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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : da1ed6c457d3660bf444

Receipt Date : 22-Jul-2021 09:10:38 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

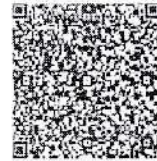
Token Number : 20210000072074

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : MS Bhardwaj Engicon And Supplier Thro
Partners Avinash Raman and Priyatosh
Raman (Vendee)

GRN Number : 2106570263



For Office Use :-

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22/07/2021

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Jansadan prasad

22/7/21

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

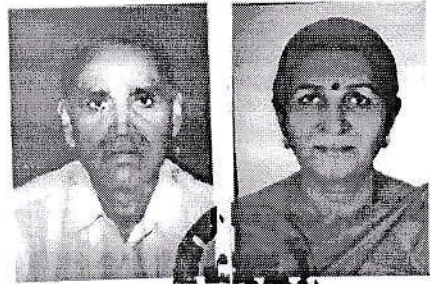
Bhardwaj Engicon and Supplier

Partner



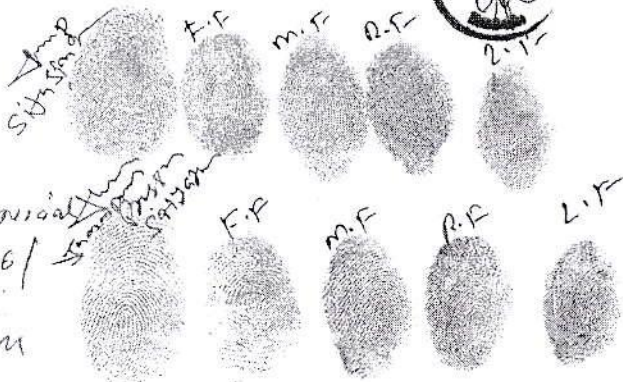
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Smt Sita

सम्पत्ति का मूल्य
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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 22 day of July, 2021 (Two Thousand and Twenty One) at Ranchi.

BETWEEN

(1) SMT. SITA SINGH wife of Sri Shyam Das Singh, daughter of Late Vishwanath Singh, by faith-Hindu, by occupation-Housewife, Resident of - Green Park, Hehal, P.O. Hehal, P.S. Sukhdeonagar, District Ranchi AND (2) JANARDAN PRASAD SATYARTHI S/o Late Naga Prasad, by faith-Hindu, by occupation-Service, resident of - Takhur Anukul Chandra Marg, Arsanday, Dr. Upendra Gali, P.O. + P.S. Kanke, District Ranchi, State-Jharkhand, Indian Citizen, hereinafter referred as LAND OWNERS (which term or expression shall unless excluded or repugnant to the subject or context). He deemed to include their heirs, executors, administrators, representatives and assigns of the FIRST PART.

- (1) Aadhar No. 3639-4414-9249, PAN-ATAPF1636F, Mob. No. 9199052827
- (2) Aadhar No. 5115-4360-8559, PAN-ADEPS7238K, Mob. No. 7903682781

Smt Sita Singh
Janardan Prasad Satyarthi

प्राप्त पशुपालन की भूमि घोटाला एवं काराखाना में वसित प्लॉट दर्ज नहीं है।

मेरे सम्पत्ति का मूल्य
रकम 339... 2058
का निष्कर्ष नहीं है।
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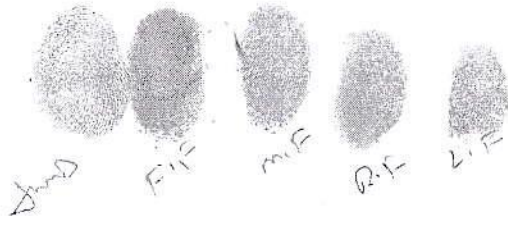
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AND

M/S BHARDWAJ ENGICON & SUPPLIER (PAN-AAPFB8798P) having its office at Shop No. F1, Amrawati Complex, Laipur, Ranchi-834001 through its Partners (1) PRIYATOSH RAMAN & (2) AVINASH RAMAN both sons of Mr. Chandra Bhushan Upadhyay, grandson of Late R.R. Upadhyay, by Caste-Brahmin, by occupation-Business, Resident of - Bank Colony Road, Piska More, Ratu Road, Ranchi, P.O. - Hehal, P.S. - Sukhdeonagar, District - Ranchi, State-Jharkhand (Hereinafter called the BUILDER/DEVELOPER/PROMOTER) which term or expression shall include and mean this representatives, heirs, agents etc. of the SECOND PART.

- (1) Aadhar No. 7296-0137-7834, Mobile No. 6206574771
(2) Aadhar No. 4946-5360-6684, Mobile No. 6200630249

WHEREAS land of Khata No. 379 is recorded in R.S. Khatian in the name of Devi Singh son of Mukund Singh, Caste-Rajput as KAIML.

WHEREAS Sk. Qurban has purchased land under Khata No. 379, Plot No. 2058 from recorded tenant Devi Singh son of Mukund Singh by virtue of registered Deed of Sale dated 06.03.1964 being Deed No. 1798 executed and registered before District Sub-Registrar, Ranchi.

WHEREAS the LAND OWNER No. 1 Smt. Sita Singh is absolute and beneficial owner of land measuring an area 10 (ten) decimals under Khata No. 379, Plot No. 2058, Sub Plot No. 2058/292 situated at village Boreya, Thana No. 185, Police Station - Kanke, Dist. Ranchi, Jharkhand, and she has purchased the same from Jakir Ansari & others (through their attorney holder Abhay Kumar Singh son of Late Surendra Prasad Singh having Power No. 1857 dated 06.08.2008) vide Book No. I, volume No. 398, Page No. 513 to 536. Deed No. 12347/10806 dated 03.07.2009 executed and registered before District Sub-Registrar, Ranchi.

AND WHEREAS from the date of purchase land owner No. 1 Smt. Sita Singh enjoying peaceful possession over the same same and mutated her name before Kanke Anchal, Ranchi vide Mutation Case No. 1452 R27/2009-10 and rent receipt also issued in her name which is entered into Volume No. 11, Page No. 07 of Register II.

WHEREAS land of Khata No. 05 is recorded in R.S. Khatian in the name of Dwarika Kumhar son of Jitwahan Kumhar, Caste-Kumhar as Kaimi.

WHEREAS the LAND OWNER No. 2 Janardan Prasad Satyarthi is absolute and beneficial owner of land measuring an area 10 (ten) decimals under Khata No. 05, Plot No. 2057, Sub Plot No. 2057/294 situated at village Boreya, Thana No. 185, Police Station - Kanke, Dist. Ranchi, Jharkhand, and he has purchased the same from Jhari Mahto son of Late Dwarika Mahto vide Book No. I, volume No. 398, Page No. 493 to 512, Deed No. 12346/10805 dated 03.07.2009 executed and registered before District Sub-Registrar, Ranchi.

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AND WHEREAS from the date of purchase land owner No. 2 Janardan Prasad Satyarthi enjoying peaceful possession over the same same and mutated his name before Kanke Anchal, Ranchi vide Mutation Case No. 1457 R27/2009-10 and rent receipt also issued in his name which is entered into Volume No. 11, Page No. 11 of Register II.

AND WHEREAS the land owners amalgamated their land into one piece of land and desire to develop the area aforesaid mentioned in the Schedule 'A' property by constructing a multistoried residential building namely "GEETANJALI RESIDENCY" G+4 over it on the conversion basis with the help of the developer namely M/s Bhardwaj Engicon & Supplier of this development agreement through which the owners and Builder's share is 48% and 52% of super built area of total super built up area of the building to be constructed over the schedule 'A' property.

AND WHEREAS Sanctioned Plan for construction of Multistoried Residential Building has been passed by Ranchi Municipal Corporation, Ranchi vide B.C. Case No. RMC/BP/0738/W11/2020 dated 26.12.2020.

AND WHEREAS as per approved plan a multistoried building (G+4) comprising several independent flats on different floors where constructed by DEVELOPER on over the landed property described in Schedule "A" below. The said Multistoried Residential Building is named as "GEETANJALI RESIDENCY"

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND DEVELOPERS HERETO AS FOLLOWS:-

ARTICLE-I DEFINITIONS:

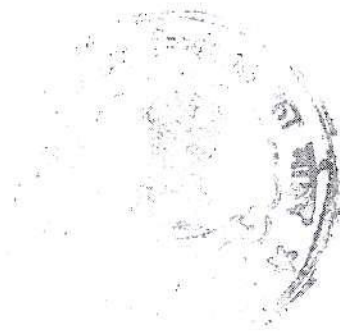
- 1.1 LAND OWNERS shall mean SMT. SITA SINGH & JANARDAN PRASAD SATYARTHI the OWNERS of the LAND PROPERTY mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.
- 1.2 DEVELOPERS shall mean M/S BHARDWAJ ENGICON & SUPPLIER.
- 1.3 LAND PROPERTY shall mean all that piece and parcel of land together with the house standing there on more particularly described in the SCHEDULE - A.
- 1.4 BUILDING shall mean the one Multi Storied residential building "GEETANJALI RESIDENCY" to be constructed on the LAND PROPERTY in accordance with the plan to be sanctioned by the competent authority.

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- 1.5 FLATS shall mean the super built up area consisting of bedrooms, - living rooms, bathrooms, kitchen, balcony, verandah, common area more particularly described in part one of SCHEDULE-B & C.
- 1.6 PARKING SPACE shall mean the place or area reserved for parking of the motor cars, more particularly described in SCHEDULE-B & C.
- 1.7 COMMON FACILITIES - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, tube-well, overhead tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the SCHEDULE-D.
- 1.8 COMMON EXPENSES -shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with he said building and LAND PROPERTY" more particularly described in SCHEDULE-D.
- 1.9 SALEABLE SPACE - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 LAND OWNER'S ALLOCATION - Shall mean 48% of total super built up area in form of residential flats and parking space as F.A.R achieved (as per Schedule-B).
- 1.11 DEVELOPERS'S ALLOCATION - Shall mean 52% of total super built up area in form of residential flats and parking space as F.A.R achieved (as per Schedule-C).
- 1.12 SUPER BUILT UP AREA shall mean and include the carpet area of flats, wall area, verandah/balcony/cupboard area, the proportionate area of the staircase, guardroom and generator room and similar other common spaces/ utilities etc.

ARTICLE II - COMMENCEMENT

This agreement shall be deemed to have commenced from the date of execution of this development agreement.

ARTICLE III-THE SCHEME

The scheme as formulated by the DEVELOPERS and agreed upon by the LAND OWNER provides as follows:

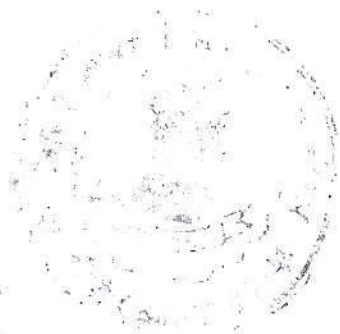
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- 1) The DEVELOPERS will invite and select purchaser(s) agreeing on an OWNERHIP basis flat/s in the building on the property, more specified in the SCHEDULE-A. The DEVELOPERS will construct flats along with other common parts, common amenities and common facilities pertaining to the same.
- 2) The DEVELOPERS shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the DEVELOPERS would have entered into a formal agreement to transfer its (DEVELOPERS'S) share of property as per DEVELOPERS's Allocation hereinabove.
- 3) After the delivery of the possession of the respective flat/s and parking spaces in the aforesaid building to the OWNER, the purchaser shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPERS agreement or otherwise.

ARTICLE-IV-DEVELOPER'S RIGHTS

- 1) The LAND OWNER hereby grants, subject to what has been herein after provided, the exclusive right to the DEVELOPERS to build, construct, erect and complete the said apartments and to commercially exploit the same by entering into agreements or sale and/or transfer and/or construct in accordance with the plan.
- 2) That after the completion of construction of the building the respective share of OWNER i.e. DEVELOPERS/promoter and the land OWNER shall be absolute owner of their respective shares and they will also be entitled to sell/transfer their shares separately.

ARTICLE V- APARTMENT CONSIDERATION

- a. On the LAND OWNER representation about his title to and "possession over the LAND PROPERTY and relying upon the LAND OWNER personal guarantee that he has made full and correct disclosures including the fact of acquisitions as aforesaid, and that he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNER having agreed to permit the DEVELOPERS to commercially exploit this LAND PROPERTY and construct, erect and complete the building on the premises as a whole within a period of 02 (two) years with a grace period of 06 months from the date of sanction of map and extended by such period lost by any force MAJEURE and owner also agreed for the same.
- b. The DEVELOPERS shall pay all costs of supervision of the development and construction of the owner's allocation in the building at the said premises as consideration.
- c. The DEVELOPERS shall allocate the LAND OWNER's allocation of the constructed area in the building to be constructed at the said premises (herein called the LAND OWNER's allocation).

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ARTICLE VI- LANDLORD/ OWNER'S ALLOCATION

It shall be the constructed area in the form of such residential flats along with parking space (more particularly described in the SCHEDULE B) in the aforesaid building complex, as per specifications mentioned in the SCHEDULE-D and agreed upon by the LAND OWNER and DEVELOPERS, being exclusively allocable to the OWNER and/or his nominee or nominees.

- 1) For the OWNER and in consideration of their land, the DEVELOPERS shall at his own costs construct, create and complete in all respects and parking space.
- 2) It is agreed between the parties that the LAND OWNER shall have no interest in the land or the building, except the fully constructed flats and common space, utilities, along with the undivided proportionate share of land more particularly described in the OWNER'S allocation. It is clearly understood that the purchaser of the flats allotted to the DEVELOPERS shall pay all the costs to the DEVELOPERS.
- 3) It is agreed that during construction the LAND OWNER and/or his authorised persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction and/or verification thereof in respect of the LAND OWNER'S allocation.

ARTICLE VII- BUILDERS'S /DEVELOPERS'S ALLOCATION

1. In consideration of the above the DEVELOPERS shall be entitled of the residential building to be constructed on the landed property together with the undivided proportionate share on the said land and Parking space and facilities and other service area in the said building, after providing OWNER'S allocation as provided in Schedule-B herein above and the DEVELOPERS shall be entitled to enter into an agreement for sale and transfer for the DEVELOPER'S ALLOCATION and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPERS to obtain any further consent of the LAND OWNER and this agreement by itself shall be treated as consent by the LAND OWNER.
2. The DEVELOPERS shall be at liberty to obtain loans or, advances from Bank or other financial institutions or prospective buyers In respect of his allocation in connection with the work of construction of the new buildings but the OWNER shall have no liability whatsoever for default or non payment of any such loan or advance by the DEVELOPERS. Provided that no portion of land described in the SCHEDULE-A herein or the constructions thereon shall be kept by way of security, by the DEVELOPERS. However a prospective buyer may keep his undivided proportionate share along with the booked flat as security to obtain loan from Banks and or similar financial institutions at their own risk cost and responsibility and the OWNER will have no responsibility whatsoever in this regard.

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ARTICLE VIII- FORCE MAJEURE

- 1) The DEVELOPERS shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
- 2) Force Majeure shall mean flood, earthquake, riot, war, storm, pestilence, civil commotion, strike, lockout, and /or such other act or omission beyond the control of the DEVELOPERS.

ARTICLE IX- MISCELLANEOUS ARTICLE

1. The LAND OWNER and the DEVELOPERS have entered into this agreement purely on contractual basis.
2. As and from the date of full completion of the buildings and handing over DEVELOPERS and/or his transferee and the LAND OWNER and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space actually taken over by the LAND OWNER.
4. There is no existing agreement regarding the development or sale of the said land and premises and that all other arrangement, if any, prior to this agreement, have been cancelled and are being superseded by this agreement.
5. The LAND OWNER assures and guarantees that the landed property is free from any encumbrance attachment, charge, claim for demand whatsoever by or from any one whatsoever. The LAND OWNER will bear the responsibility if in future any legal complication arises regarding the right title of 'A' schedule land.
6. The LAND OWNER shall provide possession of the above mentioned plot in as is where is condition to the DEVELOPERS immediately after signing this agreement. The BUILDERS will start the construction work immediately.
7. That LAND OWNER or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPERS or his nominees.
8. That the LAND OWNER will hand over temporarily the following original documents to the DEVELOPERS pertaining to Schedule -A land for verification and immediate return :-
 - (I) CERTIFIED COPY OF THE ORIGINAL DEED.
 - (ii) MUTATION AND REVENUE & HOLDING RECEIPT.
 - (iii) LATEST CORPORATION TAX RECEIPT.

Jurisdiction provided set forth
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9. That after execution of this agreement the DEVELOPERS will start necessary processing, planning advance booking for the sale of proportionate share of schedule -A land and flats and car-parking space of the Multi-storied apartments to be constructed on Schedule-A land.
10. That Developer will be sole owner and in exclusive possession of Flat No. 103 till sale of flat to purchaser/purchaser and Flat No. 103 will be sold by Developer as Developer's Allocation and Land Owner will become Confirming Party in Deed of Sale.
10. That the LAND OWNER will not raise any question or objection if any changes or amendment done by the DEVELOPERS in the said multi-storied building without disturbing the LAND OWNER share and so long such changes or amendments are permissible under the competent authority rules / regulations, if any further construction will be done by the Developer on roof of the building, land owner will also entitled to said construction as per proportion in flat and undivided share.
11. That this Development Agreement is being executed between the Land OWNER/First Party and DEVELOPERS/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.
12. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/ Sale Deed with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for land OWNER allocation and Schedule-C for DEVELOPERS allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

ARTICLE X- LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the LAND OWNER to defend all actions and proceedings in respect of the title and/or possession of the LAND PROPERTY.
2. The LAND OWNER are herewith handing over all the relevant copies documents regarding the title of possession, municipal taxes, receipts and other legal papers concerning the LAND PROPERTY referred above. The LAND OWNER further assures and confirms the DEVELOPERS that any other document required in connection with the said LAND PROPERTY shall be handed over for inspection within a reasonable time at his expense.
3. Courts of Ranchi will alone have the jurisdiction in all-legal matters, arising out of or concerning this Development Agreement.

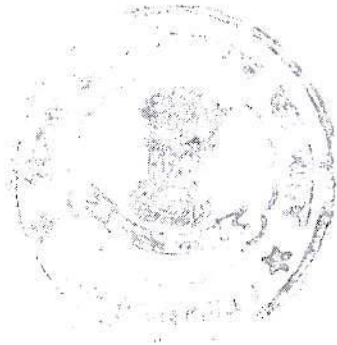
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Partner

SCHEDULE-A

All that piece and parcel of land measuring an area 10 (ten) decimals under Khata No. 379, Plot No. 2058, Sub Plot No. 2058/292 & land measuring an area 10 (ten) decimals under Khata No. 05, Plot No. 2057, Sub Plot No. 2057/294, total area 20 (twenty) decimals situated at village - Boreya, Thana No. 185, P.S. Kanke, District Ranchi, under R.M.C. Ward No. 04, Holding No. 00400096000020, which is bounded and butted as follows :-

NORTH : Sub Plot No. 296
SOUTH : 50' feet wide Road
EAST : Sub Plot No. 295 AND 293
WEST : 30 feet wide Road

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 20 decimals

Commercial @ 579636/- per dec. - Rs. 1,15,92,800/-

SCHEDULE - "B" (Land Owner's Share)

That in lieu of the land provided by the Land OWNER to the DEVELOPERS for constructing the Multi-storied building the DEVELOPERS shall give 48% super built up area alongwith undivided proportionate share in land out of the total super built up area to the land OWNER and car parking shall be same ratio in the following manner :-

LAND OWNER NO. 1 SHARE (SITA SINGH)

Sl.No.	Flat No.	Floor	Area (Carpet)	Area (SBU)	Undivided Share
1.	104	First		1226 sq.ft.	451.16 sq.ft.
2.	304	Third		1255 sq.ft.	372.78 sq.ft.
3.	305	Third		1255 sq.ft.	461.84 sq.ft.
4.	405	Fourth		1255 sq.ft.	461.84 sq.ft.

Total 4991 sq.ft.

Note : Sita Singh got 675.88 sq.ft. less in her share. Builder will pay consideration amount as per selling rate of flat no. 103 after post completion of the building.

LAND OWNER NO. 2 SHARE (JANARDAN PRASAD SATYARTHI)

Sl.No.	Flat No.	Floor	Area (Carpet)	Area (SBU)	Undivided share
1.	102	First		1252 sq.ft.	460.73 sq.ft.
2.	201	Second		1160 sq.ft.	426.68 sq.ft.
3.	302	Third		1245 sq.ft.	458.16 sq.ft.
4.	401	Fourth		1160 sq.ft.	426.88 sq.ft.
5.	403	Fourth		1013 sq.ft.	372.78 sq.ft.

Total 5830 sq.ft.

Note : As per Development Agreement Land Owner No. 2 will be entitled to get 5667 sq.ft. in his share but he has got 5830 sq.ft. after flat share distribution. So 163 sq.ft. exceed in his share. Land Owner No. 2 will pay consideration amount of exceeded area @ 3500/- per sq.ft. i.e. Rs. 3500 x 163 sq.ft. = 5,70,500/- only to the Builder.

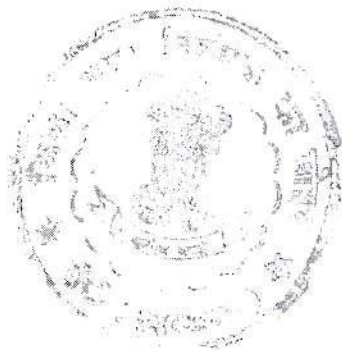
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SCHEDULE - "C" (DEVELOPERS's Share)

The DEVELOPERS shall be in the remaining portion 52% super built up area alongwith undivided proportionate share in land of the proposed multi-storied residential building after allotment of the owner's share as mentioned in schedule B above and car parking shall be same ratio in the following manner :-

<u>Sl.No.</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Area (Carpet)</u>	<u>Area (SBU)</u>	<u>Undivided share</u>
1.	101	First		1150 sq.ft.	423.20 sq.ft.
2.	103	First		980 sq.ft.	360.64 sq.ft.
3.	105	First		1220 sq.ft.	448.96 sq.ft.
4.	202	Second		1245 sq.ft.	458.16 sq.ft.
5.	203	Second		1013 sq.ft.	372.78 sq.ft.
6.	301	Third		1160 sq.ft.	426.88 sq.ft.
7.	303	Third		1013 sq.ft.	372.78 sq.ft.
8.	204	Second		1255 sq.ft.	461.84 sq.ft.
9.	205	Second		1255 sq.ft.	461.84 sq.ft.
10.	402	Fourth		1245 sq.ft.	458.16 sq.ft.
11.	404	Fourth		<u>1255 sq.ft.</u>	461.84 sq.ft.
Total				12791 sq.ft.	

The SCHEDULE 'D' above referred to: 'Specification'

The Specification of the Building will be as follows:

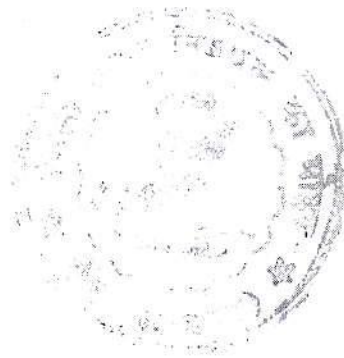
1. Foundation : R.C.C. Column (Birla Gold, Lafarge or Ambuja/Dalmia) both in foundation and plinth and iron rods will be of (Tata/Jindal/SAIL/Electro Steel)/or any other.
2. Structure: R.C.C. Column/Beams/Slabs M 200 concrete.
3. Wall Finish: AU external walls shall be wall putty painted with 2 coats of Texture, waterproof cement based paint over a coat of primer. All internal walls, ceiling shall have Plaster of Paris finish.

Jinndan prised set yards
22/7/21

20/7/21
22/7/21

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4. Floors: Vitriified tiles /Marbles.
5. Doors : External and internal doors of Sal wood frame with flush door.
6. Windows :Three track aluminum window with mosquito net and integrated M.S. grills duly painted.
7. Water Arrangement : Connection with deep tube well with overhead tank and connected by electric pump and ISI mark PVC Pipe.
8. Toilets : Flooring in anti skid tiles and dado in ceramic tile up to height of 7" 0".
9. Sanitary Fittings : All CP. fittings of jaguar /hindware/kohler.
10. Kitchen : Marble granite platform with ceramic tiles dado up to 24" height of kitchen. Stainless sink in kitchen. One geyser point.
12. Electrical : Wire (R.R. Kabel, Polycab) switches of Legrand.

CERTIFICATE

It is certified that the land mentioned in the schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., or E.C.L. It is further certified that the said land is not a Schedule Tribes land or Forest Land and free from Ceiling and do not fall under the land of Math, Mandir, Masjid, Girja, Gurudwara, Hargari, Sarna or Pahnai.

It is also certified the land is also free from Sec. 46 (6) of Chotanagpur Tenancy Act.

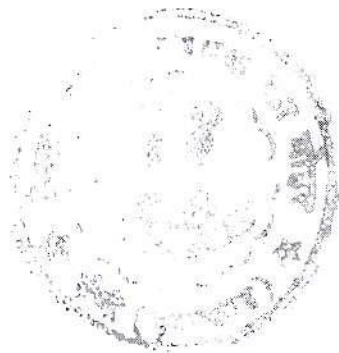
Bhardwaj Engicon and Supplier



Partner

2/1/12
22/7/12

Jumroden prised satyuthi
22/7/12



Bhardwaj Engicon and Supplier

Partner

IN WITNESSES WHEREOF THE OWNER AND THE DEVELOPERS put their respective signature on the day, month and year first above written after understanding the contents of the above.

Witnesses :-

SIGNED AND DELIVERED

BY THE LANDOWNER / FIRST PARTY

1. *Handwritten signature in Hindi*
22/7/21

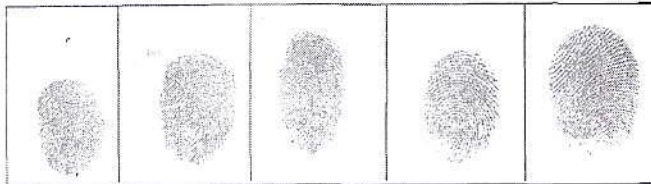
Handwritten signature in Hindi

2. *Handwritten signature in Hindi*
22/7/21

Handwritten signature in Hindi
22/7/21

Handwritten signature: Priyabesh Raman
22/07/21

Signature of the Developer No. 1

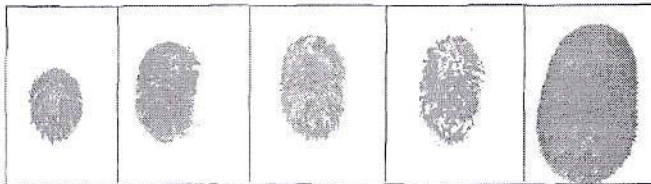


Little Finger Ring Finger Middle Finger Fore Finger Thumb



Handwritten signature: Animesh
24/07/21
Handwritten signature: Raman

Signature of the Developer No. 2



Little Finger Ring Finger Middle Finger Fore Finger Thumb



Handwritten signature: Animesh
Handwritten signature: Raman

Certified that the finger print and photograph of land owners & developer has been affixed by me, before me.

Handwritten signature
22/7

Typed By: Md. Furquan

Drafted by :

Handwritten signature: Animesh
Advocate.
CNO: 1572/02

Bhardwaj Engicon and Supplier

Handwritten signature

Partner



Bhardwaj Engicon and Supplier

Partner

~~Page 10~~

Village: BOREYA
 THANA: KANKE
 THANA NO: 185
 DIST. RANCHI
 R.S. Plot NO: 2057 B, 2058
 SUB Plot NO: AREA
 A-DEC
 2057/294 → 0-10
 2058/292 → 0-10
 TOTAL AREA → 0-20 DECIMA
 AREA shown in Red Wash

RANCHI-BOREYA ROAD

Bridge

50:0" WIDE ROAD

22/7/22

30:0" WIDE ROAD

72:0"	72:0"	60:0"	Sub Plot 296
2058 291	2057 294	60:0"	Sub Plot 295
72:0"	72:0"		Sub Plot 293

30:0" WIDE ROAD

Jamshedpur present Sub-plotter
 22/7/22

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Partner

10/10/20

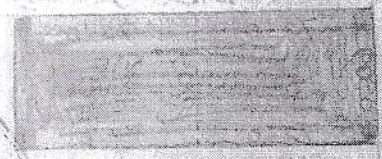
Handwritten notes and calculations, including a table with columns for 'Date' and 'Particulars'. The table contains several entries with dates and descriptions, though the text is difficult to read due to the image quality.

Handwritten text at the top of a section, possibly a header or title.

Handwritten text, possibly a name or title.

Handwritten text, possibly a name or title.

Handwritten text, possibly a name or title.



Handwritten text below the stamp, possibly a signature or date.

Handwritten text below the stamp, possibly a signature or date.

Bhardwaj Engicon and Supplier

Partner