

झारखण्ड JHARKHAND

B 753206

स.नं. 142/14.3.15

Ranjit Kumar

Dudhnoi

रानी सिंह

जोत्सक सरा वर्ग

21/02/2015



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 23rd DAY OF FEBRUARY, 2015 AT SERAIKELLA/JAMSHEDPUR,

BY & BETWEEN

(1) Mrs. Rani Singh, W/o. Mr. Angad Kumar Singh, by Faith-Hindu, by Caste-Rajput, by Occupation-Housewife, by Nationality-Indian, resident at Hari Om Nagar, Road No.-2, P.S-Adityapur-1, P.O & P.S-Adityapur, District- Seraikella- Kharsawan, State of Jharkhand, and

Ranjit Kumar

Dayal Gorai

रजि सिंह

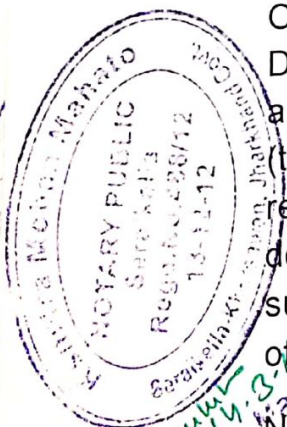
शशिकांत लाल गोरग

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(2) Mrs. Kanaklata Verma, W/o. Mr. Vijay Kumar, by Faith-Hindu, by Caste-Kayastha, by Occupation-Housewife, by Nationality-Indian, resident at R.C-9, New Housing Colony, Dindli, P.S-Adityapur-1, P.O & P.S-Adityapur, District- Seraikella- Kharsawan, State of Jharkhand hereinafter called and referred as the LAND OWNERS/FIRST PARTY (the term first party shall unless excluded by or repugnant to the subject or to context mean or meaning thereof deemed to be aforesaid first party and include their/his/its legal heirs, successors, executors, legal representatives and assignees) of the ONE PART.

AND

"GOLDEN HERITAGE.", represented by its Partners (1) Ranjit Kumar, S/o. Sri. R.P.Sharma, by Faith-Hindu, by Caste- Bhumihar, by Occupation-Business, by Nationality-Indian AND (2) Dayal Gorai, S/o. late Dhiren Gorai, by Faith-Hindu, by Caste- Teli, by Occupation-Business, by Nationality-Indian office situated at Road No.-1, Tata-Kandra Main Road, Qr. No.-2/2-4, Near - Aakashwani Chouk, Opposite-Durian Show Room Adityapur-1, P.O and P.S-Adityapur, District- Seraikella- Kharsawan, State of Jharkhand hereinafter called and referred as the DEVELOPER'S/BUILDER'S(SECOND), PARTY'S (the term Second party members shall unless excluded by or repugnant to the subject or to context mean or meaning thereof deemed to be aforesaid Second party and include its legal heirs, successors, nominee, executor, legal representatives and assignees) of the OTHER PART.



NATURE OF DEED :- DEED OF DEVELOPMENT AGREEMENT

Development Agreement for construction and development of Residential Units thereon as per schedule "A" as mentioned below of this Agreement within the District Seraikella-Kharsawan, P.S & P.O-

रानी सिंह
कमल लता वर्मा

Dayal yoras

Ranjit kumar

13/06/12
NOTARIAL OFFICE
SERAIKELLA, KHARSAWAN
DISTRICT - KHARSAWAN

Adityapur, Under Ward No.-4, now New Ward No.-2, A.N.A.C, as per the terms of this agreement.

TITLE INDENTURE :-

DETAILS OF LANDS OF SMT. RANI SINGH

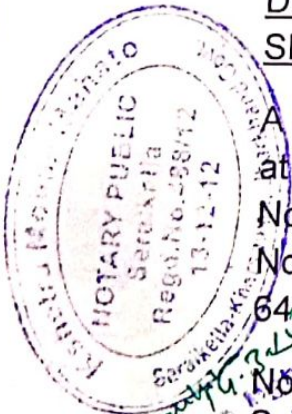
A PIECE AND PARCEL OF MEASURING AREA OF 15.5 DECIMAL, at Mouza - Asangi, Adityapur, A.N.A.C, Ward No.-4, now New Ward No.-2, Thana No.-126, Khata No.-New-81, corresponding to Old Khata No.-10, Plot No.- New-288(P), 289(P), corresponding to Old Plot No.- 64(P), 63(P), within P.S- Adityapur, District : Seraikella-Kharsawan.

North : Road
South : Portion of survey Plot No. 288
East : Portion of survey Plot No. 289 & 288
West : Survey Plot No. 289 & 288

DETAILS OF LANDS OF
SMT. KANAKLATA VERMA

A PIECE AND PARCEL OF MEASURING AREA OF 15.5 DECIMAL, at Mouza - Asangi, Adityapur, A.N.A.C, Ward No.-4, now New Ward No.-2, Thana No.-126, Khata No.-New-81, corresponding to Old Khata No.-10, Plot No.- New-288(P), 289(P), corresponding to Old Plot No.- 64(P), 63(P), within P.S- Adityapur, District : Seraikella-Kharsawan.

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South : Portion of survey Plot No. 288
East : Portion of survey Plot No. 289 & 288
West : survey Plot No. 266

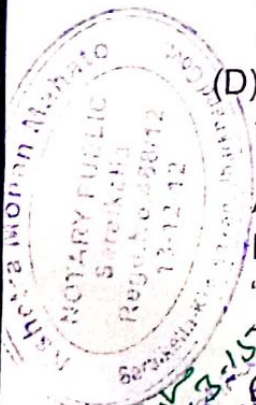


1. पंचम पत्र
 2. राजकीय नगर
 3. शीत पत्र
 4. योजना अंतर्गत पत्र
 5. 11/05/2015

DEFINATION

- (A) PROPERTY :- Shall mean and include the entire land schedule "A" mentioned hereunder of this agreement.
- (B) OWNER ALLOCATION:- it Shall mean and include only 40% of the entire constructed Area out of total sanctioned drawing area over the schedule "A" below landed property together with 40% car parking space out of total car parking space together wuth parking space at basement area and the entire Area to be developed by the developer as per the sanctioned plan described in Schedule "A" mentioned hereunder of this Agreement.
- (C) DEVELOPERS ALLOCATION:- Shall mean and include all that 60% of the entire constructed Area together with 60% car parking space out of total car parking space save and except the owners allocation aforementioned and the developer agrees upon to develop or construct over the schedule "A" property Multistoried Building to be constructed over the said plot of land mentioned in schedule "A" below together with parking space at the basement area with all common service, amenities, lift facilities and advantages etc.
- (D) SPECIFICATION:- Shall mean standard materials , fixtures and fittings to be used for the construction and design.

And Whereas the Second party's are a reputed Builder and Developers and running their Business in the name and style of "GOLDEN HERITAGE." having its office situated at Road No.-1, Tata-Kandra Main Road, Qr. No.-2/2-4, Near - Aakashwani Chouk, Opposite-Durian Show Room Adityapur-1, P.O and P.S-Adityapur, District- Seraikella- Kharsawan, State of Jharkhand approached the first party for developing and constructing a residential Multistoried Building over the schedule "A" plot, first



1. पंचम पत्र
 2. राजकीय नगर
 3. शीत पत्र
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 5. 11/05/2015

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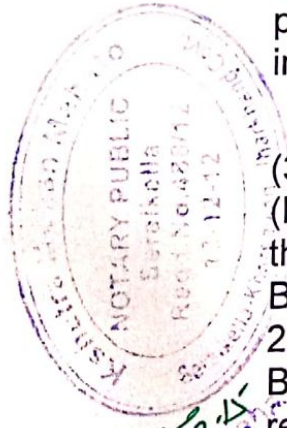
party agreed to the offer of the second party's to develop the said plot on following terms and conditions :-

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :

(1) That, the Developer / Builder / Second Party during the construction of proposed Building is entitled to receive consideration amount against Developers Allocation from their prospective purchaser/s.

(2) That, the First party shall execute and register a General Power of Attorney in favour of the Second Party's in respect of the property mentioned in schedule "A" below stipulate various powers conferred therein for the construction of the Building by the Second Party's and the Second Party's shall be entitled to receive consideration amount, advances and installments from the prospective purchasers against the Developer Allocation mentioned in the schedule "C" below.

(3) That, the Second Party is ready to pay a sum of Rs. 2,50,000/- (Rupees Two lacs fifty thousand only) each to the First Party through Cheque No's 370398 dated 20.10.2014, payable at Canara Bank, Sakchi Branch to the Kanaklata Verma and Cheque No's 201925 dated : 20.10.2014, payable at Andhara Bank, Sakchi Branch to (the Rani Singh the respective first party members) as refundable token amount at the time of execution of this agreement out of total refundable token amount of Rs. 20,00,000/- (Rupees Twenty Lacs only) and the rest token amount of Rs. 15,00,000/- (Rupees Fifteen Lacs only) shall be paid by the Second Party to the First Party at the time of registration or execution of Power of Attorney.



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NOTARY PUBLIC
Sereikella

रानी सिंह
कमल लता कौरी

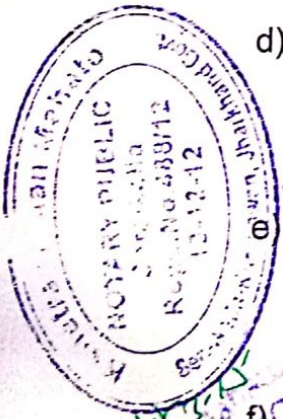
Dayal yoshi

Ranjit Kumar

Notary Public
Karnal District
Karnal
Registered No. 100/111/12
Date: 12/12/2012

(4) That, the first party / land owners does hereby declare and covenants:-

- a) The Owners/first party is the only lawful owner of all that property mentioned in schedule "A" below and there are no other co-shares of the said property, except the first party member as named herein above.
- b) The first party/Owner has mutated his/her/their names in the records of the landlord in the records of the landlord in his/her/their names after sanction of the plan by the competent authority she will immediately hand over peaceful vacant possession of the said plot to the second party's / Developers and also hand over the registered Power of Attorney in favour of Developers.
- c) That, the premises more fully described in schedule "A" below is free from encumbrances, liens or charges or any litigation/s whatsoever.
- d) That, the Owners prior to execution of the agreement have not sold, transferred , conveyed , execute into any Sale Agreement or parted with the schedule "A" property in favour of any third party either in full or in part, either jointly or separately whatsoever.
- e) That, the Second party undertakes to follow and abide all rules and regulations of the building plan relating to the terms and laws of AIADA/ANAC during the period of proposed construction as are and shall be applicable.
- f) That, the Second party undertakes to manage and take care of the premises including all materials of loss or damage of any materials at site by theft or fire and/or in case of any accident or mis-happening occurs during the period of proposed construction, the responsibilities, shall be shouldered on the Second party alone and the first party under no circumstances shall be held liable.



Notary Public
Karnal District
Registered No. 100/111/12
Date: 12/12/2012

रानी सिंह
कमल लता वर्मा

Dayal yam

Ranjit Kumar

Witnessed by Mr. and Mrs. Ranjit Kumar
S. Ranjit Kumar

k) That for the convenience of both the parties, this Agreement has been typed in two copies in original by computer printing machine and each party shall keep one original copy.

SCHEDULE-A

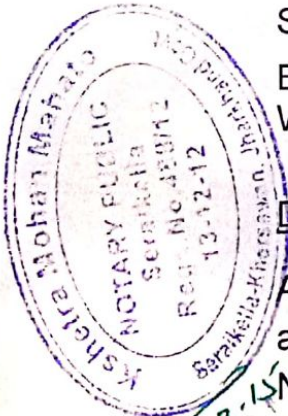
DETAILS OF LANDS OF SMT. RANI SINGH

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DETAILS OF LANDS OF SMT. KANAKLATA VERMA

A PIECE AND PARCEL OF MEASURING AREA OF 15.5 DECIMAL, at Mouza - Asangi, Adityapur, A.N.A.C, Ward No.-4, now New Ward No.-2, Thana No.-126, Khata No.-New-81, corresponding to Old Khata No.-10, Plot No.- New-288(P), 289(P), corresponding to Old Plot No.- 64(P), 63(P), within P.S- Adityapur, District : Seraikella-Kharsawan.



Jan 4-3-12
Mohan Mahato
NOTARY PUBLIC
(Seraikella-Kharsawan)

रानी सिंह
वासक बलावगी

Ranjit Kumar
Dayal Singh

Sanitized by Mr. Ind. S. K. Gupta
Pune, Maharashtra, India
Date: 14/3/14

North : Road
South : Portion of survey Plot No. 288
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SCHEDULE-B

OWNER ALLOCATION

DETAILS OF FLATS OF SMT. RANI SINGH

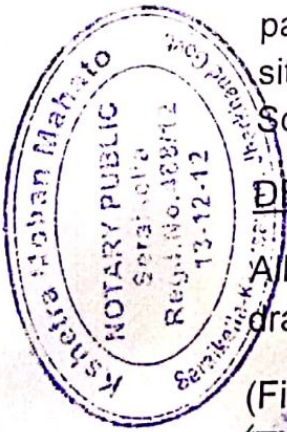
All that 20% of entire constructed area, out of total sanctioned drawing area, the Flat No's. are given below:-

(First Floor-A8 "3 BHK"), (Second Floor B4 "2 BHK", B1 "3 BHK")
(Third Floor-C6 "2 BHK", C8 "3 BHK") (Fourth Floor-D4 "2 BHK", D1 "3 BHK")
(Fifth Floor E6 "2 BHK") with 40% car parking space except the part of Developers allocation of the proposed Residential Building situated over the land and basement area and area as mentioned in Schedule "A" above.

DETAILS OF LANDS OF SMT. KANAKLATA VERMA

All that 20% of entire constructed area, out of total sanctioned drawing area, the Flat No's. are given below:-

(First Floor-A7 "3 BHK"), (Second Floor B3 "2 BHK", B2 "3 BHK")
(Third Floor-C5 "2 BHK", C7 "3 BHK") (Fourth Floor-D3 "2 BHK", D2 "3 BHK")
(Fifth Floor E5 "2 BHK") with 40% car parking space except the part of Developers allocation of the proposed Residential Building situated over the land and basement area and area as mentioned in Schedule "A" above.



14-3-14
Kshetra Hoban Mahato
NOTARY PUBLIC
Seraikele, Odisha, India

Note : All the building plans, layout specification etc. are tentative subject to variations and modification as decided by the Land Owner/ Developer with mutual consent of each other.

Certified that, this Development Agreement shall be executed in Triplicate in three copies and each one copies shall be retained with each of the parties.

In Witnesses whereof both the parties have set their respective hands on the day, month and year aforementioned in presence of the following witnesses;

Witnesses:-

(1)

Signature of the First party

रानी सिंह
कनक लता वर्मा

Signature of the Second party

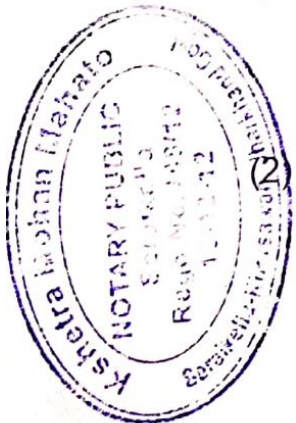
Ranjit Kumar Dayal yam

ADVOCATE.

14/03/2015

CERTIFIED BY ME AND I RECEIVED
मुद्रा प्रमाणित है मेरे द्वारा

14/03/2015



Witnessed the signature / thumb impression of the executant who has been identified by Sri.....
...R. B. Sahay..... (Advocate)
at Kasibelli this 14/3/2015
day of March 2015 year

14.3.15
NOTARY
K. M. MAHATO
Kasibelli Karnataka

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(1)

Signature of the First party

रानी सिंह
कमल जवा वसति

(2)

Signature of the Second party

Dayal Jovan

ADVOCATE.