

8366 /

814

भारतीय गैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

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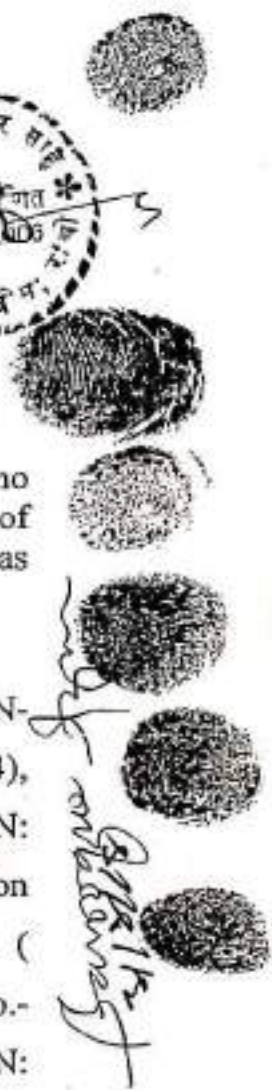
31/8/18

Sameer Jaiswal
Sameer Jaiswal
Sameer Jaiswal
31/8/18

ADONIS ROSARIUM LLP

Ranjit Kumar
DESIGNATED PARTNERS

Amir
31/8/18



In this Power of Attorney there is no money transaction and delivery of possession of the scheduled property has not been given.

POWER OF ATTORNEY

KNOWN ALL MEN (1) MR. FAROOQUE AZAM, (PAN-ACWPA4144M, Aadhaar No. 9636 9497 8753, Mobile No.- 9431170444), Son of Late M. A. Rauf, (2) MR. MUZAMMIL MANSOOR (PAN: BPUPM 9204C, Aadhaar No. 575786212519, Mobile No.- 7903166532), Son of Late Md. Mansoor Ahmad, (3) MR. MUSHEER ALAM JAHANGIR (PAN: ABSPJ5657M, Aadhaar No. 466715629915, Mobile No.- 7004889471), son of Late Mashhood Alam (4) SAMEENA JAHAN, (PAN: ABSPJ5658E, Aadhaar No. 947497296147, Mobile No.- 8092111990), wife of Khalid Parwez, and daughter of Late Mashhood Alam, all are by occupation Business, by faith Muslim, by caste Sheikh by nationality Indian, Residents of Gulistan, Kanke Road, P.S Gonda. Dist. Ranchi, State of Jharkhand, hereinafter referred to as the "OWNERS / EXECUTANTS" do hereby SEND GREETINGS:

Attestation
31/8/18

Sameena Jahan
31/8/18
Muzammil Mansoor
31/8/18

M. Farooque Azam
31/8/18

ADONIS ROSARTUM ELP
Ranjit Kumar
DESIGNATED PARTNERS



Index



Middle



Ring

WHEREAS we the Executants namely MR. FAROOQUE AZAM, (2) MR. MUZAMMIL MANSOOR (3) Mr. Musheer Alam Jahangir (4) Mrs. Sameena Jahan, herein are joint owners of ALL THAT the premises together with the piece or parcel of land measuring an area of 1.035 Acre land together with structures lying and situated at C S Plot No - 914, 915, 917, 918, 920 corresponding to M S Plot No - 495 within the local limit of Ranchi Ranchi Municipal Corporation in Mouza - Kathar Gonda, duly acquired vide Registered Sale Deed No. 6464 Dated 19-11-1959. P.S: Kathargonda, P.O: Kathargonda, District Ranchi within the local limits of Ranchi Municipal Corporation Ward No. 02, and got their names mutated in the government revenue record being Volume No. II and Page No. 7 Dated 22.09.2015 which is more particularly described in the Schedule hereunder written and is held by us, being within ceiling limit.

AND WHEREAS we have appointed ADONIS ROSARIUM LLP, Represented by its Designated Partners (1) MR. JAWAID SHAMSI, PAN - AKXPS7659C, Aadhaar No. 7876 0037 8847, Mobile No.- 9955611945 son of Late M.S.Shamsi, by caste Sheikh, by occupation Business, resident of Resaldar Nagar, Doranda, P.S. DorandaTown and Dist Ranchi, State Jharkhand (2) MR. RANJEET KUMAR SINGH, PAN - AIOPS6383E, Aadhaar No. 3266 9782 9628, Mobile No.- 9234608706, Son of Sri Surya Nath Singh, by caste Rajput, by faith - Hindu, by occupation - Business, Residing at House No HI - 234, Harmu Housing Colony, Harmu P.O & P.S. - Argora, State of Jharkhand, Doranda, Ranchi - 834002, (3) MR. KAPIL DEO THAKUR, PAN - ABGPT8221P, Aadhaar No. 6746 8710 2878, Mobile No.- 9431170463 S/O. Mr. ramashish Thakur, by caste Swarnkar, by Occupation Business, Residing at 71, Anantpur Doranda, P.S. Chutia P.O. Chutia, Distt. Ranchi, by Occupation - Business (4) MR. SUMAN DEB SARKAR, PAN - ADSPD9719Q, Aadhaar No. 6849 9449 5961, Mobile No.- 9804228732 son of Late Arun Debsarkar, by caste Kayasth, By Occupation : Business, Residing at 44 / C, Netaji Subhas Road, P.O: Behala, P.S. -

ADONIS ROSAR Page 2 of 9

Ranjeet Kumar
DESIGNATED PARTNER

Parnasree , District: South 24 Pargana, Kolkata - 700034, having its registered office at 208/8, Rashbehari Avenue, 1st Floor, Kolkata - 700029, P.O. Sarat Bose Road, P.S. Gariahat, District 24 Parganas (South), and Branch Office at HI - 229, Harmu Housing Colony, Harmu, Ranchi - 834002, P.O & P.S. - Argora, State of Jharkhand, Hereinafter referred to as **DEVELOPER** to develop our aforesaid joint property as mentioned herein above and herein below by constructing a new building thereon and therefore we execute a general power of attorney in favour of the said Developer or it delegated person or persons to look after the day to day affairs, management of the subject property and as such we feel it necessary to appoint attorneys in our names and on our behalf

AND WHEREAS we, therefore, propose to appoint the said (1) MR. MD. JAWAID SHAMSI (2) MR. RANJEET KUMAR SINGH, (3) MR. KAPIL DEO THAKUR, and (4) MR. SUMAN DEB SARKAR, No 2 to 4 are by faith Hindu, No 1 are by faith Muslim all are by occupation - Business, as Delegates of ADONIS ROSARIUM LLP, as our Attorneys or agents with full power to do and execute the following acts, deeds and things, on our behalf and in our names and which the said attorneys have agreed to do.

NOW THEREFORE KNOW YOU ALL AND THESE PRESENTS WITNESS that We (1) MR. FAROOQUE AZAM (2) MR. MUZAMMIL MANSOOR (3) MR. MUSHEER ALAM JAHANGIR (4) SAMEENA JAHAN, hereby jointly and severally appoint the said (1) MR. MD. JAWAID SHAMSI (2) MR. RANJEET KUMAR SINGH, (3) MR. KAPIL DEO THAKUR, and (4) MR. SUMAN DEB SARKAR to be our true and lawful Attorneys (shall include legal representatives, assigns and heirs) for us and on our behalf to do and execute and perform or cause to be done, executed and performed jointly all or any of the following acts, deeds and things jointly and/or any of two:-

1. To apply to the Competent Authority Sub-Divisional Officer, Ranchi Municipal Corporation, Housing board and all government offices, commissioners of any Division in all matters and relating to our said property or its affair to develop the said land by constructing a new building and for that purpose to sign all applications and other papers, to appear before the Competent Authority and to give him all the papers and information as required and to do all acts and things necessary for the purpose of obtaining such permission.
2. To appoint an architect and to get the plans of the proposed building sanctioned by the Municipal Corporation of Ranchi, Housing Board, all courts, any Magistrate, Judge, Munsif, J.S.E.B, Pollution Control Board, Jharkhand Fire Service, Airport Authority of India, before any police station, and all Government offices, Commissioners of any Division in all matters and relating to our property or its affairs, and other authorities concerned in respect of the new buildings proposed to be constructed thereon.
3. To prepare the building plans with the help of the Architect for the new building proposed to be constructed on the said land under the present development rules.
4. To make necessary applications to and sign all papers, to appear before, the Municipal Authorities, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plans of the proposed building sanctioned by the Municipal and other authorities.
5. To apply for and obtain I.O.D. and Commencement Certificate for construction of the Building from the Municipal authorities and for that purpose to sign applications and other papers. to pay necessary fees and do all other acts and things necessary for that purpose and In that behalf.

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31/8/15

ADONIS ROSARUM 0109

Ranjeet Kumar
DESIGNATED PARTNERS

6. To appear before any officer or authority of the Govt. or Municipal Corporation or under the Income Tax Act or any other Act, to represent the matters regarding the proposed development of the said land.
7. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are statutory required for a building.
8. To obtain occupation and completion certificate from the Municipal Corporation and other statutory competent authority after the building is completed in all respects.
9. To pay any deposits and pay moneys required to be deposited with the Municipal and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposits which are refundable.
10. To sign and execute any such Agreements for sale of flats, car parking spaces and to receive earnest money, part payment and or entire sale proceeds from the prospective buyers and to let out and or leased out commercial space with any intending parties and to that effect to sign any such agreement and to receive any money thereof and to execute all such agreement, lease deed, declaration, Deeds of Conveyance, allocation agreement(s), Deeds and documents before the concerned Registration Offices and to that effect to sign and execute all necessary papers, Agreements, Deeds and documents for complete Registration and to do all other things required to complete the transfer of said allocated Developer portion of New proposed building on our behalf as per Development Agreement.
11. If any legal proceedings are required to be taken In connection with the work of development or to assert or establish our right of ownership to the said land or if any legal action is taken against us in connection with

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ADONIS ROSARILUMALP

Rajeev Kumar
DESIGNATED PARTNER

the said plot or proposed construction, to prosecute and defend such legal proceedings and for that purpose to sign, declare and file all pleadings, affidavits, applications and other papers. to engage advocate or advocates and to file one or more appeals against any decision and to do all acts and things required to be done in that behalf

12. To pay all the municipal and other taxes relating to the said property payable until the completion of the building.
13. To do generally all other acts and things as are necessary or are required to be done for the development of the said property by constructing a building on flat ownership basis, in all respects in terms of the said agreement

AND we agree to ratify all acts and things lawfully done by the said Attorneys by exercise of the powers herein contained. AND we declare that this power of attorney Is given on condition that all the expenses required to be incurred In exercising any of the powers given hereinabove will be the responsibility of the said attorneys or the developer and we will not be responsible for the same.

THE SCHEDULE ABOVE REFERRED TO:

All piece or parcel of land measuring an area of 1.035 Acre land together with structures lying and situated at Gulistan, Kanke Road, Mouza - Kathar Gonda, Thana- Gonda, Thana No- 201, District- Ranchi under C S Plot No - 914, 915, 917, 918, 920 corresponding R S Plot No - 845, M. S Plot No - 495 within the local limits of Ranchi Municipal Corporation Ward No. 02, New Holding No: 0020005058000A1 within Town and District of Ranchi, in the State of Jharkhand.

- On the North: Brothers charity
- On the South: House of S.S Narloli
- On the East: Municipal Drain
- On the West: Kanke Road

[Signature]
8/18/15
31/8/18

[Signature]
8/18/15
31/8/18

IN WITNESS WHEREOF the parties have put our hands this the 31st day of August 2018.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

WITNESS:

01. Karam Kumar.
Kapil Deo Thakur.
71 Anantpur.
Ranchi Jharkhand.

02. Rajiv Ranjan Singh
Nand Bihari Singh
Vishnupur Tiril Road
Kotkan Ranchi

[Signature] 31/8/18
SIGNATURE OF THE EXECUTANTS



[Signature]
31/8/18

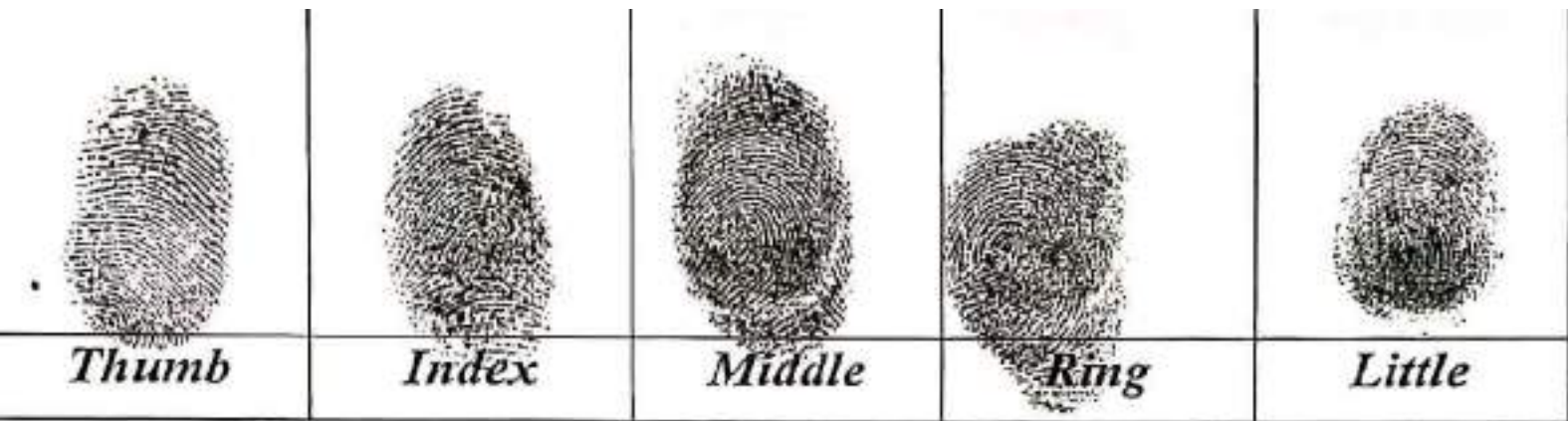


[Signature]
31/8/18



[Signature]
31/8/18





SIGNATURE OF ATTORNEY HOLDER NO. 2



Ranjit Kumar
31/8/18

SIGNATURE OF ATTORNEY HOLDER NO. 3



Handwritten signature and date: 31/8/18

Thumb	Index	Middle	Ring	Little

SIGNATURE OF ATTORNEY HOLDER NO. 4



Handwritten signature and date: 31/8/18

Thumb	Index	Middle	Ring	Little

Certified that the finger print of the left hand of each person whose photographs is fixed in the document have been obtained in my presence.

Typed by

Handwritten signature and date: 31/8/18

Handwritten signature and date: 31/8/18

Handwritten signature and date: 31/8/18

Notary seal and signature of the certifier.


Page no. ADONIS ROSARIUM LLP
Ranjeet Kumar
DESIGNATED PARTNER



निबंधन विभाग, झारखंड
Ranchi

Token No.12 Token Date: 8/31/2018
Party Name: Farooque Azam
Father/Husband Name: Late M.A Rauf
(Principle)
Gulistan Kanke Road Gonda Ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Farooque Azam
Gender :	M
DOB :	13-07-1950
C/o :	S/O: Md Abdur Rauf
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misirgonda alias pahargonda
Aadhaar No :	xxxxxxxx8753
Photo :	

Registering Officer

Party Signature

Operator Signature

Farooque Azam

ADONIS ROSARIUM LLP

Ranjit Kumar
DESIGNATED PARTNERS



निबंधन विभाग, झारखंड
Ranchi

Token No.12 Token Date: 31/08/2018


Party Name: Muzammil Mansoor

Father/Husband Name: Late Md. Mansoor
(Principle)

Gulistan Kanke Road Gonda Ranchi

Deed Type: Power of Attorney

Party Details

Name :	Muzammil Mansoor
Gender :	M
DOB :	05-07-1960
C/o :	S/O: Mohammad Mansoor Ahmad
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misirgonda alias pahargonda
Aadhaar No :	xxxxxxxx2519
Photo :	

Registering Officer

Muzammil Mansoor
Party Signature


Operator's Signature

ADONIS ROSARIUM LLP

Ranjit Kumar
DESIGNATED PARTNERS

Token No: 2018/08/2018
Party Name: Musheer Alam Jahangir
Father/Husband Name: Late Mashhood
(Principle)
Gulistan Kanke Road Gonda Ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Musheer Alam Jahangir
Gender :	M
DOB :	12-12-1978
C/o :	S/O: Mashhood Alam
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misirgonda alias pahargonda
Aadhaar No :	xxxxxxxx9915
Photo :	

निबंधन विभाग, झारखंड
Ranchi

Deed No. 127 Taken Date: 3/08/2018

Party Name: Sameera Jahan
Father/Husband Name: Khalid Parwez
(Principle)
Gulistan Kanke Road Gonda Ranchi

Deed Type: Power of Attorney

Name :	Sameera Jahan
Gender :	F
DOB :	19-02-1975
C/o :	D/O: Mashood Alam
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misriganjia alias pashargonjia
Aadhar No. :	XXXXXXXXX6147
Photo :	

Registering Officer

Party Signature

Operator's Signature

ADONES: RCGSANTUAAA
Ranchi, Jharkhand



निबंधन विभाग, झारखंड
Ranchi


Token No.127Token Date: 31/08/2018

Party Name: M/S ADONIS ROSARIUM LLP Thru. Partner Ranjeet Kumar Singh

Father/Husband Name:Surya Nath Singh
(Attorney)

H. No. HI-234, Harmu Housing Colony Harmu Ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Ranjeet Kumar Singh
Gender :	M
DOB :	10-11-1970
C/o :	S/O: Suryanath Singh
District :	Ranchi
House/Building No. :	HI- 234
Locality :	Harmu
Pincode :	834002
Post Office :	Jharkhand
State :	Doranda
Village/Town/City :	
Aadhaar No :	xxxxxxxx9628
Photo :	

Registering Officer

Ranjeet Kumar
Party Signature

[Signature]
Operator's Signature

ADONIS ROSARIUM

Ranjeet Kumar


निबंधन विभाग, झारखंड
Ranchi

Token No.12 Token Date: 31/08/2018

Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Kapil Deo Thakur
Father/Husband Name: Ramashish Thakur
(Attorney)

71, Anantpur Doranda Chutia Ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Kapil Deo Thakur
Gender :	M
DOB :	19-01-1961
C/o :	S/O Ram Ashish Thakur
District :	Ranchi
House/Building No. :	
Locality :	H.L.-229, Harmu Housing Colony
Pincode :	83-4002
Post Office :	
State :	Jharkhand
Village/Town/City :	Harmu
Aadhaar No. :	XXXXXXXX2878
Photo :	

Registering Officer

Party Signature
Operator Signature


ADONIS ROSARIUM LLP

Ramashish Thakur
DESIGNATED PARTNER


निबंधन विभाग, झारखंड
Ranchi

Token No. 127Token Date: 31/08/2018
Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Suman Deb Sarkar
Father/Husband Name: Late Arun Deb Sarkar
(Attorney)
44/C, Netaji Subhas Road Parnasree South 24 Pargana Kolkata

Deed Type: Power of Attorney

Party Details	
Name :	Suman Debsarkar
Gender :	M
DOB :	06-02-1962
C/o :	
District :	Kolkata
House/Building No. :	44/C
Locality :	
Pincode :	700034
Post Office :	
State :	West Bengal
Village/Town/City :	Behala
Aadhaar No :	XXXXXXXX5961
Photo :	


Registering Officer


Party Signature


Operator Signature

ADONIS ROSARIUM L.L.P.


Ranyot Kumar
DESIGNATED PARTNERS

C/o :

S/O: Sohail Shamsi

District :

Ranchi

House/Building No. :

52

Locality :

doranda

Pincode :

834002

Post Office :

Jharkhand

State :

Village/Town/City :

Doranda

Aadhaar No. :

XXXXXXXX8847

Photo :





निबंधन विभाग, झारखंड
Ranchi

Token No. 17 Token Date: 31/08/2018

Party Name: Karan Kumar

Father/Husband Name: Kapil Deo Thakur
(Identifier)

Harmu Housing Colony Doranda Ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Karan Kumar
Gender :	M
DOB :	23-12-1992
C/o :	S/O Kapil Deo Thakur Ranchi
District :	Ranchi
House/Building No. :	
Locality :	H.I.-229 Harmu Housing Colony
Pincode :	834002
Post Office :	Bharkhand
State :	Harmu
Village/Town/City :	
Aadhaar No. :	XXXXXXXXX4750
Photo :	

Registering Officer 

Party signature 

Operator's Signature 

2020NS PROSARUM LLP

Rajesh Kumar
DESIGN PARTNERS



निबंधन विभाग, झारखंड
रांची

Token No.12 Token Date: 31/08/2018
Serial/Deed No./Year :8366/814/2018
Deed Type: Power of Attorney

SN.	Party Details	Photo	Thumb
1	Farooque Azam Father/Husband Name: Late M.A. Rauf (Principle) Gulistan Kanke Road Gonda Ranchi		
2	Muzammil Mansoor Father/Husband Name: Late Md. Mansoor (Principle) Gulistan Kanke Road Gonda Ranchi		
3	Musheer Alan Jahangir Father/Husband Name: Late Mashhood (Principle) Gulistan Kanke Road Gonda Ranchi		
4	Sameena Jahan Father/Husband Name: Khalid Parwez (Principle) Gulistan Kanke Road Gonda Ranchi		
5	M/S ADONIS ROSARIUM LLP Thru. Partner Jawaid Shamsi Father/Husband Name: Late M.S Shamsi (Attorney) Rossaldar Nagar Doranda Ranchi		
6	M/S ADONIS ROSARIUM LLP Thru. Partner Ranjeet Kumar Singh Father/Husband Name: Surya Nath Singh (Attorney) H. No. Hl-234, Harma Housing Colony Harma Ranchi		
7	M/S ADONIS ROSARIUM LLP Thru. Partner Kapil Deo Thakur Father/Husband Name: Ramesh Ch Thakur (Attorney) 71, Amanpiper Dumada Chutia Ranchi		

Signature

Ranjeet Kumar





31/08/18

Signature of Operator
 ADONIS ROSARIUM LLP

Signature of Operator

Registering Office
 31/08/2018

Book No. IV
 Volume 62
 Page 139 To 240
 Deed No. 8366 / 814
 Year 2018
 Date 31/08/2018

9	Karan Kumar Father/Husband Name: Kapil Deo Thakur Harnu Housing Colony Doranda Ranchi (Identifier)	 
8	Deb Sarkar Father/Husband Name: Late Arun Deb Sarkar 44/C, Netaji Subhas Road Parnasree South 24 Pargana Kolkata	 

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सत्यमेव जयते

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Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH10849668275249Q
Certificate Issued Date	: 27-Jul-2018 12:56 PM
Account Reference	: SHCIL (FI)/Jhshcil01/RANCHI/JH-RNG
Unique Doc. Reference	: SUBIN-JHJHSHCIL0114852518849456Q
Purchased by	: FARAH YASMIN
Description of Document	: Article 48 Power-of-Attorney
Property Description	: POWER
Consideration Price (Rs.)	: 0 (Zero)
First Party	: FARAH YASMIN
Second Party	: RANJEET KUMAR SINGH
Stamp Duty Paid By	: RANJEET KUMAR SINGH
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



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कम्पनी एक्ट 1908 के धारा 48 (d) के अन्तर्गत
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को शक्ति प्राप्त करने के लिए एक पत्र
के अन्तर्गत यह दस्तावेज़ तैयार किया गया है।

ADONIS ROSARIUM LLP

27/07/18

ADONIS ROSARIUM LLP

Ranjeet Kumar

DESIGNATED PARTNER 0005761724

Farah Yasmin

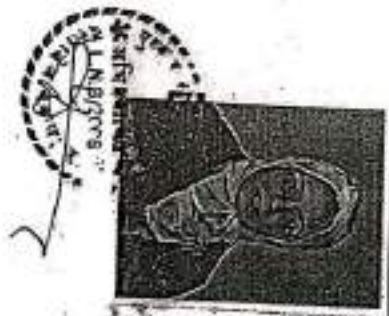
27/07/2018

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In this Power of Attorney there is no money transaction and delivery of possession of the scheduled property has not been given.

General Power Of Attorney

Known all men by these presents that I, MRS FARAH YASMIN, wife of Mr. Jawaid Samdani and daughter of Late Mansoor Ahmad, by occupation Business, by caste Sheikh by faith Muslim, by nationality Indian, of Holding No: 181, Gulistan, Kankie Road, P.S - Gonda, Dist - Ranchi, State of Jharkhand, hereinafter referred to as the "OWNER / EXECUTANT" do hereby SEND GREETINGS:
PAN: AAFPY5303D, UID No. 5092 6364 5248, Mobile No. 9430765708



Farah Yasmin

THUMB
INDEX
MIDDLE
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LITTLE

WHEREAS I, the Executant namely MRS FARAH YASMIN, herein is co-owner of ALL THAT the premises together with the piece or parcel of land measuring an area of 1.035 Acre land together with structures lying and situated at Holding No: 181, Gulistan, Kanke Road, Mouza - Kathar Gonda, C S Plot No - 914, 915, 917, 918, 919, 920 corresponding R S Plot No - 845, M S Plot No - 495 within the local limits of Ranchi Municipal Corporation in duly acquired vide Registered Sale Deed No. 6464 Dated 19-11-1959. P.S: Kathargonda, P.O: Kathargonda, District Ranchi within the local limits of Ranchi Municipal Corporation Ward No. 02.

That I, the CO - Owner /Executant, do hereby nominate constitute and appoint my well wisher MR, Ranjeet Kumar Singh, PAN - AIOPS6383E, UID No. 3266 9782 9628, Mobile No. 9234608706, Son of Mr. Surya Nath Singh, by caste Rajput, by Occupation - Business, Residing at H.1 - 234, Harmu Housing Colony Harmu, Ranchi - 834002, P.S. & P.O.- Argora, Dist - Ranchi, State of Jharkhand, as my True and lawful Attorney and to act on my behalf to do and execute and perform or cause to be done, executed and performed severally all or any of the following acts, deeds and things:-

1. To enter, possess, look after, manage control, and supervise my respective share of joint property more fully mentioned in the schedule hereunder written.
2. To give notice or notices to any tenant or tenants and other occupiers of the land or building standing thereon in our property, to quit and vacate for any purposes whatsoever and to avail of and enforce all remedies which are open to me in respect thereof and to exercise all rights already vested to me in MY NAME and on my behalf.

Farah Yasmin
27/07/2018

Ranjan Kumar Singh

3. To make, sign, and verify all applications or objections before appropriate authorities for all and any license, permission or consent, etc., to amalgamate the said property with any adjacent land, required by law in connection with the management of my aforesaid undivided joint property.

4. To appoint and dismiss staff and workers and to settle their remuneration and others and to dismiss or suspend them.

5. To effect mutation and/or separation and/or partition and/or boundary declaration and/or amalgamation in the department of revenue, Ranchi Municipal Corporation and to sign all applications and objections in my name and on my behalf.

6. To appear for and represent me before the Circle Office, D.C.I.R. Collectorate, Sub - Divisional Officer, Ranchi Municipal Corporation, Housing Board, all courts, any Magistrate, Judge, Munsif, J.S.E.B, Pollution Control Board, Housing Board, Jharkhand Fire Service, Airport Authority of India, before any police station, and all Government offices, Commissioners of any Division in all matters and relating to our property or its affairs, represent me before all concerned authorities for all purpose as the Owner of the said premises and in connection with all matters relating thereto and for that purpose to sign, and execute all necessary papers and documents in my name and on my behalf.

7. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences if at all required.

Jarah Jasmin
8/06/2018

ADONIS ROSARYAM LLP

Rosaryam
ROSGATE PARTNER

8. To sign, verify and file application for execution of decrees or orders of any court in my name and on my behalf.

9. To enter into any joint development agreement with any intending party / parties / company, for development of our joint property by constructing new building or buildings thereon (of which I am also one of the co-sharer) consisting several flats, commercial spaces and car parking spaces and further the attorney shall have the absolute right and liberty to enter into any agreement for sale with any intending purchaser(s) along with undivided proportionate share of land attributable to such flats, commercial spaces and car parking spaces or any further additional area which will be treated as part and portion of Developer's Share of Allocation. And to receive earnest money, and /or any part payment including the entire sale proceeds from any intending purchaser or purchasers and to give valid receipt which is part and portion of Developer's Share and also to deposit all such amount in Developers account,

10. To sign and execute any such Agreements, allocation agreement(s), any Declaration and to admit execution and present all such agreements, and documents before the concerned Registration Offices including Deed of Conveyance of Developer's Share, and to that effect to sign and execute all necessary papers, Agreements, Deeds and documents for complete Registration in my name and on my behalf.

Jarah Jasmin

11. To prepare and submit building plan, any modification/revised building plan before the appropriate authority for sanction of the same and for that purpose to appear and to apply for obtaining sanction, ADONIS ROSARIA SANJAYAN,

Ranjit Kumar
RESPONSIBLE PARTNER

permission, clearance and service connections before the appropriate Authorities, both drainage and water connection and before, Ranchi Municipal Corporation, J.S.E.B. and any local and statutory bodies and all government offices and apply for obtaining permit, license, permanent and temporary supply and service as may be required in our aforesaid property and for that purpose to deposit all fees required there for and to receive all such sanction plan, modification plan from the authority concerned and to that effect to sign in forms, applications, petitions and documents in my name and on my behalf.

12. That by virtue of this Power of Attorney my said appointed Attorney shall has the absolute right and liberty to the extent of Developer share only to issue no objection certificate on my behalf to any Intending Purchaser / s for mortgage Developers share in the aforesaid property or any part and portion thereof before any Nationalized Bank, or Private Bank or any Financial Institutions and to sell the Developers Shares at any price or consideration as my said ATTORNEY think fit and better.

13. Be it expressly stated that this power of attorney shall not be revoked and or shall remain valid till the entire flat/s , commercial spaces and or car parking spaces out of the Developer's share of Allocation on the new building at the said premises will be sold out. It can be revoked if there is any deviation in terms and conditions of the Development Agreement.

AND I, do hereby ratify and confirm and agree all act or acts, deed or deeds of our said Attorney, which he shall lawfully do for me.

Jasah Jasmin
27/07/2018

Ranjeet Kumar
DESIGNATED PARTNER

perform or cause to be done, executed and / or performed in terms of this Power of Attorney, which I could do myself if I was personally present.

SCHEDULE OF THE PROPERTY

All piece or parcel of land measuring an area of 1.035 Acre land together with structures lying and situated at Gulistan, Kanke Road, Mouza - Kattar Gonda, Thana- Gonda, Thana No- 201, District- Ranchi under C S Plot No - 914, 915, 917, 918, 919, 920 corresponding R S Plot No - 845, M. S Plot No - 495 within the local limits of Ranchi Municipal Corporation Ward No. 02, Holding No: 181 within Town and District of Ranchi, in the State of Jharkhand.

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective hands seal the 03rd Day of July, 2018. (Two Thousand Eighteen).
SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS:

EXECUTANT

01. *Jasvird Sandani*
S/o Gukulam Silani
GULISTAN, Kanke Road
Ranchi - 834008

Jasvir Yadav
03/07/2018

02. *Kaam Kumar*
S/o - Kapil Das Thakur

White King Middle India Trumb




PI-229 *Harini (Harini)*
Galery, Ranchi, Jharkhand

ADONIS ROSARIUM LLP
Rajesh Kumar
DESIGNATED PARTNER


Attorney Holder's Signature, Photo & Fingers Prints



Ramirez Rosario
Ramirez Rosario Sr
8/7/07/2018

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

Typed by: 

RAMIRO Q. ROSARIO
Notary Public, State of California
Drafted by: 

Ramirez Rosario
8/7/07/2018

ADONIS ROSARIUM LLP
Ramirez Rosario
DESIGNATED PARTNERS

निबंधन विभाग, झारखंड
Rauchhi



Token No.115Token Date: 7/27/2018
Party Name: Farah Yasmin
Father/Husband Name:Jewaid Samudani
(Principal)
Gulistan, Kanke Road, Goenda, Rauchhi
Deed Type: Power of Attorney

Party Details	
Name :	Farah Yasmin
Gender :	F
DOB :	28-01-1964
Co :	D/O: Mansoor Ahmad
District :	Rauchhi
House/Builing No. :	Gulistan
Locality :	Rauchhi
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misirgoda alias pahargonda
Aadhar No :	XXXXXXXX5248
Photo :	

Registering Officer

Farah Yasmin
Party Signature

Operator's Signature

ADONIS ROSARIUM LLP
Ranjit Kumar
DESIGNATED PARTNERS

District :

House/Building No. :

Locality :

Pincode :

Post Office :

Party Details

Name :

Ranjeet Kumar Singh

Gender :

M

DOB :

10-11-1970

C/o :

S/O: Suryanath Singh

District :

Ranchi

House/Building No. :

HL- 234

Locality :

Harmu

Pincode :

834002

Post Office :

Jharkhand

State :

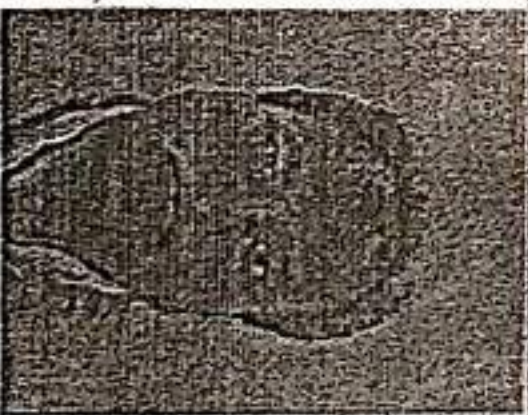
Village/Town/City :

Doranda







Aadhaar No. :

XXXXXXXXXX9628

Photo :



Caste	Gondor	PAN/F 60	Mobile	Aadhar	Pres. Address	Perin. Address
शिव	Female	AAFPY5303D	XXXXXXXXX08	XXXXXXXXXX5248	Gullistan, Kanka Road, Gonda, Ranchi	Gullistan, Kanka Road, Gonda, Ranchi
राजगुता	Male	AIOPS6383E	XXXXXXXXXX06	XXXXXXXXXX9628	234, Harmu Housing Colony, Argora, Ranchi	234, Harmu Housing Colony, Argora, Ranchi
	Male		XXXXXXXXXX06	XXXXXXXXXX4750	H I 229 Harmu Housing Colony, Argora, Ranchi	H I 229 Harmu Housing Colony, Argora, Ranchi

<p>1 Parah Yasmin Father/Husband Name: Jawaid Samdani (Principle) Gulistan, Kanke Road, Gonda, Ranchi</p>		
<p>2 Ranjeet Kumar Singh Father/Husband Name: Surya Nath Singh (Attorney) 234, Harmu Housing Colony, Argora, Ranchi</p>		
<p>3 KARAN KUMAR Father/Husband Name: KAPILDEO THAKUR (Identifier) H I 229 Harmu Housing Colony, Argora, Ranchi</p>		

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2. ଅନୁକ୍ରମିକ ଅକ୍ଷର

3. ଅନୁକ୍ରମିକ ଅକ୍ଷର

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भारतीय गैर न्यायिक

भारत INDIA

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FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

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31/8/18



Megamail Mason

Rampal Kumar

31/08/2018

ADONIS ROSARIUM LLP
Rampal, Kumar
DESIGNATED PARTNERS



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MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is made on this the 31st day of August 2018 at Ranchi.

BETWEEN

(1) MR. FAROOQUE AZAM, (PAN- ACWPA4144M, Aadhaar No. 9636 9497 8753, Mobile No.- 9431170444), Son of Late M.A.Rauf by occupation business, by faith Muslim, residents of Gulistan, Kanke Road, P.S Gonda. Dist. Ranchi, State Jharkhand, Indian Citizens.

ADONIS ROSARIUM
Ranchi, India
DESIGNATED PARTNERS

Handwritten signature of Farooque Azam






Ranchi

Mansoor Khan

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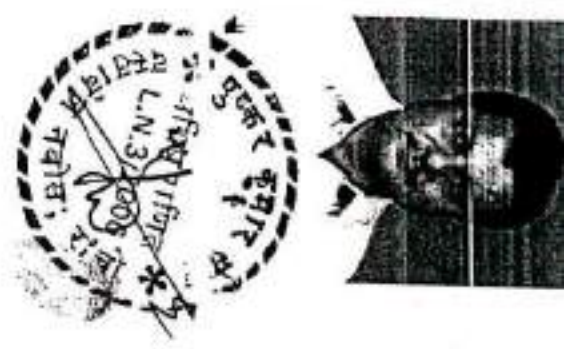
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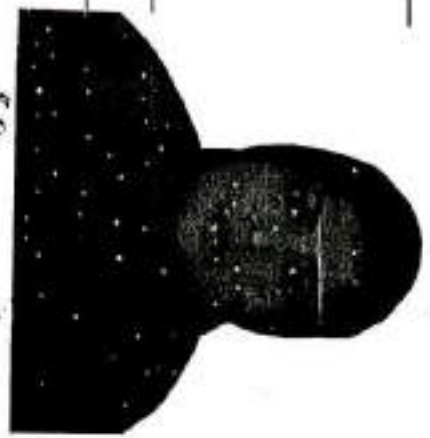
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(2) MR. MUZAMMIL MANSOOR (PAN: BPUPM 9204C Aadhaar No. 575786212519, Mobile No.- 7903166532) Son of Late Md. Mansoor Ahmad, by occupation Business.

(3) MRS. FARAH YASMIN (PAN: AAFPY5303D, Aadhaar No. 509263645248). Wife of Mr. Jawaid Sandani and daughter of Late Mansoor Ahmad, by occupation business, by faith Muslim, by nationality Indian, residents of Gulistan, Kanke Road, P.S Gonda, Dist. Ranchi, State Jharkhand, through their constituted attorney Mr. Ranjeet Kumar Singh, (PAN - AIOPS6383E, Aadhaar No. 3266 9782 9628, Mobile No.- 9234608706), Son of Sury Nath Singh, by caste Rajput, by faith - Hindu, by occupation - Business, Residing at House No HI - 234, Hazru Housing Colony, Hazru P.O & P.S. - Argona, State of Jharkhand, Dornada, Ranchi - 834002, appointed and constituted by virtue of a registered power of attorney for (3) entered on 27.07.2018 in book no IV, page no.- 481 to 520 volume no 51, deed no 6990/684 of the Office the District Sub Registrar, Ranchi.

(4) SAMEENA JAHAN, (PAN: ABSPT5658E, Aadhaar No. 947497296147, Mobile No.- 8092111990), wife of Khalid Parwez, and daughter of Late Mashhood Alam, occupation business.

(5) MR. MUSHEER ALAM JAHANGIR (PAN: ABSPT5657M, Aadhaar No. 466715629915, Mobile No.- 7004889471), son of Late Mashhood Alam, by occupation business, by faith Muslim, by nationality Indian, residents of Gulistan, Kanke Road, P.S Gonda, Dist. Ranchi, State Jharkhand, all by caste Shiah.

(Hereinafter referred to as LANDOWNERS (Which term or Expression unless excluded by or repugnant to the subject or context shall mean and Include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns) of the

ONE PART

ACCOUNTS ASSISTANTS LLP

Ranjeet Kumar

Sameena Jahan

Ranjeet Kumar

Farouga Jan
Muzamil Mansoor
31/08/2018

Ranjit Kumar

M/S ADONIS ROSARIUM LLP, registered under the Ministry of Corporate Affairs Indian Companies Act Vide LLP Identification No. AAN-2003 Dated 28th day of August 2018 having its registered office at 208/8, Rashbehari Avenue, 1st Floor, Kolkata - 700029, P.O. Sarat Bose Road, P.S. Gariahat, District 24 Parganas (South), and Branch Office at HI - 229, Harmu Housing Colony, Harmu, Ranchi - 834002, P.O. & P.S. - Argora, State of Jharkhand (2) MR. RANJEET KUMAR SINGH, PAN - AIOPS6383E, Aadhaar No. 3266 9782 9628, Mobile No. - 9234608706, Son of Sri Surya Nath Singh, by caste Rajput, by faith - Hindu, by occupation - Business, Residing at House No HI - 234, Harmu Housing Colony, Harmu P.O. & P.S. - Argora, State of Jharkhand, Doranda, Ranchi - 834002, (3) MR. KAPIL DEO THAKUR, PAN - ABGPT822IP, Aadhaar No. 6746 8710 2878, Mobile No. - 9431170463 S/O. Mr. ramashish Thakur, by caste Swarnkar, by Occupation Business, Residing at 71, Ananpur Doranda, P.S. Chulia P.O. Chulia, Distt. Ranchi, by Occupation - Business (4) MR. SUMAN DEBSARKAR, PAN - ADSPD9719Q, Aadhaar No. 6849 9449 5961, Mobile No. - 9804228732 son of Late Arun Debsarkar, by caste Kayasth, By Occupation : Business, Residing at 44 / C, Netaji Subhas Road, P.O.: Behala, P.S. - Parnasree, District: South 24 Pargana, Kolkata - 700034, having its registered office at 208/8, Rashbehari Avenue, 1st Floor, Kolkata - 700029, P.O. Sarat Bose Road, P.S. Gariahat, District 24 Parganas (South), and Branch Office at HI - 229, Harmu Housing Colony, Harmu, Ranchi - 834002, P.O. & P.S. - Argora, State of

AND

For signature for

[Signature]

[Signature]

Ranjit Kumar

31/08/2018 7:30 am

Darkhad, (Hereinafter referred to as DEVELOPER (which term or Expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns of the OTHER PART.

Whereas the above named Landowners have acquired Right, Title and Possession over the Property in Mouza Kathargonda, District - Ranchi in CS Plot No. 914, 915, 917, 918, 920 corresponding to MS Plot No-495, Mauja - Kathar Gonda, P.S. Gonda, also being known and numbered as Holding No. 181, Gulistan, Kanke Road, Ward No. 02 with in the limits of Ranchi Municipal Corporation, measuring 1.035 Acres. More or less are given in the Schedule 'A'.

And Whereas the Landowners of Schedule 'A' land as held and possessed at all material time by Mrs. Manorama Ghosh, who by virtue of registered deed of sale dated 04th day of May 1929, sold, conveyed and transferred All that piece and parcel of land measuring more or less 2 Bighas 4 Kattais being the portion of Cadastral Survey Plots Nos. 918, 920, 915 and 914, in favour of Shibal Saha grandfather of Debohrata Lal Saha, and minors Rajendra Lal Saha and Narendra Lal Saha and by virtue of another Deed of sale dated 29th August 1934 said Mrs. Manorama Ghosh sold, conveyed and transferred All that piece and parcel of land measuring more or less 430 sq. ft. east to west and 0' ft. north to south area .395 acre unto and in favour of Shibal Saha grandfather of Debohrata Lal Saha, and minors Rajendra Lal Saha and Narendra Lal Saha out of Municipal Survey Plot No. 495 corresponding to Cadastral Survey Plot No. 918, 917, 915 and 914 all situated at Village Kathar Gonda, Thana and District - Ranchi.

And Whereas said Shibal Saha after the aforesaid purchase constructed a pucca one storied building with Kitchen, well, motor garage,

Sanjay Kumar

Sanjay Kumar

17/09/2019
3/10/2019

Sanjay Kumar

Sanjay Kumar

bedminton ground and garden and had enclosed the same by compound wall on all sides.

And Whereas by a registered Deed of Settlement dated 6th June 1951 said Shri Lal Saha settled all the plots and buildings and other things standing thereon to his grand sons Sri Debendra Lal Saha, minors Rajendra Lal Saha and Narendra Lal Saha in equal shares.

And Whereas said grand sons were also minors at the date of the aforesaid Deed of Settlement and as such said Deed of Settlement was accepted on behalf of the minors by their father and guardian Sri Kishorilal Saha.

And Whereas said Debendra Lal Saha and minors Rajendra Lal Saha and Narendra Lal Saha thus acquiring the said plots of land, buildings and other appurtenance attached hereto while were being seized and possessed thereof said Sri Kishorilal Saha as father and guardian of said minors applied for necessary permission of the Judicial Commissioner, Ranchi on 10/04.1958, in Guardianship case No. 10 of 1958 to effect sale on behalf of the minors Rajendra Lal Saha and Narendra Lal Saha. And upon obtaining such permission said Debendra Lal Saha, Rajendra Lal Saha and Narendra Lal Saha by registered Deed of Sale dated 14th May 1958, sold, conveyed and transferred all those here ditaments, precincts, the said land measuring more or less 1.035 acres including the building, kitchen, out-houses, garage, bedminton ground, garden, well, compound-wall etc and all other appurtenances attached thereto unto and in favour of to Kalidas Mukherjee.

And Whereas said Kalidas Mukherjee by virtue of registered Deed of Sale dated 19.11.1959 being Deed No. 6464 for the year 1959, sold and transferred 1.035 acres of land under C.S. Plot No.- 914, 915, 917, 918, 920 corresponding MS Plot No. 495 within the local limit of Ranchi in Mouza Kaitas-Gonda to Bibi Azmun Nisa Khatoon who came in

Barooque J. M. Khan

17/05/2012
31/05/2012

Samrajyaban

Ranjit Kumar

Ranjit Kumar

possession of the same as the owner thereof and got her name mutated in the government revenue record and also mutated her name in the office of the Circle Officer, Ranchi vide Mutation Case No. 149 R 72-73 Dated 02.08.1972 and Bibi Azmun Nisa Khatoon also mutated her property in her own name in the office of the Ranchi Municipality.

And Whereas said Bibi Azmun Nisa Khatoon died leaving behind her three sons - Md. Mansoor Ahmad, Mashood Alam and Farooque Azam. Her sons succeeded the above said property and got the possession of the property and all building and structure within the land including the compound wall on all four sides. Md. Mansoor Ahmad, Mashood Alam and Farooque Azam got their name mutated in the Government Revenue Record. They had been living in their ancestral family home namely "GULLISTAN", Kanke Road, Ranchi. They live in their ancestral home with their parents after the inheritance and till date.

And Whereas Mansoor Ahmad died on 08.07.2013 leaving behind him a daughter Farah Yasmin and a son Muzammil Mansoor, the landowners no- 2 and 3 as his heirs and legal representative who inherited the interests of their father.

And Whereas Mashood Alam died on 07.06.2018 leaving behind him a daughter Sameera Jahan and a son Mushoor Alam Jahangir, the landowners no- 4 and 5 as his heirs and legal representative who inherited the interests of their father.

And Whereas in the manner aforesaid the party of the first part became the joint owners of the aforesaid entire property.

DEFINITION

Unless these presents it is repugnant or inconsistent with:

LANDOWNERS shall mean the Owners mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and

assignees
ADONIS ROSARIUM LLP

Ranjit Kumar
REGISTRED PARTNERS

Sameera Jahan

Muzammil Mansoor
Mushoor Alam Jahangir
Ranjit Kumar

Ranjit Kumar

DEVELOPER shall mean M/S ADONIS ROSARIUM LLP and its successors and interests, liquidators, nominees and/ or assigns;

PREMISES shall mean all that the Land and Premises mentioned in the schedule A hereunder within the limits of Sanctioning Authority/Ranchi Municipal Corporation Authority within the District of Ranchi and particularly described in the schedule hereunder written.

COMMON AREA - Common Area shall include corridors hall ways, stair ways from ground to topmost terrace, Lift pit, lift well, passage ways, Lift machine room, Guard room, Duct, drive ways, common lavatories, over head tank, underground water reservoir and other facilities and amenities like club house, swimming pool and terrace garden at second floor level provision of location, enjoyments, provisions for maintenance and or management of the building.

COMMON EXPENSE shall mean and include a proportionate share or the cost charges and expenses working maintenance, upkeep, repairs, proportionate share of Municipal and property tax and other taxes and levies and related to or connected with the said building and land property.

SALEABLE SPACE shall mean and include the space in building available for independent use and occupation after making due provisions for common facilities and the space required therefor.

SUPER BUILT UP AREA shall mean and include the carpet area of the flats, wall area, verandah, balcony, cupboard area, proportionate share of (Common Area such as corridors, hall ways, stair ways from ground to terrace, Lift pit, lift well, passage ways, Lift machine room, Guard room, Duct, drive ways, common lavatories, pumps and motor, over head tank, underground water reservoir and other facilities and amenities like club house, swimming pool and terrace garden at second floor level provision of location, enjoyments, provisions for maintenance and or management of the building if any and the area which are generally used for common purpose).

Ranchi DESIGNATED PARTNERS

Ranchi Designated Partners

[Signature]

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[Signature]
Ranchi Designated Partners

Words importing singular shall include plural and vice versa.

AND WHEREAS the landowners are in Exclusive Possession with absolute right, title, interest and the same is free from all encumbrances, debts liens charges or attachment and in marketable condition and they have in themselves goods right, full power and absolute authority having perfect title to transfer the whole or part of schedule 'A' property.

AND WHEREAS the landowners are interested in getting a multistoried residential apartments, Commercial Areas and car parking spaces along with facilities and amenities developed and constructed over Schedule 'A' land and to acquire a part of super built up area in the same as absolute Owners as consideration in exchange for full and final value of the Schedule 'A' property.

AND WHEREAS the DEVELOPER aforesaid runs its construction Business under the name and style of ADONIS ROSARIUM LLP.

AND WHEREAS Landowners have represented to the Developer as follows:

- i. That the Landowners are absolute seized and possessed with proper legal rights, title and possession of the piece and parcel of land measuring 1.035 Acres more or less more fully and particularly described in Schedule 'A' hereunder written and hereinafter referred to as the said premises.
- ii. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
- iii. That the said Premises is not coming in the purview of Urban Land (Ceiling & Regulation) Act, 1976
- iv. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the landowners shall not

ADONIS ROSARIUM LLP
Rangit Kumar
DESIGNATED PARTNER

Rangit Kumar

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enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on their own cost fully on the said piece of land.

v. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.

vi. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.

vii. That the Owner shall comply with all requisition for the purpose of development of the said premises.

viii. That the above referred schedule Land is not a tribal land, There is no any temple, mosque, church on the land nor it is not used for sama, Hargari, or does not come under the purview of U/S 46 of the C.N.T Act or any provisions of C.N.T

ix. Landowners or their assigned representative will visit the site to inspect the progress of the project often.

AND WHEREAS on satisfaction of landowners' title, on the basis of the document made available and above assurance given by the Landowners to the developer and the developer also made their own independent enquiries, verifications and investigations and the DEVELOPER has agreed to develop schedule 'A' land by way of constructing multi storied residential & Commercial building complex with car parking space on ground and first floors or as per the approval and sanction of building plan by competent authority hereinafter called the Ranchi Municipal Corporation over Schedule 'A' land.

ADONIS ROGARIIUM LLP
Rangul Kumar

Rangul Kumar

Shanesh Kumar

Sonooji Singh

21/04/2018

Munish Kumar

ADONIS

ADONIS ROSARIUM LTD.
Kampet Wun

AND WHEREAS the DEVELOPER has proposed to handover LANDOWNERS (JOINTLY) an area of 54% (fifty four percent) of total super built up in residential area out of the total super built up area achieved against the schedule "A" land along with 54% (fifty four percent) of Parking space in the proposed residential complex. The OWNER'S share shall be available on the proportionate basis. The same will be the criteria for allocation of parking space also.

AND WHEREAS the DEVELOPER shall have such right to deal with 46% (forty six percent) of the super built up area in residential area and 46% (forty six percent) of parking space along with proportionate share of schedule 'A' land and appropriate the entire sale proceeds against its cost and profit for constructing a multistoried building complex for which the LANDOWNERS shall give registered power of attorney in favor of the Developer or nominees of the DEVELOPER to sign all conveyance required for govt sanctions.

AND WHEREAS (Commercial Area): Commercial floor will be of ground, First & Second floor. Which will be Rent/Leased/Sale jointly with both the concerned Party i.e. Landowners and Developer. The realization either through Sale or Rent/lease will in proportionate share is 55 : 45 (Landowners: Developer). To execute above if any expenses like brokerages, Marketing, Commission or others will be borne in the proportionate share by both the Parties.

AND WHEREAS the LANDOWNERS considering offer made by the developer and estimate as fair and reasonable according to prevailing market position with conditions as detailed have agreed to make delivery of possession of schedule 'A' land.

The allotments of residential flats, Commercial space and car parking spaces shall be decided upon on the final drawing places after govt. sanctions.

Kampet Wun

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31/08/2011

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their own market rate and wishes and in the manner they deem fit and proper SUBJECT HOWEVER TO the general restrictions of mutual advantages inherent in the ownership unit scheme. They will also be at liberty to enter into any arrangement, agreement to lease, agreement for sale or transfer by any mode only of their respective portions.

d) The Landowners further covenant and agree that they will share in the multi storied buildings be liable to pay as extra charges the cost incurred to providing amenities and facilities for DG, Lift, Club charges if any, Maintenance, Electrical connections and other charges proportionate to their shares as levied on the other intending purchasers of the flat. All these charges will be exempted for Six Landowners flats which they will retain.

e) The landowners and their transferee(s) shall be bound for future maintenance of the building with the decision of the developer or building society and will abide by the rules, by-laws, regulation, which will be framed by the developer or building society. Any exterior changes is not permissible by any occupants for maintaining the uniformity and outlook of the building. Any such changes which will affect the elevation of the building will not be permissible.

2. LICENSE TO DEVELOP

The Owner hereby agrees to entrust and hand over the said property with up-to date all related documents, link deed, Original deed and other land related documents to the developer and give license to develop the entire Schedule 'A' land. The Developer shall be Licensed to Demolish the existing Old Structure clear the Debris at its own costs and expenses (Debris realization will go to owner after adjustment of debris removal cost) and then build New Multi-storied building comprising of residential apartments, Commercial space and car park building in accordance with the ADONIS ROSARIUM LLP

Rangil Kumar

[Signature]

[Signature]

31/06/2018

[Signature]

17-07-2018

Building Plans, Specifications, Materials hereinafter specified in Schedule 'B' and also follow the Rules Regulations at its Own Cost, Expenses and arranging its own finance and also at its own Risk and Responsibilities, and arranging for labor, building materials that may be required to successfully complete the BUILDING project and all other development works

3. TIME FOR COMPLETION OF THE MULTISTORIED BUILDING

Time is essence of the contract. The Developer covenants agree and undertakes to prepare proposal drawing for approval of landowner and after finalization of drawing by landowners submit the Building Plan before the Sanction and approval authorities for sanctions and approval within 30 days from date of signing this agreement and complete constructions of the multi-storied Building in all respect within 48 (Forty Eight) months from the date of sanction by the Competent Authority. Besides the same, maximum of Six Months of Grace Period shall be allowed as extension period for force majeure circumstances, situation which are not within the control of the Developer. Circumstances time can only be extended for hindrances and events such as natural calamities, town law disorder, strikes, holidays, non availability of materials, enemy action or any other reason beyond the control of the developer. Such delays must be carefully recorded with durations. Total of such delays be added to the completion time.

4. DEVELOPER'S RIGHT.

a) The Developer shall be entitled to enter the Schedule 'A' land for the development work and get the Building Plan for the new Building sanctioned, at his own cost, and construct the same as per approved and sanctioned Building Plan with its own labors, Workers, Architect, Engineers, Supervisors, Specialists, and to advertise in its own name about Such Development and Proposal

ADONIS ROSARUM LLP

Ranjit Kumar
DELEGATED PARTNERS

Ranjit Kumar

Sanjay Kumar

Sanjay Kumar
31/03/2018
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to sell strictly out of Developer's Area by putting Advertisement Board on the said property.

b) The developer shall be further entitled to book and allot units etc or rights in the new building with proportionate share of land in the said property to prospective purchasers in so far as they relate to developer's area and enter into agreements and receive booking money, advance amount, instalments and other payables from prospective purchasers and grant receipts thereto without in any way creating any liability upon the owners.

c) It is understood that from time to time to facilitate the construction of the building by the developer and transfer of flats, various deeds matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the landowners and various applications and other documents may be required to be signed or made by the landowners relative to which specific provisions may not have been mentioned herein. The landowners hereby agree to do all such acts deeds matters and things (that may be reasonably required to be done in the matter and the landowner also agree to sign and execute all such additional applications and others documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the landowners and or go against the spirit of this agreement . The landowners are also simultaneously executing and registering a General Power of Attorney in favour of the developer or its nominee so that there may not be any delay or difficulty because of any other incapacitating cause on the part of owner or any of them.

5. OWNER'S FURTHER OBLIGATION

3) The landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of

Ranjit Kumar

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31/08/2018

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Ranjit Kumar
RESIDENT PARTNER

the said building construction on the said plot by the Developer. If anything is going against the violation of this agreement, then the work can be stopped by the landowners.

b) The landowners hereby agree that the Developer/buyers avail finance of the developers share from any bank or financial institutions to meet its financial requirements.

c) The landowners hereby agree and covenant with the Developer that they shall give registered power of attorney after sanction of plans to sign all conveyance in favor of the Developer or nominee or nominees of the DEVELOPER for transfer by sale deed their respective share in favour of the purchaser/ assignee/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled 'A' land.

6. DEVELOPER'S FURTHER OBLIGATION

- a) Developer undertakes to demolish the existing old Building, Clearing the debris and then Construct the Multi-storied Building as the approved and sanctioned Building Plan as per the specification as mentioned in Schedule 'B' hereunder.
- b) In Constructing the said Building, the Developer in the said proposed Multi-storied Building, at its Own Cost, shall install Pump, Deep Tube Well, Water Storage over head tank reservoirs, Lifts, Electrical Wiring, Transformers, Water Pipes, rainwater harvesting and all other modern Facilities as required to be provided in such a Building to make the Building fit for Residential development. The Builder shall make all necessary arrangements for water for construction and other requirement at his own cost and resource.

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REGISTERED PARTNER

- e) The Developer undertakes to handle, manage completely on its own Responsibility and its own cost and effort and solve all problems relating to Law and Order that may arise related to the Project or its Site or the Settlements with Customers or for any other reason in no way the landowners shall be involved or liable in such matters in any way.
- d) The Developer further agrees and covenants with the Landowners to get the subject project cleared by all authorities that may be necessary for the purpose of construction.
- e) The Developer will give guarantee of the building for 2 years after completion. Any defect found in the building will be repaired /replaced by the developer on his own cost. If the damage is caused due to negligence or not properly used/ handle by the flat owners in such cases the developer will not be responsible for the same.
- f) The Developer further agrees and covenants with the Landowners that no religious construction will be constructed in future in the schedule 'A' Land.

7. LANDOWNER'S INDEMNITY

a) The Landowners hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title. The developers have made their independent enquiry and after being fully satisfied are entering into this agreement.

b) The Landowners hereby undertakes and indemnifies that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

ADONIS ROSARIUM LLP

Ranjit Kumar
REGANATED PARTNER 17

Ranjit Kumar

Sumanjaya

Sumanjaya
31/08/2018
Muzamil Mansoor

e) The Landowners hereby indemnifies that registration charges, miscellaneous charges, service tax or any tax or levy at present or future of land owner share by the government shall have to be borne by the Land owners.

d) The developer shall be at liberty to sale in market rate of his allotted portion i.e 46% (forty six percent) of in Sanction area and 46% (forty six percent) of parking space along with proportionate share of schedule 'A' land. And it is specifically and clearly mentioned that the terrace of the building does not come under the common space. It shall always be remained 46% with the developer's area and 54% with landowners area. Any further approved sanction of the development will be shared as above mentioned share.

e) **Commercial Area:** Commercial floor will be of ground First & Second floor. Which will be Rent/ Leased/Sale jointly with both the concerned Party i.e. Landowners and Developer. The realization either through Sale or Rent/Lease will in proportionate share is 55:45 (Landowners: Developer). To execute above if any expenses like brokerages, Marketing, Commission or others will be borne in the proportionate share by both the Parties.

8. DEVELOPER'S INDEMNITY

a) The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

b) The developer will be responsible for any dues, interest, cess, charges created by the developer within the period of constructions of the project.

c) The developers made their independent verifications of the title, right of the possession of the landowner on basis of the documents made available by the landowners.

Sanjay Kumar

Sanjay Kumar

M. H. Khan

Muhammad Hanif

Ranjit Kumar

Ranjit Kumar

RESPONDENT PRETENDERS

9.

MUTUAL RIGHTS

- a. The DEVELOPER shall be entitled to advertise for sale his share and certainly not with regard to share of the land owners and for that purpose the land owners shall give Registered power of attorney to the developers to enter into agreement with any persons, the sale any portion appertaining to his share and for that purpose to receive amount as mentioned in para (5) C.
- b. It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other miscellaneous expenses including lawyer's fee for Registration of this Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.
- c. Any notice required to be given by the Developer shall be deemed to have been served on the Landowners if, delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or sent by prepaid registered post with acknowledgement due to the known address which appears in this agreement.
- d. It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Landowners shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

10. FINANCIAL

- a. Security Deposit. It is further agreed between the parties hereto that the developer shall pay a total sum of Rs15,000,000/- (Rupees FIFTEEN CRORES)

Ranjit Kumar
DEVELOPER

Ranjit Kumar

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Fifteen Lakh only) as Rs 5,00,000/- (Rupees Five Lakh only) each landowner as signing amount which will be refundable without any interest after handing over the Landowners allocation.

b. Refund of security deposit- Entire amount of refundable security deposit shall be refunded without any interest by the owners within Ninety days after handing over the Landowners allocation. It has been agreed by all the party concern in case of default of any such payment the developer shall be entitled to retain one of the dwelling units of the defaulter landlord/(s) allocation. While executing such retention the flat will be sale in the prevailing market rate with mutual consents with defaulter landowner presence and such rate in binding upon by all the parties concern. In making such realization surplus amount will be paid to the land owner. Such arrangement has been made in joint consent.

Powers an Authorities

Power of Attorney : The owners shall grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Building plans sanctioned / revaluated / modified / altered / sale by the competent Authority hereinafter called the RANCHI Municipal Corporation and the planning Authorities and OTHER ancillary power and other powers for obtaining all necessary permissions from different authorities in connection with construction of the said complex along with other necessary power/powers. The owners shall also grant such other necessary power or powers of Attorney to the Developer as may be required from time to time.

ADONIS ROSARIUM LLP
DESIGNATED PARTNER
Rajpal Kumar

Rajpal Kumar

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Hand over of Originals:

All Originals : The Owners shall hand over all original title deeds, link deeds and other documents relating to the land to the Developer for the purpose of bank approval and after formation of owner Association the Developer shall hand over all such originals directly to the President and or secretary of Flat owners Association to be formed by the Developer. This Registered Agreement is the property of the Developer, with full right of creation of mortgage, charge and other form any encumbrance of the said Agreement but without the Owners being liable in any manner whatsoever.

12. ARBITRATOR

11. POSSESSION: upon execution of this agreement the developer shall be entitled to full access and absolute possession of the said property for the purpose of the project including for measurement, planning, soil testing etc. The owner has this day handed over peaceful, khas and vacant possession of schedule property in entirety to the Developer to enter upon the said property for the development thereof and which the developer will be entitled to retain till the project is completed.

That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties. If necessary the matter may be put before the court of Ranchi Jharkhand.

ADONIS ROSARIUM LLP
Rangpal Kumar
REGISTRATION NUMBER

Rangpal Kumar

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[Signature]

[Signature]

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SCHEDULE - A

All that piece and parcel of land measuring an area of 1.035 Acre, under CS Plot no. 914, 915, 917, 918, 920 corresponding MS Plot No-495 within the local limit of Ranchi in Mouza Kathar Gonda, P S Gonda, P S No. 201, District Ranchi within Ranchi Municipal Corporation Ward No 2, New Holding No. 0020005058000/A1 duly acquired vide Registered Sale deed No. 6464 dated 19-11-1959 which is butted and bounded as follows:-

- On the North:** Brothers charity
 - On the South:** House of S.S Narlohi
 - On the East:** Municipal Drain
 - On the West:** Kanke Road
- Value of the land for registration (As per Commercial Main Road valuation) @ 6,49,310/- per decimals - 6,72,04,000/-

**SCHEDULE - B
(SPECIFICATIONS)**

**STANDARD SPECIFICATION OF THE MATERISIS TO BE
USED IN PROPOSED MULTISTOREYED BUILDING**

COMPLEX

1. FOUNDATION

- 1. RCC foundation as per the design of structural consultant.
- 2. Foundation shall be earthquake resistant as per IS Codes.

2. SUPER STRUCTURE

- 1. First Class brick shall be used in all walls partition & exterior walls
- 2. Cement Mortar - 1:5 ratio shall be used for erecting 5" walls
- 3. Cement Mortar - 1:6 ratio shall be used for erecting 10" walls

Rangail Kumar

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ADONIS ROSARIUM LLP

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DESIGNATED PARTNERS

3. **WALL PLASTERING**

1. All internal and external walls plastering with minimum 1/2" thick plaster
2. Cement: Mortar -1:6 for internal and 1:5 ratio for external walls shall be used for plastering

4. **CEILING PLASTER**

1. Cement: mortar - (1:4) ratio shall be used in Entire ceiling plaster

5. **INTERNAL WALL FINISHING**

1. All internal walls shall be finished with Plaster of paris with one coats of primer.

6. **EXTERNAL WALL FINISHING**

1. It may be permanent Finish or as per advise by the architect.

7. **FLOORING DADO SKIRTING**

1. Floor should be finished with vitrified tiles of large size of Varnora/Somany/ Kajaria /or equivalent of 1st quality. Polished cut granite in combination of color as per architectural design in common lobbies and staircase or as per the advice of architect.
2. Set Backspaces at the ground level shall be finished with inter locking pavers block.

8. **KITCHEN**

1. Working / Cooking Platform shall be finished with 24" wide polish green marble or granite top on kitchen slab and standard size of stainless steel sink good standard quality shall be used. Size 18"X24"
2. Walls above the working platform shall be finished with glaze tiles of 1st quality Varnora/Somany / kajaria make or equivalent up to 2' height above kitchen slab.
3. Hot and cold water provisions in bath rooms shall be provided.

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Sampath Kumar
Mugunish Kumar

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Sampath Kumar

ADONIS ROSARIUM LLP
DESIGNATED PARTNER'S

4. Provision for aqua guard point shall be provided

9. BATHROOM / TOILET

1. Anti Skid floor tiles on floor shall be used.
2. Internal wall upto door level shall be finished with Glazed Tiles of 1st Quality of size 12"x18" Yamora/Somary / kajaria for equivalent make of 1st quality.
3. One European and one Indian W.C. of Hindware/paryware, and Good quality flush system of white shade shall be used for common Toilet and 1 European Toilet.
4. All bathrooms shall be finished with wash basin with of Hindware / paryware or equivalent of white shade.
5. Chromium plated fittings of Jaguar/Mare/ or equivalent shall be used.

10. PLUMBING EXTERNAL AND INTERNAL

The following shall be strictly provided -

For water supply - Cpvc Schedule 80

Ajay Flow Guard/ Astral/ Paras/ Prince/Kisan/ or equivalent make PVC pipe for drainage etc. in the entire building as per the requirement and design

11. DOORS

Following shall be provided -

1. Good quality Sal Wood frame in all door Chankaths having section 5" x 2 1/2" or 4" x 3"
2. Main door: 32 mm Flush door of Century/ Green ply/or equivalent.
3. All doors shall be 32 mm flush door of Century/ Green ply finished with 2 coats of enamel paint over primer

Ranjit Kumar

Suresh Kumar
Mugamul Mansur

ADOMIS ROSARUM L.L.P.

Ranjit Kumar
DESIGNATED ARCHITECT

- 4. Main door should be fitted with Lock, security chain, and magic hole.
- 5. Fitting in all doors should be stainless steel mat finish.

12. WINDOW

All the window will be three track aluminum framed shutters & 4mm glass inside & stainless steel mosquito net on the outside.

13. ELECTRIC WORK

All the electrical points given shall be as per the electrical consultant hired by the Architect.

Power points - Provision of adequate power points in kitchen, bathrooms, drawing room, dining area, and in all bedrooms.

Tv and Telephone point in Drawing room and Master bed Room.

Power distribution with MCB'S Havell's or equivalent make. Kone/Anchor/Philips/or equivalent Modular switches shall be provided inside the flat.

14. WATER SUPPLY

1. Deep tube well Boring will be done of 6" diameter pipe is used with submersible pump.

2. There will be provision of round the clock water supply to all the flats and other helpful places

3. The Deep tube well shall be connected to overhead water tank having required capacity under the guideline of P.H.E.D. consultant

Sanjay Kumar
Sanjay Kumar
Mugimic

Ranjit Kumar

ADDONS POSARUKH LLP
Ranjit Kumar
 PARTNER

4. One separate water reservoir at ground floor shall be provided for storage of municipal water supply and that should be connected with overhead tank with necessary pump set.

15. SEWAGE AND DRAINAGE

Separate sewerage and drainage pipelines shall be provided for the building and should be connected to the main drainage / sewerage.

16. SECURITY INTERCOM

All flats will be linked to reception counter at ground floor through intercom. Each flats shall be provided with the telephone machine for the intercom.

17. SILENT GENERATOR

Generator of adequate capacity shall be installed at the ground floor to run the submersible water motor pump lift and for lighting common areas and restricted supply to each flat of the building on extra cost

18. LIFT

Lift from OTIS/ Kone or equivalent for 8 persons.

19. RECEPTION COUNTER WITH VISITORS LOUNGE

There will be an up-to-date Reception counter with Visitors Lounge at the Ground Floor.

20. SEPTIC TANK

A common septic tank of required size will be at the ground floor.

21. FIRE FIGHTING PROVISIONS

Fire fighting provisions shall be provided at all floors as per the instructions of the fire department

22. RAIN WATER HARVESTING

Provisions for rain water harvesting shall be made as per bye laws.

Sameerjahan Barooqah-Ben
Muhammad Mansoor

Ranjit Kumar

ADJOINING PROFESSIONAL L.L.C.

Ranjit Kumar
DESIGNER/ARCHITECT

Ranjit Kumar
DESIGNATED PARTNERS

ADONIS ROSARIUM LLP

be arranged and paid by the developer.

4. The safe transfer of luggage, furniture/fixtures to the temporary homes and again safe transfer flat/house allotted to the landowners from temporary homes to their new apartments shall

shares then only they shall vacate the rented premises.

3. Before the expiry of each year, the developer shall deposit the post dated cheques to the individual landowners the monthly rent of the flats that shall be taken on rent by the landowners and this shall continue till the landowners receive possession of their

new building.

2. The rent including maintenance charges for three residences and car garage shall be payable by the developer with effect from the month that the landowner vacate the property up to the time they are shifted with all furniture and other goods to their flats in the

after clearance from legal.

1. Before Sanction of building Plans by Ranchi Municipal Corporation, The developers will find for the three families separate suitable temporary house and safe garage for their six cars of their standard and acceptance in writing and the landowners shall vacate house, where they have been now residing and give written acceptance and physical possession to the developer on land on schedule 'A' of the entire property after their shifting has been arranged and implanted by the developers, on mutually agreed date which is to be intimated to the owner after clearance from legal.

DEVELOPER OBLIGATIONS REGARDING RENTED HOUSE FOR LANDOWNERS

Ranjit Kumar

Sanjay Kumar
Sanjay Kumar

[Signature]

M. J. K. M. S. 1/2020

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at 31st on Day of August 2018 in presence of the witnesses, named hereunder:-

**FIRST PARTY
(LANDOWNERS)**

WITNESSES:-

1. Karan Kumar,
Rajiv Das Thakur,
71 Khandpur,
Raneki Thakurbar.

1. *[Signature]*
(Farooque Azam) 31/08/2018



2. Rajiv Ranjan K. Singh
Nawal Baisani Singh
Villanpuri Thakurbar
Kadan Raneki


2. *[Signature]*
(Mushier Aman Jalangir)



3. *[Signature]*
(Sameena Jahan)



4. *[Signature]*
(Ranjeet Kumar Singh)
(Attorney Farah Yasmin)



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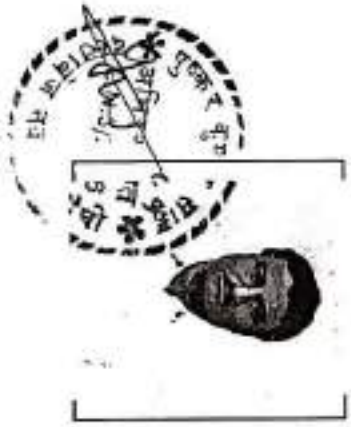
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5. Muzammil Mansoor
(Muzammil Mansoor)


SECOND PARTY
DEVELOPER

SIGNATURE OF Jawaid Shamsi

Jawaid Shamsi
9116812014

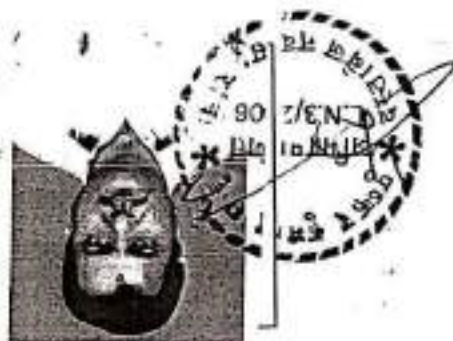


Ranjeet Kumar

ADONIS ROSARUM

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Ranjeet Kumar
31/08/2010



SIGNATURE OF Ranjeet Kumar Singh

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कपिल देव ठाकुर
31/08/2010



SIGNATURE OF Kapil Deo Thakur

SIGNATURE OF Suman Deb Sarkar



Sarkar
31/01/2019

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(Partners)

ADONIS ROSARIUM LLP

Certified that the finger print of the left hand of each person whose photograph is fixed in the document have been obtained in my presence.

Typed by

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[Handwritten signature]

[Handwritten signature]
Ranjit Kumar

[Handwritten signature]
Dr. ~~...~~ *[Handwritten signature]*
Notary Public, the
West Bengal, the
No. 304

[Handwritten signature]
Yogamini Das

ADONIS ROSARIUM LLP

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Ranjit Kumar
DESIGNATED PARTNER


निबंधन विभाग, झारखंड
Ranchi



Token No.15Token Date: 31/08/2018

Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Jawald Shamsi
Father/Husband Name: Late M. S. Shamsi
(Claimant)
Residat Nagar Doranda Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Jawald Shamsi
Gender :	M
DOB :	04.02.1962
C/o :	S/O: Sohail Shamsi
District :	Ranchi
House/Building No. :	52
Locality :	doranda
Pincode :	834002
Post Office :	Jharkhand
State :	Doranda
Village/Town/City :	xxxxxxxxx8847
Aadhaar No. :	
Photo :	

Registrar's Officer

Jawald Shamsi
Party Signature

Operator's Signature

ADONIS ROSARIUM LLP
Designated Partners



निबंधन विभाग, झारखंड
Ranchi


Token No.15Token Date: 31/08/2018

Mr/ Name: Sameena Jahan

Mr/Husband Name:Khalid Parwez
(Executive)

Gulistan Kanke Road Gonda Ranchi

Agreement Type: Development Agreement

Party Details	
Name :	Sameena Jahan
Gender :	F
DOB :	19-02-1975
C/o :	D/O: Mashood Alam
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	Jharkhand
State :	Misrighonda alias pahargonda
Village/Town/City :	xxxxxxxx6147
Aadhaar No. :	
Photo :	

Registering Officer

Party Signature

Operator's Signature


ADONIS POSAPILUM LLP

Ranchi, Jharkhand



निबंधन विभाग, झारखंड
Ranchi

Token No.15 Token Date: 31/08/2018
Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Kapil Deo Thakur
Father/Husband Name: Rameshish Thakur
(Claimant)
71, Anantpur Doraisda Chutia Ranchi
Deed Type: Development Agreement

Party Details	
Name :	Kapil Deo Thakur
Gender :	M
DOB :	19-01-1961
C/o :	S/O Ram Ashish Thakur
District :	Ranchi
House/Building No. :	
Locality :	H.L.-339, Harnu Housing Colony
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Harnu
Aadhaar No. :	xxxxxxxx2878
Photo :	

Registering Officer


Party Signature


Operator Signature

ADONIS POSARIUM LLP


Ranchi




निबंधन विभाग, झारखंड
Ranchi

Token No.15Token Date: 31/08/2018

Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Suman Deb Sarkar
Father/Husband Name: Late Arun Deo Sarkar

(Claimant)
44/C, Netaji Subhas Road Parnasree South 24 Pargana Kolkata
Deed Type: Development Agreement

Party Details

Name :	Suman Debsarkar
Gender :	M
DOB :	06-02-1962
C/O :	
District :	Kolkata
House/Building No. :	44/C
Locality :	700034
Pincode :	
Post Office :	West Bengal
State :	Behala
Village/Town/City :	xxxxxxx5961
Aadhaar No :	
Photo :	

Registering Officer

Party Signature

Operator Signature

ADONIS ROSARIUM LL

DESIGNATED PARTNERS



निबंधन विभाग, झारखंड
Ranchi

Token No. 15 Token Date: 31/08/2018

Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Ranjeet Kumar Singh
(Claimant)
Father/Husband Name: Surya Nath Singh

H.No. Hl. 234, Harmu Housing Colony Harmu Argora Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Ranjeet Kumar Singh
Gender :	M
DOB :	10-11-1970
C/o :	S/O: Suryarath Singh
District :	Ranchi
House/Building No. :	Hl. 234
Locality :	Harmu
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Doranda
Aadhaar No. :	xxxxxxxxx9628
Photo :	

Registering Officer

Ranjeet Kumar
Party Signature

Operator Signature

ADONIS ROSARIUM L.

Ranjeet Kumar
ASSOCIATED PARTNER

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harkhand

Doranda

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निबंधन विशाल, झारखंड
Ranchi

Token No. 15Token Date: 31/08/2018

Party Name: Karan Kumar
Father/Husband Name: Kapil Deo Thakur
(Identify)
Harmu Housing Colony Doranda Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Karan Kumar
Gender :	M
DOB :	23-12-1992
C/o :	S/O Kapil Deo Thakur Ranchi
District :	
House/Building No. :	
Locality :	H.I.-229, Harmu Housing Colony
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Harmu
Aadhaar No. :	xxxxxxxx750
Photo :	

Registering Officer

Party Signature

Operator Signature


ADONIS PQR8A6U4 LL

Kapil Deo Thakur
REGISTAR PARTNERS

निबंधन विभाग, झारखंड
Ranchi

Token No.15Token Date: 31/08/2018
Party Name: Muzannil Mansoor
Father/Husband Name: Late Mansoor Ahmad
(Executant)
Gulistan Kanke Road Gonda Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Muzannil Mansoor
Gender :	M
DOB :	05-07-1960
C/o :	S/O: Molannad Mansoor Ahmad
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misrighonda alias paburgonda
Aadhaar No. :	xxxxxxxx2519
Photo :	

Registering Officer

Party Signature

Operator Signature

APPOINTED
Rajendra Kumar

निबंधन विभाग, झारखंड
Ranchi


Token No. 15Token Date: 8/31/2018

Party Name: Farooque Azam

Father/Husband Name: Late M.A Rauf
(Executant)

Gulistan Kanke Road Gonda Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Farooque Azam
Gender :	M
DOB :	13-07-1950
C/o :	S/O: Md Abdur Rauf
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misingonda alias palbargonda
Aadhaar No :	xxxxxxxx753
Photo :	

Registering Officer

Party Signature

Operated Signature

ADONIS ROSARIUM

DESIGNATED PARTNERS

			XXXXXXXXXX06	XXXXXXXXXX9628	H.No. Hl- 234, Harmu Housing Colony Harmu Argora Ranchi
सोनार	Male	ABGPT8221P	XXXXXXXXXX63	XXXXXXXXXX2878	71, Anantpur Doranda Chutia Ranchi
कारस्त	Male	ADSPD9719Q	XXXXXXXXXX32	XXXXXXXXXX5961	44/C, Netaji Subhas Road Parnasree South 24 Pargana Kolkata



निबंधन विभाग, झारखंड
रांची

Token No.15 Token Date: 31/08/2018
Serial/Deed No./Year :8365/7529/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	Farooque Azam Father/Husband Name:Late M.A Raur (Executant) Gulistan Kanke Road Gonda Ranchi		
2	Muzammil Mansoor Father/Husband Name:Late Mansoor Ahmad (Executant) Gulistan Kanke Road Gonda Ranchi		
3	Farah Yasmin Thro. Father/Husband Name:Jawaid Sandani (Executant) Gulistan Kanke Road Gonda Ranchi		
4	Sameena Jahao Father/Husband Name:Khalid Parwez (Executant) Gulistan Kanke Road Gonda Ranchi		
5	Musheer Alam Jahangir Father/Husband Name:Late Mashhood Alam (Executant) Gulistan Kanke Road Gonda Ranchi		
6	M/S ADONIS ROSARIUM LLP Thro. Partner Jawaid Shamsi Father/Husband Name:Late M.S. Shamsi (Claimant) Resaldar Nagar Dorandg Ranchi		
7	M/S ADONIS ROSARIUM LLP Thro. Partner Ranjeet Kumar Singh Father/Husband Name:Surya Nath Singh (Claimant) H.No. III- 234, Hamu Housing Colony Hamu Argora Ranchi		

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

झारखण्ड JHARKHAND

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31/8/18



Megawail Mason

Rampal Kumar

31/08/2018

ADONIS ROSARIUM LLP
Rampal. Kumar
DESIGNATED PARTNERS



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MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is made on this the 31st day of August 2018 at Ranchi.






BETWEEN

(1) MR. FAROOQUE AZAM, (PAN- ACWPA4144M, Aadhaar No. 9636 9497 8753, Mobile No.- 9431170444), Son of Late M.A.Rauf by occupation business, by faith Muslim, residents of Gulistan, Kanke Road, P.S Gonda. Dist. Ranchi, State Jharkhand, Indian Citizens.

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ADONIS ROSARIUM
Ranchi, India
DESIGNATED PARTNERS
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भारत के नागरिकता या धर्म परिवर्तन एवं प्रायश्चित्त लीज की सुझावें दृष्टिगत प्लॉट दर्ज नहीं है।
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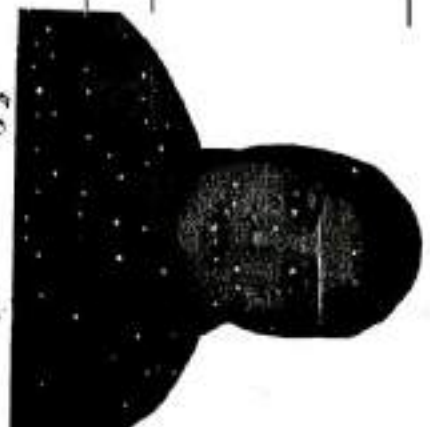
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(2) MR. MUZAMMIL MANSOOR (PAN: BPUPM 9204C Aadhaar No. 575786212519, Mobile No.- 7903166532) Son of Late Md. Mansoor Ahmad, by occupation Business.

(3) MRS. FARAH YASMIN (PAN: AAFPY5303D, Aadhaar No. 509263645248). Wife of Mr. Jawaid Sandani and daughter of Late Mansoor Ahmad, by occupation business, by faith Muslim, by nationality Indian, residents of Gulistan, Kanke Road, P.S Gonda, Dist. Ranchi, State Jharkhand, through their constituted attorney Mr. Ranjeet Kumar Singh, (PAN - AIOPS6383E, Aadhaar No. 3266 9782 9628, Mobile No.- 9234608706), Son of Sury Nath Singh, by caste Rajput, by faith - Hindu, by occupation - Business, Residing at House No HI - 234, Hazru Housing Colony, Hazru P.O & P.S. - Argona, State of Jharkhand, Dornada, Ranchi - 834002, appointed and constituted by virtue of a registered power of attorney for (3) entered on 27.07.2018 in book no IV, page no.- 481 to 520 volume no 51, deed no 6990/684 of the Office the District Sub Registrar, Ranchi.

(4) SAMEENA JAHAN, (PAN: ABSPT5658E, Aadhaar No. 947497296147, Mobile No.- 8092111990), wife of Khalid Parwez, and daughter, of Late Mashhood Alam, occupation business.

(5) MR. MUSHEER ALAM JAHANGIR (PAN: ABSPT5657M, Aadhaar No. 466715629915, Mobile No.- 7004889471), son of Late Mashhood Alam, by occupation business, by faith Muslim, by nationality Indian, residents of Gulistan, Kanke Road, P.S Gonda, Dist. Ranchi, State Jharkhand, all by caste Shikhh.

(Hereinafter referred to as LANDOWNERS (Which term or Expression unless excluded by or repugnant to the subject or context shall mean and Include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns) of the

ONE PART

APPOINTED REGISTRAR

Ranjeet Kumar

Sameena Jahan

Ranjeet Kumar

Farouga Jan
Muzamil Mansoor
31/08/2018

Ranjit Kumar

M/S ADONIS ROSARIUM LLP, registered under the Ministry of Corporate Affairs Indian Companies Act Vide LLP Identification No. AAN-2003 Dated 28th day of August 2018 having its registered office at 208/8, Rashbehari Avenue, 1st Floor, Kolkata - 700029, P.O. Sarat Bose Road, P.S. Gariahat, District 24 Parganas (South), and Branch Office at HI - 229, Harmu Housing Colony, Harmu, Ranchi - 834002, P.O. & P.S. Argora, State of Jharkhand (2) MR. RANJEET KUMAR SINGH, PAN - AIOPS6383E, Aadhaar No. 3266 9782 9628, Mobile No. - 9234608706, Son of Sri Surya Nath Singh, by caste Rajput, by faith - Hindu, by occupation - Business, Residing at House No HI - 234, Harmu Housing Colony, Harmu P.O. & P.S. - Argora, State of Jharkhand, Doranda, Ranchi - 834002, (3) MR. KAPIL DEO THAKUR, PAN - ABGPT822IP, Aadhaar No. 6746 8710 2878, Mobile No. - 9431170463 S/O. Mr. ramashish Thakur, by caste Swarnkar, by Occupation Business, Residing at 71, Ananpur Doranda, P.S. Chulia P.O. Chulia, Distt. Ranchi, by Occupation - Business (4) MR. SUMAN DEBSARKAR, PAN - ADSPD9719Q, Aadhaar No. 6849 9449 5961, Mobile No. - 9804228732 son of Late Arun Debsarkar, by caste Kayasth, By Occupation : Business, Residing at 44 / C, Netaji Subhas Road, P.O.: Behala, P.S. - Parnasree, District: South 24 Pargana, Kolkata - 700034, having its registered office at 208/8, Rashbehari Avenue, 1st Floor, Kolkata - 700029, P.O. Sarat Bose Road, P.S. Gariahat, District 24 Parganas (South), and Branch Office at HI - 229, Harmu Housing Colony, Harmu, Ranchi - 834002, P.O. & P.S. - Argora, State of

AND

For signature for

[Signature]

[Signature]

Ranjit Kumar

31/08/2018 7:30 am

Harbhad, (Hereinafter referred to as DEVELOPER (which term or Expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns of the OTHER PART.

Whereas the above named Landowners have acquired Right, Title and Possession over the Property in Mouza Kathargonda, District - Ranchi in CS Plot No. 914, 915, 917, 918, 920 corresponding to MS Plot No-495, Mauja - Kathar Gonda, P.S. Gonda, also being known and numbered as Holding No. 181, Gulsian, Kanke Road, Ward No. 02 with in the limits of Ranchi Municipal Corporation, measuring 1.035 Acres. More or less are given in the Schedule 'A'.

And Whereas the Landowners of Schedule 'A' land as held and possessed at all material time by Mrs. Manorama Ghosh, who by virtue of registered deed of sale dated 04th day of May 1929, sold, conveyed and transferred All that piece and parcel of land measuring more or less 2 Bighas 4 Kattais being the portion of Cadastral Survey Plots Nos. 918, 920, 915 and 914, in favour of Shiblal Saha grandfather of Debohrata Lal Saha, and minors Rajendra Lal Saha and Narendra Lal Saha and by virtue of another Deed of sale dated 29th August 1934 said Mrs. Manorama Ghosh sold, conveyed and transferred All that piece and parcel of land measuring more or less 430 sq. ft. east to west and 0' ft. north to south area .395 acre unto and in favour of Shiblal Saha grandfather of Debohrata Lal Saha, and minors Rajendra Lal Saha and Narendra Lal Saha out of Municipal Survey Plot No. 495 corresponding to Cadastral Survey Plot No. 918, 917, 915 and 914 all situated at Village Kathar Gonda, Thana and District - Ranchi.

And Whereas said Shiblal Saha after the aforesaid purchase constructed a pucca one storied building with Kitchen, well, motor garage,

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Rajesh Kumar

Rajesh Kumar

badminton ground and garden and had enclosed the same by compound wall on all sides.

And Whereas by a registered Deed of Settlement dated 6th June 1951 said Shri Lal Saha settled all the plots and buildings and other things standing thereon to his grand sons Sri Debendra Lal Saha, minors Rajendra Lal Saha and Narendra Lal Saha in equal shares.

And Whereas said grand sons were also minors at the date of the aforesaid Deed of Settlement and as such said Deed of Settlement was accepted on behalf of the minors by their father and guardian Sri Kishorilal Saha.

And Whereas said Debendra Lal Saha and minors Rajendra Lal Saha and Narendra Lal Saha thus acquiring the said plots of land, buildings and other appurtenance attached hereto while were being seized and possessed thereof said Sri Kishorilal Saha as father and guardian of said minors applied for necessary permission of the Judicial Commissioner, Ranchi on 10/04/1958, in Guardianship case No. 10 of 1958 to effect sale on behalf of the minors Rajendra Lal Saha and Narendra Lal Saha. And upon obtaining such permission said Debendra Lal Saha, Rajendra Lal Saha and Narendra Lal Saha by registered Deed of Sale dated 14th May 1958, sold, conveyed and transferred all those here ditaments, premises, the said land measuring more or less 1.035 acres including the building, kitchen, out-houses, garage, badminton ground, garden, well, compound-wall etc and all other appurtenances attached thereto unto and in favour of to Kaildas Mukherjee.

And Whereas said Kaildas Mukherjee by virtue of registered Deed of Sale dated 19.11.1959 being Deed No. 6464 for the year 1959, sold and transferred 1.035 acres of land under C.S. Plot No.- 914, 915, 917, 918, 920 corresponding MS Plot No. 495 within the local limit of Ranchi in Mouza Kaitas-Gonda to Bibi Azmun Nisa Khatoon who came in

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possession of the same as the owner thereof and got her name mutated in the government revenue record and also mutated her name in the office of the Circle Officer, Ranchi vide Mutation Case No. 149 R 72-73 Dated 02.08.1972 and Bibi Azmun Nisa Khatoon also mutated her property in her own name in the office of the Ranchi Municipality.

And Whereas said Bibi Azmun Nisa Khatoon died leaving behind her three sons - Md. Mansoor Ahmad, Mashood Alam and Farooque Azam. Her sons succeeded the above said property and got the possession of the property and all building and structure within the land including the compound wall on all four sides. Md. Mansoor Ahmad, Mashood Alam and Farooque Azam got their name mutated in the Government Revenue Record. They had been living in their ancestral family home namely "GULISTAN", Kanke Road, Ranchi. They live in their ancestral home with their parents after the inheritance and till date.

And Whereas Mansoor Ahmad died on 08.07.2013 leaving behind him a daughter Farah Yasmin and a son Muzammil Mansoor, the landowners no- 2 and 3 as his heirs and legal representative who inherited the interests of their father.

And Whereas Mashood Alam died on 07.06.2018 leaving behind him a daughter Sameena Jahan and a son Mushter Alam Jahangir, the landowners no- 4 and 5 as his heirs and legal representative who inherited the interests of their father.

And Whereas in the manner aforesaid the party of the first part became the joint owners of the aforesaid entire property.

DEFINITION

Unless these presents it is repugnant or inconsistent with:

LANDOWNERS shall mean the Owners mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and

assignees
ADONIS ROSARIUM LLP

Ranjit Kumar
REGISTERED PARTNERS

Sameena Jahan

Muzammil Mansoor
14 August 2018

Ranjit Kumar

DEVELOPER shall mean M/S ADONIS ROSARIUM LLP and its successors and interests, liquidators, nominees and/ or assigns;

PREMISES shall mean all that the Land and Premises mentioned in the schedule A hereunder within the limits of Sanctioning Authority/Ranchi Municipal Corporation Authority within the District of Ranchi and particularly described in the schedule hereunder written.

COMMON AREA - Common Area shall include corridors hall ways, stair ways from ground to topmost terrace, Lift pit, lift well, passage ways, Lift machine room, Guard room, Duct, drive ways, common lavatories, over head tank, underground water reservoir and other facilities and amenities like club house, swimming pool and terrace garden at second floor level provision of location, enjoyments, provisions for maintenance and or management of the building.

COMMON EXPENSE shall mean and include a proportionate share or the cost charges and expenses working maintenance, upkeep, repairs, proportionate share of Municipal and property tax and other taxes and levies and related to or connected with the said building and land property.

SALEABLE SPACE shall mean and include the space in building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

SUPER BUILT UP AREA shall mean and include the carpet area of the flats, wall area, verandah, balcony, cupboard area, proportionate share of (Common Area such as corridors, hall ways, stair ways from ground to terrace, Lift pit, lift well, passage ways, Lift machine room, Guard room, Duct, drive ways, common lavatories, pumps and motor, over head tank, underground water reservoir and other facilities and amenities like club house, swimming pool and terrace garden at second floor level provision of location, enjoyments, provisions for maintenance and or management of the building if any and the area which are generally used for common purpose).

Rangpal Deshpande
DESIGNATED PARTNERS

Rangpal Deshpande

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Rangpal Deshpande

Words importing singular shall include plural and vice versa.

AND WHEREAS the landowners are in Exclusive Possession with absolute right, title, interest and the same is free from all encumbrances, debts liens charges or attachment and in marketable condition and they have in themselves goods right, full power and absolute authority having perfect title to transfer the whole or part of schedule 'A' property.

AND WHEREAS the landowners are interested in getting a multistoried residential apartments, Commercial Areas and car parking spaces along with facilities and amenities developed and constructed over Schedule 'A' land and to acquire a part of super built up area in the same as absolute Owners as consideration in exchange for full and final value of the Schedule 'A' property.

AND WHEREAS the DEVELOPER aforesaid runs its construction Business under the name and style of ADONIS ROSARIUM LLP.

AND WHEREAS Landowners have represented to the Developer as follows:

i. That the Landowners are absolute seized and possessed with proper legal rights, title and possession of the piece and parcel of land measuring 1.035 Acres more or less more fully and particularly described in Schedule 'A' hereunder written and hereinafter referred to as the said premises.

ii. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.

iii. That the said Premises is not coming in the purview of Urban Land (Ceiling & Regulation) Act, 1976

iv. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the landowners shall not

ADONIS ROSARIUM LLP
Rangit Kumar
DESIGNED PREMISES

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enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on their own cost fully on the said piece of land.

v. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.

vi. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.

vii. That the Owner shall comply with all requisition for the purpose of development of the said premises.

viii. That the above referred schedule Land is not a tribal land, There is no any temple, mosque, church on the land nor it is not used for sama, Hargari, or does not come under the purview of U/S 46 of the C.N.T Act or any provisions of C.N.T

ix. Landowners or their assigned representative will visit the site to inspect the progress of the project often.

AND WHEREAS on satisfaction of landowners' title, on the basis of the document made available and above assurance given by the Landowners to the developer and the developer also made their own independent enquiries, verifications and investigations and the DEVELOPER has agreed to develop schedule 'A' land by way of constructing multi storied residential & Commercial building complex with car parking space on ground and first floors or as per the approval and sanction of building plan by competent authority hereinafter called the Ranchi Municipal Corporation over Schedule 'A' land.

ADONIS ROGARIIUM LLP
Rangul Kumar

Rangul Kumar

Shanesh Kumar

Sonooji Singh

21/04/2018

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ADONIS ROSARIUM LTD.
Kamper W
REPUBLIC OF SOUTH AFRICA

AND WHEREAS the DEVELOPER has proposed to handover LANDOWNERS (JOINTLY) an area of 54% (fifty four percent) of total super built up in residential area out of the total super built up area achieved against the schedule "A" land along with 54% (fifty four percent) of Parking space in the proposed residential complex. The OWNER'S share shall be available on the proportionate basis. The same will be the criteria for allocation of parking space also.

AND WHEREAS the DEVELOPER shall have such right to deal with 46% (forty six percent) of the super built up area in residential area and 46% (forty six percent) of parking space along with proportionate share of schedule 'A' land and appropriate the entire sale proceeds against its cost and profit for constructing a multi storied building complex for which the LANDOWNERS shall give registered power of attorney in favor of the Developer or nominees of the DEVELOPER to sign all conveyance required for govt sanctions.

AND WHEREAS (Commercial Area): Commercial floor will be of ground, First & Second floor. Which will be Rent/Leased/Sale jointly with both the concerned Party i.e. Landowners and Developer. The realization either through Sale or Rent/lease will in proportionate share is 55 : 45 (Landowners: Developer). To execute above if any expenses like brokerages, Marketing, Commission or others will be borne in the proportionate share by both the Parties.

AND WHEREAS the LANDOWNERS considering offer made by the developer and estimate as fair and reasonable according to prevailing market position with conditions as detailed have agreed to make delivery of possession of schedule 'A' land.

The allotments of residential flats, Commercial space and car parking spaces shall be decided upon on the final drawing places after govt. sanctions.

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NAME OF THE APARTMENT: To be decided Mutually

AND WHEREAS In Pursuance of the said proposal negotiation decision, and consequent upon such negotiation decision, proposal between the parties hereto an Agreement for the Development over the Schedule 'A' Land has been arrived at between the parties upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREED ON THE FOLLOWING TERMS AND CONDITIONS

1. The scheme as formulated by the Landowners and agreed by the developer provides follows:-

a) The DEVELOPER will invite and select purchaser (s) agreeing to acquire on an ownership basis Flat, flats and car park in the schedule 'A' Land, and DEVELOPER would construct flats along with other common parts, common amenities and common facilities appertaining to the same entirely at his own cost.

b) The DEVELOPER shall be responsible get plans sanctioned from all govt Sanctioning Authorities and the LANDOWNERS hereby empower the Developer to sign any document required for sanctions of plans totally on their own cost. Finally, when the plans received from all sanctioning authorities, the landowners and the developers will decide upon the allotments of flats, commercial building complex and car parks to their respective share well defined and marked clearly listed and signed with reference to their respective share on the sanctioned plans and finally on the agreed list both parties will sign for confirmation. The copies of all sanction papers will be handed over to all the landowner individually.

c) The Landowners and the developer shall be entitled absolutely to their respective shares and the landowners and developer shall be at liberty to book/sale therewith in any manner separately as per

ADAMS ROSA...
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Rangit Kumar

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their own market rate and wishes and in the manner they deem fit and proper SUBJECT HOWEVER TO the general restrictions of mutual advantages inherent in the ownership unit scheme. They will also be at liberty to enter into any arrangement, agreement to lease, agreement for sale or transfer by any mode only of their respective portions.

d) The Landowners further covenant and agree that they will share in the multi storied buildings be liable to pay as extra charges the cost incurred to providing amenities and facilities for DG, Lift, Club charges if any, Maintenance, Electrical connections and other charges proportionate to their shares as levied on the other intending purchasers of the flat. All these charges will be exempted for Six Landowners flats which they will retain.

e) The landowners and their transferee(s) shall be bound for future maintenance of the building with the decision of the developer or building society and will abide by the rules, by-laws, regulation, which will be framed by the developer or building society. Any exterior changes is not permissible by any occupants for maintaining the uniformity and outlook of the building. Any such changes which will affect the elevation of the building will not be permissible.

2. LICENSE TO DEVELOP

The Owner hereby agrees to entrust and hand over the said property with up-to date all related documents, link deed, Original deed and other land related documents to the developer and give license to develop the entire Schedule 'A' land. The Developer shall be Licensed to Demolish the existing Old Structure clear the Debris at its own costs and expenses (Debris realization will go to owner after adjustment of debris removal cost) and then build New Multi-storied building comprising of residential apartments, Commercial space and car park building in accordance with the ADONIS ROSARIUM LLP

Rangil Kumar

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31/06/2018
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Mug. mail 17/06/18

Building Plans, Specifications, Materials hereinafter specified in Schedule 'B' and also follow the Rules Regulations at its Own Cost, Expenses and arranging its own finance and also at its own Risk and Responsibilities, and arranging for labor, building materials that may be required to successfully complete the BUILDING project and all other development works

3. TIME FOR COMPLETION OF THE MULTISTORIED BUILDING

Time is essence of the contract. The Developer covenants agree and undertakes to prepare proposal drawing for approval of landowner and after finalization of drawing by landowners submit the Building Plan before the Sanction and approval authorities for sanctions and approval within 30 days from date of signing this agreement and complete constructions of the multi-storied Building in all respect within 48 (Forty Eight) months from the date of sanction by the Competent Authority. Besides the same, maximum of Six Months of Grace Period shall be allowed as extension period for force majeure circumstances, situation which are not within the control of the Developer. Circumstances time can only be extended for hindrances and events such as natural calamities, town law disorder, strikes, holidays, none availability of materials, enemy action or any other reason beyond the control of the developer. Such delays must be carefully recorded with durations. Total of such delays be added to the completion time.

4. DEVELOPER'S RIGHT.

a) The Developer shall be entitled to enter the Schedule 'A' land for the development work and get the Building Plan for the new Building sanctioned, at his own cost, and construct the same as per approved and sanctioned Building Plan with its own labors, Workers, Architect, Engineers, Supervisors, Specialists, and to advertise in its own name about Such Development and Proposal

ADONIS ROSARUM LLP

Ranjit Kumar
DELEGATED PARTNERS

Sanjay Kumar

Ranjit Kumar
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Ranjit Kumar

to sell strictly out of Developer's Area by putting Advertisement Board on the said property.

b) The developer shall be further entitled to book and allot units etc or rights in the new building with proportionate share of land in the said property to prospective purchasers in so far as they relate to developer's area and enter into agreements and receive booking money, advance amount, instalments and other payables from prospective purchasers and grant receipts thereto without in any way creating any liability upon the owners.

c) It is understood that from time to time to facilitate the construction of the building by the developer and transfer of flats, various deeds matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the landowners and various applications and other documents may be required to be signed or made by the landowners relative to which specific provisions may not have been mentioned herein. The landowners hereby agree to do all such acts deeds matters and things (that may be reasonably required to be done in the matter and the landowner also agree to sign and execute all such additional applications and others documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the landowners and or go against the spirit of this agreement . The landowners are also simultaneously executing and registering a General Power of Attorney in favour of the developer or its nominee so that there may not be any delay or difficulty because of any other incapacitating cause on the part of owner or any of them.

5. OWNER'S FURTHER OBLIGATION

8) The landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of

Ranjit Kumar

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Ranjit Kumar
RESIDENT PARTNER

the said building construction on the said plot by the Developer. If anything is going against the violation of this agreement, then the work can be stopped by the landowners.

b) The landowners hereby agree that the Developer/buyers avail finance of the developers share from any bank or financial institutions to meet its financial requirements.

c) The landowners hereby agree and covenant with the Developer that they shall give registered power of attorney after sanction of plans to sign all conveyance in favor of the Developer or nominee or nominees of the DEVELOPER for transfer by sale deed their respective share in favour of the purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled 'A' land.

6. DEVELOPER'S FURTHER OBLIGATION

a) Developer undertakes to demolish the existing old Building, Clearing the debris and then Construct the Multi-storied Building as the approved and sanctioned Building Plan as per the specification as mentioned in Schedule 'B' hereunder.

b) In Constructing the said Building, the Developer in the said proposed Multi-storied Building, at its Own Cost, shall install Pump, Deep Tube Well, Water Storage over head tank reservoirs, Lifts, Electrical Wiring, Transformers, Water Pipes, rainwater harvesting and all other modern Facilities as required to be provided in such a Building to make the Building fit for Residential development. The Builder shall make all necessary arrangements for water for construction and other requirement at his own cost and resource.

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ADONIS ROSARAJA LLP
[Handwritten signature]
REGISTERED PARTNER

- e) The Developer undertakes to handle, manage completely on its own Responsibility and its own cost and effort and solve all problems relating to Law and Order that may arise related to the Project or its Site or the Settlements with Customers or for any other reason in no way the landowners shall be involved or liable in such matters in any way.
- d) The Developer further agrees and covenants with the Landowners to get the subject project cleared by all authorities that may be necessary for the purpose of construction.
- e) The Developer will give guarantee of the building for 2 years after completion. Any defect found in the building will be repaired /replaced by the developer on his own cost. If the damage is caused due to negligence or not properly used/ handle by the flat owners in such cases the developer will not be responsible for the same.
- f) The Developer further agrees and covenants with the Landowners that no religious construction will be constructed in future in the schedule 'A' Land.

7. LANDOWNER'S INDEMNITY

- a) The Landowners hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title. The developers have made their independent enquiry and after being fully satisfied are entering into this agreement.
- b) The Landowners hereby undertakes and indemnifies that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

ADONIS ROSARIUM LLP

Ranjit Kumar
REGANATED PARTNERS 17

Ranjit Kumar

Sumanjaya

Sumanjaya
31/08/2018
Muzamil Mansoor

e) The Landowners hereby indemnifies that registration charges, miscellaneous charges, service tax or any tax or levy at present or future of land owner share by the government shall have to be borne by the Land owners.

d) The developer shall be at liberty to sale in market rate of his allotted portion i.e 46% (forty six percent) of in Sanction area and 46% (forty six percent) of parking space along with proportionate share of schedule 'A' land. And it is specifically and clearly mentioned that the terrace of the building does not come under the common space. It shall always be remained 46% with the developer's area and 54% with landowners area. Any further approved sanction of the development will be shared as above mentioned share.

e) **Commercial Area:** Commercial floor will be of ground First & Second floor. Which will be Rent/ Leased/Sale jointly with both the concerned Party i.e. Landowners and Developer. The realization either through Sale or Rent/Lease will in proportionate share is 55:45 (Landowners: Developer). To execute above if any expenses like brokerages, Marketing, Commission or others will be borne in the proportionate share by both the Parties.

8. DEVELOPER'S INDEMNITY

a) The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

b) The developer will be responsible for any dues, interest, cess, charges created by the developer within the period of constructions of the project.

c) The developers made their independent verifications of the title, right of the possession of the landowner on basis of the documents made available by the landowners.

ADONIS ROSANIKUM LL

Ranjit Kumar

DESIGNATED PRE-1538

18

Sanjit Kumar

Sanjit Kumar

Muhammad Hanif

Muhammad Hanif

Ranjit Kumar

9.

MUTUAL RIGHTS

- a. The DEVELOPER shall be entitled to advertise for sale his share and certainly not with regard to share of the land owners and for that purpose the land owners shall give Registered power of attorney to the developers to enter into agreement with any persons, the sale any portion appertaining to his share and for that purpose to receive amount as mentioned in para (5) C.
- b. It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other miscellaneous expenses including lawyer's fee for Registration of this Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.
- c. Any notice required to be given by the Developer shall be deemed to have been served on the Landowners if, delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or sent by prepaid registered post with acknowledgement due to the known address which appears in this agreement.
- d. It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Landowners shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

10. FINANCIAL

- a. Security Deposit. It is further agreed between the parties hereto that the developer shall pay a total sum of Rs15,000,000/- (Rupees FIFTEEN CRORES)

Ranjit Kumar
DEVELOPER

Ranjit Kumar

[Signature]

[Signature]

[Signature]

17/02/2011

Fifteen Lakh only) as Rs 5,00,000/- (Rupees Five Lakh only) each landowner as signing amount which will be refundable without any interest after handing over the Landowners allocation.

b. Refund of security deposit- Entire amount of refundable security deposit shall be refunded without any interest by the owners within Ninety days after handing over the Landowners allocation. It has been agreed by all the party concern in case of default of any such payment the developer shall be entitled to retain one of the dwelling units of the defaulter landlord(s) allocation. While executing such retention the flat will be sale in the prevailing market rate with mutual consents with defaulter landowner presence and such rate in binding upon by all the parties concern. In making such realization surplus amount will be paid to the land owner. Such arrangement has been made in joint consent.

Powers an Authorities

Power of Attorney : The owners shall grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Building plans sanctioned / revaluated / modified / altered / sale by the competent Authority hereinafter called the RANCHI Municipal Corporation and the planning Authorities and OTHER ancillary power and other powers for obtaining all necessary permissions from different authorities in connection with construction of the said complex along with other necessary power/powers. The owners shall also grant such other necessary power or powers of Attorney to the Developer as may be required from time to time.

ADONIS ROSARIUM LLP
DESIGNATED PARTNER
Rajpal Kumar

Rajpal Kumar

Ramesh Kumar

Ramesh Kumar

Ramesh Kumar

Ramesh Kumar

Hand over of Originals:

All Originals : The Owners shall hand over all original title deeds, link deeds and other documents relating to the land to the Developer for the purpose of bank approval and after formation of owner Association the Developer shall hand over all such originals directly to the President and or secretary of Flat owners' Association to be formed by the Developer. This Registered Agreement is the property of the Developer, with full right of creation of mortgage, charge and other form any encumbrance of the said Agreement but without the Owners being liable in any manner whatsoever.

12. ARBITRATOR

11. **POSSESSION:** upon execution of this agreement the developer shall be entitled to full access and absolute possession of the said property for the purpose of the project including for measurement, planning, soil testing etc. The owner has this day handed over peaceful, khas and vacant possession of schedule property in entirety to the Developer to enter upon the said property for the development thereof and which the developer will be entitled to retain till the project is completed.

That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties. If necessary the matter may be put before the court of Ranchi Jharkhand.

ADONIS ROSARIUM LLP
Rajendra Kumar
REGISTRATION NUMBER

Rajendra Kumar

[Signature]

[Signature]

M. J. ...

[Signature]

SCHEDULE - A

All that piece and parcel of land measuring an area of 1.035 Acre, under CS Plot no. 914, 915, 917, 918, 920 corresponding MS Plot No-495 within the local limit of Ranchi in Mouza Kathar Gonda, P S Gonda, P S No. 201, District Ranchi within Ranchi Municipal Corporation Ward No 2, New Holding No. 0020005058000/A1 duly acquired vide Registered Sale deed No. 6464 dated 19-11-1959 which is butted and bounded as follows:-

- On the North:** Brothers charity
 - On the South:** House of S.S Narloif
 - On the East:** Municipal Drain
 - On the West:** Kanke Road
- Value of the land for registration (As per Commercial Main Road valuation) @ 6,49,310/- per decimals - 6,72,04,000/-

**SCHEDULE - B
(SPECIFICATIONS)**

**STANDARD SPECIFICATION OF THE MATERISIS TO BE
USED IN PROPOSED MULTISTOREYED BUILDING**

COMPLEX

1. FOUNDATION

- 1. RCC foundation as per the design of structural consultant.
- 2. Foundation shall be earthquake resistant as per IS Codes.

2. SUPER STRUCTURE

- 1. First Class brick shall be used in all walls partition & exterior walls
- 2. Cement Mortar - 1:5 ratio shall be used for erecting 5" walls
- 3. Cement Mortar - 1:6 ratio shall be used for erecting 10" walls

Baroque
M. J. ...

Sanjivan

Rangail Kumar

ADONIS ROSARIUM LLP
Rangail Kumar
DESIGNATED PARTNERS

4. Provision for aqua guard point shall be provided

9. BATHROOM / TOILET

1. Anti Skid floor tiles on floor shall be used.
2. Internal wall upto door level shall be finished with Glazed Tiles of 1st Quality of size 12"x18" Yamora/Somary / kajaria for equivalent make of 1st quality.
3. One European and one Indian W.C. of Hindware/paryware, and Good quality flush system of white shade shall be used for common Toilet and 1 European Toilets.
4. All bathrooms shall be finished with wash basin with of Hardware / paryware or equivalent of white shade.
5. Chromium plated fittings of Jaguar/Mare/ or equivalent shall be used.

Suresh Kumar
Mugamul Mansur

10. PLUMBING EXTERNAL AND INTERNAL

The following shall be strictly provided -

For water supply - Cpvc Schedule 80

Ajay Flow Guard/ Astral/ Paras/ Prince/Kisan/ or equivalent make PVC pipe for drainage etc. in the entire building as per the requirement and design

11. DOORS

Following shall be provided -

1. Good quality Sal Wood frame in all door Chankaths having section 5" x 2 1/2" or 4" x 3"
2. Main door: 32 mm Flush door of Century/ Green ply/or equivalent.
3. All doors shall be 32 mm flush door of Century/ Green ply finished with 2 coats of enamel paint over primer

Rangit Kumar

ADONIS ROSARAJM LLP

Rangit Kumar
DESIGNATED PARTNER

- 4. Main door should be fitted with Lock, security chain, and magic hole.
- 5. Fitting in all doors should be stainless steel mat finish.

12. WINDOW

All the window will be three track aluminum framed shutters & 4mm glass inside & stainless steel mosquito net on the outside.

13. ELECTRIC WORK

All the electrical points given shall be as per the electrical consultant hired by the Architect.

Power points - Provision of adequate power points in kitchen, bathrooms, drawing room, dining area, and in all bedrooms.

Tv and Telephone point in Drawing room and Master bed Room.

Power distribution with MCB'S Havell's or equivalent make. Kone/Anchor/Philips/or equivalent Modular switches shall be provided inside the flat.

14. WATER SUPPLY

1. Deep tube well Boring will be done of 6" diameter pipe is used with submersible pump.

2. There will be provision of round the clock water supply to all the flats and other helpful places

3. The Deep tube well shall be connected to overhead water tank having required capacity under the guideline of P.H.E.D. consultant

Sanjay Kumar
Ranjit Kumar
Muzamil Khan

Ranjit Kumar

ADONIS POSASRUKH 1117
Ranjit Kumar
 PARTNERS

4. One separate water reservoir at ground floor shall be provided for storage of municipal water supply and that should be connected with overhead tank with necessary pump set.

15. SEWERAGE AND DRAINAGE

Separate sewerage and drainage pipelines shall be provided for the building and should be connected to the main drainage / sewerage.

16. SECURITY INTERCOM

All flats will be linked to reception counter at ground floor through intercom. Each flats shall be provided with the telephone machine for the intercom.

17. SILENT GENERATOR

Generator of adequate capacity shall be installed at the ground floor to run the submersible water motor pump lift and for lighting common areas and restricted supply to each flat of the building on extra cost

18. LIFT

Lift from OTIS/ Kone or equivalent for 8 persons.

19. RECEPTION COUNTER WITH VISITORS LOUNGE

There will be an up-to-date Reception counter with Visitors Lounge at the Ground Floor.

20. SEPTIC TANK

A common septic tank of required size will be at the ground floor.

21. FIRE FIGHTING PROVISIONS

Fire fighting provisions shall be provided at all floors as per the instructions of the fire department

22. RAIN WATER HARVESTING

Provisions for rain water harvesting shall be made as per bye laws.

Sameerajalan Barooqal-3m
Muhammad Mansur

Ranjit Kumar

ADONIS P035XVJLJH L11

Ranjit Kumar
DESIGNER/ARCHITECT

Ranjit Kumar
DESIGNATED PARTNERS

ADONIS ROSARIUM LLP

DEVELOPER OBLIGATIONS REGARDING RENTED HOUSE FOR LANDOWNERS

1. Before Sanction of building Plans by Ranchi Municipal Corporation, The developers will find for the three families separate suitable temporary house and safe garage for their six cars of their standard and acceptance in writing and the landowners shall vacate house, where they have been now residing and give written acceptance and physical possession to the developer on land on schedule 'A' of the entire property after their shifting has been arranged and implanted by the developers, on mutually agreed date which is to be intimated to the owner after clearance from legal.
2. The rent including maintenance charges for three residences and car garage shall be payable by the developer with effect from the month that the landowner vacate the property up to the time they are shifted with all furniture and other goods to their flats in the new building.
3. Before the expiry of each year, the developer shall deposit the post dated cheques to the individual landowners the monthly rent of the flats that shall be taken on rent by the landowners and this shall continue till the landowners receive possession of their shares then only they shall vacate the rented premises.
4. The safe transfer of luggage, furniture/fixtures to the temporary homes and again safe transfer flat/house allotted to the landowners from temporary homes to their new apartments shall be arranged and paid by the developer.

Ranjit Kumar

Sanjay Kumar
FOR SIGNATURE FROM

[Signature]

M. J. + M. S. 1/2020

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at 31st on Day of August 2018 in presence of the witnesses, named hereunder:-

**FIRST PARTY
(LANDOWNERS)**

WITNESSES:-

1. Karan Kumar,
Rajiv Das Thakur,
71 Khandpur,
Raneki Thakurband.

1. *[Signature]*
(Farooque Azam) 31/08/2018


2. Rajiv Ranjan Ken Singh,
Naval Baisani Singh,
Villanpuri Thakurband,
Kadan Raneki.

2. *[Signature]*
(Mushier Alan Jalangir)



3. *[Signature]*
(Sameera Jahan)



4. *[Signature]*
(Ranjeet Kumar Singh)
(Attorney Farah Yasmin)



ADONIS ROSARULI

[Signature]

5. Muzammil Mansoor
(Muzammil Mansoor)


SECOND PARTY
DEVELOPER

SIGNATURE OF Jawaid Shamsi

Jawaid Shamsi
9116812014

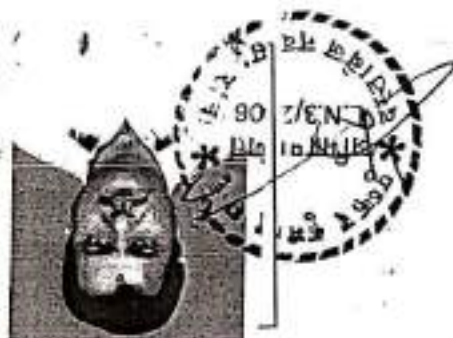


Ranjeet Kumar

ADONIS ROSARU...

Thumb	Index	Middle	Ring	Little
				

Ranjeet Kumar
31/08/2010



SIGNATURE OF Ranjeet Kumar Singh

Thumb	Index	Middle	Ring	Little
				

कपिल देव ठाकुर
31/08/2010



SIGNATURE OF Kapil Deo Thakur

SIGNATURE OF Suman Deb Sarkar



Sarkar
21/01/2019

Thumb	Index	Middle	Ring	Little

(Partners)

ADONIS ROSARIUM LLP

Certified that the finger print of the left hand of each person whose photograph is fixed in the document have been obtained in my presence.

Typed by

Signature
Signature

Rampal Kumar

Signature
Signature
21/01/2019

Yogamini


ADONIS ROSARIUM LLP

Rampal Kumar
DESIGNATED PARTNER

निबंधन विभाग, झारखंड
Ranchi



Token No.15Token Date: 31/08/2018
Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Jawaid Shamsi
Father/Husband Name: Late M. S. Shamsi
(Claimant)
Residat Nagar Doranda Ranchi
Deed Type: Development Agreement

Party Details	
Name :	Jawaid Shamsi
Gender :	M
DOB :	04.02.1962
C/o :	S/O: Sohail Shamsi
District :	Ranchi
House/Building No. :	52
Locality :	doranda
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Doranda
Aadhaar No. :	xxxxxxxx8847
Photo :	

Registrar's Officer

Jawaid Shamsi
Party Signature

Operator's Signature

ADONIS ROSARIUM LLP
DESIGNATED PARTNERS



निबंधन विभाग, झारखंड
Ranchi

Token No.15Token Date: 31/08/2018

Party Name: Sameena Jahan

Father/Husband Name:Khalid Parwez
(Deceased)

Plot No: 15
Location: Gulistan Kanke Road Gonda Ranchi

Agreement Type: Development Agreement

Party Details	
Name :	Sameena Jahan
Gender :	F
DOB :	19-02-1975
C/o :	D/O: Mashood Alam
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	Jharkhand
State :	Jharkhand
Village/Town/City :	Misirgonda alias pahargonda
Aadhaar No. :	xxxxxxxx6147
Photo :	

Registering Officer

Party Signature

Operator's Signature

ADONIS POSAPILUM LLP

Ranchi, Jharkhand



निबंधन विभाग, झारखंड
Ranchi

Token No.15 Token Date: 31/08/2018
Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Kapil Deo Thakur
Father/Husband Name: Rameshish Thakur
(Claimant)
71, Anantpur Doraisda Chutia Ranchi
Deed Type: Development Agreement

Party Details	
Name :	Kapil Deo Thakur
Gender :	M
DOB :	19-01-1961
C/o :	S/O Ram Ashish Thakur
District :	Ranchi
House/Building No. :	
Locality :	H.I.-339, Harma Housing Colony
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Harma
Aadhaar No. :	xxxxxxxx2878
Photo :	

Registering Officer


Party Signature


Operator Signature

ADONIS ROSARIUM LLP



Ranchi

ADONIS ROSARIUM LL
 DESIGNATED PARTNERS

Operator Signature

Party Signature

Registering Officer

Photo :		
Aadhaar No :		xxxxxxx5961
Village/Town/City :		Behala
State :		West Bengal
Post Office :		
Pincode :		700034
Locality :		
House/Building No. :		44/C
District :		Kolkata
C/O :		
DOB :		06-02-1962
Gender :		M
Name :		Suman Debsarkar
Party Details		

Token No.157oken Date: 31/08/2018
 Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Suman Deb Sarkar
 Father/Husband Name: Late Arun Deo Sarkar
 (Claimant)
 44/C, Netaji Subhas Road Parnasree South 24 Pargana Kolkata
 Deed Type: Development Agreement

Ranchi

निबंधन विभाग, झारखंड





निबंधन विभाग, झारखंड
Ranchi

Token No. 15 Token Date: 31/08/2018

Party Name: M/S ADONIS ROSARIUM LLP Thro. Partner Ranjeet Kumar Singh
(Claimant)
Father/Husband Name: Surya Nath Singh

H.No. Hl. 234, Harmu Housing Colony Harmu Argora Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Ranjeet Kumar Singh
Gender :	M
DOB :	10-11-1970
C/o :	S/O: Suryarath Singh
District :	Ranchi
House/Building No. :	Hl. 234
Locality :	Harmu
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Doranda
Aadhaar No. :	xxxxxxxxx9628
Photo :	

Registering Officer

Ranjeet Kumar
Party Signature

Operator Signature

ADONIS ROSARIUM L.

Ranjeet Kumar
ASSOCIATED PARTNER

II-234

Harmu

34002

harkhand

Doranda

XXXXXXXXXX9628





निबंधन विशाल, झारखंड
Ranchi

Token No. 15Token Date: 31/08/2018

Party Name: Karan Kumar
Father/Husband Name: Kapil Deo Thakur
(Identifier)
Harmu Housing Colony Doranda Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Karan Kumar
Gender :	M
DOB :	23-12-1992
C/o :	S/O Kapil Deo Thakur Ranchi
District :	
House/Building No. :	
Locality :	H.I.-229, Harmu Housing Colony
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Harmu
Aadhaar No. :	xxxxxxxxx4750
Photo :	

Registering Officer

Party Signature

Operator Signature


ADONIS P056A004 LL

Kapil Deo Thakur
REGISTAR PARTNERS

निबंधन विभाग, झारखंड
Ranchi

Token No.15Token Date: 31/08/2018
Party Name: Muzannil Mansoor
Father/Husband Name: Late Mansoor Ahmad
(Executant)
Gulistan Kanke Road Gonda Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Muzannil Mansoor
Gender :	M
DOB :	05-07-1960
C/o :	S/O: Molamans Mansoor Ahmad
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misrighonda alias paburgonda
Aadhaar No. :	xxxxxxxx2519
Photo :	

Registering Officer

Party Signature

Operator Signature

ADONIS 1647
Ranchi

निबंधत विभाग, झारखंड
Ranchi

Token No. 15Token Date: 8/31/2018

Party Name: Farooque Azam

Father/Husband Name: Late M.A Rauf
(Executant)

Gulistan Kanke Road Gonda Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Farooque Azam
Gender :	M
DOB :	13-07-1950
C/o :	S/O: Md Abdur Rauf
District :	Ranchi
House/Building No. :	Gulistan
Locality :	
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Misrghonda alias pabargorda
Aadhaar No :	xxxxxxxx753
Photo :	

Registering Officer

Party Signature

Operator's Signature

ADONIS ROSARIUM

DESIGNATED PARTNER

			XXXXXXX06	XXXXXXXX9628	H.No. Hl- 234, Harmu Housing Colony Harmu Argora Ranchi
सोनार	Male	ABGPT8221P	XXXXXXXX63	XXXXXXXX2878	71, Anantpur Doranda Chutia Ranchi
कारस्त	Male	ADSPD9719Q	XXXXXXXX32	XXXXXXXX5961	44/C, Netaji Subhas Road Parnasree South 24 Pargana Kolkata











निबंधन विभाग, झारखंड
रांची

Token No.15 Token Date: 31/08/2018
Serial/Deed No./Year :8365/7529/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	Farooque Azam Father/Husband Name:Late M.A Rauf (Executor) Gulistan Kanke Road Gonda Rancho		
2	Muzammil Mansoor Father/Husband Name:Late Mansoor Ahmad (Executor) Gulistan Kanke Road Gonda Rancho		
3	Farah Yasmin Thro. Father/Husband Name:Jawaid Sandani (Executor) Gulistan Kanke Road Gonda Rancho		
4	Sameena Jahao Father/Husband Name:Khalid Parwez (Executor) Gulistan Kanke Road Gonda Rancho		
5	Musheer Alam Jahangir Father/Husband Name:Late Mashhood Alam (Executor) Gulistan Kanke Road Gonda Rancho		
6	M/S ADONIS ROSARIUM LLP Thro. Partner Jawaid Shamsi Father/Husband Name:Late M.S. Shamsi (Claimant), Resaldar Nagar Dorandg Rancho		
7	M/S ADONIS ROSARIUM LLP Thro. Partner Ranjeet Kumar Singh Father/Husband Name:Surya Nath Singh (Claimant) H.No. III- 234, Hamu Housing Colony Hamu Argora Rancho		

M/S ADONIS ROSARIUM LLP Thru. Partner Kapil

8	Dee Thakur Father/Husband Name: Ramnashish Thakur (Claimant) 71, Arantpur Doranda Chauda Ranchi		
9	M/S ADONIS ROSARIUM LLP Thru. Partner Samant Deb Sarkar Father/Husband Name: Late Arun Deo Sarkar (Claimant) 44/C, Netaji Subhas Road Parnasree South 24 Pargana Kolkata		
10	Karan Kumar Father/Husband Name: Kapil Deb Thakur (Identificer) Harnu Housing Colony Doranda Ranchi		
11	RANJEET KUMAR SINGH Father/Husband Name: Surya Nath Singh (Prover Holder) House No HI - 234, Harnu Housing Colony, Harnu P.O & P.S. - Argora, State of Jharkhand, Dorman, Ranchi		

Book No.

Volume

Page

Deed No

Year

Date

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599 To 722

8365 / 7529

2018

31/08/2018

Registering Officer



Signature of Operator



ADONIS ROSARIUM LLP

RODIN BEHET