

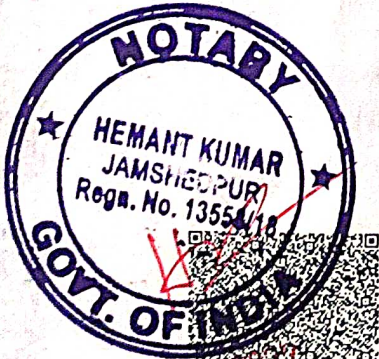


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Government of Jharkhand

e-Stamp

Certificate No. : IN-JH31750594290900S
Certificate Issued Date : 28-Aug-2020 12:42 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0148290608540859S
Purchased by : PRAVUJAGDISH REALTORS PVT LTD
Description of Document : Article 5 Agreement or memorandum of an Agreement
Property Description : DEVELOPMENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : BANA GOPE AND OTHERS
Second Party : PRAVUJAGDISH REALTORS PVT LTD
Stamp Duty Paid By : PRAVUJAGDISH REALTORS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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-----Please write or type below this line-----

Bana Gope
Bana Gope
KUNUSOP
Kalamoni Gope
Gope

DEVELOPMENT AGREEMENT

Signed / Put L. T.A.
In my presence

Advocate

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.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 MADE ON THIS THE 03rd DAY OF March 2022 AT JAMSHEDPUR, B E T W E E N :-

- ✓ 1) **MR. BANA GOPE** (UID No.:- 5057 1983 6274 & PAN:- AUOPG3939Q),
 - ✓ 2) **MR. NUNU GOPE** (UID No.:- 3836 6143 5376 & PAN:- ARXPG7610C),
 - ✓ 3) **MR. CHUNU GOPE** (UID No.:- 5413 0243 3918 & PAN:- AZNPG5177C) &
 - ✓ 4) **MR. KULAMONI GOPE** (UID No.:- 4571 7929 4724 & PAN:- AONPG6241C),
- all Sons of Late Radhakanta Gope and Late Mahindri Gour, by faith - Hindu, by Caste- Gowala, all by Occupation -Cultivation, Nationality - Indian, resident of Moharda Basti, Near Mansa Mandir, P.O. Luabasa, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the FIRST PARTY MEMBERS/ OWNERS, (which expression shall unless repugnant to the context include his legal heirs, successor s, administrators and representatives) of the ONE PART;

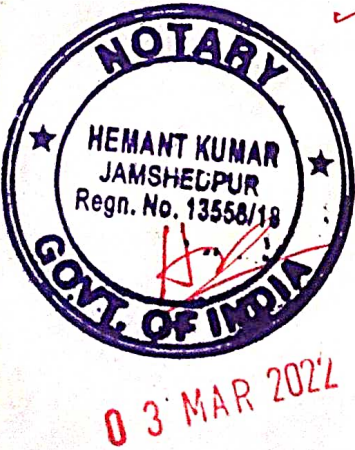
A N D

M/s. **PRAVUJAGDISH REALTORS PVT. LTD.**, (PAN:- AAKCP7623F), a Private Ltd. Company incorporated under Indian Companies Act 2013, having its Registered Office at 252 Co-operative Colony, Bokaro Steel City, Bokaro,

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Kulamoni Gope
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Signed / Put L. T.I.
In my presence
[Signature]
Advocate



Jharkhand and Head office at 1st Floor, B. N. Tower, Sradhanand Road, Ranchi, Jharkhand represented by its present Director **MR. GAJENDRA PANDEY** (UID No.:5659 4114 2091), Son of Sri Dhanjee Pandey, by faith - Hindu, by Caste Brahmin, by Occupation Business, Nationality - Indian, resident of 382, Road No. 4C, Ashok Nagar, Ranchi, District Ranchi, Jharkhand,, (hereinafter called the DEVELOPER/ BUILDER/ SECOND PARTY MEMBER (which expressions shall unless repugnant to the context include its/his/theirs legal heirs, successors-in-office, administrators, representatives and assigns) of the OTHER PART

WITNESS AS FOLLOWS:-

WHEREAS, the first party members are the absolute and lawful owners of all that piece and Parcel of land measuring 14148 Sq. ft. i.e. 19.65 Kathas, being in portion of New Plot No. 49, recorded under New Khata No. 37, corresponding to Old Plot No. 4351, under Old Khata No. 8 and land measuring 26640 Sq. ft. i.e. 37 Kathas, being in portion of New Plot No. 374, recorded under New Khata No. 36, corresponding to Old Plot No. 4350, under Old Khata No. 8, i.e. Total area of land measuring 56.65 Kathas, in Mouza - MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town and District Sub Registry Office Jamshedpur, within District East Singhbhum, referred as entire landed property;

AND WHEREAS, the land recorded under New Khata Nos. 36 and 37 in Mouza - MOHARDA, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar of the said Khatiyani has been recorded in the name of Mahindri Gour (now deceased the mother of present first party members) and accordingly said Municipal Khatiyani was prepared in her name, which is finally published in the year 1995 after curved out old Khata No.8 and she hold and possessed over the same as absolute owner thereof without any interruptions from anybody till her life time;

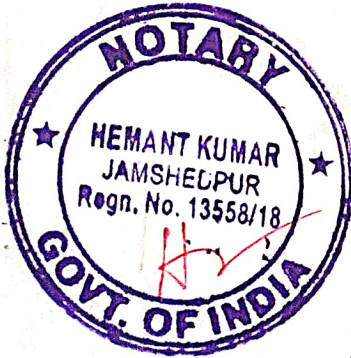
AND WHEREAS, After death of said recorded tenant Mahindri Gour and her husband Radhakanta Gope, the above name present first party members

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Gajendra

**Signed / Put L. T.I.
In my presence**

[Signature]
Advocate



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namely BANA GOP, NUNU GOPE, CHUNU GOPE KULAMONI GOPE, being her sons, legal heirs and successor inherited all the moveable and immoveable property including the land mentioned in the schedule below from their deceased mother Mahindri Gour and father Radhakanta Gope and they jointly hold and possess the same with peaceful possession as absolute owners thereof without any interruptions from anybody from any corner by exercising all acts of ownership with power to dispose the same in any manner whatsoever they like, think and proper, Nobody except the presser first party members have any right, title, interest over the same;

AND WHEREAS, the Second party is the builder having its work to develop/construct multistoried building consisting of flats, Parking Space, etc. for its sale to its intending buyer/s.

AND WHEREAS, now the first party members/ owners are desirous to develop their said land measuring 14148 Sq. ft. i.e. 19.65 Kathas, being in portion of New Plot No. 49/P, recorded under New Khata No. 37, corresponding to Old Plot No. 4351, under Old Khata No. 8 and land measuring 26640 Sq. ft. i.e. 37 Kathas, being in portion of New Plot No. 374/P, recorded under New Khata No. 36, corresponding to Old Plot No. 4350, under Old Khata No. 8, i.e. Total area of land measuring 56.65 Kathas, in Mouza - Moharda, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, morefully described in Schedule 'A' below and to construct multistoried building over the same, but the first party members are not in a position to developed the same at their own cost for which they approached to the Second party member/ Builder and second party member agreed with the offer comes from the first party members for its development of Schedule 'A' below land and to construct Multistoried Residential Building consisting of Flats, Parking space, etc., and the first party members and second party member have entered in to this agreement for avoiding future litigation, on following terms and conditions:-

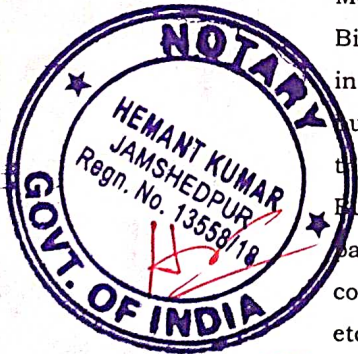
In this Development Agreement, the following expressions unless repugnant to the context shall have the meaning assigned thereto;

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Signed / Put L T.I.
In my presence

[Signature]
Advocate



03 MAR 2022

a) FIRST PARTY MEMBERS/LAND OWNERS :- means the above named, 1) MR. BANA GOP, 2) MR. NUNU GOPE, 3) MR. CHUNU GOPE & 4) MR. KULAMONI GOPE, include their heirs, successors, legal representatives, executors, nominees, administrators and assigns.

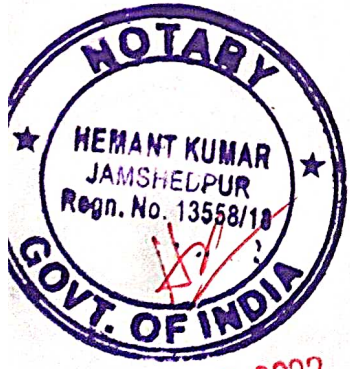
b) SECOND PARTY MEMBER /DEVELOPER /BUILDER means the above named company M/S PRAVUJAGDISH REALTORS PVT. LTD., represented by its present Director GAJENDRA PANDEY include it/his heirs, successors, successors-in-office, legal representatives, executors, nominees, administrators and assigns.

c) LAND PROPERTY :-The said land means all that piece and parcel of Homestead Vacant land measuring 14148 Sq. ft. i.e. 19.65 Kathas, being in portion of New Plot No. 49/P, recorded under New Khata No. 37, corresponding to Old Plot No. 4351, under Old Khata No. 8 and land measuring 26640 Sq. ft. i.e. 37 Kathas, being in portion of New Plot No. 374/P, recorded under New Khata No. 36, corresponding to Old Plot No. 4350, under Old Khata No. 8, i.e. Total area of land measuring 56.65 Kathas, in Mouza - Moharda, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, more specifically described in the Schedule 'A' hereunder written is the subject matter of this Development Agreement.

d) BUILDING :- shall mean the new Multistoried building consists of several units for residential use to be constructed on the land given in Schedule-A of this Deed by the Developer at its/their cost and expenses as per plan duly sanctioned it deemed sanctioned by the competent authority.

e) UNIT/FLAT :- shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan/map by its competent authority and shall include the plinth area of the unit, plinth area consisting of bedroom, living room, bathroom, kitchen, balcony/veranda;

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Gajendra

Signed / Put L T.I.
In my presence

Advocate

f) PARKING SPACE :- shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooter or any other vehicle.

g) COMMON PART :- shall mean common passage corridors, staircase, lift, common lavatories pump room, tub well, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

h) SUPER BUILT -UP AREA:- means and included the carpet area, verandah, balconies stair case, common part etc. of the proposed multistoried building.

i) LAND OWNER'S SHARE :- The first party members/ owner's allocation shall means 39.5% of constructed area i.e. flats (in each floor) Parking Space in parking area in the proportionate ratio of the respective flats along with its undivided proportionate share of land together with all common spaces of the said multistoried at the said ratio out of total constructed area morefully described in schedule 'B' below, within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

j) DEVELOPER/BUILDER SHARE :-The Second party/ builder/ Developer's allocation shall means remaining of 60.5 % constructed area, i.e. flats, parking space, together with all common spaces and roof of the said multistoried building at the said ratio morefully described in schedule 'C' below within the proposed building to be constructed over the Schedule 'A' below property hereunder written.

k) FORCE MAJEURE :- shall described flood, earthquake, riot, war storm, civil commotion Strike, lock out, labor problem and/or any other act of commotion beyond the control of the developer.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) That the first party members hereby entrusted and handed over to

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In my presence

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the Second Party the work and right of Development of the Schedule 'A' below property.

2) That the first party members handed over to the second party all that piece and parcel of Homestead Vacant the land measuring 14148 Sq. ft. i.e. 19.65 Kathas, being in portion of New Plot No. 49/P, recorded under New Khata No. 37, corresponding to Old Plot No. 4351, under Old Khata No. 8 and land measuring 26640 Sq. ft. i.e. 37 Kathas, being in portion of New Plot No. 374/P, recorded under New Khata No. 36, corresponding to Old Plot No. 4350, under Old Khata No. 8, i.e. Total area of land measuring 56.65 Kathas, in Mouza - Moharda,, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, for its development and to construction of Multistoried building over the same.

3) That the Second party/developer has offered to develop and to construct the multi-storied residential building on the said land morefully described in Schedule Below 'A at its own cost and the Second Party Member and First Party Members have agreed with the Second Party.

4) That the Second Party / Developer shall prepare the Building Plan along-with supporting plans such as structural, Electrical, Sewerage etc. through competent civil engineer, architect and proper planner and shall get the same sanctioned or approved from J.N.A.C., or its appropriate authority at its own cost. The plan so prepared, if required, during or after sanction by the authority, may be modified or revised as per agreement /or feasibility of the proposed project with mutual understanding between the parties mentioned above.

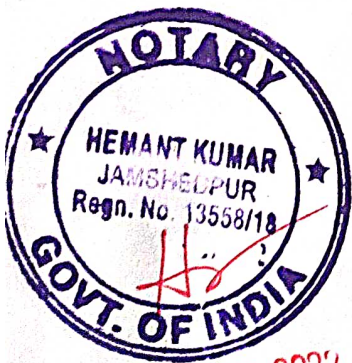
5) That the First Party Members shall have no objection if the aforesaid building plans are submitted to the local authorities in the name of the First Party Members or for other permissions, or if approvals are obtained in the name of First Party Members and the First Party Members have agreed to sign

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In my presence

Advocate



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all such papers that may be deemed necessary for the development of the building, however all fees, costs, charges, and expenses relating to such approvals/ sanction shall be borne by the Second Party. be it noted that if building plans are sanctioned in the name of Second party in that event first party members shall have no objection.

6) That after passing the building plan and getting approval of all permission from the Competent Authority, thereafter within two month from the date of approval of the building plan by the competent authority, the second party shall start the erection of the said Multistoried building over the said land and same shall complete within 36 months from the start of erection. Be it noted that if the construction is delayed due to act of God, natural calamities, riot, etc. which are beyond the control or reach of the human beings, for such delayed, the Developer/builder will not liable for the such delayed.

7) That on completion of the said multistoried building on the said land mentioned in schedule 'A' below, the second party member shall hand over 39.5% constructed area out of the total constructed area and first party members have no right on the other construction or other flat developed by the second party member except of his allocation area remaining of constructed area 60.5%, i.e. flats, parking space, together with all common spaces and roof of the said multistoried building has fallen in the exclusive share of the Second Party member.

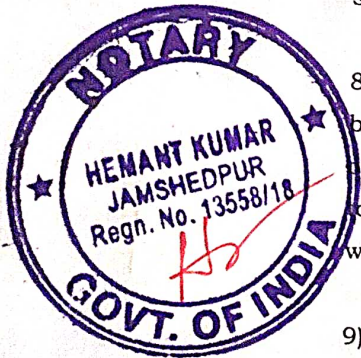
8) That the second party shall make all arrangements in the multistoried building for supply of water through Deep boring or its any concerning organization and also affixing pumps with overhead tanks for supplying water to the residents of the said multistoried building and also supply of electricity with all fittings and fixtures as per common specification.

9) That after execution of this agreement, the second party will be entitled to commence the preliminary works in the manner stated herein above over the

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Signed / Put L. T.L
In my presence

Advocate



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land described in the Schedule 'A' below and also to take or receive booking amount or entire consideration amount or inviting applications from the purchaser for sale of flat/s parking space being the share of the Second Party only after the division/ demarcation of Share between First Party Members and Second Party. This demarcation will be done just after sanction of Building Plan.

10) That the first party members shall have no concerned with the deal in and transaction between the Second Party and its purchaser. Similarly That the Second party shall have no concerned with the deal in and transaction between the First Party and its purchaser.

11) That after completion of the proposed building the Second party/ Developer shall deliver the flats (each floor), parking space in parking area etc.. at the ratio of 39.5% (i.e. ready flats, Parking in the proportionate ratio of the respective flats etc as per specification agreed by both the parties) and the first party have right of undivided proportionate share of land and Together with common utility services, advantages, amenities, privileges etc. i.e. The owner's share/ allocation in favour of the first party members more specifically described in the Schedule 'B' hereunder written. Further the Second party/ Developer will have sole and complete right of 60.5% construction i.e. 60.5% flat/s and parking space, roof etc. and full right to transfer the said unit/s to any intending buyer and give delivered possession of the same.

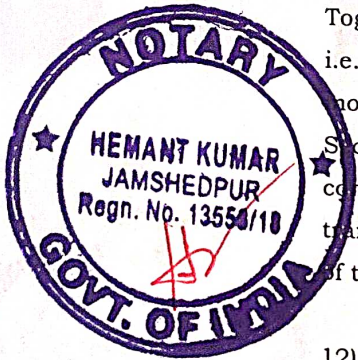
12) That the first party members have absolute right to sell, gift, mortgage, etc. in respect of his respective portion morefully described in Schedule 'B' below and have also right to receive the consideration amount from its intending purchaser/s and similarly Second Party member has absolute right of rest 60.5 % portion of units (more fully described Schedule 'C' below) and has fully entitled to sell, gift, to any intending person/s, buyer/s, and also mortgage or transfer the same in any manner according to the Apartment Act. and also have right to receive the consideration amount from its intending buyers.

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Signed / Put L. T.I.
In my presence

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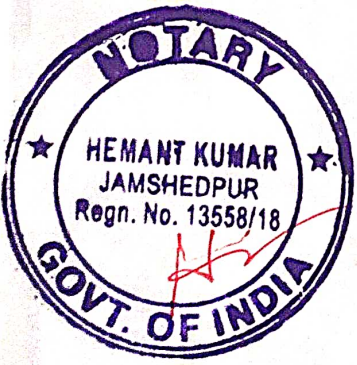
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13) That by this document Second Party have fully entitled to sell its respective share i.e. 60.5% consisting of flats, parking etc. to any intending purchaser and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same and also right to receive the consideration amount from its intending purchaser/s.

14. That The second party shall pay a total sum of Rs. 40,00,000/- (Rupees forty lakhs) only which shall be refundable by the first party members to the second party or adjusted with the flat ratio with mutually agreed flat price. This amount shall be considered as a security deposit money from second party to first party only, in which a part of said security money for Rs. 4,50,000/- (Rupees for lakhs fifty thousand) only shall pay to the present first party members on the day of executing this Development Agreement and the receipt of which shall be acknowledge by the first party members and the rest amount of security money for Rs. 35,50,000/- (Rupees thirty five lakhs fifty thousand) only shall pay to the present first party members after providing all the title documents in respect of Schedule "A" below landed property within ___ month from the day of executing this Development Agreement .

Also both party agree to give money to thirty party namely as MR. RASHBIHARI GOPE, MR. SUDAMA GOPE and MR. SANJAY GOPE i.e. Total amount of Rs.27,50,000/- (Rupees seven lakhs)+ 3BHK flat for providing rasta for the project. The ratio of the payment of both the parties are 50% each. However the second party agree to borne all the payment by itself and the 50% amount i.e. Rs. 13,75,000/(Thirteen lakhs seventy five thousand shall be adjusted with the first party in flat or the first party shall pay back the amount after execution of the project. However in any case of any litigation and dispute the first party shall take the responsibility to pay back the whole amount to the first party i.e. Rs. 27,50,000/(Twenty seven lakhs fifty thousand) only.

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Kulamani Gope
Sanjay

Signed / Put L. T.I.
In my presence

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Advocate

15) THAT THE FIRST PARTY MEMBERS HEREBY DECLARE AND COVENANT :-

a) That they are the lawful owners of the Schedule 'A' below premises and there are no other co-owner, co-sharers owner of the said land.

b) That the prior to execution of this Development agreement the first party members have not sold or transferred or conveyed the Schedule 'A' below property or part thereof to any party, persons or concern nor entered in any similar Agreement with any one else and the same is free from all encumbrances, charges, mortgages litigation pending suit/case in any court or office.

c) That the first party members hereby assures the Second party to execute or sign any further paper, plan drawing document etc. in favour of the Second party and for the interest of the proposed building to be constructed thereon and for disposing of Second party's allocation to various parties.

d) That the first party members hereby assures the Second party to extend all his co-operation for the development of the said land and or disposal of the proposed flat/s parking falling to the share of the Second party to the intending buyers or parties.

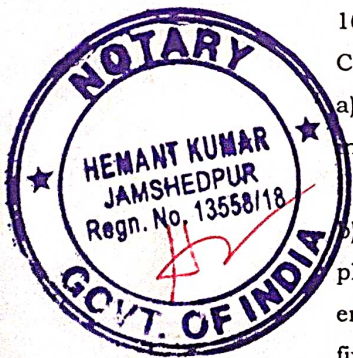
e) That after getting delivery of possession of owner's allocation, the first party members shall be liable to pay the maintenance and electricity charges with respect to the unit/units under their allocation.

16) THAT THE DEVELOPER/SECOND PARTY HEREBY DECLARES AND COVENANTS:-

a) That the Second party will be entitled to enter agreements with various intending buyers in respect of its/their allocation/ share.

b) That the expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to owners, architect, civil engineer, labors, workmen, guard, purchase of the building materials, fixtures, fittings, installation and or other service connection to be installed

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In my presence

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Advocate

therein documentation, any miscellaneous charges, levied, fines penalties imposed by Municipality/J.N.A.C. or any other authorities during the construction will be borne by Second party.

c) That the Second party shall take all responsibilities towards construction of proposed building and in case of any accident or incident or theft or damage that occurs during the period of construction the Second party will be totally responsible for the same. In case of any dispute that may arise between the Second Party and other buyers, or any concern etc. in such event the First party shall in no way be liable or questionable for such incident, occurrence, event or proceedings.

17) THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS:-

a) The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law in proper court of law/or through recourse to law.

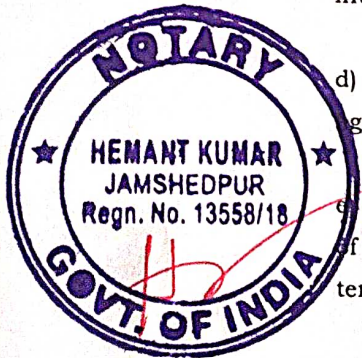
b) The parties shall put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted for any partnership between the parties.

c) The Second party shall or may publish in news paper or any media for disposing of its/their area i.e. the Developer's Allocation to the intending buyers or parties and have also right to enter in to buyers agreement to its intending buyers.

d) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.

e) The parties may on mutually agreeable conditions alter or amend any terms of the Development Agreement and /or include or modify, exclude any further terms therein, if found necessary.

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f) The parties hereof including their respective heirs, successors, successors-in-office, administrators, legal representatives and /or person claiming through or in trust of them shall comply, honor and abide by all terms of the agreement.

g) All disputes and differences arising out of this agreement between the parties regarding interpretation of terms and conditions herein contained may be referred to arbitrator under the provision of Indian Arbitration and conciliation Act. 1996.

h) That by execution of this development agreement, the owner/First Party will empower the builder to sell 60.5% of Builders allocation as demarcated in map or the units to any intending purchaser and receive the consideration amount for the same with respect to its allocation area morefully described in Schedule 'C' below.

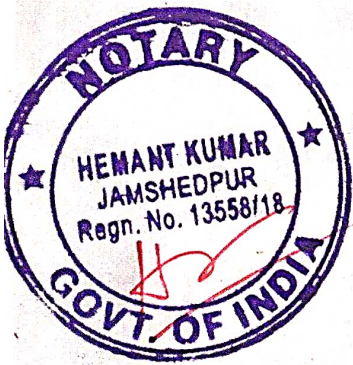
i) The parties herein including their heirs shall be fair and none of them shall cheat, deceive and deprive the other the deprived shall have right to take shelter of law under specific of performance act, relief act and damages and or any other act that may suit to the parties.

18) That the Second party shall indemnify and keep indemnified the First party from and against all criminal or administrative proceedings, fines penalties and all other cost, charges expenses damages, incurred or suffered by the first party in course of development of schedule below property.

19) That the second party shall be entitled to put up any hoarding or boards upon the schedule below property advertising development construction of Apartment and for its sell if necessary.

20) That the Second party shall be entitled to enter into agreements for sale of flats, parking spaces and other tenements falling its share / deliver the possession of flats, parking spaces and other tenements to its purchaser/s only after deliver the possession of share of Flats, parking space and other tenements to the first party.

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Signed / Put L. T.I.
In my presence

Advocate

21) That both the parties agree that if any levy is imposed by any other public body/ bodies for the Development/betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the Building thereon, then the same shall be paid by the land owner and his purchaser and also by the developer and its purchaser.

22) That the First party members have handed over their landed property morefully described in Schedule 'A' below to the Second party peacefully and they also undertake that this land is free from all encumbrances, lien and charges and this holding is not mortgaged anywhere for availing financial facility.

23) That the second party shall supervise, manage, and look after the construction of the proposed building and other affairs of the proposed project and shall be entitled to appoint employees, workmen, civil experts, architect, civil engineer, skill labors agent staffs, guards, etc, and shall or may discharge such labors or staffs as when necessary and similarly the first party has also right to inspection the same.

24) That the Second party shall pay all the taxes and other charges with respect to schedule below property for the period from executions of this Agreement. The First party members shall be liable to clear up all the dues prior to execution of this agreement.

25) That the First party members hereby declare that if there is any defect of title, possession or for any action of the First party members and the Second party is derived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the First party members will be bound to compensate the second party for all its loss and damages.

26) That if any misunderstanding arise between the parties then the court of jurisdiction of Jamshedpur or its highest court.

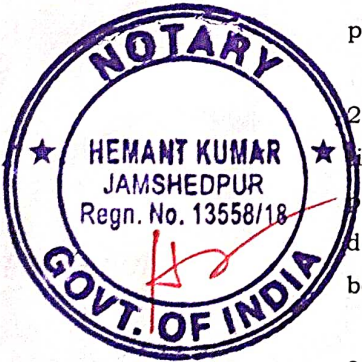
27. That both the parties will obey the above mentioned terms and conditions faithfully and That the first party member has delivered all the original documents together with original sale deed in connection of said land

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Aluna Gope
CHUNUSOA
Kulamoni Gope
[Signature]

Signed / Put L. T.I.
In my presence

[Signature]
Advocate

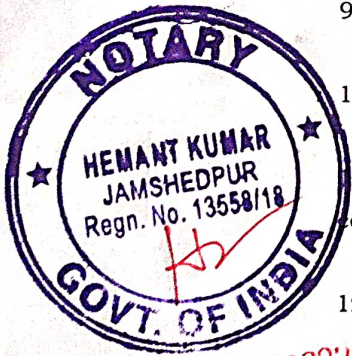


03 MAR 2022

28. That both parties shall be just fair and faithful to each other in connection with the aforesaid transfer and transaction and either party shall not deprive the other if so the deprived party shall have every right to take the shelter of law.

SPECIFICATION

1. **FOUNDATION** : RCC Column
2. **STRUCTURE** : RCC fram structure
3. **WALLS** : Brick Work
4. **WALLS WASH** : Plaster and POP.
5. **FLOOR** : Vitrified Tiles.
6. **DOOR** : Flush Door.
7. **WINDOW** : Aluminum glazed windows
8. **TOILETS** : Tiles and Standard fittings.
9. **KITCHEN** :- Hind ware or equivalent.
10. **SANTIARY FITTING** : Stainless Steel sinks
11. **WATER SUPPLY** : Connected with deep bore well with overhead tank and connected by electric pumps.
12. **ELECTRICAL** : Anchor or equivalent
13. **OTHER** : Lift;



03 MAR 2022

Bana Gope
Alamu Gope
CHUNUS
Kulamoni Gope
Yajendra

Contd...16/

**Signed / Put L T.I.
In my presence**

[Signature]
Advocate

Note : All sizes, specifications, layout etc., are subject to variation/ addition/ alteration as directed by Second party.

That the multistoried building consisting of several residential flats, parking/s etc., with all advantages, services, and other facilities being provided therein, constructed over the Schedule 'A' below holding. and the entire multistoried premises shall be Known as "_____"

This Deed valued at

Value of land Rs. _____ only.

SCHEDULE :- 'A'

ALL THAT piece and Parcel of land measuring 14148 Sq. ft. i.e. 19.65 Kathas, being in portion of New Plot No. 49/P, recorded under New Khata No. 37, corresponding to Old Plot No. 4351, under Old Khata No. 8 and land measuring 26640 Sq. ft. i.e. 37 Kathas, being in portion of New Plot No. 374/P, recorded under New Khata No. 36, corresponding to Old Plot No. 4350, under Old Khata No. 8, i.e. Total area of land measuring 56.65 Kathas, in Mouza - Moharda, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, which is bounded as follows :-

North :
South :
East :
West :

SCHEDULE - 'B'

(Land owner's allocation)

The "Land owner's/ first Party member" allocation shall mean and include 39.5% of constructed area i.e. Flats (each floor), Parking Space in parking area

Contd...17/

Bara Gope
Alynu Gope.
CHUNU SOY
Kulamoni Gope
Goparua

Signed / Put L T.I.
In my presence

Advocate



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in the proportionate ratio of the respective flats along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' below and the division/ demarcation of Share between First Party and Second Party. This demarcation will be done just after sanction of Building Plan.

SCHEDULE- 'C'

(Developer's allocation)

Save and except the first party's allocation, the Developer's allocation shall mean and include the remaining of constructed area of 60.5% i.e. flats, parking space, together with all common spaces and roof etc. along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' below and the division/ demarcation of Share between First Party and Second Party. This demarcation will be done just after sanction of Building Plan.

In Witness whereof both the parties have put their respective signature in presence of the witnesses after going through the content found it to be true and correct

Witnesses :-

- 1. Rajat Gope
- 2. Mohayda
- 3. S.K. Pandey
- 4. Bani Lal Bashi

- 1. Bana Gope
- 2. Alume Gope
- 3. Chitunvor
- 4. Kulamoni Gope

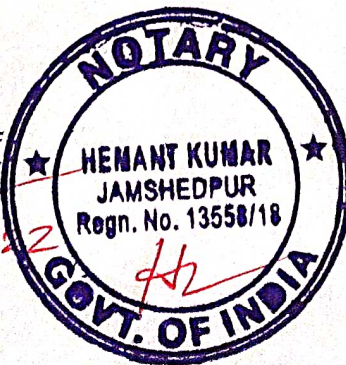
Signature of the first party members

Mojneer

Signature of the Second party member

Witnessed the Signatures of
Executant/Executants who Signed
In my Presence of Sri
Kumar, Advocate
District Court Jamshepur and also
certified by him

Hemant Kumar,
NOTARY Govt. of India
F. Singhbhum JSF



Signed / Put L. T.I.
In my presence

[Signature]
Advocate

03 MAR 2022