

746

D. Agreement 35397300-

P.S Deoghar

662



झारखण्ड JHARKHAND

06AA 036957

निबंधन अधिनियम 1908 के अधीन
 और छोटानागपुर/संघालपरगना टेनेन्सी एक्ट की
 धारा 21 के अधीन भी ग्राह्य है और
 इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के
 खण्ड 5(क) के अधीन यथावत् स्टाम्प सहित
 (या स्टाम्प शुल्क के विभुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

feepaid

Stamp

20/-

AU) - 885080

E - 2000 -

LL - 3

PR - 1

निबंधन पदाधिकारी


08/07/2020

Inf Deoghar

Secretary
Santhal Pargana Antyodaya
Ashram Deoghar - 814112

Sharma

MANAGING DIRECTOR,
Panchwati Coloniser & Constructions Pvt. Ltd.


Secretary
Santhal Pargana Antyodaya
Ashram Deoghar - 814112


MANAGING DIRECTOR,
Panchwati Coloniser & Constructions Pvt. Ltd.

This deed of Development Agreement is made on the 5th day of July 2020

BETWEEN

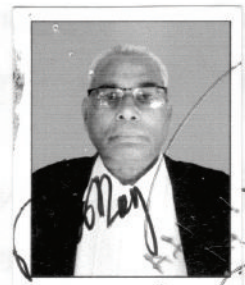
Santhal Pargana Antyodaya Ashram, a society registered under society registration act 21 of 1860, vide reg. no. 157 year 1978-79, (A Certificate of registration of Societies issued on 05 February 2009 by Inspector General, Registration, Jharkhand, Ranchi), situated at Purandaha, P.O. B. Deoghar , Distt.- Deoghar, PIN – 814112 (Jharkhand) through its **Secretary Sri Paresh Nath Roy** S/o Late Hari Pd. Roy resident of P.O. -- Karnibad Distt:- Deoghar , Pin-814112 Jharkhand, hereinafter referred to "**Land Owner**"(referred as **First Party**)of the society (which term unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives, successors and assigns) of the First part.

AND

PANCHWATI COLONISER AND CONSTRUCTIONS PVT. LTD. , a Company Registered under Indian Company Act 1956 , having its registered Office at - Road No. 5 , East Patel Nagar , P.S. and P.O. Shastri Nagar , District Patna , through its Managing Director, **Vandana Sharma**, W/o Ratnesh Kumar Sharma , resident of House No. 50 , Road No. 5 , East Patel Nagar , P.S. and P.O. Shastri Nagar , District Patna, hereinafter referred to as the "**Promoter/ Developer**" (referred as **Second Party**) (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the Second Part.

NOTARIES
Muzaffarpur, Bihar
[Signature]

[Signature]



[Handwritten signature]

श्री. प्रहलादराय. राय... पिता नाम श्री/स्व. श्री. प्रहलाद. राय
..... निवास स्थान. प्रहलाद. देवघर
जति..... श्री. देवघर/दावेदार
या अन्य स्थानों पर..... श्री. देवघर/दावेदार नामा
संख्या..... श्री. देवघर/दावेदारों
में से एक..... के अधिकार (अपनी) है ने
ता. 07/07/2020 के अन्तर्गत/अन्तर्गत के D.O. है.
(समय) निम्न में निम्न के लिए देता कि।

[Signature]
अपस्थापक का हस्ताक्षर

[Signature]
निवेदन पत्र का हस्ताक्षर

P. Prasad
Secretary
Santhal Paripalana Anudaya
Acharya Dargah 614112



expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns). Of the Second Part.

WHEREAS the landowners are seized and possessed of and well entitled to the free hold land situated at Ward No. 19, Mauza Purandaha, bearing Tauzi No. 563, Town Plan Plot No. 72/A & 72/B, Survey settlement plot no.17, District Deoghar, Jharkhand, measuring 33 decimal and 27.5 decimal of land respectively which is equivalent to 14374.8 sq. ft. and 11979 sq.ft. of land fully mentioned in **Schedule A and Schedule - B** at the foot of this development agreement.

AND WHEREAS the property mentioned above was originally belonged to Sri Nitya Ranjan Moitra, Satya Ranjan Moitra and Debi Prasad Moitra all sons of late Ram Prasad Moitra resident of ward no -19 within Deoghar Municipality of Mouza - Purandaha, Taluk- Kuchiagraha, They sold their said land along with a small old building by virtue of registered absolute **sale deed no. 431 dated 30.01.1981** and **2423 dated 30.05.1981** whose Town Plan plot no - 72/A & 72/B, Survey settlement plot no.17, measuring 33 Decimal and 27.5 Decimal respectively to Secretary, **Santhal Pargana Antyodaya Ashram**, all registered at district registration office Deoghar, Jharkhand.

AND WHEREAS IT IS FURTHER REPRESENTED AND DECLARED BY THE OWNERS AS FOLLOWS:-

That the Owners.(First Party) are coming in peaceful possession with absolute right, title and interest free from all encumbrances having full right to transfer and convey the whole or part of the said land and having fully marketable title thereby.

Secretary
Santhal Pargana Antyodaya
Ashram Deoghar - 814112

Subodh Koley

MANAGING DIRECTOR,
Shri... & Constructions Pvt. Ltd.

liens, leave and license, permission charges, inheritance or any other encumbrances whatsoever.

That no notice or notification for acquisition / requisition under any of the statute of the past or presently in force, have been received, served or passed by the Deoghar Municipality, any competent authority, Income tax department or any other Government authority, for acquisition or requisition of the said property or any part thereof.

That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders notices petitions or adjudication orders affecting the said property or any part thereof.

That apart from the land owner none else is entitled to or has any share, right, title or and interest of the said land or any part thereof in any manner.

That the land owner has neither entered in the past in any agreement for sale or development of the said land or any part thereof nor has made any arrangement with anyone whatsoever regarding the said land or any part thereof.

AND WHEREAS the **land owner (First Party)** has decided to develop the said land of the society as per the society by laws mentioned in **clause no 4 (XIV)** read as "*To build , construct, maintain, repairs, alter, improve or develop or furnish any building or works considered necessary or convenient for the purpose of the society.*" And **clause no 16(e)** read as "*Sale, mortgage, lease exchange and other wise transferor dispose of all or any other property moveable or immovable property of the society for the furtherance of the objectives of the society, through the reputed*

Indira
Santrai Pergana Anyodaya
Ashram Deoghar - 814112

Shema
MANAGING DIRECTOR,
Coloniser & Constructions Pvt. Ltd.

developer and finally decided to award the development work to Promoter (Second Party).

AND WHEREAS the **land owner (First Party)** has taken resolution in the general body meetings dated 09.02.2020, 08.03.2020 and dated 07.06.2020 to develop and construct the building over the society land for safety of property from encroachment and anti social elements as well as upliftment of society noble causes from the owner's share of built-up area.

AND WHEREAS the **land owner (First Party)** is interested in getting a multistoried commercial cum residential building complex developed and constructed on the said land through a reputed developer who can develop and construct commercial cum residential building complex in the shape of commercial units, residential flats, car parking spaces and other amenities etc. as consideration for the value of land to be conveyed by the land owner to the developer.

AND WHEREAS, as per the above declaration and assurances and indemnifying the promoter for any loss or damage due to defect in the title, the **Promoter (Second Party)** agrees to develop the said property mentioned in Schedule below.

AND WHEREAS the aforesaid promoter offered to develop and construct at its own cost of multistoried commercial cum residential building complex known as "WOOD APPLE RESIDENCY" (hereinafter referred to as the SAID BUILDING) on the said land and the land owner agreed to acquire flats and car parking space in the said building as consideration for value of the said land to be

S. P. D. S.
Secretary
Santral Pergana Annyodaya
Aehrana Deoghhar - 814112

V. Sharma
MANAGING DIRECTOR,
Colombiser & Constructions Pvt. Ltd.

conveyed by the land owner to the developer or its nominees, including co-operative housing society, Firm, Association of persons, Body Corporate etc.

AND WHEREAS as a result of the negotiations between the parties hereto the aforesaid **Land Owner** the **FIRST PARTY** and the aforesaid **Promoter** the **SECOND PARTY** and the representation and declaration made by the owner as therein recorded, an Agreement for Development of the said land has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY


AND BETWEEN THE PARTIES HERETO AS FOLLOW:-

1. The **Owner (First Party)** hereby appoints the aforesaid Promoter, as the Promoter of the said land and grant to the said Promoter, who hereby accepts from the owner exclusive right, possession and license to develop the said land described in the schedule hereunder, in the manner and on terms and conditions and stipulations hereinafter mentioned.
2. That the **Promoter (SecondParty)** has agreed to develop and construct the said building as multistoried commercial cum residential building on the said property at their own account and expenses and with their own resources after obtaining all the requisites clearance, permission, sanction and approval of building plan by the Deoghar Municipal Corporation and it is on that basis this agreement is being entered into by and between parties hereto.

Ms. Anjali
 Sanchal Pargana, Antyodaya
 Ashram Deoghar - 814112

Ms. Anjali
 MANAGING DIRECTOR,
 Panchwati Coloniser & Constructions Pvt. Ltd.

3. That immediately after the execution of this development agreement, the Promoter shall expeditiously get a plan prepared in order to obtain maximum benefit for both the owner and the Promoter.
4. That the owner shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the owner or any other permissions, approvals are obtained in their name and agreed to sign all such papers that may be deemed necessary by the owner and promoter for the same. However, all fees, cost, charges and expenses relating to such approvals / sanctions shall be borne by the Promoter Second party of its account.
5. That it is further agreed any alteration or revision of the aforesaid plans within the parameters of Deoghar Municipal Corporation / Competent Authority, Building Rules and Regulations which may become necessary shall not require any further approval of the owner and the promoter alone shall be entitled to make such alterations/ revisions which would be binding on the owner and if there is an increase in FAR during the period of the construction or before, the share of the constructed area of the owner shall be proportionately increase.
6. That the **Owner (First Party)** within 15 days of the date of execution of this agreement shall put the **Promoter (Second Party)** in actual peaceful possession of the said property described in Schedule-A & Schedule- B herein to enable the Promoter to take up and proceed with the development, planning, and construction of the said building in terms of this agreement and the sanctioned plan and any other terms agreed upon. But it is also agreed


Santhya
Secretary
Santhya Pergana Antyodaya
Ashram Deoghar - 814112


MANAGING DIRECTOR,
M
Coloniser & Constructors Pvt. Ltd.
Deoghar

between the parties that the Promoter shall be free to put its Hoardings / display over the scheduled property after the execution of the present development agreement.

7. That the Promoter shall have the right to mortgage the said property with the Bank / financial institution to obtain loan working capital short term loan to finance the aforesaid project.
8. That the proportionate share of the landowner and Promoter in the total built up area of the Project shall be in the ratio of 30% is to 70%. That is to say the share of the landowner shall be 30% (Thirty Percent) of the total built-up area of the building and the parking spaces with undivided proportionate share in the land to the land owner and the remaining 70% (Seventy Percent) total built-up area and the parking spaces of the share of the promoter with undivided proportionate share in the land shall be Promoter's share.
9. That the Promoter or its nominee/s shall solely and exclusively be entitled to the sell, lease, mortgage or shall alienate his share to the prospective buyers who may form an association of buyers or a new cooperative housing society or join as an existing co-operative society for the purpose of buying and owning flats in the said building whichever is found most suitable by the developer or its nominee. The promoter shall not be liable to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the owner in lieu of the aforesaid owner share of area.
10. It is hereby agreed that the decision with regard to allotment of 30% (Thirty Percent) of the total built up area as the share of the owner will be made after

S. S. Srinivas
S. S. Srinivas
Sahakar Perangan Amtyodaya
Ashram Deoghar - 814112

S. S. Srinivas
MANAGING DIRECTOR,
Barchandi Coloniser & Constructions Pvt. Ltd.

the finalization of the plans by Deoghar Municipal Corporation/Competent Authority. However, the allocations shall be made on each floor and each side or upon the mutual understanding.

11. That it is agreed that apart from the above, the land owner shall at no time demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the owner shall execute all such deeds and documents as may be required by the developer's in this regard.
12. That the owner or his nominees after the execution of this agreement will not interfere in the execution of the work nor put any hindrance in any of the activities of the Promoter, their Staff, Engineers, Architects, Workers etc. in development, construction and sale of the aforesaid project.
13. That the owner hereby irrevocably undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement. The owner shall at no point of time during the continuation of this agreement dispossess the developer from the said property.
14. The owner agree to sell, convey, transfer and or assign, to the promoter and/or its nominees including Co-operative Housing Society, Association of persons, Firm Body Corporate etc. free from attachments, charges and encumbrances 70% (Seventy Percent) of undivided share in the said land for a total consideration and on the terms and conditions mentioned hereinafter.

Subodh Chandra
 SAC, Deoghar
 Sandhya Bargarua Anyodaya
 Deoghar - 814112

Vishwam
 MANAGING DIRECTOR,
 Panchoyee Construction Pvt. Ltd.

15. As consideration for 70% of the undivided share in the said land to be conveyed / transferred by the land owner to the Promoter or its nominees in terms of above clause, the promoter agrees to deliver and give possession to the owner 30% of the total built up area in the shape of flats and reserved car parking space in the said building to be constructed over the land by the Promoter, hereinafter referred to as the OWNER'S AREA, which will be decided after sanction of Building Plan.
16. It is hereby agreed that delivery of possession of 30% of the total built-up area in finished condition and parking space shall demand always adequate consideration of the total land area aforesaid conveyed to the owner by the promoter. The owner , therefore will have no right, title or interest over the remaining 70% of the undivided total land conveyed as aforesaid to the developer except their proportionate share of the 30% undivided total land. The balance of the total built up Area if the said building (after excluding the said Owner's Area) shall exclusively belong to the developer and shall hereinafter be called as DEVELOPER'S AREA to which it alone shall be entitled having constructed the same at its own cost and expenses.
17. That the Promoter or its nominee/s shall solely and exclusively be entitled to the Developer's area and they shall have absolute right, title and interest over the Developer's area and they shall be full entitled to transfer, sell, lease, mortgage or shall alienate his share to any person or persons, Association of persons, Firm, Body, Corporate, Co-operative Societies, Government

Secretary
Santhul Pergana Anthyodaya
Aethram Deoghar - 814112

[Handwritten Signature]

[Handwritten Signature]
MANAGING DIRECTOR,
Panchwati Coloniser & Constructions Pvt. Ltd.

Agencies etc. on such terms and conditions as may be decided by the developer or its nominee individually or collectively.

18. The Promoter agrees to construct and give possession of the Owner's Area to the Owner within a period of 5 years (Five years) from the date off sanction of Building Plan by the Deoghar Municipal Corporation/Competent Authority with a further grace period of Nine months. The aforesaid time may be extended subject to Force Major and such happenings as are beyond the control of the promoter including fire, tempest, accident, strike, lockdown, exceptionally inclement weather and any other act of God.
19. This agreement shall not even be deemed to constitute a partnership of any sort between the parties hereto.
20. The Land owner hereby from the date of this agreement grant, Exclusive license to the Developer to enter upon the said land, more fully described in schedule written hereunder and to take up and proceed with the development, planning and construction of the said building in terms of this agreement. This license grants to the developer by the Owner shall be a license as Contemplated in section 60(b) of the Indian Easement Act, 1882.
21. That the Promoter shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the owner nor any other persons claiming through the owner shall have any right or interest in the development of the said property, as specified above and the promoter shall not deviate from the approved plan by Deoghar Municipal Corporation / Competent Authority.

Dr. Anil Kumar
 Secretary
 Santhal Pargana Anglo-India
 Deoghar - 814112

V. Ghosh
 MANAGING DIRECTOR,
 Coloniser & Constructors Pvt. Ltd.
 11,

22. The developer shall be entitled to enter into agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in the Developer's Area in the said Building, which comprises of the total built up area of developer. Similarly the owner will be fully entitled to enter into agreements for sale or otherwise allot flats parking spaces and other tenements comprised in the owner's area in the said building, which comprises of the total built up area of owner.
23. The owner will deliver to the Promoter and /or its duly authorized Advocate, certified copies/ photocopies of all original title deeds, documents and papers relating to the said property for complete examination of the owner title thereto and the owner agrees to give cooperation with the Promoter in such examination of owner title and to answer and/or comply with all reasonable requisition that may be the Promoter and/or its Advocate in this regard to establish a marketable title to the said land.
24. That in case there be any defect in the title of the owner or thereby any liability or any encumbrances, then in such event, the Developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owner and at the owner's cost and expenses, after intimating the owner in writing.
25. The developer shall be entitled to retain only photocopies, certified copies of the original document pertaining to the said property including title deeds etc. However, the original documents will be produced by the owner for inspection when and where at owner cost and expense.

Subodh
 Secretary
 Municipal Pargana Aniyodaya
 Ashram Deoghar - 814112

V. Sharma
 MANAGING DIRECTOR,
 Panchwati Coloniser & Constructions Pvt. Ltd.

- 26. In any event the owner without prejudice to the foregoing declarations agrees and undertakes to remove all the obstacles and clear all outstanding, doubts, or defects, relating to the title of the property save as hereinabove provided at their own cost so as to ultimately vest the said land in the Developers or its nominees free from all encumbrances and defects.
- 27. That all-out going viz, rates, rents, taxes, duties etc. on respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the owner and the outgoing after the date of this agreement till the delivery of possession of the owner's area shall be borne and paid by the Promoter till the delivery of possession of the owner's area to the owner.
- 28. The promoter shall form as it deems best a Co-operative Housing Society/ Association of persons / Body Corporate etc. of all the persons owning tenements in the said building. The Owner and his nominees shall become members of such an organization formed by the promoter and the owner, his nominee, respective agents, licenses, tenants etc. shall be bound to abide by the rule and regulations as be framed by such organization from time to time and they shall contribute towards the cost of formation of such organization as well as pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.
- 29. The nominee of the promoter shall own and hold portions of the building comprised in the Promoter's area according to the standard Agreement finalized by the Promoter. The owner and his nominee shall be bound to hold

[Handwritten Signature]
SECRETARY
Societal Pergana Antipodaya
Jalan ... - 614112

[Handwritten Signature]
MANAGING DIRECTOR,
M ...
Perumahan ...

and own portions of the owner's area in the said building on the same terms and conditions as be contained in the aforesaid standard agreement and to execute similar agreements.

30. The common area shall jointly be owned by all the owners of all the portions of the said building with equal entitlements to use all common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said building will have any exclusive rights, title and interest over the common areas and common facilities except the right of common use.
31. The owner agrees that if any levy is imposed by the Deoghar Municipal Corporation / Competent Authority or any other public body or bodies or the Govt. for the development / betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon, then the same shall be paid by the owner and the Promoter jointly in the same proportions as their respective shares of built up area in the said building.
32. It is agreed that in all transfers / conveyance of land and/or built up area, the purchaser(s) / Transferee(s) shall bear the cost of stamp duty, court fees and other Registration charges.
33. The owner agree and undertakes that they shall execute and give an irrevocable general power of attorney in favour of the Developer or its nominee or nominees or associate so that no hindrance or obstruction is

CO. NO. 11
Deoghar Municipal Corporation - 844112
Deoghar

Bhawan
MANAGING DIRECTOR,
Panchwati Coloniser & Constructions Pvt. Ltd.

caused to the Developer in carrying out and discharging its obligations under this agreement and hereby giving the Developer right and authority to have and enjoy peaceful possession of the said property and to do all such acts and / or things that may be necessary for the development, planning, construction of the said building and sale of the Developer area. It is, however, expressly agreed and understood between the parties that the aforesaid general power of attorney shall be governed by the provisions of this development agreement and in case of any conflict between provisions of the agreement, general power of attorney and this development, the provision of the later shall prevail.

34. That the Developer further undertakes:-

- I. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the owner's right, title and interest over the said property may in any manner be adversely affected.
- II. During the construction of the said building the Developer may be required to create equitable or any legal mortgage of the construction thereon for obtaining loan for itself for expediting construction. In such an event the owner if required shall join the developer in creation of such mortgage on the terms to be mutually agreed. However, the Developer affirms and undertake that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property or crating charge on the said property (building under construction) shall be exclusively invested for construction and development of the said

R. D. Dey
Secretary
Santal Pergana A. ... days
Ashram Dooogar - 814112

V. Sharma
MANAGING DIRECTOR,
Panchwati Coloniser & Constructions Pvt. Ltd.

building only and such money shall not be diverted to/ invested in any other project work or purpose of the developer.

35. That in case of any dispute and differences arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the Arbitrators jointly appointed by the parties under Arbitration and Conciliation Act 1996. However it is also agreed that both the parties shall have right to enforce this agreement through a court of law within the jurisdiction of the state of Jharkhand in case of any failure for fulfilling the contractual obligation by either of the parties.
36. That the owner shall have no objection if the aforesaid building plan are submitted to the competent authorities in the name of the owner or any other permission, approval are obtained in their names and agree to sign all such papers that may be deemed necessary by the developers for the same. However all fees, costs, charges and expenses relating to such approvals / sanction or any other expenses on this score shall be borne by the promoter.

P. Anand
Secretary
Sankhal Parigana - 814112
Ashram Deoghar - 814112

U. Ram
MANAGING DIRECTOR,
Panchwati Coloniser & Constructions Pvt. Ltd.

SCHEDULE OF LAND

Schedule-A

Description of the property

All that piece and parcel of 33 Decimal of land which is equivalent to 14374.8 sq. ft. of Basauri transferable land bearing Tauzi No. 563, Town Plan Plot No. 72/A , Survey settlement plot no.17, Ward No 19 at present 11 , situated at Mauza Purandaha, District Deoghar, Jharkhand under Jamabandhi no.72/1 which is bounded as follows:-

North: - Municipal Road

South: -Part of town Plan plot no 72/B

East: - Passage and Building of Chouhan Bhawan

West:-10 ft common road part of town plan 72/C

Schedule-B

Description of the property

All that piece and parcel of 27.5 Decimal of land which is equivalent to 11979 sq.ft. of Basauri transferable land bearing Tauzi No. 563, Town Plan Plot No. 72/B., Survey settlement plot no.17, Ward No 19 at present 11 , situated at Mauza Purandaha, District Deoghar, Jharkhand under Jamabandhi no.72/1 which is bounded as follows:-

North: - Part of Town Plan plot no .72/A

South: - Paddy Land

East: - Passage and Building of Chouhan Bhawan

West:- 10 ft common road part of Town Plan Plot no. 72/C


Secretary
Santlal Pergana A. - Jodaya
Ashram Deoghar - 814112


MANAGING DIRECTOR,
Panchwati Coloniser & Constructions Pvt. Ltd.

Signature of the witnesses

1. Sidhant
2. S/o. RAMANUJ CHOUDHARY
SHANKAR VIHAR,
BARMASIA, DEOGHAR.



- 8864009707

Signature of the First Party (Owner)

1. [Handwritten Signature]
Secretary
Sentinal Pargana A. yodaya
Deoghhar - 814112

Signature of the Second Party (Promoter)

1. [Handwritten Signature]
MANAGING DIRECTOR,
Panchwati Coloniser & Constructions Pvt. Ltd.

Reena Roy.

w/o Ramanuj choudhary
Barmasia, Deoghhar

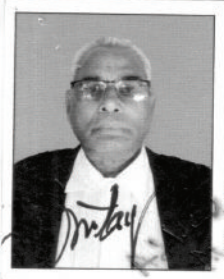












6202940620



1
Reena Roy
[Handwritten signatures and initials]

APR 2018

Photo, Signature and L.T.I.

	<i>Pr. D. D. D.</i> Secretary Santal Pergana Ar-yodaya Ashram Deoghar - 814112				
					
					
	<i>Uma</i> MANAGING DIRECTOR, Panchwati Coloniser & Constructions Pvt. Ltd.				
					

Read over the contents of deed and explained to the parties *Madhukar Kumar Jaiswal*
Adv. Deoghar 06.07.2020
Certified that the left hand finger print of all the persons whose
photographs affixed in this deed has been taken by me *Madhukar Kumar Jaiswal*
Adv. Deoghar, 06.07.2020