



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b8071f1926f45fedd26d

Receipt Date : 13-Feb-2026 06:19:58 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

Stamp Duty Paid By : B N CIVITECH

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : UMA SHANKAR AND OTHERS

Second Party Name : B N CIVITECH

GRN Number : 2600750474

This stamp paper can be verified in the jharnibandhan site through receipt number :-



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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

For B.N. CIVITECH PVT. LTD.

Director

For B.N. CIVITECH

Partner

Signed / Put L.
in my Presence

Advocate
ate 1.7.FEB.2026

Bijay Shankar

Signed / Put L.
in my Presence
Advocate
ate 17 FEB 2020

DEVELOPMENT AGREEMENT

This Development Agreement is executed on this 17th day of February 2026 at Jamshedpur.

BETWEEN

FIRST PARTY – LANDOWNERS

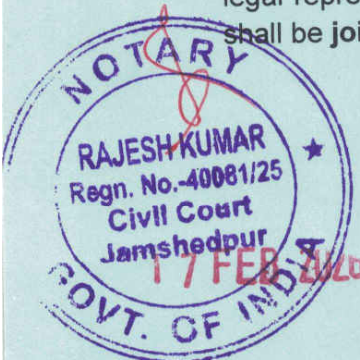
1. M/S. B N CIVITECH PVT LTD (CIN No. U45201JH2008PTC013158), a private limited company Represented through one of its Director Mr. UMA SHANKAR, Son of LATE BAIJ NATH SAH, Resident of SDPS Campus, Zone No.1B, Birsanagar, Jamshedpur, Jharkhand, East Singhbhum, PAN AADCB4976A, Aadhaar XXXX XXXX 3719.
2. Mr. BIJAY SHANKAR, Son of LATE BAIJ NATH SAH, Resident of K2-7, Cross Road No.29, Telco Colony, Jamshedpur, Jharkhand, East Singhbhum, PAN AIOPS3932P, Aadhaar XXXX XXXX 2528.
3. Mr. JAY SHANKAR PRASAD, Son of LATE BAIJ NATH SAH, Resident of SDPS Campus, Zone No.1B, Birsanagar, Jamshedpur, Jharkhand, East Singhbhum, PAN ABOPP4918R, Aadhaar XXXX XXXX 1090.
4. Mr. UMA SHANKAR, Son of LATE BAIJ NATH SAH, Resident of SDPS Campus, Zone No.1B, Birsanagar, Jamshedpur, Jharkhand, East Singhbhum, PAN AAJPU1669A, Aadhaar XXXX XXXX 3719.

Hereinafter collectively referred to as **the Landowners**, which expression shall include their heirs, legal representatives, executors, administrators and assigns.

AND

SECOND PARTY – DEVELOPER

M/s B N CIVITECH (PAN AAIFB2600H), a Partnership Firm registered under the Indian Partnership Act, 1932, having its principal place of business at GF-5, Shanti Valley, Hurlung Road, Telco, Jamshedpur, East Singhbhum, Jharkhand-831008, represented through its authorised partner Mr. UMA SHANKAR, Son of LATE BAIJ NATH SAH, Resident of SDPS Campus, Zone No.1B, Birsanagar, Jamshedpur, Jharkhand, East Singhbhum, duly authorised by Partnership Deed dated 17.01.2007, hereinafter referred to as **the Developer**, which expression shall include all partners of the firm, their heirs, legal representatives, successors and permitted assigns. The partners of the Developer shall be **jointly and severally liable** for obligations of the firm.



For B.N. CIVITECH PVT. LTD.

Director
Bijay Shankar

For B.N. CIVITECH

Partner

Signed / Put L.
in my Presence

Advocate
17 FEB 2026

The Landowners and Developer are hereinafter collectively referred to as **the Parties**.

A. WHEREAS M/S. B N CIVITECH PVT LTD Represented through one of its Director Mr. UMA SHANKAR is the absolute owner of 24 decimals of land in Khata No. 217, Plot No. 1694, Mouza – Hurlung, Thana No. 1201, Distt. – East Singhbhum, purchased vide registered Sale Deed No 855 dt 04.02.20211 and Mutation of the land has been done by mutation case no. 1484/2014-15.

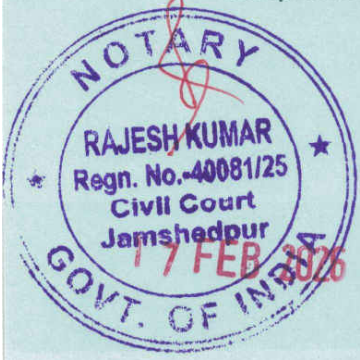
B. AND WHEREAS Sri. BIJAY SHANKAR, S/o LATE BAIJ NATH SAH, is the absolute owner of 36.5 decimals of land in Khata No. 34, Plot No. 1725 & 1728, Mouza – Hurlung, Thana No. 1201, Distt. – East Singhbhum, purchased vide registered Sale Deed No. 5487 dt 30.07.2008 and Mutation of the land has been done by mutation case no. 1486/2014-15.

C. AND WHEREAS Sri JAY SHANKAR PRASAD, S/o LATE BAIJ NATH SAH, is the absolute owner of 36 decimals of land in Khata No. 33 & 220, Plot No. 1696, 1729 & 1730, Mouza – Hurlung, Thana No. 1201, Distt. – East Singhbhum, purchased vide registered Sale Deed No. 6262 dt 23.08.2005 and Mutation of the land has been done by mutation case no. 1380/06-07.

D. Sri UMA SHANKAR, S/o LATE BAIJ NATH SAH, is the absolute owner of 33 decimals of land in Khata No. 220, 34 & 33, Plot No. 1697, 1699, 1722, 1723, 1724 & 1727, 1696, Mouza – Hurlung, Thana No. 1201, Distt. – East Singhbhum, purchased vide registered Sale Deed No. 5265 dt 25.09.2006 and Mutation of the land has been done by mutation case no. 1099/2006-2007.

E. AND WHEREAS all the above land mentioned are adjacent lands and for the construction of the Apartment Building, the entire land which is 129.5 dec. will be treated as one single plot irrespective of the Landowners being Four separate entities and having ownership of unequal areas of Land as mentioned above, more fully described in **Schedule 'A'**.

F. AND WHEREAS the Landowners namely Sri BINAY SHANKAR, Sri JAY SHANKAR PRASAD & Sri UMA SHANKAR are also partners in the Developer Firm M/s B N CIVITECH; however, the Parties expressly acknowledge that the Firm is a separate commercial entity and that this Agreement is being executed as a genuine and independent commercial arrangement on normal business terms.



For B N. CIVITECH PVT. LTD.
Director
Bijay Shankar

For B.N. CIVITECH
Partner

Signed Put L. in my Presence
Advocate
ate 17 FEB 2026

G. AND WHEREAS the Landowners are desirous of developing the Said Land into a residential, commercial or mixed-use real estate project and, although they possess experience and knowledge in the field of construction and real estate development, they have decided to undertake the proposed development through the Developer Firm in order to carry out the project in a systematic, organised and commercially structured manner.

H. AND WHEREAS the Parties acknowledge that the Developer Firm possesses the necessary organisational framework, financial capability, manpower, technical resources and operational infrastructure to plan, finance and execute the proposed development, and the Landowners, being partners in the Developer Firm, are fully aware of and satisfied with such capability.

I. AND WHEREAS the Parties hereby declare and confirm that the Said Land does not constitute and shall not be deemed to constitute an asset of the Developer Firm and shall continue to remain the exclusive personal property of the Landowners.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

In consideration of the mutual covenants, promises and obligations contained herein and intending to be legally bound, the Parties hereby agree as follows:

1. Grant of Development Rights

The Landowners hereby grant, convey and assign in favour of the Developer the exclusive, irrevocable and transferable right to enter upon, develop and construct upon the Said Land and to undertake the planning, financing, marketing and execution of a residential, commercial or mixed-use real estate project thereon in accordance with applicable laws, rules and regulations. The Landowners agree that during the subsistence of this Agreement they shall not grant any development rights in respect of the Said Land to any third party.

2. Delivery of Possession

The Landowners hereby confirm that the building plans for the Project have already been duly approved by the competent authority, namely the East Singhbhum Zila Parishad, vide Memo No. ESZP/GH/0218/2025 dated 21.01.2026, and that all necessary approvals for development of the Project on the Said Land have been obtained. Simultaneously with the execution of this Agreement, the Landowners hereby hand over vacant and peaceful possession of the Said Land to the Developer for the purpose of commencing and completing construction of the approved Project.



For B.N. CIVITECH PVT. LTD.

Bijay Shankar
Director

[Signature]

For B.N. CIVITECH

[Signature]
Partner

Signed / Put L.
in my Presence
Advocate
17 FEB 2026

It is expressly clarified that such possession is permissive and granted solely for the purposes of development and construction of the Project, and that the legal ownership and title of the Said Land shall at all times remain vested in the Landowners.

3. Scope of Development

The Developer shall undertake the construction and completion of the real estate project on the Said Land in accordance with the building plans and sanctions already approved by the competent authority. The Project shall be developed in accordance with the sanctioned layout, specifications, designs and applicable building regulations and shall include construction of residential and/or commercial units, common areas, parking spaces, internal roads, utilities, services and all related infrastructure required for the proper use and enjoyment of the Project.

The Developer shall be entitled, wherever necessary or desirable, to apply for revisions, modifications or amendments to the sanctioned plans and approvals in accordance with applicable laws and regulations, and the Landowners shall provide all necessary cooperation and execute documents as may be required for such purposes.

4. Obligations of the Developer

The Developer shall, at its own cost, risk and responsibility, undertake the execution and completion of the Project in accordance with the plans and sanctions already granted by the competent authority. The Developer shall be responsible for arranging project finance, appointing architects, engineers, contractors and other professionals, procuring materials, and carrying out construction in a professional and workmanlike manner in compliance with all applicable laws, building bye-laws, safety regulations and statutory requirements.

The Developer shall be entitled to apply for and obtain any further permissions, amendments, revised sanctions, completion certificates, occupancy certificates, utility connections and other approvals that may be required during the course of construction or upon completion of the Project, and the Landowners shall provide all necessary cooperation and execute documents as may be reasonably required for such purposes.

The Developer shall be solely responsible for compliance with labour laws, environmental laws, safety regulations and all statutory obligations relating to the construction and execution of the Project.



For B.N. CIVITECH PVT. LTD.
Director
Bijay Shankar

For B.N. CIVITECH
Partner

Signed / Put L.
in my Presence
Advocate
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17 FEB 2016

5. Obligations of the Landowners

The Landowners shall extend full cooperation and assistance to the Developer for the successful execution and completion of the Project and shall, whenever required, sign and execute all applications, declarations, affidavits, undertakings, plans, forms and other documents necessary for obtaining permissions, sanctions, revised approvals, utility connections, completion certificate, occupancy certificate and any other approvals required in connection with the Project.

The Landowners shall execute, if required, a registered and irrevocable Power of Attorney in favour of the Developer authorising the Developer to represent the Landowners before governmental, statutory and local authorities, financial institutions and service providers in connection with the development, construction, marketing and completion of the Project.

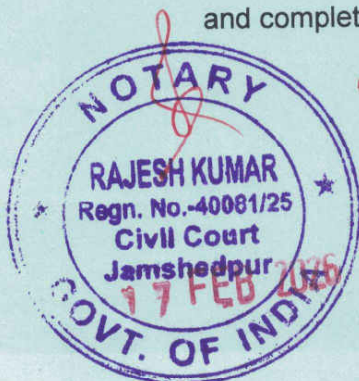
The Landowners hereby undertake that during the subsistence of this Agreement they shall not sell, transfer, mortgage, lease, license, encumber or otherwise create any third-party rights, charge or interest in respect of the Said Land or any portion thereof in a manner that may adversely affect the rights of the Developer under this Agreement.

The Landowners shall ensure that the title of the Said Land remains clear and marketable and shall indemnify and keep indemnified the Developer against any loss, claim or dispute arising out of any defect in title or any claim made by any third party in respect of the Said Land.

The Landowners shall not obstruct, interfere with or delay the development and construction of the Project and shall provide peaceful and uninterrupted access to the Developer, its employees, contractors, agents and representatives for the purpose of execution of the Project.

6. Project Cost

The entire cost and expenses for the development, construction and completion of the Project shall be borne exclusively by the Developer at its own cost, risk and responsibility. Such cost shall include, without limitation, expenses towards construction, procurement of materials, labour charges, appointment of architects, engineers, contractors and consultants, project management, site development, infrastructure, utilities, marketing and sales, legal and professional fees, statutory charges, government fees, taxes and all other incidental and administrative expenses required for execution and completion of the Project.



For B.N. CIVITECH PVT. LTD.
Director
Bijay Shankar

For B.N. CIVITECH
Partner

Signed / Put L.
in my presence

Advoca
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It is expressly agreed that the Landowners shall not be required to invest or contribute any amount whatsoever towards the development or construction of the Project. All financial arrangements, including raising of funds, project financing and payment of construction-related liabilities, shall be the sole responsibility of the Developer.

7. Monetary Consideration to Landowners

In consideration of the development rights granted under this Agreement, the Developer hereby agrees to pay to the Landowners a total consideration of **Rs.4,00,00,000/- (Rupees Four Crore only)** for the Said Land. The said consideration shall be payable in **proportion to the respective landholding of each Landowner.**

The aforesaid amount represents the **full and final monetary consideration** payable to the Landowners towards the grant of development rights and utilisation of the Said Land for the Project.

The total consideration shall be payable in installments during the course of construction, in accordance with the project milestones as may be mutually agreed between the Parties.

It is expressly agreed and understood that, upon receipt of the aforesaid consideration, the Landowners shall have **no right, title, claim or interest whatsoever** in any constructed units, parking spaces, common areas, or sale proceeds of the Project, and the entire saleable area, including all residential and commercial units, shall belong exclusively to the Developer.

All payments under this clause shall be made by the Developer to the Landowners through **bank transfer, cheque, or RTGS** to the bank account(s) designated by the Landowners. The Developer shall be entitled to deduct **TDS or any other statutory deductions** as required under applicable law before making such payments.

The Parties further confirm that **no security deposit, refundable amount, or additional consideration** shall be payable under this Agreement.

The Developer shall be entitled to raise project finance and create charge or mortgage over the Project and receivables, provided that no charge shall be created on the ownership title of the Said Land.



For B.N. CIVITECH PVT. LTD.
Director
Bijay Shankar

For B.N. CIVITECH
Partner

Signed / Put L
in my presence

Advoca
a.c.b 7. FEB 2020

8. Marketing and Sale

The Developer Firm, of which the Landowners are partners, shall have the exclusive and absolute right to advertise, market, book, allot and sell all units in the Project in its own name. The Landowners, in their personal capacity as owners of the Said Land, shall have no right, title, interest or claim over any constructed units, parking spaces, common areas or sale proceeds of the Project. All bookings, allotments, Agreements for Sale, sale deeds and other related documents shall be executed solely by the Developer Firm with the purchasers. The Developer Firm shall maintain proper books and records of all sales, bookings and collections relating to the Project.

9. Power of Attorney

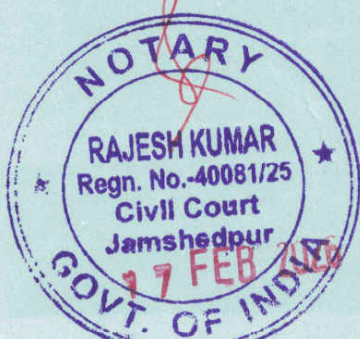
The Landowners shall execute, simultaneously with the execution of this Agreement, an irrevocable and registered Power of Attorney in favour of the Developer Firm authorising it, as a separate legal entity, to represent the Landowners before all governmental, statutory and local authorities, financial institutions and service providers in connection with the Project, to sign and submit plans, applications, declarations, undertakings and agreements, and to take all actions necessary for the smooth execution, development, marketing and completion of the Project in accordance with the terms of this Agreement.

10. Project Completion

The Developer Firm shall complete the Project within the validity period permitted for construction under the applicable Jharkhand Building Bye-Laws and the approval granted by the competent authority, subject to any extension arising from force majeure events or statutory requirements. Completion of the Project shall include construction of all units, infrastructure, utilities and common areas, and obtaining the required Completion and Occupancy Certificates from the competent authority. The Landowners, being partners of the Developer Firm, acknowledge this timeline and agree to extend full cooperation for timely completion of the Project in accordance with this Agreement.

11. Indemnity

The Developer Firm shall indemnify and keep indemnified the Landowners, in their personal capacity as owners of the Said Land, from and against all liabilities, claims, demands, losses, damages, costs, charges, penalties and expenses, including any claims by workers, contractors, purchasers or third parties, arising out of or in connection with the planning, construction, development, marketing, sale or operation of the Project, except to the extent such liability arises from any wilful act, fraud or material default of the Landowners in their personal capacity unrelated to the development of the Project.



For B.N. CIVITECH PVT. LTD.
Director
Bijay Shankar

For B.N. CIVITECH
Partner

Signed / Put L.
in my Presence
Advocate
7 FEB 2026

12. Registration

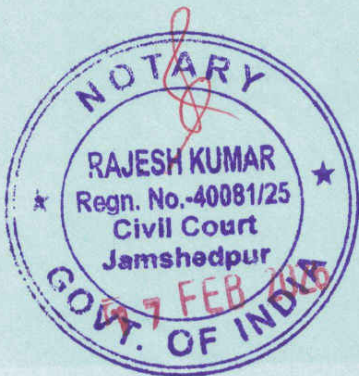
This Agreement shall be executed on appropriate non-judicial stamp paper in accordance with the applicable Stamp Laws and shall be notarised. All stamp duty, notary charges and incidental expenses for execution of this Agreement shall be borne by the Developer Firm.

SCHEDULE A – LAND DETAILS

Description of the land on which the Block / Complex "SHANKAR MAHADEV" will be constructed at Shanti Valley.

Within District East Singhbhum, Police Station – Birsanagar, Mouza – Hurlung, Thana No. 1201, RAIYATI RIGHT of land in Plot No. **1694, 1725, 1728, 1696, 1729, 1730, 1697, 1699, 1722, 1723, 1724, 1727 & 1696**, Khata No. **217, 34, 33 & 220**, Village – Hurlung, having a total amalgamated area of **129.5 Decimals**, more fully described as follows:

SL. NO.	LAND OWNER	KHATA NO	PLOT NO	AREA (in Decimal)
1	M/S. B N CIVITECH PVT LTD Represented by Mr. UMA SHANKAR	217	1694	24
2	Mr. BIJAY SHANKAR	34	1725 & 1728	36.5
3	Mr. JAY SHANKAR PRASAD	33 & 220	1696, 1729 & 1730	36
4	Mr. UMA SHANKAR	220, 34, & 33	1697, 1699, 1722, 1723, 1724, 1727 & 1696	33
TOTAL AREA				129.5


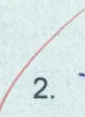


For B.N. CIVITECH PVT. LTD.
Director
Bijay Shankar

For B.N. CIVITECH
Partner


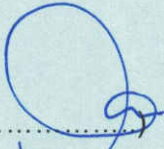
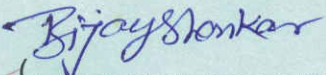
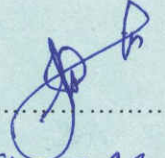
IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands and seals to this Development Agreement on the day, month, and year first above written, in the presence of the following witnesses:

WITNESS:

- 1. 
N. ANAND RAO
Z.No.6, BIRSANAGAR
JAMSHEDPUR
- 2. 
RATNESH KUMAR
Teacher colony,
Dimna Road,
Mango, Jamshedpur
Pin- 831012


LAND OWNERS

For B.N. CIVITECH PVT. LTD

- 
Director
UMA SHANKAR
- 
UMA SHANKAR
- 
Bijay Shankar
BIJAY SHANKAR
- 
JAY SHANKAR PRASAD

DEVELOPER

For B.N. CIVITECH

- 
Partner
Partner UMA SHANKAR

Attested the Signature of the Executant / Executants. Who Signed Put L.T.I. In Presence of Sri..... Advocate District Court, Jamshedpur and also Identified by him.

17 FEB 2026

RAJESH KUMAR NOTARY PUBLIC Govt. of India Civil Court, J&K

Signed / Put L. in my Presence

Advocate

17 FEB 2026

