

# GOVERNMENT OF INDIA

Notary Registration No. : 13543/18  
 RANCHI, JHARKHAND  
 INDIA

## NOTARIAL CERTIFICATE

Mob. : 9234759073  
 7909087347

### AROUND THE CLOCK OFFICE

(Persuant to section 8 of the Notaries Act, 1952)  
 (Read with rule 11(8) of the Notaries Act, 1956)

ALL TO WHOM THESE PRESENT shall come, I **JIWAN THAKUR** duly appointed by the Government of India as a **NOTARY & Practicing** within Dist. of Ranchi (Jharkhand, India) do hereby certify that the paper writing collective marked "A" referred hereto hereinafter called the paper writing "A" are presented before me by the executant(s)

Development - Agreement

Party: - Shri Nandgou Roy & Poo Si Kalgou Roy  
 A/c village House no. 40 J 23 Tail road  
 East P.O. + P.S. Lalpur dit + Ranchi  
 JHAR

Second party: - Mrs Ananta Elorations through  
 its Partner Munul Roy & Kalgou Roy  
 A/c 23 Tail road East P.S. Lalpur  
 dit Ranchi State Jharkhand

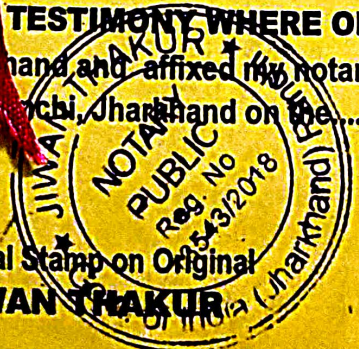
referred to as the "executant(s) on this the ..... day ..... of  
 Twenty One / Twenty Two

13 NOV 2020

have fully understood the contents of paper writing "A" in full senses  
 in presence of the witness who have been identified by Shri. Shashi  
 ..... Advocate, Ranchi.

of being of a notary, I have granted these presents as my notarial  
 serve and avail as need and occasion shall or may required.

**TESTIMONY WHERE OF 1.** The said **NOTARY** have hereunto set and  
 subscribed and affixed my notarial seal of office at District Court Compound,  
 in the District of Ranchi, Jharkhand on the ..... day of ..... 2021/2022

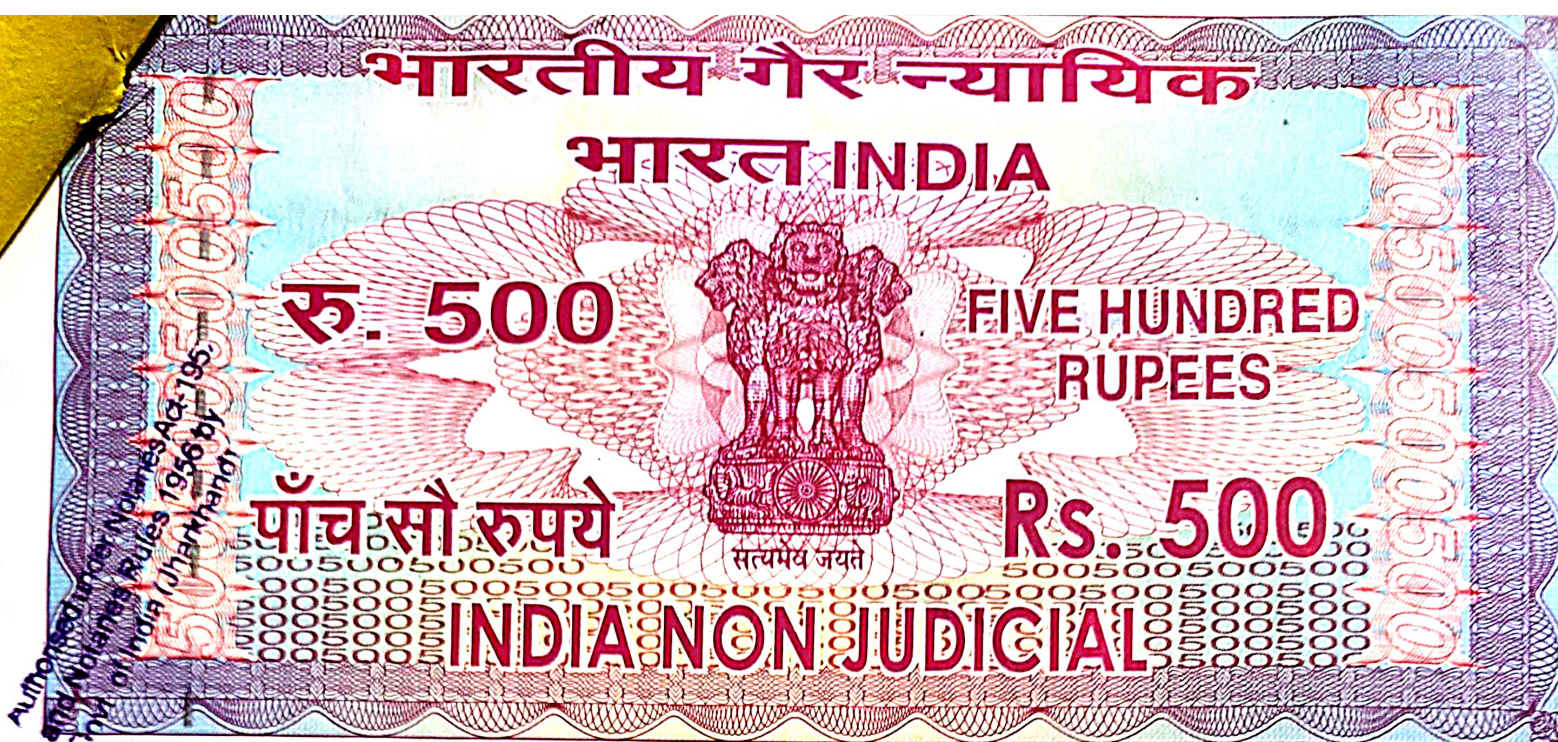


NOTARY PUBLIC  
 RANCHI

**JIWAN THAKUR**  
 Advocate &  
 Notary  
 District court, Ranchi  
 Jharkhand, India

Notarial Stamp on Original  
**JIWAN THAKUR**  
 of India (Jharkhand)

13 NOV 2020



**झारखण्ड JHARKHAND**

**DEVELOPMENT AGREEMENT**

**B 276395**

THIS DEVELOPMENT AGREEMENT is made on this 13TH day  
10 NOV 2020  
November, 2020 of the Christian Era at Ranchi.

**BETWEEN**

SMT. NANDANA ROY (UID-5917 3684 6646 ) wife of Sri Sri  
Kalyan Roy , caste: Kayastha, religion :Hindu resident  
of House no.40J,23 Jail road east, P.O&P.S: Lalpur  
District :Ranchi State :Jharkhand, hereinafter called  
the OWNER/FIRST PARTY (which expression shall unless  
excluded, by or repugnant to the context must mean and  
include their legal heirs, successors, executors, legal  
representative, administrators, nominees and assigns) of the

**FIRST PART.-AND-**



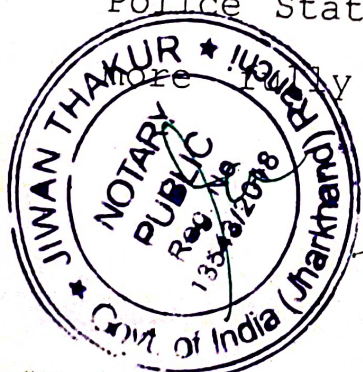
**ANANTA ELEVATIONS**

*K. K. Roy*

*NROY*

M/S ANANTA. ELEVATIONS a partnership firm registered under the Indian partnership act 1932 principal place of business at DALADALI CHOWK Ranchi, P.S:Nagri District: Ranchi, Sate : Jharkhand , registered Office :At 23,Jail Road (East) P.S LALPUR District: Ranchi, Sate : Jharkhand, Through its Partner KUNAL ROY (UID No.- 7182 6411 2801) son of Kalyan Roy resident of 23,Jail Road (East) P.S LALPUR District: Ranchi, hereinafter called the BUILDER/SECOND PARTY/ DEVELOPER/ PROMOTER (which expression shall unless excluded by or repugnant to the context must mean and include its/his legal heirs, successors, successors-in-office, nominees, legal representative, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS, The LAND OWNER/FIRST PARTY namely Smt. Nandana Roy wife of Sri Kalyan Roy caste: Kayastha, religion :Hindu resident of House no.40J,23 Jail road east, P.O&P.S: Lalpur , District: Ranchi State :Jharkhand is the absolute owner, and seized and possessed of a land area measuring 20 decimals under Khata no.1(One)at village: Daladali, corresponding to R.S PLOT NO.492 ,being Sub Plot no 492/E-7measuring 10 decimals and Sub plot no.492/D-7 under thana no. 133, Police Station Nagri, District Ranchi, Sate: Jharkhand and particularly described in the **FIRST**



**ANANTA ELEVATIONS**  
Kunal Roy.  
Partner

**SCHEDULE** hereunder written and for sake of brevity referred as the said "Landed Property" Vide registered deed of sale dated: 06/01/2014 being deed no.15/13 year 2014 entered in Book No. I, Volume no. 1, pages 405 to 444 in the office of District Sub- Registrar URBAN-3 Ranchi .

AND WHEREAS the **LAND OWNER/FIRST PARTY** after such purchase of the said "Landed Property" Smt. Nandana Roy the came into peaceful physical possession over the same without any interruption from any person or corner, thereby exercising all their right, title and interest over the same being its lawful absolute and bonafide owners and got her name mutated vide mutation case no. 1773R27/13-14 and is paying malgujari in her name with respect to the said "Landed property" and the said "landed property".

AND WHEREAS That the said "landed property" free from all encumbrances, charges or lien and the land owner has a clear marketable title and she is fully entitled to the transfer the same freely to intended.

AND WHEREAS That the said **LAND OWNER/SECOND PARTY** has decided to develop the said "landed property" into a multi-storied building as such has got a building sanction vide Map Sanction no. RRDA/BP/0273/2019



**ANANTA ELEVATIONS**  
Kendray.  
Partner

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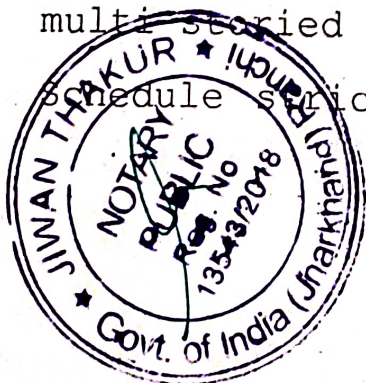
for construction of a G+4 (Ground + Four) stories residential Building, on the said premises (hereinafter referred to be as the BUILDING) vide order dated 18/2/2020. of R.R.D.A Ranchi.

**AND WHEREAS** the owners covenant that the aforesaid land is in the exclusive possession of the owner with absolute right, title and interest and the same is free from all encumbrances, debt, liens, charges and attachments and is in marketable condition and the owners have absolute right power and absolute authority and legally entitled to transfer whole or part thereof as schedule.

**AND WHEREAS** the **LAND OWNER/FIRST PARTY** showed their willingness to develop their land into a MULTISTORIED RESIDENTIAL BUILDING to which DEVELOPER'S agreed to develop the land fully described in the First Schedule of this Development Agreement.

**AND WHEREAS,** the land owners and the DEVELOPERS have agreed on the terms and conditions mentioned below for this said development.

That the DEVELOPER'S shall develop and construct multi storied Residential Building in the land of First Schedule strictly as per sanctioned plan by the Ranchi



**ANANTA ELEVATIONS**  
Partner

*Handwritten signature: Ananta Roy*

Municipal Corporation, Ranchi and the DEVELOPER'S shall abide by the rules, regulations, bye-laws of R.M.C. Ranchi or competent authority, Ranchi and all the obligations under the law shall be complied by the DEVELOPER'S in this regard.

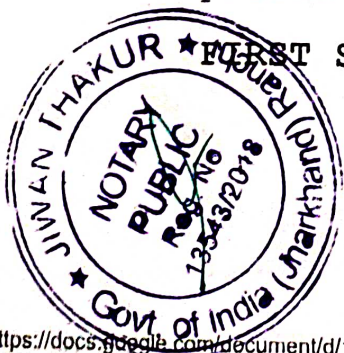
**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH** and it is hereby agreed by the Land Owner/First Party and DEVELOPER'S/Second Party as follows :-

### **ARTICLE-I-DEFINITIONS**

**1.1 LAND OWNER /FIRST PARTY** shall mean the owners of the landed property mentioned in First Schedule herein given below and **constituted attorney** and their legal heirs, successors, executors, administrators and representatives.

**1.2 DEVELOPER/PROMOTER M/S ANANTA ELEVATIONS** a partnership firm registered under the Indian partnership act 1932 principal place of business at DALADALI CHOWK Ranchi, P.S:NAGRI.District: Ranchi, Sate : Jharkhand , registered Office :At 23,Jail Road (East) P.S LALPUR District: Ranchi, Sate : Jharkhand

**1.3 LANDED PROPERTY** shall mean all that piece and parcel of land more particularly described in the **FIRST SCHEDULE** herein below.



*Kamlesh. NROY*

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1.4 **BUILDING** shall mean the multi storied building (Ground + four) Residential Building to be constructed on the land property mentioned in the First scheduled herein , in accordance with the plan sanctioned by the R.R.D.A , Ranchi Vide B.C Case no RRDA/BP/0273/2019 by order dated 18/2/2020. particularly described in the Second Schedule.

1.5 **FLAT / UNIT / RESIDENTIAL SPACE** shall means super built up area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony, verandah..

1.6 **PARKING SPACE** shall mean the place of area reserved for parking of vehicles.

1.7 **COMMON FACILITIES** and amenities shall include corridors, hall ways, roof stairways, passage ways, drive ways, common lavatories pump room, generator room, tube well, overhead tank, water pumps, motor and lift arrangement and other facilities which may be mutually agreed upon between the parties are required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, common

13 NOV 2020



**ANANTA ELEVATIONS**  
Kumar Roy,  
Partner

*(Signature)*

amenities of the said building more particularly described in the THIRD SCHEDULE.

**1.8 COMMON EXPESNES** shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including respective proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property more particularly described in FOURTH SCHEDULE.

**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 OWNER ALLOCATION-** shall mean 50 % of the total constructed area in shape of residential flats with car parking space in the multistoried building as per plan sanction by the RRDA., Ranchi Specification mention in FIFTH SCHEDULE.

**1.11 DEVELOPER ALLOCATION-** shall mean and 50% of the total constructed area in the form of residential flat/unit in each floor and proportionate share of in the aforesaid building with the right title



**ANANTA ELEVATIONS**  
Kumari. J ROY  
Partner

13 NOV 2020



interest and common facilities and amenities including car parking space available at the said premises after allocating the LAND OWNERS ALLOCATION.

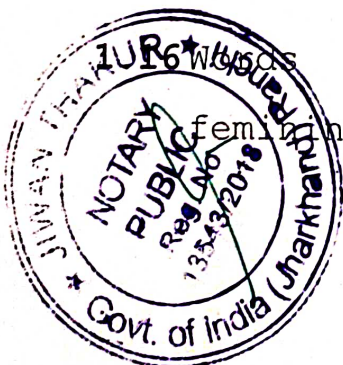
1.12 **TRANSFER** with its grammatical variations shall mean transfer by voluntary handing over of possession and by any other means, adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the transfer of property Act or other enactments.

1.13 **TRANSFeree** - It shall mean any natural or juristic persons including individual company and Association to whom any space in the building has been transferred.

1.14 **SUPER BUILT-UP AREA** shall mean and include the carpet areas of flat, unit, wall area, veranda/ balcony/ cupboard area, the proportionate area of staircase, guardroom and generator room.

1.15 Words importing singular shall include plural and vice versa.

Words importing masculine gender shall include female and neuter genders. Like wise words



**ANANTA ELEVATIONS**

*Kumar Jay.*  
Partner

*NRROY*

3 NOV 2020

importing feminine genders shall include masculine and neuter genders and words importing neuter gender shall include masculine and neuter genders and words importing neuter genders shall include masculine and feminine.

### 1.17 ARTICLE-II COMMENCEMENT

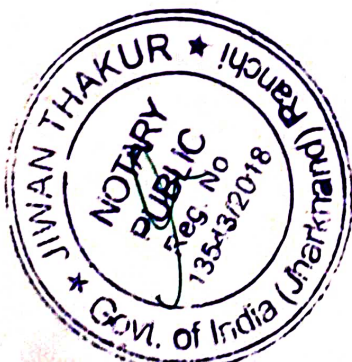
This agreement shall be deemed to have commenced from the date herein above mentioned .

### ARTICLE-III-THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the owner.

3.1 The DEVELOPER shall if feels necessary, they entitled to nominate any such intending purchaser with whom the DEVELOPER would have entered into a formal agreement to transfer its allocated share in the property with the consent of the land owner.

The prospective purchaser, as the nominee of the DEVELOPERS shall enter into agreement of sale with the DEVELOPERS with respect to his share for purchase of flat / undivided proportionate share of land property. The agreement of sale will be prepared, inspected and approved by the DEVELOPER.



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Kunal K. G.  
Partner

NRROY

3.2 After the delivery of the possession of the aforesaid respective flats in the aforesaid building by the land-owner & builder the purchaser shall enjoy all the rights and privileges and will be subject to the same liabilities as provided in the Development Agreement or otherwise.

3.3. Upon handing over of possession of the aforesaid respective flats to the land-owner and purchaser, both shall pay their respective proportionate share of common expenses of all taxes, outgoings and other charges, specified in the Fourth Schedule, hereunder written after the date, the said flats and parking space become ready for occupation, till the DEVELOPER hands over the possession and management of the common parts to any society, or association after three years to be formed for the purpose and anyone making default shall pay interest thereon @18% p.a.

#### ARTICLE-IV : DEVELOPER RIGHT

1. The land owners hereby grants subject to what has been hereinafter provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said apartment by entering into agreement for sale on its own seal and signature



**ANANTA ELEVATIONS**

*Partner*  
**Partner**

*NRROY*

13 NOV 2020

of 50 % of total constructed area in accordance with the said building plan sanctioned by the R.R.D.A, AT Ranchi.

2. The DEVELOPER shall be entitled to construct the said building as per the said sanctioned building map, if or as may be required under R.R.D.A, Ranchi rules at his own costs.
3. The DEVELOPER has no right to mortgage or take any loan against the Owner's allocation i.e. 50 % of the total constructed flats and parking area.

#### ARTICLE-V: APARTMENT CONSIDERATION

1. On the **LAND OWNER** representation about her title and possession over the said property and relying upon the land owner's personal guarantee that she made full and correct disclosures and that she have full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the land owner having agreed to permit the DEVELOPER to commercially exploit this land property and construct, erect and to complete the buildings on the premises as a whole within a period of Two years eleven months , from the date of approval of R.E.R.A.



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Kumar Singh  
Partner

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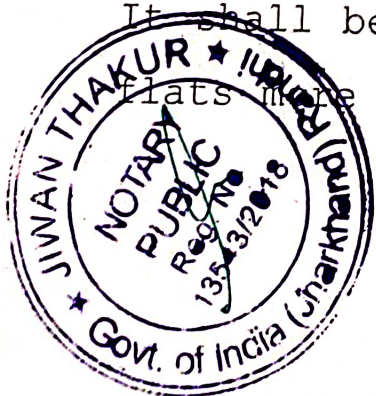
13 NOV 2020

- a) The DEVELOPER shall obtain all necessary permissions and/or approvals and /or consent at this own cost.
- b) The DEVELOPER shall pay all costs and supervision of the development and construction of the owner's allocation in the building at the said premises.
- c) The DEVELOPER shall allocate the land-owners allocation of the constructed area in the building to be constructed area in the said premises (hereinafter called the LAND OWNER allocation).
- d) The DEVELOPER shall give complete possession of the LAND OWNER allocation within period of Two years eleven months, from the date of approval off R.E.R.A .
- e) The said building will be completed within stipulated period Two years eleven months, from the date of approval from R.E.R.A .

The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LAND PROPERTY.

#### ARTICLE-VI: LAND OWNER ALLOCATION

It shall be constructed in the form of residential flats more fully described in Fifth Schedule in the



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*Kendry*  
Partner

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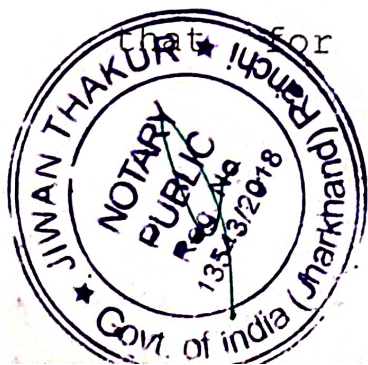
aforesaid building complete as per specifications mentioned in the fourth schedule and agreed by and both land owner and DEVELOPER.

1. The **DEVELOPER** shall at its own costs construct, create and complete in all respect, the said building in all respect, the said multistoried residential building and shall allocate to the land owner the residential flats/ units constructed within , being 50 % as owners allocation with one car parking space for per unit Flat and in accordance with the plan sanctioned by the R.M.C., Ranchi OR Competent Authority, Ranchi. It has been agreed herein that the land owner will not pay any amount for lift, generator & transformer.

#### ARTICLE-VII: BUILDER/DEVELOPER ALLOCATION

- 1 In consideration of the above, the DEVELOPER shall be entitled of 50 % of the constructed area consisting of residential flats/units of the proposed building. **DEVELOPER** shall be entitled to enter into agreement for sale and transfer the **DEVELOPER's** allocation and to receive/realize and collect all moneys in that respect and it is hereby expressly agreed by and between the parties hereto

that for the purpose of entering into such



*Handwritten signature: Jitnan Thakur*

agreement it shall not be obligatory on the part of the **OWNER** and this agreement by itself shall be treated as consent of the **LAND OWNER**.

2. The **DEVELOPER** shall be entitled to mortgage charge or to deal with the **DEVELOPER** allocation and right, title and interest under this agreement.

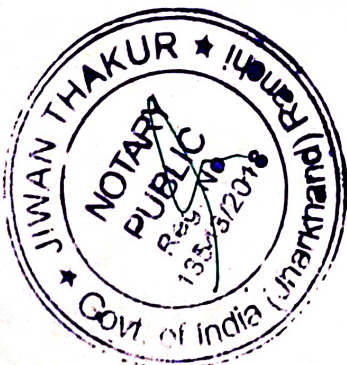
#### **ARTICLE-VIII-FORCE MAJEURE**

The **DEVELOPER** 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 the force majeure and shall be from the obligation during the duration of the force majeure.

'FORCE MAJEURE' shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and/ or any other act or omission beyond the control of the **DEVELOPER'S**.

#### **ARTICLE-IX-MISCELLANEOUS**

1. The **land owner** and the **DEVELOPER** have entered into this agreement purely on contractual basis and for construction of a muti-storied residential building in and over the **FIRST SCHEDULE PROPERTY** as per the sanctioned building map sanctioned by **R.R.D.A** ,At Ranchi.



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13 NOV 2018

2. It is understood that from time to time facilitate the construction of the building by the DEVELOPER and transfer of Residential flats/Unit and parking space by various deeds matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the landlord and various applications and other documents may be required to be signed or made by the land owner relating to which the specific provisions may not have been mentioned herein.

3. The name of the proposed building has been decided by The Land Owner and same would be "ANANTA ELEVATIONS" AND the Developer agreed upon the same

The land owners hereby undertake to do all such, acts, deeds and things that may be reasonably required to be done in the matter and owner also undertake to sign and execute all such additional applications and other documents, as may be provided that all such deeds, matters and things do not in any way infringe on the right of the land owner and/or go against the spirit of this agreement. That the land owner has will also



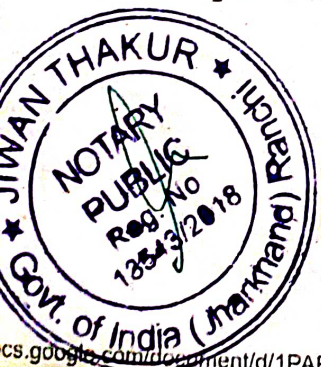
**ANANTA ELEVATIONS**

Partner



DEVELOPER to do such acts and deeds specified herein.

1. That the DEVELOPER has paid no or any such as advance to the Land Owner.
2. That the DEVELOPER'S shall construct the proposed multistoried residential unit and **Groud floor Parking building** and common amenities as per the map sanctioned and by the R.M.C., Ranchi or RRDA, Ranchi or any Competent Authority, Ranchi
3. If any change would be required in the proposed map by R.M.C., Ranchi or R.R.D.A., Ranchi in that case the builder shall consult with the owner before submitting the revised map in R.M.C., Ranchi or R.R.D.A., Ranchi.
4. The owner shall make himself available whenever and wherever required by the builder for smooth progress of the construction work of the proposed building and also liable to provide necessary related documents relating to the land.
5. That the land owner hereby undertake to all such acts, deeds and things, that may be reasonably required to be done for the construction of the proposed multistoried building which do not in any



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*Kamlesh*  
**Partner**

16

way affixing of rights of the land owner or goes against the interest of the agreement.

5. There is not 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.

7. The land owner assures and guarantees that the land property is free from all encumbrances, attachments, charge, claim or demand whatsoever by or from anyone whatsoever. The land owner will be responsible for any legal complication arises, regarding the right, title or First Scheduled land.

8. It shall be obligatory on the part of the land owner to be member of the Flats Association of the Society formed by the occupiers/purchasers of the flats in the said apartments and the association as mentioned above will repair and maintained the property shall pay all the charges, duties and levies taxes etc. payable as per the her share occupied in the said Multi-storied Building.

9. The DEVELOPER can appoint any person/persons for the construction of the proposed multistoried



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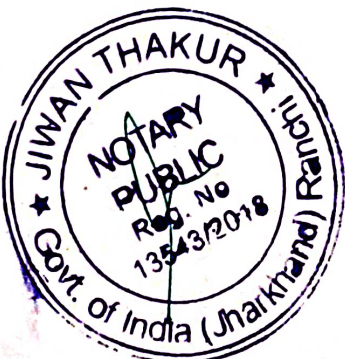
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building complexes for which the land owner will have no objection whatsoever.

10. The land owner has handed over the actual provide vacant physical possession of the above mentioned plot to the DEVELOPER immediately after the agreement before sanction/approval of map by R.R.D.A , Ranchi, the Builder will start the construction work immediately after the date of sanction/approval by R.R.D.A , Ranchi and will carry on the construction work from start to finish in a regular manner.

11. It is further agreed and undertaken by the DEVELOPER that the land owner shall have full right, title, ownership interest over the 50 % of the proportionate share of land allotted to the land owner as their share more specifically described in the land owner allocation mentioned in the Schedule below of the total built up area and the land owner shall be fully entitled to transfer convey grant, otherwise, alienate or transfer his allocated share in any manner as deemed fit by the land owner to any person, association or persons, firm, company, corporate body, cooperative

13 NOV 2020



ANANTA ELEVATIONS

Partner

Signature of Ananta Elevations

18

societies, govt. agencies etc. on such terms and conditions as may be decided by the land owner.

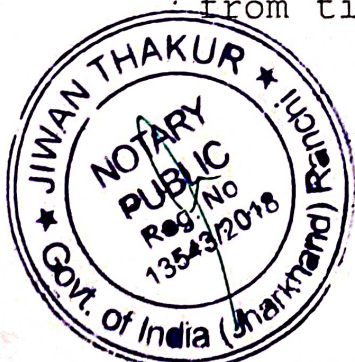
13. The land owner or his nominee or nominees OR her Legal heirs will have the same, right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominee.

14. That the land owner will provide all the original title documents to the DEVELOPER pertaining to land of the First Schedule at the time of execution of this agreement.

15. That after sanction of plan the DEVELOPER and the owner shall start necessary processing, planning, advances booking for the sale of their proportionate share of the said building and car parking space.

13 NOV 2020  
16. That the land owner will not raise any question or objection if any changes or amendment done by the DEVELOPER in the said multistoried residential building, without disturbing the land owner share as permitted by R.R.D.A, Ranchi.

17. That the landowner will pay the respective necessary charge of fees, levied by, Government from time to time along with other co-owners of the



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Building after taking possession of flats and proportionate parking space.

18. That this Development Agreement is being executed between the LAND OWNERS/FIRST PARTY and DEVELOPER /SECOND PARTY under the Provision of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said REAL ESTATE (Regulation and development) Act 2016.

03 NOV 2020

**ARTICLE-X: LEGAL PROCEDURES**

1. It is hereby agreed by the parties that all disputes and differences arising out of or in relation to these presents or concerning the development, of the property and construction of Buildings and in relation thereto shall be



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Partner

Kumar. NROY

referred to the sole Adjudicator/Arbitrator appointed with the consent of both parties whose decision shall be final and binding on the parties.

2. Only the Courts at Ranchi shall have jurisdiction to entertain try and determine or adjudicate all actions, suits and legal proceedings arising out of or in relation to these presents and the award of Arbitrator or otherwise between the parties herein shall be final.

**FIRST SCHEDULE**

All that piece and parcel of land situated measuring 20 decimals of under khata no.1 corresponding R.S Plot no. 492 being Sub Plot nos. 492/E-7 AND 492/D-7, Village Daladali, Revenue Thana No. 133, P.S. Nagri, District Ranchi in the State of Jharkhand and same is butted and bounded as follows :-

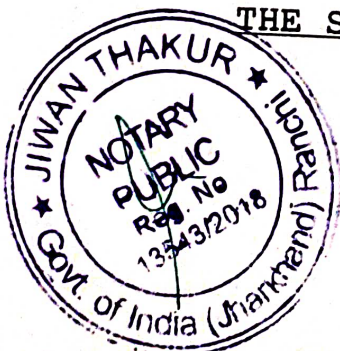
North:- Sub plot no.492/E-6 and 492/D-6.

South:- Sub Plot no.492/E-8 and 492/D-8.

East:- 20 ft Proposed Road.

East:- 20 ft Proposed Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**



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(BUILDING)

The builder shall at its own cost construct create and complete in all respect the said Multistoried building complex and shall allocate to the owner 50 % of the total constructed area along with proportionate share of land constructed with car parking space as per unit flat map sanctioned by the R.R.D.A., Ranchi or Competent Authority, Ranchi.

THE THIRD SCHEDULE ABOVE REFERRED TO: (COMMON FACILITIES)

1. The foundation, columns, beams, supports, corridors, lobbies, stairs, landings, entrances and exit which shall be utilized by the DEVELOPER but the purchasers have right to access whenever necessary for the purposes of repair maintenance etc. of common amenities and the DEVELOPER shall have right to construct if any above the roof of the building in above proportionate share of 50%: subject to the sanctioning of map
2. Pumps installation, pump room and room for staff workers if any.
3. Common passages drive ways excepting car parking spaces if any.



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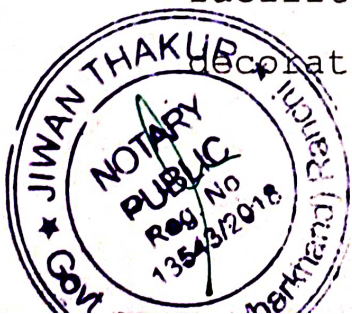
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Partner

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4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meter and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer wide walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and its room.
9. Such other common parts, areas, equipments, installations, fittings, covered and open space in or about the said building as necessary for passage to user and occupancy of flat or flats in common and as are easement of necessary or the building but excluding car parking space and areas.

**THE FOURTH SCHEDULE ABOVE REFERRED TO: (COMMON EXPENSES)**

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common areas and facilities including white washing, paints and decorating the exterior portion of the said



**ANANTA ELEVATIONS**  
Partner

*Kumari*

*ARROY*

13 NOV 2020



building, the boundary walls, entrance, staircase, landings gutters, rainwater pipes, motor pump, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in, under or upon the building enjoyed or used in common by the owners, intending purchasers co-purchaser or other occupiers thereto after possession of flats and commercial units.

2. The cost of cleaning, maintenance and lighting the main entrance, landings, staircase and other parts of the building as enjoyed or used in common by these occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidars, plumbers, electricians, sweepers.
4. The costs of working repairs, replacement and maintenance of pumps, tube well and other plumbing works including all other service charges for services rendered in common to all occupiers i.e. lift, maintenance, Generator maintenance.
5. Municipal taxes and other taxes and other outgoing.
6. Insurance of building against earthquake, fire, mob damages and civil commotion.



**ANANTA ELEVATIONS**

Partner

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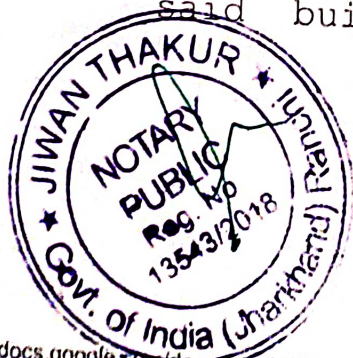
7. All electrical charges payable in common for the common portions of the said building.
8. All such other expenses including printing & stationery also, expenses incurred in respect of any dispute with Ranchi municipal corporation, R.R.D.A, Ranchi or Competent Authority, Ranchi or any other local authority, government, insurance company or any other persons in relation to or be deemed by the **BUILDER** or any adhoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

**THE FIFTH SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION**

The Developer's allocation shall be 50 % of the constructed area with proportionate share in land with right, title, interest in common facilities and amenities including the right of use thereof.

**THE SIXTH SCHEDULE REFERRED TO ABOVE :-**

1. The intending purchaser shall be entitled to all rights, privileges, vertical and lateral supports, easements, appendages, whatsoever belonging to the said building or therewith usually held, used



**ANANTA ELEVATIONS**

Partner

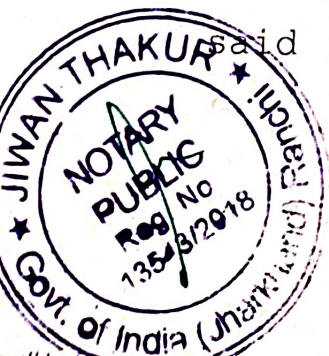
*NRoy*  
25

occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule thereof.

2. The right of way in common as aforesaid into and upon all the common passages, driveways, entrances at all times, for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and / or his/ her/ their/ its servants and employees invitees and/or customers to obstruct in any way by vehicle, deposit of materials, rubbish or any other thing, free passage driveways, and entrance as aforesaid.
3. The right of protection of the said flat/commercial unit by or from all other parts of the building and property so far as they protect the same.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

1. The right of flow in common with the purchaser and other person aforesaid of electricity, water, soil or waste from and to any part (other than <sup>said flats</sup> tries said flats) to the other part of the said building



**ANANTA ELEVATIONS**

*Kumar*  
**Partner**

*J ROY*

26

through pipes, drains, wires or conduits lying or being in under reasonable for the beneficial use, occupation and enjoyment of other parts of the building.

2. The right of protection of other parts of the said building or all parts of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or diminish any support enjoyed by other parties of the said building.

**(SPECIFICATIONS)**

Entire Construction will be carried out by using all materials of reputed Company.

**STRUCTURE** : Earthquake resistant RCC framed construction with fill in brick wall.

**WALL FINISH** : Internal all walls common places like stairs care, ceilings plastered and painted over POP.

**EXTERNAL** : Brickwork/plastered and painted with cement based paint.



*Kumari NROY*

**FLOORING** : Vitrified tiles on all floor area and anti-skid tiles in Bathroom.

**TOILETS** : Walls - Ceramic up to 6'0" on walls.  
Fittings - Ceramic wash basin, European WC in master bathroom, Indian WC in common bathroom, PVC Cisterns all white in colour, Hot & Cold water pipe system in bathroom. C.P. fittings & accessories.

**KITCHEN** : Walls high glazed tiles dado over platform.

Platform - Marble top and steel sink of size 24" x 18" x 18" over 3" RCC slab.

**WINDOWS** : Fully glazed Aluminium windows with proper grills.

**DOORS** : Flush type with Wood/Steel/Other chaukhat.

**ELECTRICAL:** Electrical wiring copper in concealed conduits with provisions for light, fans and power plugs and on TV and Telephone outlets, molded plastic switches and sockets, fans and

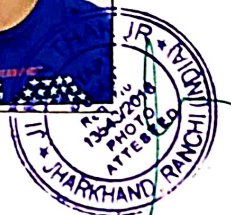


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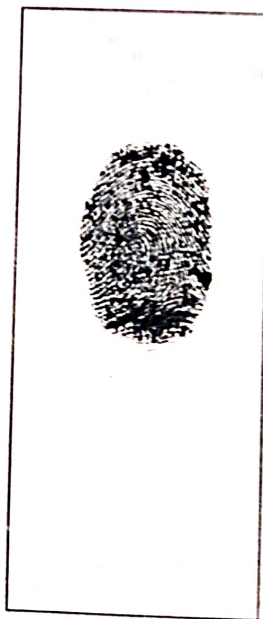
Partner

*[Handwritten Signature]*

13 NOV 2020



Finger Impression of left Hand, Photograph & Signature of the 'Developer'



ANANTA ELEVATIONS  
Kunal Roy  
Partner


N Roy 30

fixtures not included. If transformer is provided cost will be shared in Proportionate basis by the Owner.

**PLUMBING :** Concealed CPVC pipes in internal areas. All CPVC pipe fitting of ISI quality PVC/Waste/Soil/Rain water pipes, RCC hume sewerage pipe.


IN WITNESSES WHEREOF the land owners and the DEVELOPER'S have put their respective signatures, on this the \_\_\_\_ day of November ,2020 at Ranchi after fully understanding the contents of this Development Agreement.

Witnesses:

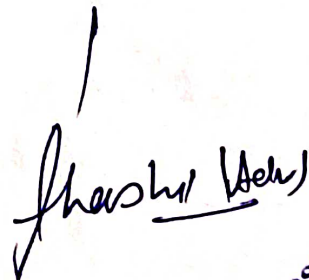
1.   
(SIDHARTHA Roy)

SIGNATURE OF THE LAND OWNER

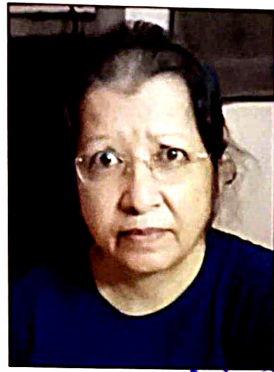


2.   
(ABHISHEK KUMAR)





Signature attested on  
Identification of Lawyer



Little	Ring	Middle	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

Typed by & Drafted by:-

13 NOV 2020

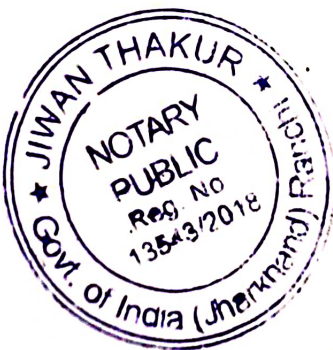
*NROY*

*Ananta Elevation*  
ANANTA ELEVATIONS

Partner

I.D

*Ashish (Sd)*  
13/11/2020  
Signature attested on  
Certification of Lawyer



*[Signature]*  
13/11/2020  
NOTARY PUBLIC  
RANCHI