

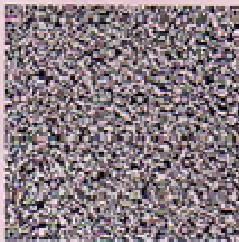


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	:	IN-JH07294618543437P
Certificate Issued Date	:	04-Oct-2017 03:11 PM
Account Reference	:	SHCIL (FI)/jhshcii01/DHANBAD/JH-DB
Unique Doc. Reference	:	SUBIN-JHJHSHCIL0110458873358721P
Purchased by	:	NIRMALA NAND CONSTRUCTION PVT LTD
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	NIRMALA NAND CONSTRUCTION PVT LTD
Second Party	:	NOT NAME
Stamp Duty Paid By	:	NIRMALA NAND CONSTRUCTION PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)



.....Please write or type below this line.....



Let. of
Chandra Babu Das

Rang Kumar

UP 0000537048

Statutory Alert:

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

Development Agreement

This development agreement was prepared on 15/01/2018 between
Smt. Chandra Prabha Devi w/o Lt. Aditya Narayan Lal. Parmanent
Resident of kolhar, Village & Thana Tundi, Distt.- Dhanbad Caste-
Kayastha, occupation- housewife

1st party

Nirmala Nand Construction Pvt. LTD. Represented by its director Rama
Kumari w/o Ranjan Kumar R/o Veer kunwar singh Nagar, Karmik
Nagar, Thana- saraidhela having its registered office at Nirmal-kunj ,
Veer kunwar Singh Nagar , Thana - Saraidhela, P.o. -ISM, 826004
Dhanbad.

Ram

2nd party

The first party having her land at Sugyadh Raghubar Nagar, Dhanbad,
expressed her desire to get Apartment constructed over the land having
its description below:

Mouza - 9

Khata no. 2

Plot no. 155

Area- 11 decimal

Plot no- 157

Area- 60 decimal

Total area 71 decimal .

Chandra Prabha Devi

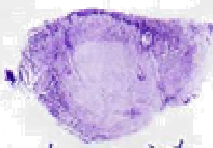
On being satisfied with the ownership of the land, the 2nd party Nirmala Nand Construction Pvt. LTD. agreed to develop the land after getting the map prepared by an architect and getting the same approved by the competent authority.

(i) it has been decided between the two that ^{31%} ~~30%~~ (thirty ^{one} percent) of the total constructed area will go to the share of the landowner and remaining ^{69%} 70% will be the share of the developer.

(ii) the construction work will be completed within two years and may be extended for another one year, under unavoidable circumstances after the approval of map.

(iii) other terms and conditions will be decided at the time of getting the agreement registered and allocation of flats will be done after the approval of map.

(iv) the landowner will give a registered Power of Attorney to the Developer to produce the map, enter into agreements with the customer and take payment from the financial institutions.


LTI of
1st party Chandra Prabha Devi

Witness

Nayan Ramesh Simha

Rama Kumari
2nd party



Ran Prasad Mahato
NOTARY
DHANBAD

**BEFORE THE NOTARY PUBLIC, DHANBAD
AFFIDAVIT**

I, **RANJAN KUMAR**, S/o Sri Nand Kishore Prasad Sinha, resident of Veer
Kumwar Singh Nagar Karmiknagar, Dhanbad, P.O-15.M. P.S-Saraidhela-826004
Distt.-Dhanbad (Jharkhand), do hereby solemnly affirm on oath that the
statement made below are true to the best of my knowledge information and
belief.

S No. 4
Date 08 MAR 2018

1. That, I am an Indian National of birth.
2. That, I hold movable and immovable property worth Rs. 50 Lakhs (approximately) vide flat n.- 104 & 102 in Nirmala Kunj Karmiknagar, Dhanbad and movable property consisting of four wheelers.
3. That, I am one of the directors of M/s Nirmala Nand Construction (P) Ltd.
4. That, there is many LC case pending against me or in the name of my company.
5. That, for any kind of wrong I shall be responsible for the same.
6. That, Statement made above are true and correct to the best of my knowledge and I have conceal nothing.
7. That, I am swarming this affidavit to produce it before the authority concerned for needful.

Solemnly affirmed before me by the
deponent, who is duly identified by Sri
N. K. Mahato Advocate, Dhanbad.

VERIFICATION
The statements made above are
true and correct to the best of my
knowledge & belief, I sign this
verification here at Dhanbad on
08.03.2018.



9/3/18
**NOTARY
DHANBAD**

NOTARY PUBLIC, DHANBAD.

9/3/18
DEPONENT
IDENTIFIED BY

9/3/18
ADVOCATE, Dhanbad

Authorised
under 297 (c) of the Cr.P.C. 1973
(Act No. 11 of 1973) & also 106
of the Notaries Act 1952
(Act No. 30 of 1952)



Nirmala Nand Construction Pvt. Ltd.

veer- Kunwar Sigh Colony, Nirmala Kunj, Delhi Public School,
Karmik Nagar, Dhanbad, Jharkhand . Mob:- 9430351185

Reg No. -

Date:- 24/6/2018

Declaration

I, Rama Kumari , W/o Ranjan Kumar, R/o Nirmala kunj Veer
Kunwar Singh Nagar, Karmik Nagar, Dhanbad, Director of
Nirmala Nand Construction Pvt. LTD. having its registered
office at veer kunwar Singh Nagar, Karmik Nagar Dhanbad, do
hereby declare that after getting registered by nagar Nigam,
Dhanbad, I shall not do any other work on this registration
other than the construction work as builder or developer.

NIRMALANAND CONSTRUCTION PRIVATE LIMITED

Rama Kumari
24/6/2018 DIRECTOR