



Government of Jharkhand

Receipt of Online Payment of Stamp Duty NON JUDICIAL

NOTARY
DHANBAD

Receipt Number : af66f3b03115be94fec5

Receipt Date : 07-Jun-2022 02:58:25 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : REALTECH DEVELOPERS

Purpose of stamp duty paid : AGREEMENT


First Party Name : REALTECH DEVELOPERS

Second Party Name : NA

GRN Number : 2211570651

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

Awadh Kishore Singh
Anil Kumar Singh
Rajendra Singh
Rajendra Singh



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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

DEVELOPMENT AGREEMENT

This Agreement is made on this 21st day of July 2022 in between :

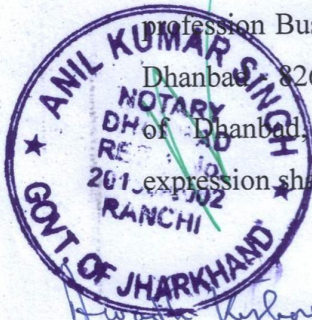
SRI AWADH KISHORE SAHAY S/o. Late Shitala Nand Lalla, resident of Village – Lalpur (Futaha), P. S. – Moonidih (Putki), Dist. - Dhanbad, Now residing at Chiragora (Hirapur), P. O. , P. S. & Dist – Dhanbad (Jharkhand) of. the **FIRST PARTY**.

AND

M/S REALTECH DEVELOPERS , A Partnership Firm having its Office at Ankur Vihar, Co-oprative Colony, Nutandih, Saraidhela, Dhanbad, P.S. Saraidhela P.O.- Dhanbad- Jharkhand, through their Partners (1) **Sri Alok Kumar Jha** S/o Sri Subh Chandra Jha, by profession business, by faith Hindu, resident of A-1, Gauri Apartment Jharoodih ,Dhanbad , Sadar Sub-Registry Office Dhanbad in the District of Dhanbad- 826001, (2) **Sri Anil Kumar Singh** S/o Sri J. N. Singh, by occupation Business, by faith Hindu resident of Dhaiya, Dhanbad, P.O.- (ISM) Dhanbad, P.S. & Sadar Sub-Registry Office Dhanbad in the District of Dhanbad, Jharkhand- 826 004 (3) **Sri Sanjay Singh** S/o Sri Nagendra Singh by profession Business, By faith Hindu , Resident of B-1, Gauri Apartment Jharoodih ,Dhanbad , Sadar Sub-Registry Office Dhanbad in the District of Dhanbad-826001 and Sadar Sub-Registry Office Dhanbad in the District of Dhanbad, Jharkhand and (4) **Sri Rajiv Ranjan Sahay** S/o Late Bachan Ji Sahay by profession Business, By faith Hindu , Resident of Dhirendarpuram Colony, Dhaiya, Dhanbad, 826004, P.O. Dhaiya and Sadar Sub-Registry Office Dhanbad in the District

Jharkhand hereinafter referred to as “**DEVELOPERS**” (which term or expression shall, unless it be repugnant to the context or meaning thereof, mean and

For, REALTECH DEVELOPERS



Awadh Kishore Sahay
Awadh Kishore Sahay

Alok Kumar Jha
Alok Kumar Jha
PARTNER

Anil Kr. Singh
Anil Kr. Singh
PARTNER

Sanjay Singh
Sanjay Singh
PARTNER

Rajiv Ranjan Sahay
Rajiv Ranjan Sahay
PARTNER

22 JUL 2022

**NOTARY
DHANBAD**

include their successors and assigns) of the **SECOND PART**.

WHEREAS, the First party, the land owner **Sri Awadh Kishore Sahay S/o. Late Shitala Nand Lalla** became the land owner, got the land by virtue of compromise decree passed in Title Suit No. – 25 of 1984 of the court of Civil Judge, Senior Division II, Dhanbad, **dated 13.04.2012**, (Awadh Kishore Sahay...Plainteff Vs **1. .Sri Gopal Pd. Singh S/o Sri Braj Mohan Singh, 2. Sri Umesh Singh S/o Sri Braj Mohan Singh, 3. Sri Manoj Kumar Singh S/o Sri Ram Jatan Singh, 4. (i) Smt. Devanti Devi, W/o Late Raja Ram Singh (Mother of Late Ashok Kumar Singh) and (ii) Smt. Asha Devi D/o Late Raja Ram Singh, W/o Sri Satendra Kumar Singh – Sister of Late Ashok Kumar Singh, all legal heirs of Late Ashok Kumar Singh, 5. Sri Mithilish Kumar Singh S/o Late Ambika Prasad Singh, 6. Sri Shiv Pd. Pandey S/o Late Inderdeo Pandey, 7. Sri Sarju Singh, S/o Sri Ram Awatar Singh, 8. Smt. Sona Devi W/o Late Nagnath Singh, 9. Sri Dilip Kumar Singh S/o Sri Bijay Kumar Singh, 10. Sri Joy Kumar Singh S/o Brij Prasad Singh, 11. i) Sri Rameshwar Prasad Singh, ii) Sri Rajeshwar Prasad iii) Sri Arbind Kumar Singh all sons of Late Ram Sawari Devi W/o Late Ram Prit Singh, All legal heirs of late Ram Sawari Devi 12. Sri Arbind Kumar Singh S/o Late Ram Prit Singh, 13. Sri Rameswar Prasad Singh S/o Sri Kamala Singh, 14. Sri Ram Bachan Singh S/o Sri Tukur Singh, 15. Sri Raj Krit Singh S/o Sri Kapil Deo Singh, 16. Sri Ram Badan Singh S/o Sri Ram Chandra Roy, 17. Smt. Radha Rani Mondal W/o Sri Himansu Mondal, 18. (i) Smt Kausalya Devi W/o Raj Mangal Singh (after her death her husband Raj Mangal Singh sons (ii) Ajad Kumar Singh and (iii) Deepak Kumar Singh became the owner of the land in share 19. Smt Dayabanti Devi D/o Sri Chenari Mahato, 20. (i) Smt. Gyan Mati Devi W/o Late Baban Pthak (ii) Sri Madan Mohan Pathak and (iii) Sri Rakesh Pathak both Sons of Late Baban Pathak S/o of Late Mangal Pathak all legal heirs of Late Baban Pathak).**

The 1st Party after decree got his name mutated in the office of the Circle Officer, Dhanbad in Mutation Case No. – 76 (ii) 2013 - 14 on 18.04.2013 and got Rent Receipt No. 6028797 dt. 15.05.2013 issued in his favour.

The compromise petition along with the plan duly signed by the plaintiff and defendants as mentioned above were made part of the decree. With the defendants Sro Gopal Prasad Singh & others in the compromise petition and plan being the part of the



For, **REALTECH DEVELOPERS**

Awadh Kishore Sahay
Awadh Kishore Sahay

Alok Kumar Jha
Alok Kumar Jha
PARTNER

Anil Kr. Singh
Anil Kr. Singh
PARTNER

Sanjay Singh
Sanjay Singh
PARTNER

Rajiv Ranjan Sahay
Rajiv Ranjan Sahay
PARTNER

22 JUL 2021

NOTARY
DHANBAD

Compromise decree in Title Sui No. – 25 (1984 dated 13.04.2012) of the Court of Sri Yogeswar Mani, Civil Judge. Sr. Div. II, Dhanbad It is further mentioned that land measuring an area of **0.15** acres in Plot No. **2471**, land measuring an area of **0.08** acres in Plot No. – **2472** and land measuring an area of **0.11** acres in Plot No. – **2473** (Total **0.34** acres) of Khata No. – 60 of Mouza – Hirapur No.- 7 came in the share of Sri Awadh Kishore Sahay in the land connected with the present Development Agreement surrounded by pucca brick built boundary wall with iron gate by Sri Awadh Kishore Sahay after decree and measurement leaving private road.

Apart from the said 0.34 acres, Sri A. K. Sahay was allotted more land in Plot No.- 2482, Khata No. – 60 of Mouza – Hirapur No. – 7 an area of 0.30 acres, under the compromise decree which land too is within pucca brick built boundary wall with iron gate made by Sri Awadh Kishore Sahay. Total 0.64 acres of land fell in the share of Sri A. K. Sahay, the 1st Party. And the rest land i.e. 0.97 areas were allotted to the defendants of Title suit . – 25/1984 (Sri Gopal Singh and others) .

Whereas the Developers M/s. Realtech Developers through its above noted representatives approached the owner of the land for allowing them to develop and construct multistoried residential Apartment over the said land described in the schedule attached to this development agreement.

And whereas in view of the said Development agreement proposed to be built up the multistoried residential apartment as per approval of the drawing Plan by the competent authority. In MADA/ DMC, Dhanbad.

And whereas, the Developers will bear all the finances required for the developments of the land such as;

1. Expenses for the approval of the drawings/ plan.
2. Construction of the proposed multistoried apartment.

And whereas the parties (Owner & Developers) have decided to reduce the terms and conditions in writing to avoid misunderstanding in future.

**NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY
AGREED ON THE FOLLOWING TERMS AND CONDITIONS :**

1. That, the developers will construct the multistoried residential apartment which will be known as “NALANDA RESIDENCY ANNEXE” (Residential Apartment) over

For, REALTECH DEVELOPERS



Awadh Kishore Sahay

Alok Kumar Jha
PARTNER

Anil Kr. Singh
PARTNER

Sanjay Singh
PARTNER

Rajiv Ranjan Sahay
PARTNER

22 JUL 2022

**NOTARY
DHANBAD**

the schedule land and the plan of the apartment to be approved by MADA/DMC the competent authority of Dhanbad.

2. That, the developers undertakes and agrees to hand over the owner 35% (Thirty Five percent) area in the residential portion of the proposed built up area in lieu of the cost of the land ever which the developers proposes to construct the multistoried residential apartment over the schedule land of the agreement which includes all common space,, parking areas all servant rooms and other constructed portion in basement area.

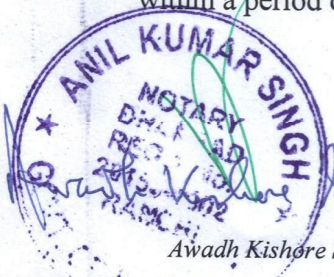
3. That, the cost of preparation of drawings, its approval and construction shall be borne by the builders/developers on their own cost. The complete building of all the floors shall be the exclusive property of the Developers except the 35% percentage share of the developed properties to be given to the Land owner as part of the cost of land. The land owner will not have any claim upon the developers share in respect of the multistories residential space of the said "Nalanda Residency Annexe".

4. That, all the flats owners shall have equitable right, interest, title over the common passage terrace, common car/scooter parking, guard room, generator according to proportionate etc. after the said flat are sold to each respective owners of the properties is developed for residential purpose.

5. That, the developers agree and undertake that the time is the essence of the contract and the developers will positively construct the said apartment more fully known "Nalanda Residency Annexe" as per specifications and approved plan of MADA/DMC, Dhanbad as the case may be, the competent authority within a period of 24 (Twenty Four) months from the date of approval of the plans by the competent authority for the said construction over the schedule land of this agreement.

6. That, the owner agrees to handover the peaceful and vacant possession over the schedule land within a period of one week from the date of this agreement for the purpose of development of the apartments.

7. That, the owner undertake to execute the Registered Power of Attorney in favour of the developers to use for sale of their 65% share, its mortgage of the residential flats of the said apartment over the schedule land of this agreement as soon as possible but within a period of three months from the date of this agreement.



Awadh Kishore Sahay

22 JUL 2022

For, REALTECH DEVELOPERS

Alok Kumar Jha
PARTNER

Anil Kr. Singh
PARTNER

Sanjay Singh
PARTNER

Rajiv Ranjan Sahay
PARTNER

NOTARY
DHANBAD

8. That, the developers in respect of the above mentioned Power of Attorney, further undertakes to indemnify the owner against any loss of liability arising out of the sale / mortgage of the said flats to the purchasers to their share and leaves over the said apartment. The owner of the land is crossing eighty two years age and do claim that genuine land under competent court's decree has been supplied to the developers.

9. That, the developers will be free to take loan or financial assistance from any Bank / Financial Institution at their own risk and after mortgaging the said land for the development for this land for the speedy progress of the construction work.





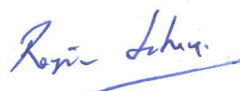

10. That, the developers undertake to obtain all sorts of government clearances and government sanctions from the concerned competent authority for the proposed construction of "Nalanda Residency Annex" residential apartment over the schedule land of this agreement.

11. That, the land owner will not be held liable and responsible for any payment to labours, staff, market employed by the developers or to any Govt. Agency or any local body in respect of the proposed construction over the schedule land of this agreement and that will be the sole responsibility of the Developers.

12. That, the owner will not be held responsible for any check incident or accident etc. that may occur during the construction work of the said apartments and the developers will be solely responsible for the same and indemnity the owner in case of any such eventuality.

13. That, the developers shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the owner and the developers shall strictly abide by the terms and conditions as agreed upon in this agreement.

For, REALTECH DEVELOPERS


 Awadh Kishore Sahay

 Alok Kumar Jha

 Anil Kr. Singh

 Sanjay Singh

 Rajiv Ranjan Sahay
 PARTNER PARTNER PARTNER PARTNER

 22 JUL 2020
 NOTARY DHANBAD

SCHEDULE OF THE LAND

Mouza – Hirapur No. – 7, Khata No. – 60, Plot No. – 2471, Area – 0.15 acre, Plot No. – 2472, Area 0.08 acre, Plot No. – 2473, Area 0.11 acre.

Total area of three plots 0.34 decimals under all side pucca brick buil boundary wall with a Iron gate.

In WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day.

EXECUTED and DELIVERED

By the VENDORS hereto

In the PRESENCE OF

SIGNED and ELIVERED

by the VENDORS at

DHANBAD

1.

Awadh Kishore Sahay

For, **REALTECH DEVELOPERS**

Alok Kumar Jha
Alok Kumar Jha
PARTNER

Anil Kr. Singh
Anil Kr. Singh
PARTNER

Sanjay Singh
Sanjay Singh
PARTNER

Rajiv Ranjan Sahay
Rajiv Ranjan Sahay
PARTNER

EXECUTED and DELIVERED

By the PURCHASER hereto

In the PRESENCE OF

1.

SIGNED and DELIVERED

by the PURCHASER at

DHANBAD

22/07/2022

**NOTARY
DHANBAD**

Awadh Kishore Sahay

Awadh Kishore Sahay

*Indub'ed by
the 2 after
50/7/22*



Authorised.
Under Sec (8) (i) (a) of Notaries Act
1952 (Act No. 53 of 1952)

22 JUL 2022



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : bbd6a38df56d31004c0f

Receipt Date : 17-Mar-2023 03:14:04 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : REALETECH DEVELOPERS

Purpose of stamp duty paid : AGREEMENT

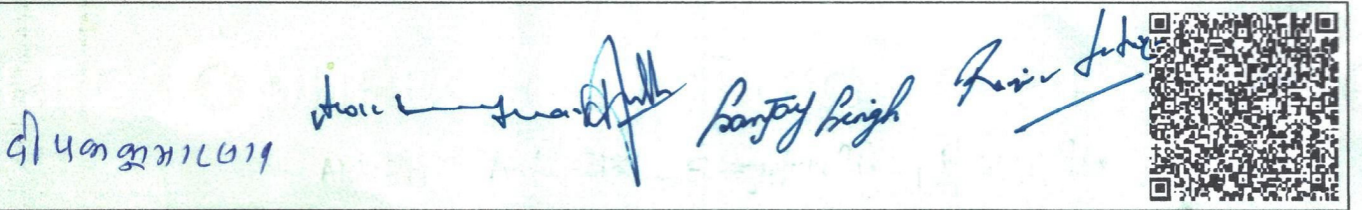
First Party Name : REALETECH DEVELOPERS

Second Party Name : NA

GRN Number : 2316251001

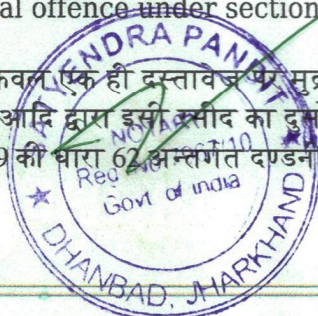
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DHANBAD

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29 SEP 2023

DEVELOPMENT AGREEMENT

This Agreement is made on this day of 2023 in between :

29 SEP 2023

SRI DEEPAK KUMAR SHAW S/o. Late Narayan Chandra Shaw, by occupation - business, by faith – Hindu, resident of Telipara, Hirapur, Dist. - Dhanbad, Jharkhand hereinafter called and referred to as the OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include his successors, representative, administrators and assigns) of the **FIRST PART**.

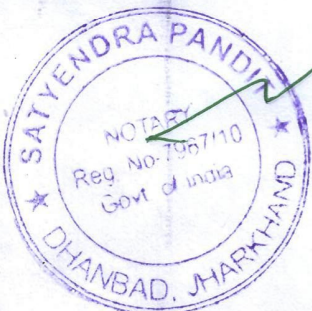
AND

M/S REALTECH DEVELOPERS, a Partnership Firm having its Office at Ankur Vihar, Co-Operative Colony, Nutandih, Saraidhela, Dhanbad, P.S. Saraidhela P.O.- Dhanbad, Dist. – Dhanbad, Jharkhand - 826001, represented through its Partners **(1) Sri Alok Kumar Jha** S/o Sri Subha Chandra Jha, by Profession - Business, by faith - Hindu, resident of A-1, Gauri Apartment Jharudih, Dhanbad, **(2) Sri Anil Kumar Singh** S/o Sri J. N. Singh, by occupation - Business, by faith - Hindu resident of Garden House, Dhैया, P.O. – ISM, Dist. – Dhanbad, **(3) Sri Sanjay Singh** S/o Sri Nagendra Singh by profession - Business, by faith - Hindu, Resident of B-1, Gauri Apartment Jharudih, Dhanbad, **(4) Sri Rajiv Ranjan Sahay** S/o Late Bachan Ji Sahay by profession - Business, by faith - Hindu, resident of Dhirendarpuram Colony, Dhैया, Dhanbad, hereinafter called and referred to as the **Developers** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors, representatives, administrators and assigns) of the **SECOND PART**.

For, REALTECH DEVELOPERS


Deepak Kumar Shaw

   
(Alok Kumar Jha) (Anil Kumar Singh) (Sanjay Singh) (Rajiv Ranjan Sahay)
PARTNER PARTNER PARTNER PARTNER



WHEREAS, the First party, the land owner Sri Deepak Kumar Shaw S/o. Late Narayan Chandra Shaw got the lands by virtue of mutual partition Dt. – 20/09/2004. The land measuring **10.82 Kathas** or **17.88 Decimals**, which was duly mutated by the circle officer, Dhanbad vide Mutation Case No. – **245(II)2005-2006** & paid land rent vide Revenue Receipt No. – **1951168** dt. 15/07/2005, the first party thus acquired absolute and exclusive right, title, interest and possession over the lands in question. The total land in question is a Rayati land and comes under Survey Plot Nos. – **2465, 2467, 2468 & 2469**, (2465 – 1 Decimal, 2467 – 2 Decimal, 2468 – 2 Decimal & 2469 – 12.88 Decimal) Khata No. – **23** under Mauza – Hirapur No. **07**, Total Area – **10.82 Kathas** or **17.88 Decimals**, P.S. & Dist. Dhanbad, State - Jharkhand.

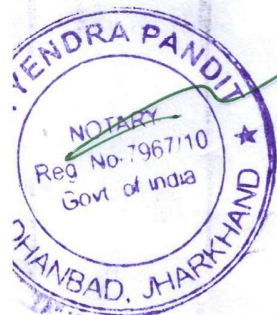
WHEREAS, the First party, the land owner Sri Deepak Kumar Shaw S/o. Late Narayan Chandra Shaw got the lands by virtue of mutual partition Dt. – 20/09/2004. The land measuring **10.82 Kathas** or **17.88 Decimals**, which was duly mutated by the circle officer, Dhanbad vide Mutation Case No. – **245(II)2005-2006** and paid land rent vide Revenue Receipt No. – **1951168** dt. 15/07/2005, the first party thus acquired absolute and exclusive right, title, interest and possession over the lands in question. The total lands in question is a Rayati land and comes under Survey Survey Plot Nos. – **2465, 2467, 2468 & 2469**, Khata No. – **23** under Mauza – Hirapur No. **07**, Total Area – **10.82 Kathas** or **17.88 Decimals**, P.S. & Dist. Dhanbad, State - Jharkhand.

WHEREAS the OWNER Sri Deepak Kumar Shaw S/o. Late Narayan Chandra Shaw thus became absolute and exclusive owner of the land described in the schedule of this Agreement by exercising diverse acts of ownership and possession with due knowledge to the authorities and the people of the locality and was recognized raiyats for the said land.

For, REALTECH DEVELOPERS

Deepak Kumar Shaw
Deepak Kumar Shaw

(Alok Kumar Jha) (Anil Kumar Singh) (Sanjay Singh) (Rajiv Ranjan Sahay)
PARTNER PARTNER PARTNER PARTNER



And WHEREAS the said Owner Sri Deepak Kumar Shaw S/o. Late Narayan Chandra Shaw has been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoreyed Residential Apartments.

And WHEREAS the Developers, **M/S REALTECH DEVELOPERS** through their representative approached the Owner Sri Deepak Kumar Shaw S/o. Late Narayan Chandra Shaw for allowing them to develop and construct Multistoreyed Residential Apartment over the said land described in the Schedule attached to this Development Agreement.

And WHEREAS in view of the said Development Agreement proposed to be built up Multistoreyed Building above the existing ground level or as per approval of the drawings by the competent Authority i.e. MADA / DMC Dhanbad.

And WHEREAS the Developers will bear all the finances required for the development of the land such as:

- (i) Expenses in approval of the Drawings.
- (ii) Construction of the proposed Multistoreyed Apartment.

And WHEREAS the Parties (Owners and Developers) have decided to reduce the terms and conditions in writing to avoid misunderstanding in future.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREED ON THE FOLLOWING TERMS AND CONDITIONS

1. That, the Developers will construct the Multistoreyed Residential Apartment which will be known as "NALANDA RESIDENCY ANNEXY", (**Residential Apartment**) over the Schedule Land and the plan of the Apartment to be approved by MADA/DMC the competent Authority of Dhanbad.
2. That, the Developers undertakes and agrees to hand over the Owners **27%** area in the Residential portion of the proposed Super built up area

For, **REALTECH DEVELOPERS**

Deepak Kumar Shaw

Deepak Kumar Shaw

Alok Kumar Jha

(Alok Kumar Jha)

PARTNER

Anil Kumar Singh

(Anil Kumar Singh)

PARTNER

Sanjay Singh

(Sanjay Singh)

PARTNER

Rajiv Ranjan Sahay

(Rajiv Ranjan Sahay)

PARTNER



in lieu of the cost of the land over which the Developers proposes to construct the Multistoreyed Residential Apartment over the schedule land of this Agreement.

3. That, the cost of the preparation of the drawings, its approval and construction shall be borne by the Builders on their own cost. The complete Building of all the floors shall be the exclusive property of the Developers except the percentage share of the developed properties to be given to the Owners as part of the cost of the land.
The landowners will not have any claim upon the Developers share i.e 73% area in the Residential portion of the proposed Super built up area in respect of the Multistoreyed Residential space of the said "NALANDA RESIDENCY ANNEXY".
4. That, all the Flat owners will have equitable right, interest, title over the common passage, terrace, common car / scooter parking, guard room, generator etc. after the said Flat are sold to each respective owners if the properties is developed for Residential purpose.
5. That, the Developers agrees and undertakes that the time is the essence of the contract and the Developers will positively construct the said Apartments more fully known "NALANDA RESIDENCY ANNEXY", as per specifications and approved plan by MADA/DMC Dhanbad, the competent Authority within a period of 60 months from the date of approval of the plans by the Mineral Area Development Authority / Dhanbad Municipal Corporation for the said construction over the schedule land of this Agreement.
6. That, the Owner agree to hand over the peaceful and vacant possession over the schedule lands within a period of one month from the date of this Agreement for the purpose of development of the said Apartments.
7. That, the Owner undertake to execute the Registered Power of Attorney in favour of the Developers to the use for sale / mortgage of the

For, REALTECH DEVELOPERS


 Deepak Kumar Shaw

 (Alok Kumar Jha)

 (Anil Kumar Singh)

 (Sanjay Singh)

 (Rajiv Ranjan Sahay)

PARTNER

PARTNER

PARTNER

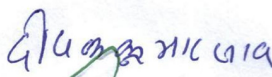
PARTNER




Residential Flats of the said Apartments over the schedule land of this Agreement as soon as possible, but within a period of Three months from the date of this agreement.

8. That, the Developers in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owners against any loss of liability arising out of the sale / mortgage of the said Flats to the purchasers to their shares and leaves over the said Apartments.
9. That, the Developers will be free to take loan or financial assistance from any Bank / Financial Institution at their own risk and after mortgaging the said land for the development for this land for the speedy progress of the construction work.
10. That, the Developers undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authority for the proposed construction of the "NALANDA RESIDENCY ANNEXY", Residential Apartment over the schedule land of this Agreement.
11. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the labours, material suppliers and the staff employed by the Developers and to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developers.
12. That, the Owner will not be held responsible for any check incident or accident etc. that may occur during the construction work of the said building and the Developers will be solely responsible for the same and indemnity the Owners in case of any such eventuality.
13. That, the Developers shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owners and the Developers shall strictly abide by the terms and conditions as agreed upon in this Agreement.

For, REALTECH DEVELOPERS


Deepak Kumar Shaw

   
(Alok Kumar Jha) (Anil Kumar Singh) (Sanjay Singh) (Rajiv Ranjan Sahay)
PARTNER PARTNER PARTNER PARTNER



14. That, the Developers shall be solely entitled for Booking and Sale of Flats and to receive the payments in lieu of Sale / Booking of the proposed building except the Share of Land owners.
15. That, the Owner shall not be held responsible for any dispute between the purchasers of the Flats with the Developers. It will be the sole responsibility of the Developers to sort out the differences of any kind, if any with the purchaser.
16. That, the Owner will clear all the dues like Municipal Taxes, Land Rent, Electricity Bills etc. at the time of vacating and handing over the premises for the development and after that all liabilities goes on the Developers.
17. That, the Land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
18. That, in case of any dispute between the Owner and the Developers with regard to the construction as agreed upon in this Agreement for developing the same will be adjudicated by the sole arbitrator appointed by mutual consent of both the parties and decision of such arbitrator on any matter referred to him for adjudication shall be final binding and conclusive over the parties to this Agreement and the same will be subject to the jurisdiction of Dhanbad Court exclusively.
19. Land Owner has to bear the cost of electric connection with transformer and cost of generator connection for their share of flats.
20. That, the Land Owner have to pay GST for their Share of Flats to the Developers (Second Part) and Second part deposited the same to concern authority.
21. That, the Developers have paid advance Rs. – 5,000,00/- (Five lakhs) Only to Land Owner which will be refunded by Land Owner within 2 (Two) Years.

For, REALTECH DEVELOPERS

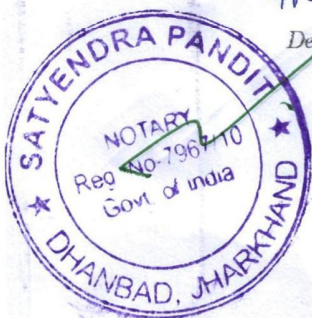

 Deepak Kumar Shaw
 PARTNER


 (Alok Kumar Jha)
 PARTNER


 (Anil Kumar Singh)
 PARTNER


 (Sanjay Singh)
 PARTNER


 (Rajiv Ranjan Sahay)
 PARTNER



IN WITNESSETH WHEREOF the parties hereto have signed this Development Agreement at Dhanbad on the _____ Day of _____, 2023 in presence of the witnesses, named hereunder :-

WITNESSES :-

OWNER :-

1.

2.


Deepak Kumar Shaw

DEVELOPERS :-

For, **REALTECH DEVELOPERS**


 (Alok Kumar Jha) (Anil Kumar Singh) (Sanjay Singh) (Rajiv Ranjan Sahay)
PARTNER PARTNER PARTNER PARTNER



Attested

 Satyendra Pandit
 Notary Dhanbad

Authorised
 w/s 297 (i) (c) of the Cr. P.C. 1973
 (Act No 11 of 1974) & u/s (8) (i)
 of the Notaries Act 1952
 (Act No 53 of 1952)