

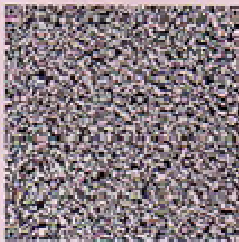


सत्यमेव जयते

# 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  
Chandrababha Den

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

1<sup>st</sup> 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

2<sup>nd</sup> 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

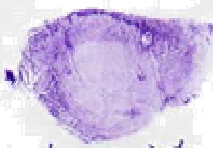
On being satisfied with the ownership of the land, the 2<sup>nd</sup> party Nirmala Nand Construction Pvt. LTD. agreed to develop the land after getting the map prepared by an architect and getting the same approved by the competent authority.

(i) it has been decided between the two that <sup>31%</sup> ~~30%~~ (thirty <sup>one</sup> percent) of the total constructed area will go to the share of the landowner and remaining <sup>69%</sup> 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  
1<sup>st</sup> party Chandra Prabha Devi

Witness

Nayam Rayam Simha

Rama Kumari  
2<sup>nd</sup> 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 UC 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.

Ranjan Kumar

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)