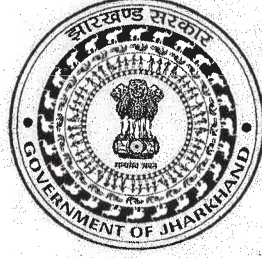


4977

4687



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 553944a37cec6eb5502e

Receipt Date : 14-Dec-2023 11:38:01 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300162077

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KALARJUN CONSTRUCTION PVT LTD REP
THROUGH ITS DIRECTOR NITU PRABHA (Vende)

GRN Number : 2320588748



:- For Office Use :-



Aditya Raj
14/12/23

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

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

Ashok kumar

Nitu Prabha

Development agreement value - 188,92,400/- Stamp - 500/- Adityapur

मुल्यांकन सूची मी (Seraikella) के

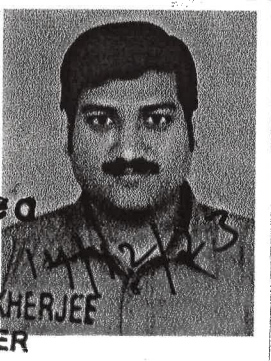
दस्तावेज जांच (Seraikella) के

दस्तावेज में योगित गुरु प्रतिबंधित सूची से

संप्रस्थापित दस्तावेज में लेख्यकारी की जाति... यह जाति C.N.T Act 1908 की धारा 4(B) के अन्तर्गत नहीं है.



Ashok kumar
Nitu Brahma
14/12/23



Attested
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.-3/2017
SERAIKELLA

Ashok kumar
14/12/23

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) स.0.23...के अन्तर्गत अभावतः स्टाम्प अधिनियम से विमुक्त या स्टाम्प शुल्क अर्पित नहीं

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 14th day of December, 2023 at Seraikela between:-

ASHOK KUMAR, S/o Arjun Roy , Grand son of Late- Prem Lal Roy , by faith- Hindu, category - General (Non C.N.T) (does not covered under CNT ACT.1908), by Nationality- Indian, by occupation- Service, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, hereinafter called the First Party /Owner (Which expressions unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the ONE PART.

(Aadhar No - **** * 2281 , Pan No - AGUPK 3070E.)

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



Attested
SUMIT KUMAR
DEED WRITER
Licence No.-3/2017
SERAIKELLA



Ashok Kumar
Nitu Prabha
14/12/23

Nitu Prabha

14/12/23

-3-

AND

M/s. KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no - AAECK 1504E) A Private Limited Company, having its registered office at Kalarjun Geen Enclave, Asangi, Adityapur, District-Seraikela- Kharsawan, represented through its Director NITU PRABHA W/O Ashok Kumar, Daughter of Krishnandan Prasad, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna Bihar, At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan, Jharkhand, hereinafter called the BUILDER/ SELLER/ Second Party (Which expressions unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the OTHER PART,

(Aadhar No - ** * 7793 , Pan No - AQRPP 3911A)**

Aditya Raji

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-4-

Ashok Kumar
Nidubrabha
14/12/23

Whereas, the land situated at mouza - Asangi , ANAC ward No-15(O)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Total Area-9.18 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 1420, Dated- 29.05.2018, registered at District Sub Registry Office at Seraikela and mutated the same in his name in the office of C.O Gamharia vide mutation case no - 807/R27 2018-2019 dated - 20.09.2018. which is recorded in Register-II, Vol - 11, Page - 15, in the office of C.O Gamharia and paid rent thereof regularly. **(Holding No - 0220001808000MO)**

And Whereas, the land situated at mouza - Asangi , ANAC ward No-15(O)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Total Area-6.89 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 1117, Dated- 28.04.2018, registered at District Sub Registry Office at Seraikela and mutated the same in his name in the office of C.O Gamharia vide mutation case no - 748/R27 2018-2019 dated - 30.08.2018. which is recorded in Register-II, Vol - 11, Page -5, in the office of C.O Gamharia and paid rent thereof regularly.**(Holding No - 0220001741000MO.)**

And Whereas, the land situated at mouza - Asangi , ANAC ward No-15(O)/ 22 (N) , P.S. - Adityapur , Thana No- 131 , Khata No -33(O) , Plot No- 728(O) , Total Area-6.89 Dec. has been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 192, Dated- 25.01.2018, registered at District Sub Registry Office at Seraikela and mutated the same in his name in the office of C.O Gamharia vide mutation case no - 532/R27

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar

-5-

Nikhil Babbar

14/12/23

2018-2019 dated – 27.07.2018. which is recorded in Register-II, Vol – 10, Page – 80, in the office of C.O Gamharia and paid rent thereof regularly. (**Holding No - 0220001745000MO.**) out of Which the Executant has 3.45 Dec by way of development agreement of the Said Claimant.

AND WHEREAS, the First Party has been planning to develop his aforesaid property more fully described in the schedule 'A' below by constructing multi-storeyed building thereon comprising of residential units, parking spaces, etc. upon Schedule 'A' below property;

AND WHEREAS, being unable due to lack of experience and technical skill for construction of multi-storeyed building and for other circumstances the First Party / Owner subsequently decided not to develop the aforesaid property more fully described in the Schedule 'A' below of his own and to get a multi-storeyed building constructed over it by engaging a skilful Builder;

AND WHEREAS the Second Party /Builder after coming to know about the aforesaid desire of the First Party / Owner has approached the First Party /Owner to develop the said land by constructing a multi-storeyed building over his aforesaid property more fully described in the schedule "A" below; **AND WHEREAS** the First Party / Owner has agreed to get developed his aforesaid property more fully described in the schedule below "A" below and the Second Party/Builder has agreed to develop the schedule below property by constructing a multi-storeyed building thereon on certain terms and conditions:

Ashok Kumar

-6-

Nitu Bhabha

14/12/23

AND WHEREAS in order to avoid any litigation or future complications regarding agreed terms and conditions of development and construction of multi-storeyed building by the Second Party/Builder over the property of the First Party /Owner more fully described in the schedule "A" below, both the parties amicably decided to frame into writing, the terms and conditions to be agreed by both Parties, by executing this Development agreement.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the First Party /Owner has handed over the landed property more fully described in the schedule "A" below to the Second Party/Builder, who has agreed to develop the same by constructing a multi-storeyed building over the said property of the First Party /Owner, more fully described in the schedule "A" below.
2. That the Second Party/Builder shall provide the First Party / Owner Three number of Three BHK Flats and Four number of Two BHK Flats with seven numbers of parking area in ground floor over the sanctioned plan more fully described in the schedule "B" below along with Seven Numbers of Car Parking in the Ground Floor.
3. That if required, at the request of the First Party / Owner, the Second Party/Builder will execute and registered necessary deeds and documents with respect to the schedule "B" below property in favour of the First Party /Owner and fifty percent of cost of which shall be borne by the Second Party/Builder and rest fifty percent cost by the First Party /Owner.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar

-7-

Nishi Prabhakar
14/12/23

4. That soon after execution of this Development Agreement, the First Party /Owner will execute a General Power of Attorney, appointing the Second Party / Builder as their true and lawful attorney to do various acts, deeds and things with respect to her aforesaid property more fully described in the schedule "A" below, including power of sell/transfer the various Flats/Units and other spaces to be constructed by the Second Party/ Builder over the property more fully described in the schedule "A" below in favour of prospective Purchaser/ Purchasers.
5. That the First Party / Owner shall execute any or all such documents as may be required by the Second Party/Builder for getting any required permission from the concerned authority / authorities for obtaining building permit, sanctioned building plan etc. and to run the construction work smoothly over the aforesaid property more fully described in the schedule "A"
6. That the First Party/Owner shall sign in all paper such as petition, application, objection, affidavit, indemnity bond and certificates as and when shall be needed or requested by Second Party/Builder for smooth running of construction of multi-storeyed building over the Schedule below land more fully described in the schedule "A" below.
7. That the First Party /Owner hereby assured the Second Party/ Builder that the schedule below property is free from encumbrances, charges or liens of any kind whatsoever.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok kumar

Nidhi Bhatia

14/12/23

-8-

8. That the First Party /Owner assured the Second Party/ Builder that the schedule below property absolutely belongs to her and she has every right to dispose-off/ sell the same and to enter into this agreement with the Second Party / Builder and no other person or persons has/have got in any manner of right, title, interest or possession over the schedule "A" property.
9. That the First Party / Owner further assures that she will extend her full co-operation to the Second Party/ Builder and shall put his signature in all such papers, application etc. whenever and wherever necessary for smooth running of the construction or in case of any litigation that may arise out of the schedule below land.
10. That the Second Party/Builder, shall complete the entire construction work at it /his own cost within sixty (60) months from the date of development agreement subject to unavoidable circumstances and will be provide report of progress of construction to the First Party / Owner on request.
11. That the Second Party/Builder henceforth shall be entitled to advertise the project and shall be entitled to book the units with intending Purchaser/Purchasers to which the First Party / Owner shall have no right to object.
12. That the Second Party/Builder shall have every right to dispose off/transfer any or all flat/units/ spaces to be constructed over the schedule below property.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar

-9-

Nidhi Prabha

14/12/23

13. That the Second Party/Builder shall be entitled to issue "No Objection certificate" in favour of intending Purchaser / Purchasers for obtaining loan by the said Purchaser / Purchasers from Bank or any financial institution and shall be entitled to negotiate with any bank for obtaining loan by creating equitable mortgage with respect to the schedule below property and/or Flats/ Units and or structure to be constructed over the same.
14. That the cost of construction and other consequential expenses thereof, all statutory taxes and charges shall be solely and exclusively be borne by the Second Party/Builder, for which the Second Party/ Builder shall be held responsible and under no circumstances, the First Party /Owner shall be held responsible for the same.
15. That the Second Party/ Builder shall be solely responsible for any accident, if any, occurred during the course of construction and shall be liable for the same and shall settle the same at her own cost and expenses and for which the Second Party/Builder shall be responsible.
16. That in case there be any defect in the title of the First Party / Owner or there be any liability or any encumbrances, then in such event the First Party/ Owner shall be liable to compensate the Second Party / Developer sufficiently for the loss sustained by the Second Party/ Developer.
17. That the Second Party/ Developer shall be entitled to receive and retain Photo copies of all necessary original documents of First Party /Owner's title to the Schedule "A" below property and the First Party /Owner undertakes to produce original of

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar

-10-

Nitin Dabha

14/12/23

such title documents within a reasonable period/time for inspection by the concerned authority as and when may be asked by the Second Party/Developer.

18. That the Second Party/Developer, hereby assures to the First Party/Owner, that it will carry on and complete all the constructions work of the Owners Allocation Flats/Units etc. along with the Builders Allocation Flats/Unit etc. simultaneously and in no circumstance will leave the Owners Allocation Flats/Units etc. incomplete or will not delay in handing over of possession of the of the Owners Allocation Flats/ Units etc.

19. That the cost of registration with respect to the Flats, Units, Parking spaces etc. shall be borne by the prospective buyers.

20. That the First Party/Owner shall pay all the ground rent and other charges payable to the concerned authorities, along with the electricity, water and other maintenance charges, if any payable, to the concerned authorities, till date.

21. That after getting possession of the Owners Allocation of Flats, Units, etc. with all facility, amenity and services as contained hereinbefore, the First Party / Owner Or Transferees of First Party/ Owner shall be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable, to the Society/Association or till formation of such Society/Association to the Second Party / Builder as the case may be and so also the Second Party/Developer/ Transferees of Second Party/Developer shall be also be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashok Kumar

-11-

Nisha Prabhakar

14/12/23

payable to the to the Society / Association or till formation of such society/ Association to the Second Party/ Builder as the case may be.

22. That in case of any dispute or differences between the parties arising out or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by the Second Party/Developer and such arbitrations shall be conducted under the provisions of the Arbitration and Reconciliation Act, and the place of Arbitration shall be at Seraikella/ Jamshedpur.

23. That with mutual discussion, both parties may change terms and conditions of this development agreement before execution of Power of Attorney given by First Party to Second Party.

24. That all the aforesaid terms and conditions shall be strictly binding upon both the parties.

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 8500 Sq. ft.(19.52 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Bounded By

North – Plot No 728(P) (Sumita Hazra)

South – Plot No 728(P) (Vandana Rani)

East – Road

West – 25ft Wide Road

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Ashou kumar

Nitu Babha

14/12/23

-12-

SCHEDULE "B" (First Party / Owners Allocation)

Three numbers of Three BHK Flats and Four numbers of Two BHK Flats with Seven numbers of Parking area in Ground Floor.

IN WITNESS WHEREOFF the parties has put her signature today on this the 14th day of December. 2023 at Seraikela.

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA 14/12/23

Witness:

1. Nituntaj Pradhan
to manoj Pradhan
of Asemsi pur
Aditya Raj
14/12/23



Attested
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. 3/2017
SERAIKELLA

2. Ratilal Mahato
to Anil Mahato
Vill - Thaprasura
P.S. - Seraikele
Aditya Raj
14/12/23

Nitu Babha
14/12/23

Ashou kumar

14/12/23

FIRST PARTY/ OWNER

Sumit Kumar Mukherjee
14/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

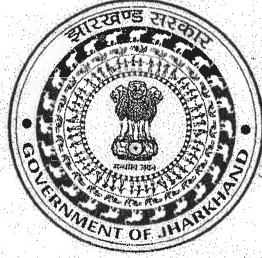
Nitu Babha

14/12/23

SECOND PARTY/ BUILDER

5003

4711



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5e5e7cac2995dd7ef412

Receipt Date : 15-Dec-2023 10:48:26 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300161264

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KALARJUN CONSTRUCTION PVT LTD REP
THROUGH ITS DIRECTOR ADITYA RAJ (Vendee)

GRN Number : 2320604859

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



-: For Office Use :-



Aditya Raj
15/12/23

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

Aditya Raj

Kalpana Bhagat

Development agreement value - 48,82,500/- Stamp - 500/- Aditya Raj

15/12

मुल्यांकन सूची से निवेदन किया गया है

दस्तावेज में वांगत मूल्य प्रतिबंधित सूची से काटे हैं

दस्तावेज जाँच किया गया है

उपस्थापित दस्तावेज में लेख्यकारी की जाति (N.T.) का उल्लेख है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

15/12/23

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



Attested
SUMIT KUMAR JAIN
DEED WRITER
Licence No.-3/2017
SERAIKELA

Kalpna Bhagat
15/12/23

Kalpna Bhagat

Aditya Raj 15/12/23
[Fingerprints]

नियम-21 के अधीन ग्राहक भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से 1 (क) के अधीन यथावत स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं

-2-

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 15th day of December, 2023 at Seraikela between:-

KALPANA BHAGAT @ KALPANA KALWAR , W/o Shri Ravi Prakash , Daughter of Keshow Prasad Kalwar , by faith- Hindu, category - General (Non C.N.T) (does not covered under CNT ACT.1908), by Nationality- Indian, by occupation- Housewife , resident of - H.No.-4, Rajendra Nagar, Sakchi , Near Shitla Mandir, P.S.- Sakchi , Jamshedpur , District- East Singhbhum , Jharkhand , hereinafter called the First Party /Owner (Which expressions unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the ONE PART.

Aadhar No - ** * 2970, Pan No - AEHPK 5771P**

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Kalpana Bhagat

Aditya Raj

15/12/23



AI
SUMIT
DEE WRITER
Licence n.
SERAIKELLA



Aditya Raj

15/12/23

-3-

AND

M/s. KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no - AAECK 1504E) A Private Limited Company, having its registered office at Kalarjun Geen Enclave, Asangi, Adityapur, District-Seraikela- Kharsawan, represented through its Director ADITYA RAJ S/O Ashok Kumar , Grand son of - Arjun Roy, by faith - Hindu , category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10 , Krishi Nagar, Ashiana Nagar, Patna, Bihar. At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan Jharkhand, hereinafter called the BUILDER/ SELLER/ Second Party (Which expressions unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the OTHER PART,

Aadhar No - ** * 7476 , Pan No - ESDPR 8999Q.**

WHEREAS, the First Party is the lawful and bonafide owner, in peaceful physical possession of a piece and parcel of land measuring 3000 Sq. ft.(6.89 decimal) having Khata No. - 33 (O) , Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur , Dist.-Seraikela-Kharsawan , Jharkhand having been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 2317, Dated- 20.11.2017, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no - 193/R27 2018-2019 dated - 11/06/2018. which is recorded in Register-II, Vol - 10, Page - 58, in the office of C.O Gamharia and paid rent thereof regularly.

AND WHEREAS, the First Party has been planning to develop her aforesaid property more fully described in the schedule 'A' below by constructing multi-storeyed building thereon comprising of residential units, parking spaces, etc. upon Schedule 'A' below property;

AND WHEREAS, being unable due to lack of experience and technical skill for construction of multi-storeyed building and for other circumstances the First Party / Owner subsequently decided not to develop the aforesaid property more fully described in the Schedule 'A' below of her own and to get a multi-storeyed building constructed over it by engaging a skilful Builder;

-5-

AND WHEREAS the Second Party /Builder after coming to know about the aforesaid desire of the First Party / Owner has approached the First Party /Owner to develop the said land by constructing a multi-storeyed building over her aforesaid property more fully described in the schedule "A" below; AND WHEREAS the First Party / Owner has agreed to get developed her aforesaid property more fully described in the schedule below "A" below and the Second Party/Builder has agreed to develop the schedule below property by constructing a multi-storeyed building thereon on certain terms and conditions:

AND WHEREAS in order to avoid any litigation or future complications regarding agreed terms and conditions of development and construction of multi-storeyed building by the Second Party/Builder over the property of the First Party /Owner more fully described in the schedule "A" below, both the parties amicably decided to frame into writing, the terms and conditions to be agreed by both Parties, by executing this Development agreement.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the First Party /Owner has handed over the landed property more fully described in the schedule "A" below to the Second Party/Builder, who has agreed to develop the same by constructing a multi-storeyed building over the said property of the First Party /Owner, more fully described in the schedule "A" below.

Jalpana Bhagat

Aditya Raj

15/12/23

2. That the Second Party/Builder shall provide the First Party / Owner Two number of Three BHK Flats over the sanctioned plan more fully described in the schedule "B" below along with Two Car Parking in the Ground Floor.
3. That if required, at the request of the First Party / Owner, the Second Party/Builder will execute and registered necessary deeds and documents with respect to the schedule "B" below property in favour of the First Party /Owner and fifty percent of cost of which shall be borne by the Second Party/Builder and rest fifty percent cost by the First Party /Owner.
4. That soon after execution of this Development Agreement, the First Party /Owner will execute a General Power of Attorney, appointing the Second Party / Builder as their true and lawful attorney to do various acts, deeds and things with respect to her aforesaid property more fully described in the schedule "A" below, including power of sell/transfer the various Flats/Units and other spaces to be constructed by the Second Party/ Builder over the property more fully described in the schedule "A" below in favour of prospective Purchaser/ Purchasers.
5. That the First Party / Owner shall execute any or all such documents as may be required by the Second Party/Builder for getting any required permission from the concerned authority / authorities for obtaining building permit, sanctioned building plan etc. and to run the construction work smoothly over the aforesaid property more fully described in the schedule "A"

Kalpana Bhagat

Aditya Raj

15/12/23

-7-

6. That the First Party/Owner shall sign in all paper such as petition, application, objection, affidavit, indemnity bond and certificates as and when shall be needed or requested by Second Party/Builder for smooth running of construction of multi-storeyed building over the Schedule below land more fully described in the schedule "A" below.
7. That the First Party /Owner hereby assured the Second Party/ Builder that the schedule below property is free from encumbrances, charges or liens of any kind whatsoever.
8. That the First Party /Owner assured the Second Party/ Builder that the schedule below property absolutely belongs to her and she has every right to dispose-off/ sell the same and to enter into this agreement with the Second Party / Builder and no other person or persons has/have got in any manner of right, title, interest or possession over the schedule "A" property.
9. That the First Party / Owner further assures that she will extend her full co-operation to the Second Party/ Builder and shall put her signature in all such papers, application etc. whenever and wherever necessary for smooth running of the construction or in case of any litigation that may arise out of the schedule below land.
10. That the Second Party/Builder, shall complete the entire construction work at it /her own cost within sixty (60) months from the date of development agreement subject to unavoidable circumstances and will be provide report of progress of construction to the First Party / Owner on request.

-8-

11. That the Second Party/Builder henceforth shall be entitled to advertise the project and shall be entitled to book the units with intending Purchaser/Purchasers to which the First Party / Owner shall have no right to object.
12. That the Second Party/Builder shall have every right to dispose off/transfer any or all flat/units/ spaces to be constructed over the schedule below property.
13. That the Second Party/Builder shall be entitled to issue "No Objection certificate" in favour of intending Purchaser / Purchasers for obtaining loan by the said Purchaser / Purchasers from Bank or any financial institution and shall be entitled to negotiate with any bank for obtaining loan by creating equitable mortgage with respect to the schedule below property and/or Flats/ Units and or structure to be constructed over the same.
14. That the cost of construction and other consequential expenses thereof, all statutory taxes and charges shall be solely and exclusively be borne by the Second Party/Builder, for which the Second Party/ Builder shall be held responsible and under no circumstances, the First Party /Owner shall be held responsible for the same.
15. That the Second Party/ Builder shall be solely responsible for any accident, if any, occurred during the course of construction and shall be liable for the same and shall settle the same at her own cost and expenses and for which the Second Party/Builder shall be responsible.

Kalpana Pokagat

Aditya Raj

15/12/23

16. That in case there be any defect in the title of the First Party / Owner or there be any liability or any encumbrances, then in such event the First Party/ Owner shall be liable to compensate the Second Party / Developer sufficiently for the loss sustained by the Second Party/ Developer.
17. That the Second Party/ Developer shall be entitled to receive and retain Photo copies of all necessary original documents of First Party /Owner's title to the Schedule "A" below property and the First Party /Owner undertakes to produce original of such title documents within a reasonable period/time for inspection by the concerned authority as and when may be asked by the Second Party/Developer.
18. That the Second Party/Developer, hereby assures to the First Party/Owner, that it will carryon and complete all the constructions work of the Owners Allocation Flats/Units etc. along with the Builders Allocation Flats/Unit etc. simultaneously and in no circumstance will leave the Owners Allocation Flats/Units etc. incomplete or will not delay in handing over of possession of the of the Owners Allocation Flats/ Units etc.
19. That the cost of registration with respect to the Flats, Units, Parking spaces etc. shall be borne by the prospective buyers.
20. That the First Party/Owner shall pay all the ground rent and other charges payable to the concerned authorities, along with the electricity, water and other maintenance charges, if any payable, to the concerned authorities, till date.

21. That after getting possession of the Owners Allocation of Flats, Units, etc. with all facility, amenity and services as contained hereinbefore, the First Party / Owner Or Transferees of First Party/ Owner shall be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable, to the Society/Association or till formation of such Society/Association to the Second Party / Builder as the case may be and so also the Second Party/Developer/ Transferees of Second Party/Developer shall be also be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable to the to the Society / Association or till formation of such society/ Association to the Second Party/ Builder as the case may be.
22. That in case of any dispute or differences between the parties arising out or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by the Second Party/Developer and such arbitrations shall be conducted under the provisions of the Arbitration and Reconciliation Act, and the place of Arbitration shall be at Seraikela/ Jamshedpur.
23. That with mutual discussion, both parties may change terms and conditions of this development agreement before execution of Power of Attorney given by First Party to Second Party.
24. That all the aforesaid terms and conditions shall be strictly binding upon both the parties.

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 3000 Sq. ft.(6.89 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Holding no - 0220002020000MO.

Bounded By

North - 25ft Wide Road

South - Plot No 728(P) (Sumita Hazra)

East - Road

West - 25ft Wide Road

SCHEDULE "B" (First Party / Owners Allocation)

Two number of Three BHK Flats over the sanctioned plan with Two Car Parking in the Ground Floor.

Kalpana Bhagat
Aditya Raj
15/12/23

IN WITNESS WHEREOFF the parties has put her signature today on this the 15th day of December. 2023 at Seraikella.

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Witness:

1. Mritunjay Pradhan
S/o Manoj Pradhan
OF Assangsi Adityapur

Mritunjay Pradhan,
15/12/23



Attested

Sumit 15/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Mritunjay Pradhan,
15/12/23

2. Ratilal Mahato
S/o Anil Mahato
Vill - Jhapunagura
P.S - Seraikella

Ratilal Mahato
15/12/23

Kalpana Bhagat
15/12/23
FIRST PARTY/ OWNER

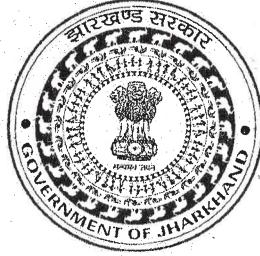
Sumit
15/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Aditya Raj 15/12/23
SECOND PARTY/ BUILDER

4860

4575



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 82a07ddefa3cec089555

Receipt Date : 11-Dec-2023 11:39:10 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300158825

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KALARJUN CONSTRUCTION PRIVATE
LIMITED REPRESENTED THROUGH ITS
DIRECTOR NITU PRABHA (Vendee)

GRN Number : 2320534068

Aditya Ray

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



:- For Office Use :-



Nutan Kumari
11/12/23

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

Nutan Kumari

Nitu Prabha

development agreement value - 82,52,600/- stamp - 500/- Aditya Raj

मुल्यांकन सूची में जोड़ कर

दस्तावेज जांच कर लेने का

व्यवस्थापित दस्तावेज में लखनऊ की जाति... अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज में वर्णित मूल विवरण सूची से

जांच कर लेने का

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



Attested
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. - 3/2017
SER. NELLA

Nutan Kumari
Nitu Babbar
11/12/23

Nutan Kumari
11/12/23



नियम-21 क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से... के अधीन प्रभावी स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अधिभारित

-2-

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 11th day of December, 2023 at Seraikela between:-

SMT. NUTAN KUMARI, W/o Shri Shailesh Kumar, Daughter of Bindeshwari Roy, by faith- Hindu, category - General (Non C.N.T) (does not covered under CNT ACT.1908), by Nationality- Indian, by occupation- Service, resident of - 234, Roy Rambriksh Path, Neharu Nagar, Boring Road, Patliputra, District- Patna, Bihar, hereinafter called the First Party /Owner (Which expressions unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the ONE PART.

Aadhar No - **** * 2342, Pan no - AVAPK 1636M.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nutan Kumari
Nitu Prabha
11/12/23

Attested

SUMIT KUMAR
DEED WR
Licence No.
SERAIKELA



Nitu Prabha

11/12/23

-3-

AND

M/s. KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no - AAECK 1504E) A Private Limited Company, having its registered office at Kalarjun Geen Enclave, Asangi, Adityapur, District-Seraikela- Kharsawan, represented through its Director NITU PRABHA W/O Ashok Kumar , by faith - Hindu , category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10 , Krishi Nagar, Ashiana Nagar, Patna, Bihar. At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan Jharkhand, hereinafter called the BUILDER/ SELLER/ Second Party (Which expressions unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the OTHER PART,

Aadhar No - ** * 7793 , Pan No - AQRPP 3911A**

Nubem Kumari
Nidu Babbar
11/12/23

-4-

WHEREAS, the First Party is the lawful and bonafide owner, in peaceful physical possession of a piece and parcel of land measuring 2000 Sq. ft.(4.59 decimal) having Khata No. - 33 (O) , Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 14(O)/22(N), A.N.A.C.,Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand having been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 3208, Dated- 29.10.2018, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no - 1369/R27 2018-2019 dated - 28/12/2018. which is recorded in Register-II, Vol - 11, Page - 50, in the office of C.O Gamharia and paid rent thereof regularly.

AND WHEREAS, the First Party has been planning to develop her aforesaid property more fully described in the schedule 'A' below by constructing multi-storeyed building thereon comprising of residential units, parking spaces, etc. upon Schedule 'A' below property;

AND WHEREAS, being unable due to lack of experience and technical skill for construction of multi-storeyed building and for other circumstances the First Party / Owner subsequently decided not to develop the aforesaid property more fully described in the Schedule 'A' below of her own and to get a multi-storeyed building constructed over it by engaging a skilful Builder;

Abhitya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nutan Kumar
Nitu Babbar
11/12/23

-5-

AND WHEREAS the Second Party /Builder after coming to know about the aforesaid desire of the First Party / Owner has approached the First Party /Owner to develop the said land by constructing a multi-storeyed building over her aforesaid property more fully described in the schedule "A" below; AND WHEREAS the First Party / Owner has agreed to get developed her aforesaid property more fully described in the schedule below "A" below and the Second Party/Builder has agreed to develop the schedule below property by constructing a multi-storeyed building thereon on certain terms and conditions:

AND WHEREAS in order to avoid any litigation or future complications regarding agreed terms and conditions of development and construction of multi-storeyed building by the Second Party/Builder over the property of the First Party /Owner more fully described in the schedule "A" below, both the parties amicably decided to frame into writing, the terms and conditions to be agreed by both Parties, by executing this Development agreement.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the First Party /Owner has handed over the landed property more fully described in the schedule "A" below to the Second Party/Builder, who has agreed to develop the same by constructing a multi-storeyed building over the said property of the First Party /Owner, more fully described in the schedule "A" below.

Ashish Kumbhari
Nishu Bhabha
11/12/23

-6-

2. That the Second Party/Builder shall provide the First Party / Owner Two number of Two BHK Flats over the sanctioned plan more fully described in the schedule "B" below along with Two Car Parking in the Ground Floor.
3. That if required, at the request of the First Party / Owner, the Second Party/Builder will execute and registered necessary deeds and documents with respect to the schedule "B" below property in favour of the First Party /Owner and fifty percent of cost of which shall be borne by the Second Party/Builder and rest fifty percent cost by the First Party /Owner.
4. That soon after execution of this Development Agreement, the First Party /Owner will execute a General Power of Attorney, appointing the Second Party / Builder as their true and lawful attorney to do various acts, deeds and things with respect to her aforesaid property more fully described in the schedule "A" below, including power of sell/transfer the various Flats/Units and other spaces to be constructed by the Second Party/ Builder over the property more fully described in the schedule "A" below in favour of prospective Purchaser/ Purchasers.
5. That the First Party / Owner shall execute any or all such documents as may be required by the Second Party/Builder for getting any required permission from the concerned authority / authorities for obtaining building permit, sanctioned building plan etc. and to run the construction work smoothly over the aforesaid property more fully described in the schedule "A"

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Nutan Kumari
Nitu Babbar
11/12/23

-7-

6. That the First Party/Owner shall sign in all paper such as petition, application, objection, affidavit, indemnity bond and certificates as and when shall be needed or requested by Second Party/Builder for smooth running of construction of multi-storeyed building over the Schedule below land more fully described in the schedule "A" below.
7. That the First Party /Owner hereby assured the Second Party/ Builder that the schedule below property is free from encumbrances, charges or liens of any kind whatsoever.
8. That the First Party /Owner assured the Second Party/ Builder that the schedule below property absolutely belongs to her and she has every right to dispose-off/ sell the same and to enter into this agreement with the Second Party / Builder and no other person or persons has/have got in any manner of right, title, interest or possession over the schedule "A" property.
9. That the First Party / Owner further assures that she will extend her full co-operation to the Second Party/ Builder and shall put her signature in all such papers, application etc. whenever and wherever necessary for smooth running of the construction or in case of any litigation that may arise out of the schedule below land.
10. That the Second Party/Builder, shall complete the entire construction work at it /her own cost within sixty (60) months from the date of development agreement subject to unavoidable circumstances and will be provide report of progress of construction to the First Party / Owner on request.

Nutara Kumari
Nitu Babbar
11/12/23

11. That the Second Party/Builder henceforth shall be entitled to advertise the project and shall be entitled to book the units with intending Purchaser/Purchasers to which the First Party / Owner shall have no right to object.
12. That the Second Party/Builder shall have every right to dispose off/transfer any or all flat/units/ spaces to be constructed over the schedule below property.
13. That the Second Party/Builder shall be entitled to issue "No Objection certificate" in favour of intending Purchaser / Purchasers for obtaining loan by the said Purchaser / Purchasers from Bank or any financial institution and shall be entitled to negotiate with any bank for obtaining loan by creating equitable mortgage with respect to the schedule below property and/or Flats/ Units and or structure to be constructed over the same.
14. That the cost of construction and other consequential expenses thereof, all statutory taxes and charges shall be solely and exclusively be borne by the Second Party/Builder, for which the Second Party/ Builder shall be held responsible and under no circumstances, the First Party /Owner shall be held responsible for the same.
15. That the Second Party/ Builder shall be solely responsible for any accident, if any, occurred during the course of construction and shall be liable for the same and shall settle the same at her own cost and expenses and for which the Second Party/Builder shall be responsible.

Nutan Kumari
Nitu Babha
11/12/23

-9-

16. That in case there be any defect in the title of the First Party / Owner or there be any liability or any encumbrances, then in such event the First Party/ Owner shall be liable to compensate the Second Party / Developer sufficiently for the loss sustained by the Second Party/ Developer.
17. That the Second Party/ Developer shall be entitled to receive and retain Photo copies of all necessary original documents of First Party /Owner's title to the Schedule "A" below property and the First Party /Owner undertakes to produce original of such title documents within a reasonable period/time for inspection by the concerned authority as and when may be asked by the Second Party/Developer.
18. That the Second Party/Developer, hereby assures to the First Party/Owner, that it will carryon and complete all the constructions work of the Owners Allocation Flats/Units etc. along with the Builders Allocation Flats/Unit etc. simultaneously and in no circumstance will leave the Owners Allocation Flats/Units etc. incomplete or will not delay in handing over of possession of the of the Owners Allocation Flats/ Units etc.
19. That the cost of registration with respect to the Flats, Units, Parking spaces etc. shall be borne by the prospective buyers.
20. That the First Party/Owner shall pay all the ground rent and other charges payable to the concerned authorities, along with the electricity, water and other maintenance charges, if any payable, to the concerned authorities, till date.

21. That after getting possession of the Owners Allocation of Flats, Units, etc. with all facility, amenity and services as contained hereinbefore, the First Party / Owner Or Transferees of First Party/ Owner shall be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable, to the Society/Association or till formation of such Society/Association to the Second Party / Builder as the case may be and so also the Second Party/Developer/ Transferees of Second Party/Developer shall be also be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable to the to the Society / Association or till formation of such society/ Association to the Second Party/ Builder as the case may be.
22. That in case of any dispute or differences between the parties arising out or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by the Second Party/Developer and such arbitrations shall be conducted under the provisions of the Arbitration and Reconciliation Act, and the place of Arbitration shall be at Seraikela/ Jamshedpur.
23. That with mutual discussion, both parties may change terms and conditions of this development agreement before execution of Power of Attorney given by First Party to Second Party.
24. That all the aforesaid terms and conditions shall be strictly binding upon both the parties.

Nidra Kumari
Nidu Babbar
11/12/23

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 2000 Sq. ft.(4.59 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 14(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Holding no - 0220002019000MO.

Bounded By

North - Plot No 728(P) (Vandana Rani)

South -20Ft Wide Road

East - Road

West - 25ft Wide Road

SCHEDULE "B" (First Party / Owners Allocation)

Two number of Two BHK Flats over the sanctioned plan with Two Car Parking in the Ground Floor.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-12-

Nutan Kumari
Nitu Babha
11/12/23

IN WITNESS WHEREOFF the parties has put her signature today on this the 11 th day of December. 2023 at Seraikela.

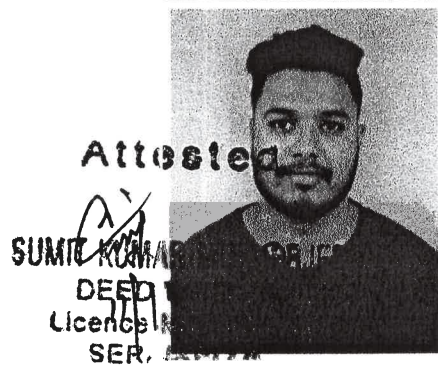
Witness:

1. Nritunjay Pradhan
S/O Manoj Pradhan
OF Assangi, near
Kani Mandir, Seraikela

Mrityujay Pradhan,
11/12/23

2. Khatiya Mahato S/O Anil
Mahato Vill - Thakurgura
P.S. Seraikeela

श्री अतीश महतो
11/12/23



Mrityujay Pradhan,
11/12/23

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. - 3/2017
SERAIKELLA

Nutan Kumari
11/12/23

FIRST PARTY/ OWNER

Nitu Babha
11/12/23

SECOND PARTY/ BUILDER

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No. - 3/2017
SERAIKELLA

4925

2

4637



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 348fdda7c0de7956dd8d

Receipt Date : 13-Dec-2023 12:25:37 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300161330

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KALARJUN CONSTRUCTION PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR ADITYA RAJ (Vendee)

GRN Number : 2320572573

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



:- For Office Use :-

Aditya Raj
13/12/23

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

Sumit Hazra

Aditya Raj

Development agreement value - 2497.700/- Stamp - 500/- Aditya

मुल्यांकन सूची में जाँच *13/12/23*

दस्तावेज जाँच *13/12/23*

दस्तावेज में वगैरह मात्र
विबिंधित सूची में *13/12/23*

रपस्थापित दस्तावेज में लेख्यकारी
की जाति *H/N* अंकित है। यह जाति
C.N.T Act 1908 की धारा 461(B) के
अन्तर्गत नहीं है। *13/12/23*



Sumita Hazra

Aditya Raj
13/12/23

*जाँच *13/12/23**



Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Attested
Sumir Kumar
SUMIR KUMAR
DEED V
Licence No. - 57007
SERAIKELLA

Sumita Hazra
13/12/23

-2-

DEVELOPMENT AGREEMENT

नियम-21 क अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से *13/12/23*
अधीन यथावत स्टाम्प सहित या
स्टाम्प मुक्त से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं

This Development Agreement is made on this the *13th* day of
~~December~~ 2023 at Seraikela between:-

13/12/23
SUMITA HAZRA, W/o Murlidhar Hazra , Daughter of Samir Kumar
Mukherjee , by faith- Hindu, category - General (Non C.N.T) (does
not covered under CNT ACT.1908), by Nationality- Indian, by
occupation- Service , resident of - Chilgu, Po- Chilgu, Ps- Chandil,
District- Seraikella Kharsawan , Jharkhand , hereinafter called the
First Party /Owner (Which expressions unless repugnant to the
context shall mean and include her legal heirs, successors,
representatives and assigns) of the ONE PART.

Aadhar No - **** * 3378, Pan No - AFVPH 9349M.

Aditya Raj
13/12/23
6294250
6294250

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Sumita Hazra

Aditya Raj

13/12/23



Attested
ADITYA RAJ
DIRECTOR
NO - 3/2017
SERAIKELLA



Aditya Raj

13/12/23

-3-

AND

M/s. KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no - AAECK 1504E) A Private Limited Company, having its registered office at Kalarjun Geen Enclave, Asangi, Adityapur, District-Seraikela- Kharsawan, represented through its Director ADITYA RAJ S/O Ashok Kumar , Grand son of - Arjun Roy, by faith - Hindu , category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10 , Krishi Nagar, Ashiana Nagar, Patna, Bihar. At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan Jharkhand, hereinafter called the BUILDER/ SELLER/ Second Party (Which expressions unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the OTHER PART, Aadhar No - **** * 7476 , Pan No - ESDPR 8999Q.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-4-

Sumita Hazra

Aditya Raj

13/12/23

WHEREAS, the First Party is the lawful and bonafide owner, in peaceful physical possession of a piece and parcel of land measuring 1500 Sq. ft.(3.44 decimal) having Khata No. - 33 (O) , Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C. Adityapur , Dist.-Seraikela-Kharsawan , Jharkhand having been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 3931, Dated- 15.12.2021, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no - 2241/R27 2021-2022 dated - 06/04/2022. which is recorded in Register-II, Vol - 18, Page - 32, in the office of C.O Gamharia and paid rent thereof regularly.

AND WHEREAS, the First Party has been planning to develop her aforesaid property more fully described in the schedule 'A' below by constructing multi-storeyed building thereon comprising of residential units, parking spaces, etc. upon Schedule 'A' below property;

AND WHEREAS, being unable due to lack of experience and technical skill for construction of multi-storeyed building and for other circumstances the First Party / Owner subsequently decided not to develop the aforesaid property more fully described in the Schedule 'A' below of her own and to get a multi-storeyed building constructed over it by engaging a skilful Builder;

Sumita Hazra,

Aditya Raj

13/12/23

-5-

AND WHEREAS the Second Party /Builder after coming to know about the aforesaid desire of the First Party / Owner has approached the First Party /Owner to develop the said land by constructing a multi-storeyed building over her aforesaid property more fully described in the schedule "A" below; AND WHEREAS the First Party / Owner has agreed to get developed her aforesaid property more fully described in the schedule below "A" below and the Second Party/Builder has agreed to develop the schedule below property by constructing a multi-storeyed building thereon on certain terms and conditions:

AND WHEREAS in order to avoid any litigation or future complications regarding agreed terms and conditions of development and construction of multi-storeyed building by the Second Party/Builder over the property of the First Party /Owner more fully described in the schedule "A" below, both the parties amicably decided to frame into writing, the terms and conditions to be agreed by both Parties, by executing this Development agreement.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the First Party /Owner has handed over the landed property more fully described in the schedule "A" below to the Second Party/Builder, who has agreed to develop the same by constructing a multi-storeyed building over the said property of the First Party /Owner, more fully described in the schedule "A" below.

2. That the Second Party/Builder shall provide the First Party / Owner One number of Three BHK Flats over the sanctioned plan more fully described in the schedule "B" below along with One Car Parking in the Ground Floor.
3. That if required, at the request of the First Party / Owner, the Second Party/Builder will execute and registered necessary deeds and documents with respect to the schedule "B" below property in favour of the First Party /Owner and fifty percent of cost of which shall be borne by the Second Party/Builder and rest fifty percent cost by the First Party /Owner.
4. That soon after execution of this Development Agreement, the First Party /Owner will execute a General Power of Attorney, appointing the Second Party / Builder as their true and lawful attorney to do various acts, deeds and things with respect to her aforesaid property more fully described in the schedule "A" below, including power of sell/transfer the various Flats/Units and other spaces to be constructed by the Second Party/ Builder over the property more fully described in the schedule "A" below in favour of prospective Purchaser/ Purchasers.
5. That the First Party / Owner shall execute any or all such documents as may be required by the Second Party/Builder for getting any required permission from the concerned authority / authorities for obtaining building permit, sanctioned building plan etc. and to run the construction work smoothly over the aforesaid property more fully described in the schedule "A"

6. That the First Party/Owner shall sign in all paper such as petition, application, objection, affidavit, indemnity bond and certificates as and when shall be needed or requested by Second Party/Builder for smooth running of construction of multi-storeyed building over the Schedule below land more fully described in the schedule "A" below.
7. That the First Party /Owner hereby assured the Second Party/ Builder that the schedule below property is free from encumbrances, charges or liens of any kind whatsoever.
8. That the First Party /Owner assured the Second Party/ Builder that the schedule below property absolutely belongs to her and she has every right to dispose-off/ sell the same and to enter into this agreement with the Second Party / Builder and no other person or persons has/have got in any manner of right, title, interest or possession over the schedule "A" property.
9. That the First Party / Owner further assures that she will extend her full co-operation to the Second Party/ Builder and shall put her signature in all such papers, application etc. whenever and wherever necessary for smooth running of the construction or in case of any litigation that may arise out of the schedule below land.
10. That the Second Party/Builder, shall complete the entire construction work at it /her own cost within sixty (60) months from the date of development agreement ~~subject to~~ unavoidable circumstances and will be provide report of progress of construction to the First Party / Owner on request.

11. That the Second Party/Builder henceforth shall be entitled to advertise the project and shall be entitled to book the units with intending Purchaser/Purchasers to which the First Party / Owner shall have no right to object.
12. That the Second Party/Builder shall have every right to dispose off/transfer any or all flat/units/ spaces to be constructed over the schedule below property.
13. That the Second Party/Builder shall be entitled to issue "No Objection certificate" in favour of intending Purchaser / Purchasers for obtaining loan by the said Purchaser / Purchasers from Bank or any financial institution and shall be entitled to negotiate with any bank for obtaining loan by creating equitable mortgage with respect to the schedule below property and/or Flats/ Units and or structure to be constructed over the same.
14. That the cost of construction and other consequential expenses thereof, all statutory taxes and charges shall be solely and exclusively be borne by the Second Party/Builder, for which the Second Party/ Builder shall be held responsible and under no circumstances, the First Party /Owner shall be held responsible for the same. .
15. That the Second Party/ Builder shall be solely responsible for any accident, if any, occurred during the course of construction and shall be liable for the same and shall settle the same at her own cost and expenses and for which the Second Party/Builder shall be responsible.

Sumita Hazra

Aditya Raj

12/12/23

16. That in case there be any defect in the title of the First Party / Owner or there be any liability or any encumbrances, then in such event the First Party/ Owner shall be liable to compensate the Second Party / Developer sufficiently for the loss sustained by the Second Party/ Developer.
17. That the Second Party/ Developer shall be entitled to receive and retain Photo copies of all necessary original documents of First Party /Owner's title to the Schedule "A" below property and the First Party /Owner undertakes to produce original of such title documents within a reasonable period/time for inspection by the concerned authority as and when may be asked by the Second Party/Developer.
18. That the Second Party/Developer, hereby assures to the First Party/Owner, that it will carry on and complete all the constructions work of the Owners Allocation Flats/Units etc. along with the Builders Allocation Flats/Unit etc. simultaneously and in no circumstance will leave the Owners Allocation Flats/Units etc. incomplete or will not delay in handing over of possession of the of the Owners Allocation Flats/ Units etc.
19. That the cost of registration with respect to the Flats, Units, Parking spaces etc. shall be borne by the prospective buyers.
20. That the First Party/Owner shall pay all the ground rent and other charges payable to the concerned authorities, along with the electricity, water and other maintenance charges, if any payable, to the concerned authorities, till date.

21. That after getting possession of the Owners Allocation of Flats, Units, etc. with all facility, amenity and services as contained hereinbefore, the First Party / Owner Or Transferees of First Party/ Owner shall be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable, to the Society/Association or till formation of such Society/Association to the Second Party / Builder as the case may be and so also the Second Party/Developer/ Transferees of Second Party/Developer shall be also be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable to the to the Society / Association or till formation of such society/ Association to the Second Party/ Builder as the case may be.
22. That in case of any dispute or differences between the parties arising out or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by the Second Party/Developer and such arbitrations shall be conducted under the provisions of the Arbitration and Reconciliation Act, and the place of Arbitration shall be at Seraikela/ Jamshedpur.
23. That with mutual discussion, both parties may change terms and conditions of this development agreement before execution of Power of Attorney given by First Party to Second Party.
24. That all the aforesaid terms and conditions shall be strictly binding upon both the parties.

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

-11-

Sumita Harra

Aditya Raj

13/12/23

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 1500 Sq. ft.(3.44 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Holding no - 0220002021000MO.

Bounded By

North - Plot no - 728 (P) (Kalpana Bhagat)

South - Plot No 728(P) (Ashok Kumar)

East - Road

West - 25ft Wide Road

SCHEDULE "B" (First Party / Owners Allocation)

One number of Three BHK Flats over the sanctioned plan with One Car Parking in the Ground Floor.

Sumita Hazra

Aditya Raj

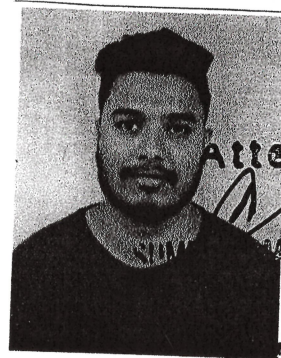
13/12/23

IN WITNESS WHEREOFF the parties has put her signature today on
this the 3rd day of December. 2023 at Seraikela.

Sumit Kumar Mukherjee 12/3
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Witness:

1. Mrityunjay Pradhan.
S/O Manoj Pradhan.
As per Mr. T. Aditya



Attested
Sumit Kumar Mukherjee 13/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

2. Ratilal Mahato
S/O Anil Mahato
P.O. - Thepur, Sonepur
P.S. - Seraikele
Attested
13/12/23

Mrityunjay Pradhan.
13/12/23

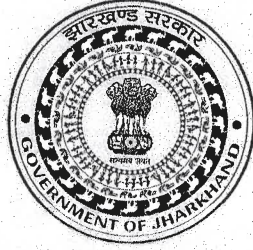
Sumita Hazra, 13/12/23
FIRST PARTY/ OWNER

Sumit Kumar Mukherjee
13/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Aditya Raj 13/12/23
SECOND PARTY/ BUILDER

4926

4638



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d8f183190cd20c29a39d

Receipt Date : 13-Dec-2023 12:38:18 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300161366

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : KALARJUN CONSTRUCTION PRIVATE
LIMITED REPRESENTED THROUGH ITS
DIRECTOR ADITYA RAJ (Vendee)

GRN Number : 2320573242

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024



:- For Office Use :-



Vandana Rani
13/12/23

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

Vandana Rani

Aditya Raj

Development agreement value - 82,82,600/- Stamp - 500/- Adityapur

मुल्यांकन सूची से जाँच *Aditya Raj*

दस्तावेज जाँच एवं महीनेप्रायः *Aditya Raj*


दस्तावेज में वांछित विवरण सूची से जाँच *Aditya Raj*

उपस्थापित दस्तावेज में लेख्यकारी की जाति *Hindu* अंकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है। *Aditya Raj*

Aditya Raj

Aditya Raj
KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Attested
Aditya Raj
12/12/23
SUMIT KUMAR
DEPARTMENT
Licence No. 502017
SERAIKELA



Vandana Rani

Aditya Raj
13/12/23



Vandana Rani
13/12/23
-2-

DEVELOPMENT AGREEMENT

नियम-21 के अधीन ग्राहक
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) के
अनुसूची-1 या 1 (क) से
अधीन यथावत स्टाम्प
स्टाम्प शुल्क में विमुक्त
स्टाम्प शुल्क अर्पित नहीं

This Development Agreement is made on this the 13th day of December, 2023 at Seraikela between:-

Aditya Raj
13/12/23
A-1- 81815=0
B- 2000=0
C- 89315=0
Aditya Raj

VANDANA RANI, W/o Abhishek Singh, Daughter of Arbind Kumar, by faith- Hindu, category - General (Non C.N.T) (does not covered under CNT ACT.1908), by Nationality- Indian, by occupation- Housewife, resident of - LIG 173, Housing Colony, Adityapur 2, Ps - R.I.T, District- Seraikella Kharsawan., Jharkhand, hereinafter called the First Party /Owner (Which expressions unless repugnant to the context shall mean and include her legal heirs, successors, representatives and assigns) of the ONE PART.

Aadhar No - **** * 5481, Pan No - BUGPR 6958B.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Vandana Rani

Aditya Raj

13/12/23



Attorney

ADITYA RAJ
DIRECTOR
03-3/2017
SERAIKELLA



Aditya Raj

13/12/23

-3-

AND

M/s. KALARJUN CONSTRUCTION PRIVATE LIMITED, (Company Pan no - AAECK 1504E) A Private Limited Company, having its registered office at Kalarjun Geen Enclave, Asangi, Adityapur, District-Seraikela- Kharsawan, represented through its Director **ADITYA RAJ** S/O Ashok Kumar, Grand son of - Arjun Roy, by faith - Hindu, category- General (Non C.N.T)(does not covered under CNT ACT.1908), by occupation - Business, Permanent Resident of - B/10, Krishi Nagar, Ashiana Nagar, Patna, Bihar. At Present Residing At- CF/51, NIT Campus, Adityapur, P.S.- Adityapur, District - Seraikella - Kharsawan Jharkhand, hereinafter called the **BUILDER/ SELLER/ Second Party** (Which expressions unless repugnant to the context shall mean and include his legal heirs, successors, representatives and assigns) of the OTHER PART, **Aadhar No - **** * 7476, Pan No - ESDPR 8999Q.**

Aditya Raj

Nandam Rani
13/12/23

-4-

WHEREAS, the First Party is the lawful and bonafide owner, in peaceful physical possession of a piece and parcel of land measuring 2000 Sq. ft.(4.59 decimal) having Khata No. - 33 (O) , Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C. Adityapur , Dist.-Seraikela-Kharsawan , Jharkhand having been purchased the same from its previous lawful owner/s, by means of a registered Sale Deed having Sale Deed No.- 2017, Dated- 16.07.2018, registered at District Sub Registry Office at Seraikela and mutated the same in her name in the office of C.O Gamharia vide mutation case no - 806/R27 2018-2019 dated - 20.09.2018 which is recorded in Register-II, Vol - 11, Page - 12, in the office of C.O Gamharia and paid rent thereof regularly.

AND WHEREAS, the First Party has been planning to develop her aforesaid property more fully described in the schedule 'A' below by constructing multi-storeyed building thereon comprising of residential units, parking spaces, etc. upon Schedule 'A' below property;

AND WHEREAS, being unable due to lack of experience and technical skill for construction of multi-storeyed building and for other circumstances the First Party / Owner subsequently decided not to develop the aforesaid property more fully described in the Schedule 'A' below of her own and to get a multi-storeyed building constructed over it by engaging a skilful Builder;

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Aditya Raj

Wandana Rani

13/12/23

-5-

AND WHEREAS the Second Party /Builder after coming to know about the aforesaid desire of the First Party / Owner has approached the First Party /Owner to develop the said land by constructing a multi-storeyed building over her aforesaid property more fully described in the schedule "A" below; AND WHEREAS the First Party / Owner has agreed to get developed her aforesaid property more fully described in the schedule below "A" below and the Second Party/Builder has agreed to develop the schedule below property by constructing a multi-storeyed building thereon on certain terms and conditions:

AND WHEREAS in order to avoid any litigation or future complications regarding agreed terms and conditions of development and construction of multi-storeyed building by the Second Party/Builder over the property of the First Party /Owner more fully described in the schedule "A" below, both the parties amicably decided to frame into writing, the terms and conditions to be agreed by both Parties, by executing this Development agreement.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the First Party /Owner has handed over the landed property more fully described in the schedule "A" below to the Second Party/Builder, who has agreed to develop the same by constructing a multi-storeyed building over the said property of the First Party /Owner, more fully described in the schedule "A" below.

2. That the Second Party/Builder shall provide the First Party / Owner Two number of Two BHK Flats over the sanctioned plan more fully described in the schedule "B" below along with Two Car Parking in the Ground Floor.
3. That if required, at the request of the First Party / Owner, the Second Party/Builder will execute and registered necessary deeds and documents with respect to the schedule "B" below property in favour of the First Party /Owner and fifty percent of cost of which shall be borne by the Second Party/Builder and rest fifty percent cost by the First Party /Owner.
4. That soon after execution of this Development Agreement, the First Party /Owner will execute a General Power of Attorney, appointing the Second Party / Builder as their true and lawful attorney to do various acts, deeds and things with respect to her aforesaid property more fully described in the schedule "A" below, including power of sell/transfer the various Flats/Units and other spaces to be constructed by the Second Party/ Builder over the property more fully described in the schedule "A" below .in favour of prospective Purchaser/ Purchasers.
5. That the First Party / Owner shall execute any or all such documents as may be required by the Second Party/Builder for getting any required permission from the concerned authority/authorities for obtaining building permit, sanctioned building plan etc. and to run the construction work smoothly over the aforesaid property more fully described in the schedule "A"

Aditya Raj
Vardans Rani
13/12/23

-7-

6. That the First Party/Owner shall sign in all paper such as petition, application, objection, affidavit, indemnity bond and certificates as and when shall be needed or requested by Second Party/Builder for smooth running of construction of multi-storeyed building over the Schedule below land more fully described in the schedule "A" below.
7. That the First Party /Owner hereby assured the Second Party/ Builder that the schedule below property is free from encumbrances, charges or liens of any kind whatsoever.
8. That the First Party /Owner assured the Second Party/ Builder that the schedule below property absolutely belongs to her and she has every right to dispose-off/ sell the same and to enter into this agreement with the Second Party / Builder and no other person or persons has/have got in any manner of right, title, interest or possession over the schedule "A" property.
9. That the First Party / Owner further assures that she will extend her full co-operation to the Second Party/ Builder and shall put her signature in all such papers, application etc. whenever and wherever necessary for smooth running of the construction or in case of any litigation that may arise out of the schedule below land.
10. That the Second Party/Builder, shall complete the entire construction work at it /her own cost within sixty (60) months from the date of development agreement subject to unavoidable circumstances and will be provide report of progress of construction to the First Party / Owner on request.

-8-

11. That the Second Party/Builder henceforth shall be entitled to advertise the project and shall be entitled to book the units with intending Purchaser/Purchasers to which the First Party / Owner shall have no right to object.
12. That the Second Party/Builder shall have every right to dispose off/transfer any or all flat/units/ spaces to be constructed over the schedule below property.
13. That the Second Party/Builder shall be entitled to issue "No Objection certificate" in favour of intending Purchaser / Purchasers for obtaining loan by the said Purchaser / Purchasers from Bank or any financial institution and shall be entitled to negotiate with any bank for obtaining loan by creating equitable mortgage with respect to the schedule below property and/or Flats/ Units and or structure to be constructed over the same.
14. That the cost of construction and other consequential expenses thereof, all statutory taxes and charges shall be solely and exclusively be borne by the Second Party/Builder, for which the Second Party/ Builder shall be held responsible and under no circumstances, the First Party /Owner shall be held responsible for the same.
15. That the Second Party/ Builder shall be solely responsible for any accident, if any, occurred during the course of construction and shall be liable for the same and shall settle the same at her own cost and expenses and for which the Second Party/Builder shall be responsible.

Aditya Raj

KALARJUN CONSTRUCTION PRIVATE LIMITED
DEV / 2003 / 0005 / 2024

Aditya Raj

Vandana Ranit

13/12/23

-9-

16. That in case there be any defect in the title of the First Party / Owner or there be any liability or any encumbrances, then in such event the First Party/ Owner shall be liable to compensate the Second Party / Developer sufficiently for the loss sustained by the Second Party/ Developer.
17. That the Second Party/ Developer shall be entitled to receive and retain Photo copies of all necessary original documents of First Party/Owner's title to the Schedule "A" below property and the First Party /Owner undertakes to produce original of such title documents within a reasonable period/time for inspection by the concerned authority as and when may be asked by the Second Party/Developer.
18. That the Second Party/Developer, ~~hereby assures~~ to the First Party/Owner, that it will carry on and complete all the constructions work of the Owners Allocation Flats/Units etc. along with the Builders Allocation Flats/Unit etc. simultaneously and in no circumstance will leave the Owners Allocation Flats/Units etc. incomplete or will not delay in handing over of possession of the of the Owners Allocation Flats/ Units etc.
19. That the cost of registration with respect to the Flats, Units, Parking spaces etc. shall be borne by the prospective buyers.
20. That the First Party/Owner shall pay all the ground rent and other charges payable to the concerned authorities, along with the electricity, water and other maintenance charges, if any payable, to the concerned authorities, till date.

-10-

21. That after getting possession of the Owners Allocation of Flats, Units, etc. with all facility, amenity and services as contained hereinbefore, the First Party / Owner Or Transferees of First Party/ Owner shall be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable, to the Society/Association or till formation of such Society/Association to the Second Party / Builder as the case may be and so also the Second Party/Developer/ Transferees of Second Party/Developer shall be also be liable to pay proportionate charges of ground rent, municipal, maintenance and other charges legally payable to the to the Society / Association or till formation of such society/ Association to the Second Party/ Builder as the case may be.
22. That in case of any dispute or differences between the parties arising out or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by the Second Party/Developer and such arbitrations shall be conducted under the provisions of the Arbitration and Reconciliation Act, and the place of Arbitration shall be at Seraikela/ Jamshedpur.
23. That with mutual discussion, both parties may change terms and conditions of this development agreement before execution of Power of Attorney given by First Party to Second Party.
24. That all the aforesaid terms and conditions shall be strictly binding upon both the parties.

-11-

SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land measuring 2000 Sq. ft.(4.59 decimal) having Khata No. - 33 (O), Plot No.- 728(O) in Mouza - Asangi, Thana No.- 131, Ward No.- 15(O)/22(N), A.N.A.C., Adityapur, Dist.-Seraikela-Kharsanwa, Jharkhand.

Holding no - 0220001742000MO.

Bounded By

North - Plot no - 728 (P) (Ashok Kumar)

South - Plot No 728(P) (Nutan Kumari)

East - Road

West - 25ft Wide Road

SCHEDULE "B" (First Party / Owners Allocation)

Two number of Two BHK Flats over the sanctioned plan with Two Car Parking in the Ground Floor.

Aditya Raj

Nardana Rani
13/12/23

-12-

IN WITNESS WHEREOFF the parties has put her signature today on this the 13th day of December. 2023 at Seraikela.

SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Witness:

1. Mritunjay Pradhan.
S/o Manoj Pradhan
Asanji N.P.S Adityan



Attested
13/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

2. Khatia Mahato So Fair
Mahato Vill - thepuresara
P.S. Seraikeela
At N.P.S Adityan
13/12/23

Mritunjay Pradhan.
13/12/23

Nardana Rani 13/12/23
FIRST PARTY/ OWNER

Sumit
13/12/23
SUMIT KUMAR MUKHERJEE
DEED WRITER
Licence No.- 3/2017
SERAIKELLA

Aditya Raj
SECOND PARTY/ BUILDER 13/12/23