



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** e798db9029af5625b74d

**Receipt Date :** 24-Jan-2022 05:14:23 pm

**Receipt Amount :** 100/-

**Amount In Words :** One Hundred Rupees Only

**Document Type :** Agreement or Memorandum of an Agreement

**District Name :** EastSinghbhum

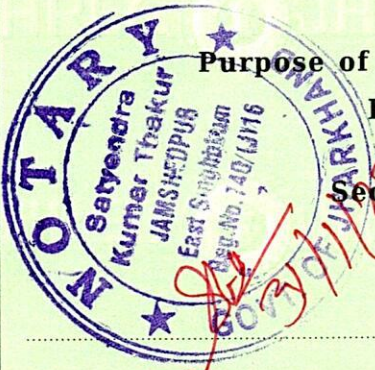
**Stamp Duty Paid By :** AAKASH INDIA PROJECTS AND BUILDERS PRIVATE LIMITED

**Purpose of stamp duty paid :** DEVELOPMENT AGREEMENT

**First Party Name :** RAKESH AGARWAL AND RITESH AGARWAL

**Second Party Name :** AAKASH INDIA PROJECTS AND BUILDERS PRIVATE LIMITED

**GRN Number :** 2209500415



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

<p>Rakesh Agarwal ✓ Rishu Agarwal ✓</p>	<p>AAKASH (INDIA) PROJECTS &amp; BUILDERS PRIVATE LIMITED</p> <p>Director</p>	
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This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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

**Signed / Put L I  
In my presence**

21-01-22  
Advocate



Rash Agarwal  
A. Sarma

ANKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

Director

Signed / Put L T,  
in my presence

*[Signature]*

Advocate

### DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE      DAY OF JANUARY 2022 AT  
JAMSHEDPUR.

BETWEEN

1. **SRI RAKESH AGARWAL**, S/O Late Shri Madan Lal Agarwal,
2. **SRI RITESH AGARWAL**, S/O Late Shri Madan Lal Agarwal

all are grandsons of LATE SHRI BADRI PRASAD AGARWAL, all by faith Hindu, by caste Bania, by Nationality Indian, by Occupation: Business, resident of Main Road, Uliyan, P.S. & P.O.: Kadma, Jamshedpur, East Singhbhum hereinafter called the FIRST PARTY/ LANDOWNER, (Which expression shall unless excluded by or repugnant to the context mean and include their legal heirs, successors, executors, administrators, legal representatives and assignees) of ONE PART.

Addhar No-2330 3113 0941

PAN No- AIFPA0035J

5132 9966 9068

BCVPA6226N

Rajesh Agarwal  
Prerna

AAKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

Director

AND

Signed / Put L T  
In my presence

Benny  
Advocate

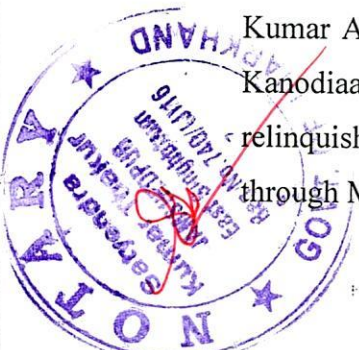
**M/s AAKASH INDIA PROJECTS & BUILDERS PVT LTD**, a company incorporated under the Companies Act, 1956, having its registered office at Payal Cinema Complex, Main Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District Singhbhum East, being represented by its Director namely, **Sri Vishal Sawa**, (Addhar No-3618 7298 9402) S/O Late Shri. Hari Prasad Sawa, resident of First Floor, Vimal Aakash, Holding No- 1, Circuit House Area (North), Road No. 5, P.O. & P.S. Bistupur, Town Jamshedpur, District Singhbhum East, hereinafter called the **SECOND PARTY/DEVELOPER** (Which expression shall unless repugnant to the context mean and include its successors in office, legal representatives, assigns and administrators) of **OTHER PART**.

**PAN No-AAHCA5328D**

**NATURE OF DEED: DEVELOPMENT AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT OF THE LAND, AS PER TERMS OF THIS AGREEMENT.**

WHEREAS a land measuring 90 decimals appertaining to Plot No-137 and land measuring 28 decimals appertaining to Plot No-138 decimals under Khata No-273 and land measuring 1.02 decimals, appertaining to Plot No-136, under Khata No-272, Mouza Kopali, Thana No- 332, P.S. Chandil, Dist- Seraikella Kharsawan stands recorded in the name of Bhagwati Prasad Agarwal, Ramawtar Agarwal, Madanlal Agarwal and Makhanlal Agarwal in the record of rights finally published on 12.8.1965;

AND WHEREAS said Bhagwati Prasad Agarwal died leaving behind his wife namely Mali Bai, who passed away on 13/11/2018, four sons namely Sri. Rajesh Kumar Agarwal, Shri Ajay Kumar Agarwal, Sri. Sanjay Kumar Agarwal and Sri. Binay Kumar Agarwal and one daughter namely Mrs. Madhu Kanodia, wife of Sri. Manoj Kanodia as his only legal heirs and successors. That Mrs. Madhu Kanodia has relinquished her right, title and interest over the said landed property of her father through Memorandum of Family Arrangement dated 30<sup>th</sup> November 2018;



Rakesh Agarwal  
Asarwal

ANGASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

Director

Signed / Put L T,  
In my presence

  
Advocate

AND WHEREAS Ramawtar Agarwal died on 4/12/2009 leaving behind his widow Smt. Mani Devi, two sons namely Sri. Binod Kumar Agarwal and Sri. Ashok Kumar Agarwal and three daughters namely Smt. Lata Goyal, Smt. Purnima Agarwal and Smt. Vandana Agarwal as his only legal heirs and successors. That all the three daughters i.e. Smt. Lata Goyal, Smt. Purnima Agarwal and Smt. Vandana Agarwal and his widow Smt. Mani Devi have relinquished their right, title and interest over the said landed property of their father and husband respectively through Memorandum of Family Arrangement, dated 30<sup>th</sup> November 2018;

AND WHEREAS similarly Madanlal Agarwal died on 15/02/2013 leaving behind his widow Smt. Draupadi Devi, two sons namely Sri. Rakesh Agarwal and Sri. Ritesh Agarwal and three daughters namely Smt. Sanju Lata Agarwal, Smt. Manju Newatia and Smt. Rekha Agarwal as his only legal heirs and successors. That Smt. Draupadi Devi, Smt. Sanju Lata Agarwal, Smt. Manju Newatia and Smt. Rekha Agarwal have relinquished their right, title and interest over the said landed property of their father through Memorandum of Family Arrangement, dated 30<sup>th</sup> November 2018;

AND WHEREAS Shri Makhanlal Agarwal does not have any share in the above mentioned land as per their Deed of Family Arrangement dated 30.09.1997

AND WHEREAS Sri. Rajesh Kumar Agarwal, Shri Ajay Kumar Agarwal, Sri. Sanjay Kumar Agarwal and Sri. Binay Kumar Agarwal are owners of Half Portion of Plot No. 1378, area measuring One Acre Fifty Decimals (1.50 Acres) and in Plot No. 1377, area measuring thirty two and half decimals (32.5 decimals) Total Land measuring 1 Acre 82.5 decimals under Khata No. 142, Thana No. 331 in Mouza Dobo, P.S. Chandil, Dist- Seraikella Kharsawan as per DEED OF FAMILY ARRANGEMENT dated 30.09.1997 and it has been duly mutated in their names vide Mutation Case No- 23/R27 2018-2019 dated 6.9.2018;



Rakesh Agarwal  
Ashok Agarwal

ANKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIM

Binod Kumar Agarwal

Direct

Signed / Put L T  
in my presence

Advocate

AND WHEREAS Sri. Binod Kumar Agarwal and Sri. Ashok Kumar Agarwal are owners of Half Portion of Plot No. 1378, area measuring One Acre Fifty Decimals (1.50 Acres) and in Plot No. 1377, area measuring thirty two and half decimals (32.5 decimals) Total Land measuring 1.825 Acres under Khata No. 142, in Mouza Dobo, P.S. Chandil, Thana No. 331, Dist- Seraikella Kharsawan per Deed of family Arrangement dated 30.09.1997 and it has been duly mutated in their names vide Mutation case No- 1399/2011-12.

AND WHEREAS FIRST PARTY are the owners of land appertaining Plot No. 137 area measuring 90 Decimals and Plot No. 138 area measuring 28 Decimals, under Khata No. 273, Plot No- 136 measuring 102 decimals, under Khata No-272 within Mouza Kopali P.S. Chandil, Thana No. 332, Dist Seraikella Kharsawan and Plot No. 1374 area measuring 0.55 Acre, Plot no. 1375 area measuring 0.20 Acre, Plot No. 1378 measuring 0.04 acre, under Khata no. 142, Thana No-331, in Mouza Dobo, P.S. Chandil, Dist- Seraikella Kharsawan, as per Deed of family Arrangement dated 30.09.1997. Total area being 1.1975 Acre being part of this agreement and it has been duly mutated in their names vide Mutation case No- 567/2013-14 and 10 /2014-15.

AND WHEREAS the land measuring **45 decimals** appertaining to **Plot No-136**, under Khata No- 272 and land measuring **24.75 decimals** appertaining to **Plot No-137**, under Khata No-273, total measuring an area of **69.75 Decimals**, mouza Kopali, Thana No- 332, Anchal Chandil, Dist- Seraikella Kharsawan, which will be part of this Development Agreement.

AND WHEREAS the SECOND PARTY is a reputed promoter and builder having vast experience in the matter of promotion, development and construction of Multi-storied building consisting of Flats, parking spaces, shops/ showrooms, duplex bungalows etc.



Rakhi Agarwal  
R. Sarma

AKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

Director

Signed / Put LT  
in my presence

Advocate

**Definition :**

- a) **Property:** shall mean the land and house described in the Schedule 'A' hereunder written.
- b) **Owner's allocation :** shall mean all that proportionate 50 % constructed area out of the entire proposed building to be constructed over the said plot of lands, i.e. parking spaces, office space, roof rights etc. and other common services, amenities, more fully described in the schedule B, hereunder written.
- c) **Developer's allocation:** shall mean by remaining proportionate 50 % constructed area out of said proposed building to be constructed over the said plot of lands, i.e. parking spaces, office space, roof rights etc. and all common services, amenities spaces mentioned in Schedule C below.
- d) **Specification:** shall mean the standard materials, fixtures and fittings to be used for the construction and design.

AND WHEREAS, the First Party owner is desirous of getting constructed a building over the said plots of lands through a reputed Promoter and builder and the Second Party having come to know about the aforesaid intention of the First party, has approached the First Party to develop the entire land and construct a multistoried building thereon. Having discussed with the First Party in all aspects and affairs of the proposed construction, the Second party has agreed to develop and construct the Multi storied building over the said land more fully described in Schedule A below on following terms and conditions.



Rakesh Agarwal  
Ramesh Agarwal

RAKESH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED  
for

Director

Signed / Put L T /  
In my presence  
Advocate

**NOW THIS DEED OF DEVELOPMENT AGREEMENT INCLUDING ALL ITS TERMS AND CONDITIONS ARE HEREBY MUTUALLY AGREED.**

1. THAT the total consideration amount of the entire Schedule A land has been settled by and between the parties as follows:-

FIRST PARTY - Proportionate 50 % super built up area of constructed portion comprising of parking space, office space, roof rights, etc. and all the other common areas and amenities more fully described in Schedule B below. Out of 50% of proportionate share of the First Party Members will be as follows:-

1. SRI RAKESH AGARWAL	25%
2. SRI RITESH AGARWAL	25%
<b>Total</b>	<b>50%</b>

SECOND PARTY- proportionate 50 % super built up area of constructed portion comprising of parking space, office space, roof rights, etc. and all the other common areas and amenities more fully described in Schedule C below.

4. That the First party shall deliver vacant and peaceful possession of the lands described in schedule 'A' below to the Second Party within one month of approval of building Plan and the Second Party, if they so desires may place a hoarding on the said Schedule lands inviting applications for booking of office space, Parking spaces, commercial space etc. from interested prospective purchasers.

That the First Party will co-operate with the Second Party in all matters relating to the schedule land especially in support of their right, title, interest and possession over it including showing original documents viz. sketch map, survey map, rent receipts, title deeds, etc, and simultaneous with the execution



Rashidgarh  
Rashidgarh

AAKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIM

Direc



Signed / Put L T  
In my presence

  
Rashidgarh

of this agreement, the First party shall handover the photocopy of relevant documents relating to the title and possession of the schedule-'A' land to the Second Party for inspection or retentions, for the purpose of smooth construction or erection of proposed building as well as for production thereof before the Authority concerned, However the First Party shall produce the original of the documents before the Concerned Authorities and Financial Institutions whenever and wherever it will be required by the Second Party for approval, clearance, permission for the purpose of construction and also for the purpose for approval of loan for the prospective purchasers.

6. That the plan so prepared, if requires during or after sanction, may be modified revised and/or altered according to the Second Party's choice of the need as may so require in future for feasibility of the project with the consent of the First Party.
7. That the Second Party during the course of construction of the proposed building shall be at liberty to receive the consideration amount, either in full or in part in respect of the office space & parking spaces in respect of the portion falling in its/their share of 50 %, i.e. Developer's Allocation from the respective intending buyers at any time according to his/their own convenience/need at their discretion and risk and the First Party shall not be entitled to raise any dispute or objection for the same similarly First party during the course of construction of the proposed building shall be at liberty to receive the consideration amount, either in full or in part in respect of the office space & parking spaces in respect of the portion falling in its/their share of 50 % , i.e. Owner's Allocation from the respective intending buyers at any time according to his/their own convenience/need at their discretion and risk and the Second Party shall not be entitled to raise any dispute or objection for the same.



Ramh Deepak  
B. Senapati

ANKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIM

Director

Signed / Put L  
In my presence  
B. Senapati  
Advocate

8. That the First Party shall execute and register a General Power of Attorney in favour of the Second Party in respect of the property more fully described in the Schedule 'A' below for the construction of Building by the Second Party after approval of Building Plan and the Second Party shall be empowered to receive consideration amount against the office space, commercial space, parking space falling in the share of allocation of the Second Party from the intending buyers either in full or in part and having power to get the building plan approved, to supervise the construction at site and in general to manage the affairs of the building/land including right to protect and defend their legal interest, title and to sell the office space, commercial spaces, parking common services, etc. on completion of the project in all respects.

9. That the First Party/owner does hereby declare and covenants:-

- a) The owners/First party is the lawful owner of ALL THAT property more fully described in the schedule 'A' below and there are no other co-owners, co-sharers over the said property.
- b) The First Party is the rightful and absolute owner of their share of 50 % of the Multistoried Building, i.e. Owner's allocation and shall have rightful absolute power to sell, gift, lease, assign and mortgage or part with any manner whatsoever in respect of their share in Owner's allocation.
- c) The First Party prior to execution of this agreement have not sold, conveyed, transferred or parted with schedule-'A' property in any way in favour of any person or persons either in full or any part thereof, nor has received any payment at any point of time either in full or in part thereof.
- d) The said premises more fully described in the Schedule 'A' below are free from all encumbrances, charges, lien mortgages and litigations.
- e) That the First Party shall not be entitled to sell, assign, gift, mortgage, lease or part with any manner whatsoever any portion from the share of Developers allocation.



Rash Agrawal  
A. Sarwan

AAVASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

[Signature]

Director

Signed / Put L T  
In my presence

[Signature]  
Advocate

- f) The First Party member shall always be ready and willing to further execute and sign the necessary documents, papers, building plan, revised and/or amendment plan for the interest of the project once they are satisfied with the same.
- g) The First party shall have the right to supervise the construction of the proposed building either by themselves and/or through any authorized representative regarding adherence to the specification, quality of materials and work in progress at site.
- h) The First party member in general shall extend their full co-operation to the Second party, towards construction of proposed building and till disposal of the proposed office space, commercial space, parking spaces etc. falling in the share of the Second party as agreed by both the parties hereinafter mentioned in this Agreement.
- i) In case there be any defect in the title of the Schedule A property of First Party or if there will be any liability or any encumbrances, then in such event, the First Party shall remove such defects at their own cost.
- j) Since the property mentioned in Schedule A is inherited property, any claim in future from any other family members of the First Party or their relatives or any other members shall be dealt by the First Party Members only. Any expenses in removing the said defects if any shall be borne by the First Party Members only.
- k) The First Party undertake to pay to the statutory body goods and service tax, sales tax, capital gain or any other charges or tax to be imposed by any Statutory body in respect of their share of 50 % which is Owners Allocation in the said project. The First Party shall be responsible to get their registration under GST and/or for any other taxes/cess under any competent authority for the purpose of collecting taxes from their prospective purchasers and shall deposit the same with the competent authority.



Rash Agarwal  
A. Sarwal

ANKUSH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

Director

Signed / Put L T  
In my presence

Advocate

10. That the Second party hereby declares and covenants:

- i) The Second Party is competent to enter into this agreement with the parties of the First Party.
- ii) That the entire cost and expenses of construction and completion of multistoried building in all respect shall be borne by the Second Party and the First Party shall not bear any expenses whatsoever for the purpose of construction and completion of the multistoried building.
- iii) The Second Party shall construct the proposed building over the land described in the Schedule – 'A' below hereinafter written as per approved plan of the proper authority.
- iv) The roof right over the proposed multistoried building will also in proportion of 50% and 50% as per Owner's Allocation and Developer's allocation respectively.
- v) The Second Party shall arrange for proper water lines, sewerage line, fixture, fittings, and installations, of electricity as per specification.
- vi) The Second Party shall use all standard quality of building materials and other fixtures and fittings confirming to ISI standard as per standard specification.
- vii) That the Second Party shall keep the First Party indemnified against any Third Party claim on owner's allocation including any claim of Govt. or any other Statutory body or authority during the construction of the Multistoried building, however the First Party shall pay the Goods and Service Tax and any other taxes to be imposed by any Authority in respect of Owner allocation.
- viii) That the Second Party shall keep the First Party indemnified against any loss, damage or actions to be taken arising out of any act or omissions or accident such as loss of life of any labourers or workmen in the process of construction of the Building.



Rash Agent  
Rashmal

ANUSH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

Director

Signed / Put LI  
In my presence

Advocate

- ix) That the Second Party shall not be entitled to sell, assign, gift, mortgage, lease or part with any manner whatsoever any portion from the share of Owners allocation.
- x) The Second party shall be fully entitled and empowered to enter into an agreement or agreements, with any intending buyer or buyers and to receive consideration amount either in full or in various installments or in part from such intending buyer/s against sale of the proposed office space, parking spaces, commercial space etc. falling in their share i.e. within 50% of the Super built up area in the proposed Multistoried Building.
- xi) The Second Party in general shall be authorized and empowered to manage and supervise all matters and affairs of the building during construction by appointing architect, engineers, experts, skilled / unskilled workman, labors, agents etc. and shall also be authorized to discharge such person or persons as and when necessary at their own cost.
- xii) Whatsoever cost and expenses that may be incurred towards construction of proposed building including office space, commercial spaces, parking and installations of all services water, sewerage, electricity, building plan, payments to workmen, purchase of materials, fixtures, fittings, etc. and/or all related expenses in connection with the proposed construction of the building, shall be borne by the Second party.
- xiii) That from the Bhumi Pujan to completion of the project all charges towards, water & electricity shall be borne by Second Party.
- xiv) The Second Party shall abide all rules and regulations of the building plan and relating terms and conditions of the law during the period of construction as are and shall be applicable.
- xv) The Second Party shall take all responsibilities towards construction of the proposed building and for delivery of possession of such office



Rakesh Agarwal  
B. S. Arora

RAKESH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

*[Signature]*

Director

Signed / Put L 1  
in my presence

*[Signature]*  
Advocate

space, commercial spaces, parking etc. to the intending buyer's from Developer's Allocation.

- xvi) The Second Party shall manage; material and care take all building materials, fixtures and fittings at site. In case of lost or damage of any materials or construction by fire, theft etc. and moreover in case or any accident or incident occurs during the period of construction, the same shall be the sole responsibility of the Second Party and on the contrary the First Party shall be free from any such charges.

12. That the rights and obligations of the parties:-

- a) The proposed land/premises situated at Kopali, Anchal- Chandil, District- Seraikela- Kharsawan.
- b) The parties hereto shall always mean and include their respective legal heirs, successors and/or any such person/ persons claiming through them in any legal capacity for the purpose of this agreement and shall be bound by the terms of this agreement in future. In case the death of any party or parties stated herein above, the legal heirs of such deceased shall be substituted in place of the deceased.
- c) The matters relating to the project shall be subjected to jurisdiction of Civil Court, Jamshedpur or Seraikela - Kharsawan incase of any dispute arises and the parties may take recourse to law or (both the parties have right to appoint one arbitrator each to be selected by the parties herein as per the provisions of the arbitration and conciliation act with all amendment and in that case their decision shall be final and binding on both the parties).
- d) The Second Party shall publish in news paper or in any media to dispose of the developer's allocation to the intending party/ies.
- e) That if the Second Party constructs any further upper floors in the said multistoried building in future, in such eventuality the total floor area of such additional floors shall be distributed amongst the parties as per the



Ravesh Singh

Ravesh Singh

RAVESH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

[Signature]

Director

Signed / Put L I  
In my presence

[Signature]  
Advocate

same ratio i.e. 50% and 50% of proportionate Super built up area to be shared by the First Party and Second Party respectively.

- f) The Second party shall be entitled to raise fund from the intending buyer/s or through any financial sources at its/ their discretion and risk of their portion.
- g) The right to use the roof over the proposed multistoried building will also in proportion of 50% and 50% as per Owner's allocation and Developer's allocation respectively, however either of the Parties are not entitled to construct any structure over the said roof on his portion.
- h) The F&B area at Ground Floor and First Floor, Business Centre at Seventh Floor and terrace of the building will be common portion for both the parties and the profit shall be shared in equal proportion by both the parties.
- i) The parties may alter or amend any terms of this agreement if found necessary by mutual consent of both the parties.
- j) The parties hereto including their respective heirs shall be bound by the terms and conditions of this agreement and any other terms as may be amended.
- k) It has been agreed between the parties that both the parties after approval of building Plan from Concerned Authority specifying therein the portion of both the parties in the proposed multistoried building to be constructed over the said land with attached sketch maps in different colour, which are hereby part of this agreement.
- l) That the Second Party shall indemnify the First Party against all losses, damages, third Party claim, accidents, theft, etc during the course of Construction of the multistoried building
- m) That both the parties shall abide by the terms and conditions of this Agreement with utmost cordiality and sincerity.



Rakul Aggarwal  
R. Sarwan

AAKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED  
Director

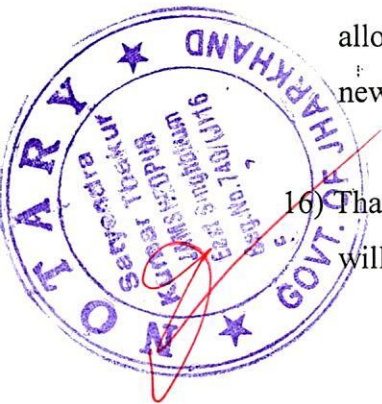
Signed / Put L 1  
in my presence  
Advocate

13) It has also been agreed between the FIRST PARTY and the SECOND PARTY that the allocated portion of both the parties for their share of 50% for the FIRST PARTY and 50% for the SECOND PARTY of the total constructed area or shown also in the attached sketch maps marked in different colors for the parties of the FIRST PARTY individually and for the SECOND PARTY collectively for all Floors which strictly represent the allocated portion of the parties of the first party and second party respectively in attached schedules from B for the parties of the First Party AND attached Schedule C for the SECOND PARTY i.e AAKASH (INDIA) PROJECTS & BUILDERS PVT LTD.

14) Registration of Owners Allocation shall be done by the Owners and Registration of Builders Allocation shall be done by the Builders.

15) As per the Govt. norm the current F.A.R. is 3.0. The building shall be constructed as per the Govt. norms, however in future if the Government allows / increases the F.A.R. then the construction will take place as per the new norms.

16) That this development Agreement will be registered and the cost of registration will be borne by both the parties equally.



**SCHEDULE – ‘A’**

Portion of Plot No. 137, area measuring **24.75** Decimals, under Khata No-273, and land measuring **45 decimals** appertaining to Plot No. - 136 under Khata No-272, Total area being **69.75 Decimals** Thana No- 332, Mouza Kapali, P.S. Chandil, Dist. Seraikela Kharsawan.

Rakesh Agarwal  
R. Agarwal

RAKESH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED  
Director

Signed / Put L T /  
In my presence  
Advocate

MOUZA	KHATA NO.	PLOT NO.	AREA
KAPALI	273	137	24.75 Decimals
KAPALI	272	136	45 Decimals
		<b>TOTAL</b>	<b>69.75 Decimals</b>

Which is bounded by:

- North : Plot No. 135;
- South : Portion of Plot No. 137;
- East : Main Road;
- West : Lambu Manjhi & Prem.

**SCHEDULE - B**  
**(RAKESH AGARWAL & RITESH AGARWAL)**

OFFICE/SHOP NO.	CARPET	BUILT UP	SBU	TERRACE
<b>GROUND FLOOR</b>				
2	2050	2230	3080	
3	2274	2397	3311	
4	2300	2431	3357	
<b>FIRST FLOOR</b>				
2	950	1020	1409	
3	1014	1068	1475	
4	1026	1081	1492	
5	1020	1073	1482	
6	2058	2164	2988	
<b>THIRD FLOOR</b>				
2	1301	1401	1935	229 228
<b>FOURTH FLOOR</b>				





OFFICE/SHOP NO.	BUILT UP	CARPET UP	SBU	TERRACE
1	637	693	957	
5	2290	2415	3336	
6	2434	2570	3549	
7	1435	1561	2156	
MEZANINE				
1	386	442	610	
1	1878	2027	2799	253
FIRST FLOOR				
1	1554	1687	2329	332
2	1755	1863	2573	229
3	1026	1081	1492	
4	1020	1074	1484	
5	2058	2164	2988	
SECOND FLOOR				
1	1546	1695	2341	166
THIRD FLOOR				
17				

(AAKASH INDIA PROJECTS & BUILDERS PVT LTD)

**SCHEDULE C**

2	1335	1450	2003	
3	1372	1467	2026	
SIXTH FLOOR				
2	1335	1449	2001	
3	1374	1469	2028	222
4	2061	2176	3006	
FIFTH FLOOR				
2	914	1008	1392	390
3	1606	1699	2347	460
4	2061	2176	3006	

AAKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED  
 Director

Signed / Put L T J  
 in my presence

Advocate

3	1026	1086	1499
4	1020	1074	1484
5	2058	2168	2994

**FOURTH FLOOR**

1	1389	1527	2109	166
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**FIFTH FLOOR**

1	1231	1527	2109
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**SIXTH FLOOR**

1	1231	1352	1868	166
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IN WITNESS WHEREOF BOTH THE PARTIES HAVE HEREUNTO SET THEIR RESPECTIVE HANDS HERETO, ON THE DAY, MONTH, YEAR AND PLACE FIRST ABOVE WRITTEN.

**WITNESSES:-**

1)

1) *Rajesh Aggarwal*

2)

2) *Arunima*

LANDOWNERS/FIRST PARTY

AAKASH (INDIA) PROJECTS & BUILDERS PRIVATE LIMITED

DEVELOPER/SECOND PARTY  
Director



Solemnly affirmed and declared to be true which is identified by

Sr. B. Jagdish Singh, Advocate, Jamshedpur.

*Sd/- 31/1/22*  
NOTARY  
Suyendra Kumar Thakur  
JAMSHEDPUR

Signed / Put L T  
In my presence

*[Signature]*  
31-01-22  
Advocate