560  
 AREA SHOWN IN RED WASH

AREA  
 A-DEC  
 1-15



Pawan Kumar Mewasta  
 Pawan Kumar Mewasta  
 Pawan Singh  
 FOR NILAYA ECONOMIES LLP  
 Pawan Singh  
 6/18/2015

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>KUMAR JITENDRA SINGHAL</b> S/o-D/o <b>LATE RADHESHYAM AGRAWAL</b> <b>Address1</b> - H. NO. 171, H. B. ROAD OPPOSITE DEVI MANDIR, LALPUR, RANCHI G.P.O., RANCHI, JHARKHAND, 834001, <b>Address2</b> - ... , Jharkhand <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>PRADEEP KUMAR AGARWAL</b> <b>Address1</b> - 6 D KALASH ENCLAVE, H B ROAD, RANCHI G.P.O., RANCHI, JHARKHAND, 834001., <b>Address2</b> - ... , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

*Dilip Kumar Singh*  
DSR, Ranchi

Above mentioned, ( **PRAVEEN KUMAR MEWARA** , **MANOJ KUMAR MEWARA** , **AAYUSH MEWARA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**KUMAR JITENDRA SINGHAL**) Son/Daughter/Wife of (**LATE RADHESHYAM AGRAWAL**) resident of (**H. NO. 171, H. B. ROAD OPPOSITE DEVI MANDIR, LALPUR, RANCHI G.P.O., RANCHI, JHARKHAND, 834001**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 06-Aug-2025

Seal and Signature of Registering Officer

*Dilip Kumar Singh*  
DSR, Ranchi

Token No.: 202500113475

# CERTIFICATE

## Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **06-Aug-2025** by **PRAVEEN KUMAR MEWARA**, S/O, D/O, W/O **LATE NAGARMALL MEWARA** resident of FLAT NO. 502, SRI RAM GARDAN KANKE ROAD RANCHI, KANKE, RANCHI, JHARKHAND., RANCHI.  
This deed was registered as Document No:- **2025/RAN/6992/BK1/6454** in Book No :- **BK1**, Volume No :- 893 from Page No :- 313 to 522 at, office of **SRO - Ranchi**

Date:- **06-Aug-2025**



Registering Officer  
**Dilip Kumar Singh**  
DSR, Ranchi

