

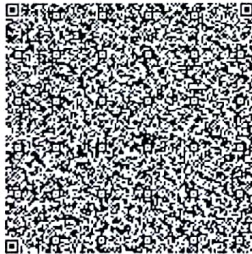


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH08462813307735Q
Certificate Issued Date : 15-Feb-2018 10:41 AM
Account Reference : NONACC (FI)/ jhdopjc07/ DORANDA/ JH-RNC
Unique Doc. Reference : SUBIN-JHJHDOPJC0712036102019598Q
Purchased by : ARYA HOMES PVT LTD
Description of Document : Article 5 Agreement or memorandum of an Agreement
Property Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : ARYA HOMES PVT LTD
Second Party : NA
Stamp Duty Paid By : ARYA HOMES PVT LTD
Stamp Duty Amount(Rs.) : 50
(Fifty only)



-----Please write or type below this line-----

UP 0002875807

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

This Agreement is made on this the 18th day of May 2018.

BETWEEN

Arya Homes Pvt. Ltd. through Mr. Abhay Kumar Mehta (Director, Arya Homes Pvt. Ltd.) S/O Late R. Prasad, Resident of 4th floor, Samudra Complex, Circular Road, Ranchi, Pin - 834001, Jharkhand

Herein after called the first party of the first part

AND

Md. Afroz Alam S/o Md. Salim, Resident of E-11/, 2nd Floor, Shaheen Bagh, Abul Fazal Enclave part-2, New Delhi, Pin: 110025, Jharkhand.

Hereinafter called the second party of the other part;

Abhay Kumar Mehta
18/05/2018

Arya Homes Pvt. Ltd.
Director

Here the expression of the first party and the second party shall mean repugnant unless or until their respective heirs successors or representatives or administrators or assigns. Whereas the first party is the land owner. The first party agreed to sale the land measuring an area of 2500 sq.ft at our Arya Shine City to the second party and where as the said second party is in need to built a house constructed over the said Mauza- Irba, Thana No. 27, Plot No.2, Khata No. 52, by the said first party and consulted with the said first party who has accepted his offer to give the said plot in consolidation of sum of Rs 15,87,500/- (Rupees Fifteen Lakhs Eighty Seven Thousand Five Hundred Twenty only) @ Rs 635/- per sq.ft. The said second party paid an advance booking amount of sum of Rs. 4,76,250/- (Rs. Four Lacs Seventy Six Thousand Two Hundred Fifty only) in form of A/c transfer and promise to pay the balance and/or rest amount of Rs 11,11,250/- (Rupees Eleven Lacs Eleven Thousand Two Hundred Fifty only) before filing permission for registry of the said land i.e. within 90 days from the date of booking.

That the first party accepted the advance amount Rs. 4,76,250/- (Rs. Four Lacs Seventy Six Thousand Two Hundred Fifty only) in form of A/c transfer from the second party which acknowledge and receipt herewith.

That the development charges @ Rs.10% of total investment should be paid after Registry and mutation in installment as per development progress.

Abhay Kumar Mehta

ARYA HOMES PVT. LTD.

Director

18/05/2018

Memo of Consideration

- | | |
|--|-----------------|
| 1. Paid by cheque no.007352
Dated: 19/04/2018, ICICI Bank | Rs. 21,000.00 |
| 2. Paid by A/c transfer
Dated: 09/05/2018 | Rs. 1,00,000.00 |
| 3. Paid by A/c transfer
Dated: 18/05/2018 | Rs. 3,55,250.00 |

Total Rs 4, 76,250.00

(Rupees Four Lacs Seventy Six Thousand Two Hundred Fifty) only

Validity of this agreement is subject to realization of the Cheque. Complete payment towards land should be made to first party within 90 days from the date of booking otherwise location of plot/cost of the land may be changed.

That the first party will have no objection for internal and external architect of construction of residence within stipulated legal norms and of clearances.

That the first party will develop all basic amenities such as boundary wall, street light, approach and internal road etc within 24 months from the date of registry.

Sealed and signed on this day and month mentioned above.

WITNESSES

1.

FIRST PARTY

Abhay Kumar Mehta
18/05/2018

Arya Homes Pvt. Ltd.

2.

SECOND PARTY

Director