



**NOTARY  
DHANBAD**

BEFORE THE NOTARY PUBLIC DHANBAD

"AFFIDAVIT"

1. **Ujjwal Singh Rathour** son of Late. Balmukund Singh , aged about 40 years, by faith Hindu, by Occupation Builder & Developer, Resident of Flat No. 4/A, Vindhya Vasini Complex, Kanke Road, Ranchi 834008 in the state of Jharkhand.

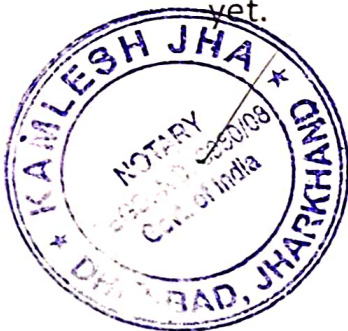
2. **Choudhary Alok Kumar Verma**, son of Choudhary Arun Kumar Verma, aged about 38 years by faith Hindu, by Occupation Builder & Developer, Resident of Near Coal field Academy, H.No. 48, Loharkulhi, PS- Saraidhela, Dist- Dhanbad 828109, in the state of Jharkhand.

3. **Ritesh Kumar Sharma**, son of Ramniwas Sharma, aged about 34 years by faith Hindu, by Occupation Builder & Developer, Resident of Q.no- 2/67 New Colony, Near Hanuman Mandir, Jagjiwan Nagar, Dhanbad 826003, in the state of Jharkhand.

Partners of M/s MAA KALI DEVELOPERS, do hereby solemnly affirm on oath and declare as follows :

1. **That**, we are bonafied Builder & Developer. Our moto to serve the people and hence we acquired the good reputation in the locality.

2. **That**, we declare that neither any criminal or civil case is pending against we nor we have punished in such of case as yet.



2/ 10 DEC 2022  
S.L. No. .... Date .....



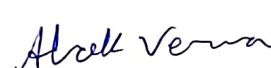
**NOTARY  
DHANBAD**

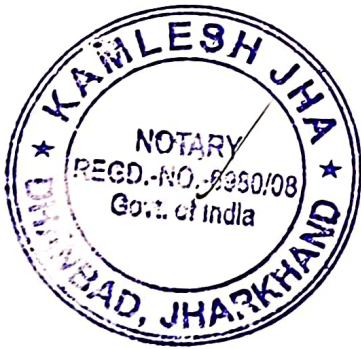
3. That , we Partner of the firm in the name and style of M/S Maa Kali Developers. And our firm is running smoothly and till date no declared as blacklisted or debarred by any state or semi government authority.
4. That, we are swearing at this affidavit it before the authority Concerned for needful purpose.

**VERIFICATION**

Solemnly affirmed before me  
by the deponent, who is duly  
Advocate , Dhanbad

The statement made above  
are true to the best of our  
knowledge and belief. We sign  
this verification at Dhanbad on  
--/--/2022

1. 
2.   


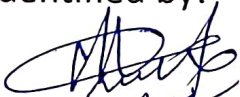


**NOTARY  
DHANBAD**

Authorised  
J/s 297 (i) (c) of the Cr PC 1973  
Act. No 11 of 1974 & u/s (i)  
of the Notaries Act 1952  
Act No 53 of 1952

Signature of Deponent of  
M/s Maa Kali Developers ,  
Dhanbad.

Identified by:

  
10/12/22  
E.N. 679/12



NOTARY  
DHANBAD

BEFORE THE NOTARY PUBLIC DHANBAD

"AFFIDAVIT"

1. **Ujjwal Singh Rathour** son of Late. Balmukund Singh , aged about 40 years, by faith Hindu, by Occupation Builder & Developer, Resident of Flat No. 4/A, Vindhya Vasini Complex, Kanke Road, Ranchi 834008 in the state of Jharkhand.

2. **Choudhary Alok Kumar Verma**, son of Choudhary Arun Kumar Verma, aged about 38 years by faith Hindu, by Occupation Builder & Developer, Resident of Near Coal field Academy, H.No. 48, Loharkulhi, PS- Saraidhela, Dist- Dhanbad 828109, in the state of Jharkhand.

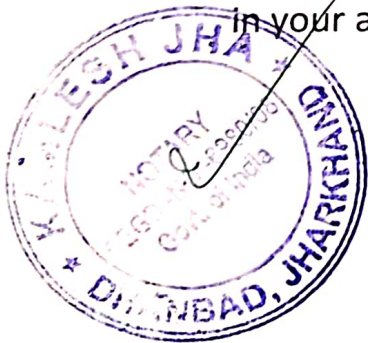
3. **Ritesh Kumar Sharma**, son of Ramniwas Sharma, aged about 34 years by faith Hindu, by Occupation Builder & Developer, Resident of Q.no- 2/67 New Colony, Near Hanuman Mandir, Jagjiwan Nagar, Dhanbad 826003, in the state of Jharkhand.

**Partners of M/s Maa Kali Developers, do hereby solemnly affirm on oath and declare as follows :**

1. **That**, we are partners of M/s Maa Kali Developers Situated at Plot No- 185, Khata No- 30, Mouza No- 12, Kolakusma, Chanakya Nagar, Dhanbad.

2. **We** will submit the Affidavit after three months of started the construction of project work & submit the Labour License either in our company name or in the name of Labour supplier

in your authority concern.



10 DEC 2022

S.L No. .... Date.....

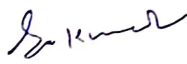

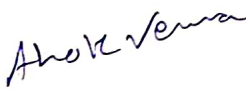
20

NOTARY  
DHANBAD

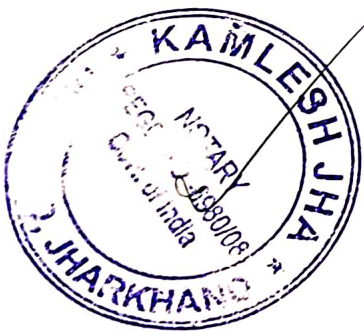
3. That , the statement made above are true to the best of our knowledge & belief, We have concealed nothing in it.
4. That, we are swearing at this affidavit it before the authority Concerned for needful purpose.

Solemnly affirmed before me  
by the deponent, who is duly  
Advocate , Dhanbad

VERIFICATION  
The statement made above  
are true to the best of our  
knowledge and belief. We sign  
this verification at Dhanbad on  
--/--/2022

1.   

2. 

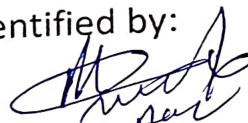
Signature of Deponent of  
M/s Maa Kali Developers ,  
Dhanbad.



NOTARY  
DHANBAD

Authorised  
J/s 297 (i) (c) of the Cr PC 1973  
Act. No 11 of 1974 & u/s (1)  
of the Notaries Act 1952  
Act No 53 of 1952

Identified by:

  
10/12/22  
EA-679/12





Before the Notary Public, at Dhanbad

**NOTARY  
DHANBAD**

I, Ujjwal Singh Rathour, S/o Late. Balmukund Singh, Aged about 40 Years, by faith- Hindu, by occupation- Business, Resident of Flat No. 4/A, Vindhya Vasini Complex, Kanke Road, Ranchi 834008 in the state of Jharkhand do hereby solemnly affirm and declare as follows:-

I partner of Maa Kali Developrs.

1. Residential Property (Flat) on the name of Ujjwal Singh Rathour having sale deed no 14868 , Serial No- 17291, registered at office of Registry Office Ranchi, for year 2011 on dated 28.06.2011. Address of property Flat No. 4/A, Vindhya Vasini Complex, Kanke Road, Ranchi 834008 in Ranchi District, Area of Flat 1210 sq. ft.
2. Current market value of the above said property is more than Rs. 50,00,000/- (Fifty Lacs).
3. That, the statements made above are true to the best of my knowledge and belief and nothing has been wrongly or falsely stated and in the event of anything adverse is detected we shall be liable for the same.
4. That, I am swearing, this affidavit before the Authority concern for needful purpose.



19 10 DEC 2022

S.L. NO. Date

**NOTARY  
DHANBAD**

VERIFICATION

Solemnly affirmed before me  
by the deponent, who is duly  
Identified by Advocate ,  
Dhanbad

The statement made above  
are true to the best of my  
knowledge and belief. I sign  
this verification at Dhanbad on  
--/--/2022

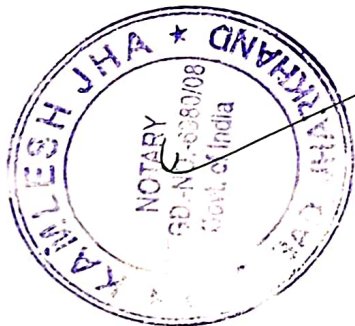
1.

*[Signature]*  
*[Signature]*  
Alok Verma

(Deponent)  
Identified by

**NOTARY  
DHANBAD**

*[Signature]*  
10/12/22  
E.N. 679/12



Authorised  
J/s 297 (i) (c) of the Cr PC 1973  
Act. No 11 of 1974 & u/s (1)  
of the Notaries Act 1952  
Act No 52 of 1952

# झारखण्ड खनिज क्षेत्र विकास प्राधिकार, धनबाद।

पत्रांक:- न0नि0वि0-8/2018-

सेवा में,

श्रीमती उषा सिंह एवं अन्य  
पति श्री गुण कुमार सिंह एवं अन्य,  
देषीपड़ा, छैरापुर, धनबाद।

धनबाद, दिनांक:- / / 2018

विषय:- आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु गृह प्लान केश नं0 बी0डी0-7702/15-16  
आपके आवेदन दिनांक-11/7/18 के सम्बन्ध में।

महाशय,

आपके आवेदन, दलील संख्या- 976, 1795, 1796, 5339

अभिलेख संख्या-297611103-09, 23211199-2000 जमावदी संख्या-1251, 1119, 122, 143  
से निर्गत लागान रसीद वर्ष 170, 92211110-01 की अभिप्रमाणित प्रति, शपथ पत्र एवं Indemnity Bond एवं तकनीकी  
द्वारा किये गये अनुशंसा के आलोक में आपके द्वारा प्रस्तुत आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन संबंधी बी0डी0 केश  
के नक्शों की स्वीकृति प्रबन्ध निदेशक, झारखण्ड खनिज क्षेत्र विकास प्राधिकार धनबाद द्वारा प्रदान की गई है।

निदेशानुसार सूचित करना है कि छैरापुर-11 अन्तर्गत खाटा नं0- 33, 12  
प्लॉट नं0- 693, 607 रकबा 527.00 मूनि पर स्वीकृत  
के अनुसार लाईसेंस अभियन्ता श्री ए0 ठाकरी की देख-रेख में कार्यारम्भ के पूर्व निर्धारित प्रपत्र में अद्योहस्ताक्षरी को कार्यरत  
जानकारी उपलब्ध करावेंगे। स्वीकृत नक्शों के अनुसार अधिकतम 3 (तीन) वर्षों में कार्य पूर्ण कर अधिनियम के प्रावधानों के तहत नि  
पूरा होने की लिखित जानकारी अद्योहस्ताक्षरी को उपलब्ध करावेंगे।

प्रबन्ध निदेशक के लिखित पूर्वानुमति के दंगर किये गये किराी भी विचलित निर्माण को नियमित नहीं किया जा सकेगा।  
उसे तोड़ना ही एकमात्र विकल्प होगा। झारखण्ड खनिज क्षेत्र विकास प्राधिकार के संबंधित पदाधिकारी से निर्माण कार्य का  
समय-समय पर कराना सुनिश्चित करेंगे।

आप स्वीकृत नक्शों में दर्शाये नाली से हटकर अन्य नाली का निर्माण नहीं करेंगे।

माडा भवन विनियमन के दायरे में आवासीय/व्यवसायिक/औद्योगिक/संस्थागत भवन निर्माण हेतु स्वीकृत नक्शा,  
आधिकार एवं दरख्त का प्रमाण नहीं है।

जिस प्रयोजन के लिये भवन निर्माण का नक्शा स्वीकृत किया गया है, निर्मित भवन का व्यवहार उसी प्रयोजन के लिये  
जा सकेगा। भवन प्लान की स्वीकृति से आवेदक का प्रश्नगत भूमि पर मुस्तामित्व का प्रमाण स्थापित नहीं होगा।

जल संरक्षण एवं पर्यावरण सुरक्षा हेतु आवश्यक प्रबन्ध के लिये आप स्वयं जिम्मेदार रहेंगे तथा स्वीकृति आदेश  
सरकार/नेशनल विलिडिंग कोड के अद्यतन आदेशों, निदेशों एवं प्रावधानों से स्वतः प्रभावित होगा।

आवेदक द्वारा उपकर के मद में कुल ₹0.1% ₹1,74,015/- माग ₹0.12% ₹1,40,601/- का बैंक ड्रफ्ट एवं ₹0-  
दो पोस्ट डेटेड चेक दिनांक- 15/8/2019 एवं दिनांक- 14/8/2020 का जमा किया गया है।

स्ट्रक्चर डिजायन, सोवायल टेस्ट रिपोर्ट काम शुरू करने के पहले या 60 दिनों के अन्दर जमा नहीं करने पर निर्माण  
स्थगित करना पड़ेगा।

प्लीन्थ के निर्माण के बाद आवेदक सूचित करेंगे और अभियन्ता स्थल जाँचकर प्रतिवेदन देंगे, तत्पश्चात् ही आगे की नि  
कार्य जारी रहेगी। साथ ही प्लम्बिंग और इलेक्ट्रीकल सम्बन्धित नक्शा भवन निर्माण के पूर्ण होते ही निम्नलिखित रूप से जमा कर देंगे।

भविष्य में भूमि संबंधी विवाद अथवा कागजाती में कोई गलत साबित होने पर या जिले के राजस्व शाखा एवं न्यायालय  
कोई अन्यथा आदेश पारित रहे/होने पर यह आदेश स्वतः रद्द समझा जायेगा एवं तदनुसार नक्शों की स्वीकृति भी स्वतः प्रभावित होगी।

कार्यपालक अभियन्ता  
नगर निदेशन विभाग,  
अमाडा, धनबाद।

झपांक:- न0नि0वि0/8-2018-260

दिनांक:- 4/10/2018

प्रतिलिपि:- श्री ए0 ठाकरी, लाईसेंस अभियन्ता, धनबाद।

प्रतिलिपि:- सहायक अमायुक्त, धनबाद को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

*Alex Korina*

*[Signature]*

*[Signature]*

*[Signature]*  
कार्यपालक अभियन्ता  
नगर निदेशन विभाग  
अमाडा, धनबाद।

*[Signature]*

*[Signature]*



7761

7080



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5560d34fa6645ad2860e

Receipt Date : 29-Nov-2022 01:51:13 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

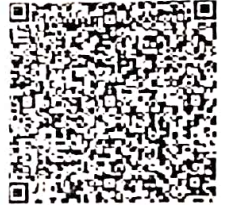
Token Number : 20220000139830

Office Name : SRO - Dhanbad

Document Type : Development Agreement

Payee Name : MS MAA KALI DEVELOPERS REP BY ITS  
PARTNERS CHOUDHARY ALOK KUMAR  
VERMA AND OTHER ( Vendee )

GRN Number : 2214516553



:- For Office Use :-

जारी नम्बर 71 के अधीन और छात्राङ्कन  
नम्बर 10 के अधीन  
जारी नम्बर 2 के अधीन नम्बर 1899  
की प्रकृतियों के अधीन 5 के अधीन  
गणना के अधीन नम्बर 1 के अधीन नम्बर  
नम्बर 1 के अधीन नम्बर 1 के अधीन नम्बर  
नम्बर 1 के अधीन नम्बर 1 के अधीन नम्बर  
नम्बर 1 के अधीन नम्बर 1 के अधीन नम्बर

*[Signature]*  
29/11/22

*Kalpna Chatterjee*  
*Sandip Khawas -*  
*उप नि*  
*29/11/22*

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।

*[Signatures]*  
*Alok Kumar*  
*Alok Kumar*



U. Com. et al  
Development Agreement - V. 16/150,000/2022

REG NO. 1 413177 VIDE  
GRN. 21451746  
DATE 29.11.22

तपशील बपीक जमीन का नया मारफिरीक बजी के जतसा निशानि कतक कतक के नाम बली हे।

Kalpna Chatterjee  
Sandip Khawas

301 सिटि  
29/11/22



**DEVELOPMENT AGREEMENT**

This deed of Agreement made this 29 day of Nov., 2022  
(Two thousand Twenty Two), BETWEEN :

1. SMT. KALPANA CHATTERJEE (Adhar No. xxxx xxx 6375 & PAN : AZQPC5738G) wife of Sri Tarun Madhab Chatterjee, D/o Ram Das Mukharjee and Grand Daughter of Late Ram Gobind Mukhopadhyay, by faith Hindu, by Category General, by occupation Housewife, resident of Near Chuna Godam, Saraidhela, P.S. Saraidhela, District Dhanbad, 2. SRI SANDIP KHAWAS (Adhar No. xxxx xxx 3264 & PAN AEDPK6310A) son of Sri Manoranjan Khawas and Grand son of Late Ram Sashi Khawas, by faith Hindu, by Category General, by occupation Service, resident of Devipara, Telipara, Hirapur, P.S. & District Dhanbad, 3. SMT. USHA SINGH (Adhar No. xxxx xxx 7706 & PAN : CEJPS8244F) wife of Sri Suman Kumar Singh, D/o Shambhu Sharan Ray and Grand Daughter of Late Ramnarayan Ray, by faith Hindu, by Category General, by occupation Housewife, resident of Devipara, Hirapur, P.S. & District Dhanbad, 4. SRI SURESH LAL (Adhar No. xxxx xxx 7379 & PAN : ACJPL2230Q) son of Late Mungeshwar Lal and Grand son of Late Sahdev Lal, by faith Hindu, by Category General, by occupation Business, resident of Angarpathra, Akash Kanali, P.S. Katras, District Dhanbad, hereinafter jointly referred to as the **OWNERS**, which expression shall wherever the context so requires or admits shall mean and include their legal heirs, successors-in-title, executors, administrators, representatives and assigns thereof of the FIRST PART :

Alok Verma

Kalpna Chatterjee  
Sandip Khawas  
उत्त रिटे

324/1/14  
29/11/22  
-2-



**AND**

**M/S. MAA KALI DEVELOPERS**, a partnership firm, having its office at Kolakushma, Saraidhela, Dhanbad, represented by its Partners 1. **SRI UJJWAL SINGH RATHOUR** (Adhar No.xxxx xxxx 3530 & PAN : ABUFM2372C) son of Late Balmukund Singh and Grand son of Late Alakhdeo Narayan Singh, by Category General, by occupation Business, resident of Flat No.4A, on 4<sup>th</sup> floor, Vindhyavasani Complex, Hatma, Kanke Road Ranchi, Jharkhand, 2. **SRI CHOUDHARY ALOK KUMAR VERMA** (Adhar No.xxxx xxxx 4501 & PAN : ABUFM2372C) son of Sri Choudhary Arun Kumar Verma and Grand son of Late Aman Prasad, by Category General, by occupation Business, resident of Loharkulhi, Saraidhela, P.S. Saraidhela, District Dhanbad, Jharkhand, hereinafter referred to as the **DEVELOPERS** : which terms unless repugnant or contrary to the context so requires shall mean and include besides the Company and its bond of Directors for the time being constituted its/their successors-in-interest, nominees, permitted assignee/s and official liquidator of the **OTHER PART** :

The terms "first party" land owners, "second party" Builder or Developer unless repugnant to the subject of context or exclusively excluded by shall mean and include their respective legal heirs sources, executors, administrator, legal representative, successor in interest of office and assigns.

WHEREAS the land area 4.50 dec., under New Khata No.123, Old Khata No.12, New Plot No.481, Old Plot No.607, of Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, which is morefully described in the schedule below, purchased vide regd. sale deed No.4796 dated 19.06.1992, registered at Dhanbad registry office, from Ram Briksha Vishwakarma in favour of own name of the owner No.1 (Smt. Kalpana Chatterjee), and mutated vide mutation case No.170 (II), 2000-01 and paying rent for the same under Thoka No.422 and recorded in register II, vide volume No.2 and Page No.132 and Online rent paid vide receipt No.0432203163 of 2018-19 in the name of Kalpana Chatterjee, Ward No.23, Holding No.023000306100M0.

*J. Khawas*

*S. Rathour*

*Alok Verma*



Kalbana Chatterjee

Sandip Khawas.

391 RFE

22/11/22

29/11/22

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AND WHEREAS the land area 4.50 dec., under New Khata No.123, Old Khata No.12, New Plot No.481, Old Plot No.607, of Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, which is morefully described in the schedule below, purchased vide regd. sale deed No.4795 dated 19.06.1992, registered at Dhanbad registry office, from Ram Briksha Vishwakarma in favour of own name of the owner No.2 (Sri Sandip Khawas), and mutated vide mutation case No.282 (II) 1999-2000 and paying rent for the same under Thoka No.419 and recorded in register II, vide volume No.2 and Page No.133 and Online rent paid vide receipt No.0016870347 of 2018-19 in the name of Sandip Khawas, Ward No.23, Holding No.0230003062000M0.

AND WHEREAS the land area 5 kathas or to say 8.25 dec., under New Khata No.97, Old Khata No.33, New Plot No.487, Old Plot No.603, of Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, which is morefully described in the schedule below, purchased vide regd. sale deed No.976 dated 21.01.2011, registered at Dhanbad registry office, from Rita Singh in favour of own name of the owner No.3 (Smt. Usha Singh), and mutated vide mutation case No.2926 (II) 2010-11 and paying rent for the same under Thoka No.1251 and recorded in register II, vide volume No.1 and Page No.447 and Online rent paid vide receipt No.0314405589 of 2018-19 in the name of Usha Singh, Ward No.23, Holding No.0230003128000M0.

WHEREAS the land area 5 kathas or to say 8.25 dec., under New Khata No.97, Old Khata No.33, New Plot No.487, Old Plot No.603, of Mouza Sabalpur, Mouza No.11, under P.S. Saraidhela, chowki sadar registry office Dhanbad, District Dhanbad, which is morefully described in the schedule below, purchased vide regd. sale deed No.5339 dated 23.08.1996, registered at Dhanbad registry office, from Ramjee Prasad in favour of own name of the owner No.4 (Sri Suresh Lal), and mutated vide mutation case No.992 (II) 2000-01 and paying rent for the same under Thoka No.443 and recorded in register II, vide volume No.2 and Page No.131 and Online rent paid vide receipt No.0992320343 of 2018-19 in the name of Suresh Lal, Ward No.23, Holding No.0230003064000M0.

D. Kumar

D. Rathaur

Alex Verma

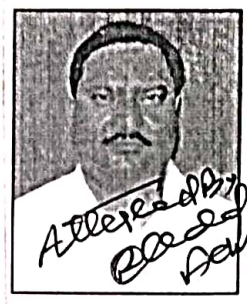
✓ Kalpana Chatterjee

✓ Sandip Khawaf.

✓ 3011 R/E

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25/11/22



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AND WHEREAS the owners are jointly and mutually agreed upon and desirous to construct a multi storied building for residential purpose for their gains and to develop the same upon the said land and in order to accomplish the same the owners have mutually agreed to hand over the said land.

AND WHEREAS the Developer approached the owners to render their services on the terms and conditions hereinafter appearing in this deed of agreement for developing and promoting the said land.

AND WHEREAS the owners have agreed to the proposal of the Developer.

AND WHEREAS the parties owner and Developer have decided to reduce the terms and conditions in writing to avoid misunderstanding in future and the commercial valuation of the below mentioned schedule property of Rs.1,64,50,000/- (Rupees One Crore sixty four lacs Fifty Thousand) only.

**NOW it is hereby agreed by and between the parties to this agreement as follows :**

1. That the owners have been agreed that after the execution of this agreement, the owners will allow and permit the said developer to enter into the said land morefully described in the schedule 'A' of this agreement and to build a multi storied building for residential as per sanctioned plan duly approved by DMC/MADA, strictly adhering to the specification laid down by the sanctioning authority for benefit of both the parties, The Plan of Building was sanctioned by land owners through the competent authority DMC/MADA.

*[Signature]*

*[Signature]*

*Alok Verma*



Kulpana Chatterjee

Sandip Khawar

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24/11/22

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8. That, the owner shall give the right to developer to raise the construction over the schedule 'A' land and along with the right to sale of flats and other structures over the schedule land except the 34.95% of the construction area inclusive of common area and service area. This 34.95% of the constructed area will be given to the owner by the developer in consideration or price of the schedule 'A' land.
9. That, the owner shall be at liberty to sell, mortgage, lease or let out the whole or any part of their exclusive share of 34.95% of the total constructed area inclusive of common area and services area over which the developer or any co-sharer shall raise no objection. And similarly, the developer shall be at liberty to sell, mortgage, lease or let out the whole or any part of their exclusive share of 65.05% of the total constructed area inclusive of common area and service area over which the owner or any co-sharer shall raise no objection.
10. That, the time being the essence of contract the developer shall complete the entire construction over the schedule land within a stipulated period of 48 months and 6 months grace period by deploying efficient and skilled workmen with using standard materials and as per specification of the construction given with this agreement. This stipulated period will be count from the date of the sanction of the building plan from DMC/MADA.
11. That, the developer shall be solely responsible and answerable to the authority concerned for any defective workmanship and shall be answerable to the intending purchaser of the flats. The owner shall not be responsible in any manner for the same.
12. That, the developer hereby agreed and undertakes that the 34.95% of the total constructed area inclusive of common area and service area which was already described in the schedule 'B' of this agreement, shall be handed over to the owner on or before the stipulated period of 48 months and 6 months grace period.

J. Kumar

S. Khawar

Alex Verma

✓ Kalpana Chatterjee

✓ Sandip Kharg.

✓ 30/11/22

✓ 29/11/22

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2. That, it has been agreed by both the parties that the said developer shall raise the construction of the multi storied complex strictly in accordance with the sanctioned plan and specifications obtained from DMC/MADA the competent authority of Dhanbad, which the developer shall obtain at his own cost and shall abide by all the laws and by-laws.

However, the said developer shall be at liberty to alter the said sanctioned plan, where it becomes extremely necessary to suit and specification requirement of intending purchaser but he shall not use it sparingly or lavishly and the required plan shall be subjected to approval of the competent authority DMC/MADA, the owner shall not interfere in this matter.

3. That, it has been agreed upon by both the parties to this agreement that the developer shall start the construction work in accordance with duly sanctioned and approved plan by DMC/MADA in within 2 (Two) months from the date of sanctioned plan.
4. That, on obtaining sanctioned plan from DMC/MADA by the developer the owner shall hand over the vacant possession of the scheduled land to start the subsequent construction work over the schedule land.
5. That, it shall be incumbent upon the owner that they shall hand over the schedule land, free from all encumbrances with freely marketable value having perfect right title and it shall also be incumbent upon the owner to remove defect, if any, with respect to the title of the said land, for which he will be solely responsible.
6. That, it shall be noted that the owner shall hand over the original papers of the said land to the developer, but if the original papers could not be handed over at the time of agreement, the certified copies of the original papers have been given to the developer, but the original papers should be given after the share of owners are cleared.
7. That, it is agreed by both the parties of the agreement that the owner shall have to give a registered power of attorney to the developer for executing all the concerned activities.

J. Kumar

Alex Verma

Alex Verma

Kalpna Chatterji

Sandip Khawaf.

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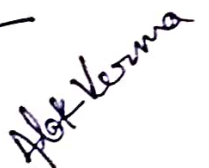
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29/11/22

13. That, the developer shall make, build, construct the said 34.95% area at his own cost and deliver the same to the owner within the stipulated period, which shall be deemed to be the price of the schedule 'A' land which is given by the owner to the developer.
14. That, as mentioned above, that the owner has no right over the 65.05% of the constructed area inclusive of common area and service area. But it has been also agreed by the parties of this agreement that the owner shall have equal right of easement and right of ingress and egress through the main common entrance and other common places freely and as and when required.
15. That, it has been also agreed by both the parties that the owner shall have drainage and sewerage water connection etc. in common with other allottees or occupants of the flats equally.
16. That, save and except owner's allocation, as described in the schedule 'B' of this agreement, the developer shall have exclusive and absolute right over the rest of the constructed area comprising of flat spaces & parking spaces, etc. and the same shall be deemed to be developer's exclusive property and the developer shall be at liberty to deal with or dispose off the same.
17. That, the developer shall execute such documents which shall be necessary to show the demarcation of the owner's allocation and other constructed area for common use for the peaceful enjoyment of the owner.
18. That, if any type of dispute will arise of the said property, that will be solved by the Developer, and for that will help by the owner to the developer.

IN WITNESS WHEREOF The parties have put their respective seal and signature on the date first above mentioned.

  
S. Khawaf

  
K. Chatterji

  
Alex Verma



कित्त अधिकारी प्यगबापु से प्राप्त है  
 के अनुसार दस्तावेज : साबलपुर  
रक सा 123  
नं 11 का साबलपुर  
सदर सहायक  
 नोडल कार्यालय है/होई है/होई है।  
29/11/22

Kalpna Chatterjee

Sandip Khosla

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30/11/22

29/11/22

**SCHEDULE 'A'**

All that piece and parcel of Raiyati land situated in Mouza SABALPUR P.S. Saraidhela, chowki, sadar registry office Dhanbad, District Dhanbad, Mouza No.11, New Khata No.123 (One hundred twenty three), Old Khata No.12 (Twelve), New Plot No.481 (Four hundred eighty one), Old Plot No.607 (Six hundred seven), area 09 dec. (Nine decimals) and New Khata No.97 (Ninety seven), Old Khata No.33 (Thirty three), New Plot No.487 (Four hundred eighty seven), Old Plot No.603 (Six hundred three), area 16.50 dec. (sixteen point five zero decimals), grand total area 25.50 dec. (Twenty five point five zero decimals) of residential land in other Road, which is buted and bounded by :-

- North : Part of this Plot
- South : Maa Kali Sthan.
- East : 25 feet wide village Road.
- West : 16 feet wide Colony Road.

**SCHEDULE 'B'**

The executor shall be entitled to get 34.95% of the total constructed area inclusive of common area and service area proportionately in the proposed building which is to be constructed by the Developer 34.95% of the roof will be under control of owner, but as it is the common area, there should not any type of masonry construction, tower fixing and gardening work etc.

**SCHEDULE 'C'**

The executor shall be entitled to get 65.05% of the rest of the constructed area inclusive of common area and service area proportionately and 65.05% of the roof shall remain under developer's allocation, but as it is the common area, there should not be any type of masonry construction, tower fixing and gardening work etc.





Kalpana Chatterjee

Sandip Khawas.

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Floor	Flat No.A	Flat No.B	Flat No.C	Flat No.D	Flat No.E	Flat No.F
Ground floor	Developer share	Sri Suresh Lal (Land lord)	Sri Suresh Lal (Land lord)	Developer share	Sri Suresh Lal (Land lord)	Developer share
1 <sup>st</sup> floor	Sandip Khawas (Land lord)	Developer share	Developer share	Sri Sandip Khawas (Land lord)	Developer share	Developer share
2 <sup>nd</sup> floor	Developer share	Developer share	Developer share	Developer share	Smt. Usha Singh (Land lord)	Developer share
3 <sup>rd</sup> floor	Smt. Kalpana Chatterjee (Land lord)	Smt. Usha Singh (Land lord)	Developer share	Developer share	Developer share	Developer share
4 <sup>th</sup> floor	Smt. Kalpana Chatterjee (Land lord)	Developer share	Developer share	Developer share	Developer share	Smt. Usha Singh (Land lord)

J. Kumar

S. Khawas

Alok Verma

Kalpna Chatter

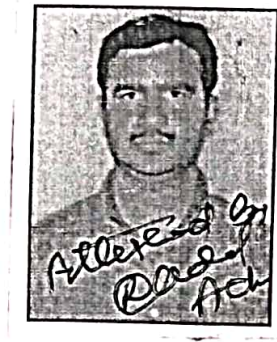
Sandip Leheray

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29/11/22

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PHOTOGRAPHS OF SECOND PARTY NO.1:



*[Signature]*  
29/11/22



PHOTOGRAPHS OF SECOND PARTY NO.2:



*[Signature]*  
29/11/22



Certified that the finger prints of the left hand of the Parties, whose photographs affixed in the document have been duly obtained before me, prepared the document as per details supplied by the parties.

Signature.

R.K. Mandal  
Advocate  
Dhambod  
29/11/22

WITNESSES:

- 1. *[Signature]*
- 1. *[Signature]*
- 2. *[Signature]*

*[Signature]*

*[Signature]*  
Alok Verma

Koushik Madhab Chatterjee  
S/o Tarun Madhab Chatterjee  
Sabalpur Near Maa Kali Tharu  
Saraidhela, Dhambod.

**LAND OWNERS:** 1.SMT. KALPANA CHATTERJEE wife of Sri Tarun Madhab Chatterjee, resident of Near Chuna Godam, Saraidhela, P.S. Saraidhela, District Dhanbad, 2.SRI SANDIP KHAWAS son of Sri Manoranjan Khawas, resident of Devipara, Telipara, Hirapur, P.S. & District Dhanbad, 3.SMT. USHA SINGH wife of Sri Suman Kumar Singh, resident of Devipara, Hirapur, P.S. & District Dhanbad, 4.SRI SURESH LAL son of Late Mungeshwar Lal, resident of Angarpathra, Akash Kanali, P.S. Katras, District Dhanbad.

**DEVELOPERS :** M/S. MAA KALI DEVELOPERS, a partnership firm, having its office at Kolakushma, Saraidhela, Dhanbad, represented by its Partners 1.SRI UJJWAL SINGH RATHOUR son of Late Balmukund Singh, resident of Flat No.4A, on 4<sup>th</sup> floor, Vindhyaivasani Complex, Hatma, Kanke Road Ranchi, Jharkhand, 2.SRI CHOUDHARY ALOK KUMAR VERMA son of Sri Choudhary Arun Kumar Verma, resident of Loharkulhi, Saraidhela, P.S. Saraidhela, District Dhanbad.

**SCHEDULE :** MOUZA : SABALPUR, Mouza No.11, New Khata No.123, Old Khata No.12, New Plot No.481, Old Plot No.607, area 09 dec. and New Khata No.97, Old Khata No.33, New Plot No.487, Old Plot No.603, area 16.50 dec., grand total area 25.50 dec. of land Butted and bounded as follows :-

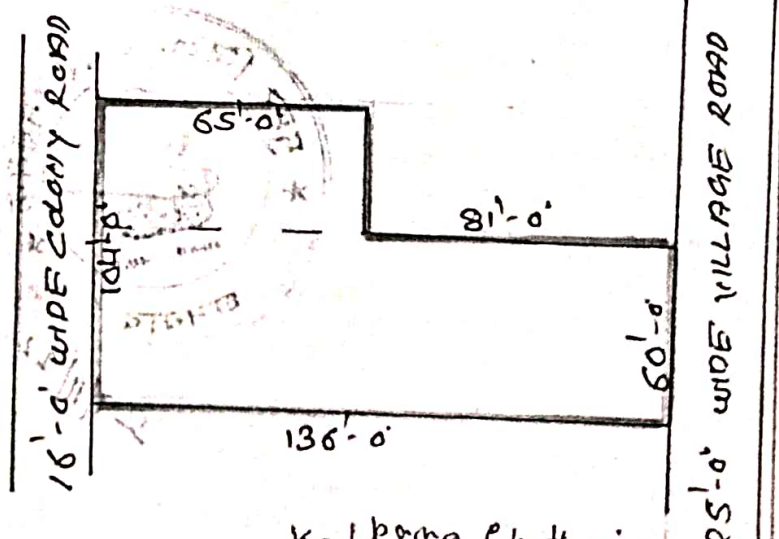
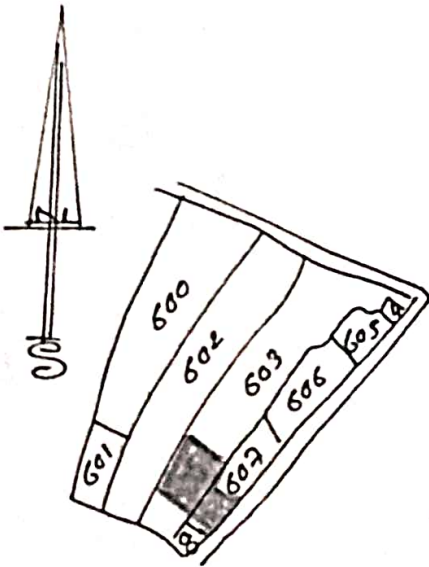
North : Part of this Plot.

South : Maa Kali Sthan.

East : 25 feet wide village Road.

West : 16 feet wide Colony Road.

Shown in colour Red.



Kalpna Chatterjee  
Sandip Khawas  
श्री रिष्टे  
31/2/17/17 29/11/22

~~Ujjwal~~  
Alok Verma  
29/11/22

*[Signature]*

*[Signature]*

Alok Verma

TRACED BY





# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ddcc35f58f3bb457dd56

Receipt Date : 03-Jun-2022 12:08:05 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Partnership

District Name : Dhanbad

Stamp Duty Paid By : Ujjwal Singh Rathour

Purpose of stamp duty paid : Partnership Deed

First Party Name : Ujjwal Singh Rathour

Second Party Name : Ritesh Kumar Sharma

GRN Number : 2211508969

*Ujjwal Singh Rathour*  
**NOTARY  
DHANBAD**

04 JUN 2022

SL.No. 097..... Time 12:08:05 pm

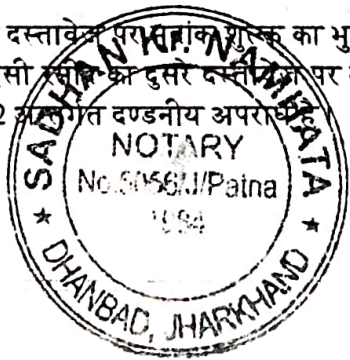
SL.No. 097.....

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



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 अंतर्गत दण्डनीय अपराध है।



*Ujjwal Singh Rathour*  
**NOTARY  
DHANBAD**



## DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP made on this 03<sup>rd</sup> day of June 2022 BETWEEN :

(1) UJJWAL SINGH RATHOUR, Son of Balmukund Singh, by faith Hindu, by occupation - Business, R/o - Flat no- 4A, 4<sup>th</sup> Floor, Vindhyavasani Complex, Hatma, Kanke Road, Morabadi, Dist : Ranchi, 834008 (Jharkhand) having PAN- AFAPR5239M, D.O.B.- 21.12.1982, and Aadhaar No. 3342-5758-3530 hereinafter called the FIRST PARTY.

AND

(2) RITESH KUMAR SHARMA, Son of Ram Niwas Sharma, by faith Hindu, by occupation - Business, R/o - Q no- 2/67, New Colony, Near Hanuman Mandir, Jagjiwan Nagar, Dist : Dhanbad, 826003 (Jharkhand) having PAN- CEKPS4742B, D.O.B - 15.03.1988, and Aadhaar No- 9930-7855-6967 herereinafter called SECOND PARTY.

AND

(3) CHOUDHARY ALOK KUMAR VERMA, Son of Choudhary Arun Kumar Verma, by faith Hindu, by occupation - Business, R/o - Near Coalfield Academey, H No- 48, Loharkulhi, Saraidhela, Dist : Dhanbad, 828127 (Jharkhand) having PAN- AVEPV7393E, D.O.B - 01.03.1984, and Aadhaar No- 3937-1687-4501 herereinafter called THIRD PARTY.

03/6/22 WHEREAS the above parties have decided to carry on a business under the name and style of M/S MAA KALI DEVELOPERS with its principal place of business at, Maa Kali Tower, Near Kali Sthan, Sabalpur, P.O. - R. G. Ashram, Dhanbad, 828109 (Jharkhand) with effect from the 03<sup>rd</sup> day of June 2022.

AND WHEREAS the parties deem it proper to reduce all the terms and condition on which they have agreed to work in partnership with effect from 03<sup>rd</sup> day of June 2022 to writing by means of DEED OF PARTNERSHIP.

*[Signature]*

*[Signature]*

*[Signature]*



- 7) i) It is agreed that all the parties shall act as working partners who shall engage themselves actively in conducting the affairs of the partnership business.
- ii) While the partners are conscious of the fact that dedicated effort and attention to the business by the working partners is crucial and foremost for providing continued vigor to the business by that reckoning such partners deserve adequate incentive and handsome compensation. Yet considering the restrictive provisions of section 40 (b) of the I.T. Act'1961 as amended from time to time and to relieve the firm of the financial burden they have agreed to make the disbursement of reward for services varying with the level of earning by the partnership business from year to year.
- iii) The remuneration payable to 1st. party and Second party as working partners shall be in proportion of EQUAL. respectively of the following amounts :-

- (i) On the first Rs. 3,00,000 of the book profit      Rs. 1,50,000 or at the rate of 90 % of the book profit whichever is more
- (ii) On the Balance      at the rate of 60 %

For the purpose of this clause 'book profit' means the net profit as shown in the Profit and Loss Account for the relevant previous year, computed in the manner laid down in chapter IV - D of the I.T. Act, 1961 as increased by the aggregate amount of the remuneration payable to all the partners of the firm of such amount has been deducted while computing net profit.

5/16/22 iv) However the remuneration payable to the working partners shall be limited to the profit in a case where the remuneration payable as per clause (c) exceeds profits.

v) Though principally the interest and remuneration due to each partner will accrue day to day with the commencement of the accounting year, yet it is agreed that ordinarily the interest and remuneration due to each partner will be calculated and paid or credited to his account only once on ascertainment of book profit after the close of financial year except earlier in the event of the retirement / death of a partner or change in the constitution or dissolution of partnership. The partners shall however have the

NOTARY  
DHANBAD



*[Signature]*

*[Signature]*

*[Signature]*



NOW THIS INDENTURE WITNESSETH and the parties hereto hereby agree as follows: -

- 1) That the FIRM NAME shall be M/S MAA KALI DEVELOPERS and its principal place of business shall be at Maa Kali Tower, Near Kali Sthan, Sabalpur, P.O. – K. G. Ashram, Dhanbad, 828109 (Jharkhand) or at such other place as shall be found more convenient and agree upon between the partners. The branch offices shall be opened as may be decided by the partners time to time.
- 2) That the partnership shall be deemed to have COMMENCED on and from 03<sup>rd</sup> day of June 2022.
- 3) That the business of the partnership will ordinarily be that of Building Construction, Civil work, Real Estate etc. thereof . but the partners shall have the option to embark upon any new line of business and open and close branches and all the terms and conditions of the partnership shall apply to them.
- 4) That the partnership shall be AT WILL and will continue so long as the partners may desire. In case any partner should desire to retire from the said partnership, he shall give at least two calendar month notice in writing to this effect to other partner. In case of death of one of the partner, other partner will be entitled to continue and carry on the business of the said firm and the heirs or legal representatives of the deceased partner may become partner on the same terms and conditions as were applicable to the deceased partner unless otherwise agreed.
- 5) That the parties hereto shall participate in the PROFITS AND LOSSES of the partnership as ascertained from year to year as follows :-

	Percentage
1) FIRST PARTY	33.34 %
2) SECOND PARTY	33.33 %
3) THIRD PARTY	33.33%

That the parties hereto shall contribute such sums of money towards the capital of the partnership as may be mutually agreed upon and such contribution shall carry interest @ 12 % per annum, unless otherwise mutually decided by the parties hereto.

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**NOTARY  
DHANBAD**



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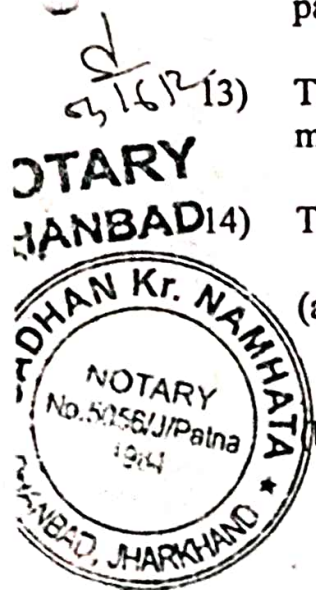
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*[Signature]*



option to make interim withdrawals towards interest and / or remuneration as the case may be , at such intervals as may be deemed expedient and the sum so paid on this account shall be adjusted against the final figure determined on finalization of accounts after the close of the account period.

- 8) That All the matters related to GST, and other License, and any other legal matters, all Bank operation, shall be executed by party of the first part or by any other partner as mutually agreed there upon.
- 9) That in relation to purchases and /or sales of finished products, Raw materials, Consumable Stores etc. shall be done by the party of the first part for and on behalf of the firm or by any other partner as mutually agreed there upon.
- 10) That any additions /deletion /amendment /modifications in the clauses of this deed of partnership may be made by the consent of all the concerned partners by resolving the required changes as aforesaid and the changes so resolved shall be part and parcel of this partnership deed .
- 11) That all the expenses relating to the payment of interest , remuneration etc. paid or credited to the partners shall be debited to profit and loss account of the firm and taken in to consideration in arriving at the net divisible profit or loss amongst the partners.
- 12) That if necessary the partners may by mutual consent and on such terms and conditions as they shall decide upon, take in any new partners in the said firm.
- 13) That the partners shall be JUST AND FAITHFUL to each other in all matters and transactions relating to the said partnership firm.
- 14) That no partner shall without the written consent of other partners : -
  - (a) acknowledge a debt so as to extend the period of limitation against the firm.
  - (b) employ any money , goods or effects belonging to the partnership or engage credit thereof in any manner except on account and for the benefit and interest of the said firm ;



*[Signature]*

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*[Signature]*

- (c) except in ordinary course of business , give any security or promise for payment of money on account of the firm ; and
- (d) Assign, charge, transfer, mortgage or otherwise alienate his / her share in the firm.

15) That each of the partners shall be jointly and / or severally entitled: -

- (a) to open and operate account (s) with any Bank (s) and to secure and arrange overdrafts from any Bank (s) against security of goods and stock-in-trade or otherwise on such terms and conditions as he / they may think fit and to sign all papers and documents in connection therewith ;
- (b) to borrow money and raise loans from any person , state or Central Government , financial corporation or any other public or private body.
- (c) to sign , draw , accept , negotiate , pay , satisfy or receive any bills of exchange , hundies , promissory notes , cheques , orders for payment or delivery of money , security or bills of lading or other negotiable or mercantile instruments for and on behalf of the firm in the usual course of business ;
- (d) to ask , demand , sue for recovery and receive whether in cash , cheque or any other mode from any Government department , private establishment or Local authority all monies , dues , articles and things which shall become due , owing and payable to or recoverable by the firm on any account and to give an effectual receipt or discharge for the same ;
- (e) to apply for all kinds of licenses and to secure them and also to apply for quota rights and for the purpose to appear before the authorities appointed for the same and to sign all papers in this connection ;
- (f) to submit tenders before the Government department (s) and to accept orders there from and for the purpose to appear before the authorities concerned and to sign all papers in connection therewith ;
- (g) to appear and represent the firm before Commercial Tax, Income Tax ,Service Tax , Customs and Excise authorities

NOTARY  
DHANBAD



*[Signature]*

*[Signature]*

*[Signature]*



whether original or appellate and also to appear in any courts, Tribunal or Tribunals or any other Government Department in connection with any suit or proceedings whether civil or criminal in which the firm is interested and to sign all papers, forms, documents, applications, applications, bonds, returns etc. in connection with the said matter;

- (h) to sign, execute and enter into all sorts of contracts, engagements and agreements pertaining to the business of the firm with any Government body, private establishment or local authority;
- (i) to submit any dispute relating to the business of the firm to arbitration
- (j) to compromise or settle any debt to the partnership and to grant discharge thereof; and
- (k) to act on behalf of the firm generally.

16) That the stock-in-trade, capital and property of the said Partnership as well as of a partner shall in no way be liable for personal debt of other partner (s).

17) That the partners shall maintain regular books of accounts and proper entries shall be made therein of all receipts, payments, transactions, engagements and properties of the partnership and the said books of accounts, all receipts, papers and writings shall be kept all the office of the partnership firm and every partner or his/her agent shall have free access at all reasonable times to read, inspect, examine and copy the same.

18) That the partners shall have EQUAL RIGHTS in the control and management of the said partnership business.

19) That at the end of each financial year the books of accounts shall be closed and profit and loss account shall be drawn up and profit ascertained for the year, shall be credited to or distributed amongst the partners according to their respective shares as laid down in clause 5 hereinbefore. In case of loss they shall bear the same according to their respective shares.

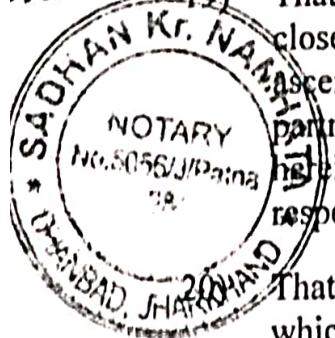
That all disputes and difference regarding the partnership which may arise during the continuance of the partnership business or

*[Signature]*

*[Signature]*

*[Signature]*

NOTARY  
BHANSBAD





thereafter between the partners or their respective representatives or heirs with regard to the construction or interpretation of these presents or as to the conduct of the business or touching the rights and liabilities or other interest of the partners or as to any other things or matters relating to the said partnership including its dissolution or winding up or its assets or business , shall be decided by ARBITRATORS one to be appointed by each of the parties hereto and the decision taken by majority of such arbitrators shall be final and binding on all the parties hereto and their respective representatives / heirs.

21) That all or any of the terms and conditions of this Deed may be MODIFIED , ALTERED OR VARIED AND ANY NEW TERMS AND CONDITIONS MAY BE ADDED TO by the mutual consent of the parties hereto , to be expressed either in writing or implied from conduct .

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day , month and year first above written .

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED PARTIES

(First Party)

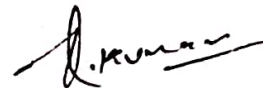
IN THE PRESENCE OF :-



1).....

(Ujjwal Singh Rathour)

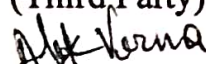
(Second Party)



2).....

(Ritesh Kumar Sharma)

(Third Party)



3).....

(Choudhary Alok Kumar Verma)



NOTARY  
DHANBAD

Authorised  
u/s 8 (1) (e) of Notaries Act  
1952 (Act No 52 of 1952)


3/6/22  
SUBHASH PRASAD SINGH  
ADVOCATE  
E/No- 252/2000  
CIVIL COURT, DHANBAD, JHARKHAND



Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate

Registration Number : 20ABUFM2372C1ZH

1.	Legal Name	MAA KALI DEVELOPERS			
2.	Trade Name, if any	MAA KALI DEVELOPERS			
3.	Additional trade names, if any	null			
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	SARAIHELIA, PLOT NO- 185, KHATA NO- 30, MOUZA NO-12, MOUZA - KOLAKUSMA, Kola Kusma, Dhanbad, Dhanbad, Jharkhand, 828127			
6.	Date of Liability				
7.	Period of Validity	From	11/07/2022	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving Authority	Validity unknown Digitally signed by Raju Das, Goods and Services Tax, Jharkhand Date: 2022.07.11 12:45:36 IST			
Signature					
Name	Raju Das				
Designation	Superintendent				
Jurisdictional Office	Dhanbad Urban				
9. Date of issue of Certificate	11/07/2022				
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 11/07/2022 by the jurisdictional authority.



सत्यमेव जयते

**Annexure A**

GSTIN 20ABUFM2372C1ZH  
Legal Name MAA KALI DEVELOPERS  
Trade Name, if any MAA KALI DEVELOPERS  
Additional trade names, if any null

**Details of Additional Places of Business**




Total Number of Additional Places of Business in the State 0





GSTIN 20ABUFM2372C1ZH  
Legal Name MAA KALI DEVELOPERS  
Trade Name, if any MAA KALI DEVELOPERS  
Additional trade names, if any null

**Details of Managing / Authorized Partners**

1		Name	UJJWAL SINGH RATHOUR
		Designation/Status	PARTNER
		Resident of State	Jharkhand
2		Name	RITESH KUMAR SHARMA
		Designation/Status	PARTNER
		Resident of State	Jharkhand
3		Name	CHOU DHARY ALOK KUMAR VERMA
		Designation/Status	PARTNER
		Resident of State	Jharkhand