



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 08c9643ae06664b1d4ff

Receipt Date : 03-Jun-2022 03:07:53 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

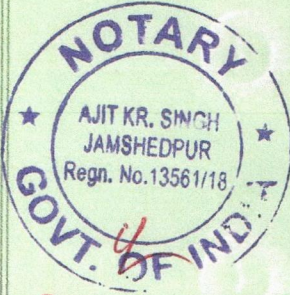
Stamp Duty Paid By : AAKASH INDIA PROJECTS AND BUILDERS PVT LTD

Purpose of stamp duty paid : AGREEMENT

First Party Name : AAKASH INDIA PROJECTS AND BUILDERS PVT LTD

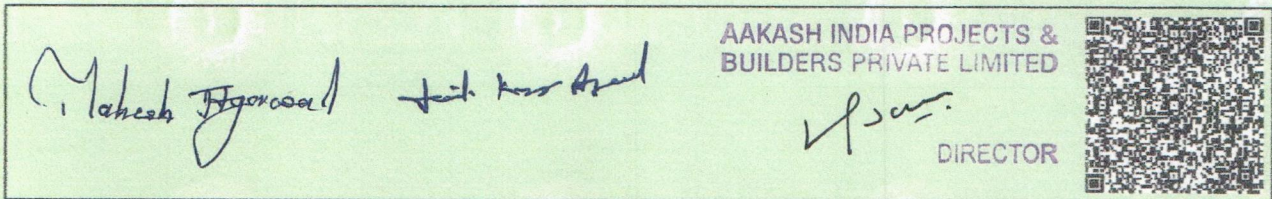
Second Party Name : NA

GRN Number : 2211514448



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



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

AJIT KR. SINGH
NOTARY PUBLIC
Regn. No.- 1356/18
Govt. of India
SR. East Singhbhum

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

Advoc.
918122

Mahesh Agarwal
Lalit Agarwal

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
S. Saw
DIRECTOR

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 09TH DAY OF AUGUST 2022 AT JAMSHEDPUR,

BETWEEN

1. **SRI. MAHESH AGARWAL**, S/O Late Madan Lal Agarwal, by faith Hindu, by caste General, By nationality Indian, by occupation Business, resident of Flat No- DLX 64, Carnation, Ashiana Garden, P.O. & P.S. Sonari, Town- Jamshedpur, Dist- East Singhbhum.

PAN No- ABLPA 5912 H **AADHAR No-** 545778143467

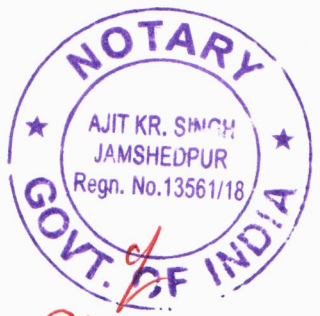
2. **SRI. LALIT KUMAR AGARWAL**, S/O Late Madan Lal Agarwal, by faith Hindu, by caste General, by nationality Indian, by occupation Business, resident of Holding No- 1435, Shop Line, Sonari, Near Nurse Quarter, P.O. & P.S. Sonari, Town- Jamshedpur, Dist- East Singhbhum, hereinafter called the **FIRST PARTY**, (Which expression shall unless excluded by or repugnant to the context mean and include their legal heirs, successors, executors, administrators, legal representatives and assignees) of **ONE PART**;

PAN No- ABLPA 6442N **AADHAR No-** 903589202620

AND

M/s AAKASH INDIA PROJECTS & BUILDERS PVT LTD, a company incorporated under the Companies Act, 1956, having its registered office at Payal Cinema Complex, Main Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District Singhbhum East, being represented by its Director namely, **SRI VISHAL SAWA**, S/o Late Hari Prasad Sawa, by occupation business, by nationality Indian, resident of House No. 1, Road No. 5, C.H.Area (North), Bistupur, P.S. Bistupur, Town- Jamshedpur, Dist- Singhbhum East, hereinafter called the **SECOND PARTY** (Which expression shall unless repugnant to the context mean and include its successors in office, legal representatives, assigns and administrators) of **OTHER PART**;

PAN No- AAHCA5328D **AADHAR No-** 3618 7298 9402



9/8/22

Madan Lal Agarwal
Lalit Kumar Agarwal

AAKASH INDIA PROJECTS
BUILDERS PRIVATE LIMITED
DIRECTOR

NATURE OF DEED: DEVELOPMENT AGREEMENT AGAINST CONSTRUCTION AND DEVELOPMENT OF THE LAND, AS PER TERMS OF THIS AGREEMENT.

WHEREAS a piece and parcel of land measuring 2.51 Acres appertaining to Revisional Survey Plot No-152, Khata N-26, Mouza Sonari, Thana No-1156 was purchased by Sri. Madan Lal Agarwal(since deceased) from from Sri. Guru Pada Das, Sri. Nil Mohan Das, both sons of Late Balai Das, Sri. Satish Chandra Das, son of Late Hari Pada Das, Caste Vaisnav, resident of PuranaBasti, Sonari, Jamshedpur vide registered deed of sale dated 06.07.1964 vide Deed No-3064, registered in the office of Dist Sub Registrar at Jamshedpur;

AND WHEREAS after purchasing the said land it has been duly mutated in the name of Sri. Madan Lal Agarwal(since deceased) vide Mutation Case No-3 of 1966-67, Volume 1 page 63 in the office of Circle Officer at Jamshedpur and since then he was making payment of rent to the state of Bihar.

AND WHEREAS Madan Lal Agarwal died leaving behind his widow Gayatri Devi, five sons namely Sri. Naresh Agarwal, Sri. Rajesh Agarwal, Sri. Lalit Kumar Agarwal, Sri. Mahesh Agarwal and Sri. Suresh Kumar Agarwal and two daughters namely Smt. Rashmi Ganeriwala and Smt. RajaniPoddar ;

AND WHEREAS after the death of Sri. Madan Lal Agarwal, his widow Smt. Gayatri Devi and two daughters namely Smt. Rashmi Ganeriwala and Smt. Rajani Poddar have given no objection for mutation of the schedule below land in accordance with family Partition in favour of their five brothers and relinquished their claim over the Schedule below land by swearing three separate Affidavits and NOC dated 17.06.2021;



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AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED

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DIRECTOR

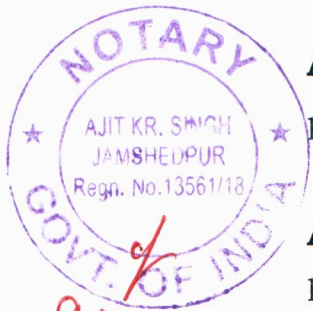
AND WHEREAS after the death of Sri. Madan Lal Agarwal a Memorandum of Family Partition was executed by and amongst five sons of Late Madan Lal Agarwal namely Sri. Naresh Agarwal, Sri. Rajesh Agarwal, Sri. Lalit Kumar Agarwal, Sri. Mahesh Agarwal and Sri. Suresh Kumar Agarwal on 20.7.2021 and in view of the said Partition a land measuring 50.2 decimals each fell in the shares of Sri. Lalit Kumar Agarwal and Sri. Mahesh Agarwal more fully described in Schedule A below.

AND WHEREAS after execution of the said family Partition the land measuring 50.2 decimals appertaining to Revisional Survey Plot No-152, Khata N-26, mouza Sonari, Thana No-1156 has been mutated in the name of Lalit Kumar Agarwal vide Mutation case No-470/2021-2022, Volume 51 page 62 in the office of Circle Officer at Jamshedpur. Since then Lalit Kumar Agarwal is making payment of rent in respect to the said land to the state of Jharkhand.

AND WHEREAS similarly the land measuring 50.2 decimals appertaining to Revisional Survey Plot No-152, Khata N-26, Mouza Sonari, Thana No-1156 has been mutated in the name of Mahesh Agarwal vide Mutation case No-471/2021-2022, Volume 51 page 63 in the office of Circle Officer at Jamshedpur. Since then Mahesh Agarwal is making payment of rent in respect of the said land to the state of Jharkhand.

AND WHEREAS after mutation of land in the name of aforementioned persons, they are regularly paying rent to the State of Jharkhand;

AND WHEREAS the SECOND PARTY is a reputed promoter and builder having vast experience in the matter of promotion, development and



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Prakash Aggarwal
H. Kumar Aggarwal

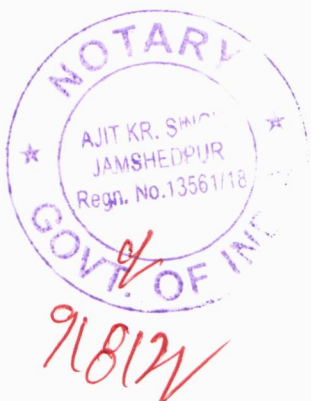
PRAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
[Signature]
DIRECTOR

construction of Multi-storied building consisting of Flats, parking spaces, shops/ showrooms, duplex bungalows etc.

Definition :

- a) **Property:** shall mean the land and house described in the Schedule 'A' hereunder written.
- b) **Owner's allocation:** shall mean all that proportionate 47% super built up area out of the entire proposed building to be constructed over the said plot of lands and the parking space, roof rights etc. and other common services, amenities, more fully described in the schedule 'B' & 'C' hereunder written.
- c) **Developer's allocation:** shall mean by remaining proportionate 53% super built up area out of said proposed building and the parking space to be constructed thereon including roof rights etc. and all common services, amenities spaces mentioned in schedule 'D'.
- d) **Specification:** shall mean the standard materials, fixtures and fittings to be used for the construction and design.

AND WHEREAS, the First Party owners are desirous of getting constructed a building over the said plots of lands through a reputed Promoter and builder and the Second Party having come to know about the aforesaid intention of the First party, the Second Party after due verification all the documents pertaining to the right, title, interest and possession of the First Party over the Scheduled property more fully described in the schedule 'A' below, has approached the First Party to develop the entire land and construct a multistoried building thereon. Having discussed



Laresh Singh
Ajit Kr. Singh

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[Signature]
DIRECTOR

with the First Party in all aspects and affairs of the proposed construction, the Second party has agreed to develop and construct the Multi storied building over the said land more fully described in Schedule A below on following terms and conditions.

NOW THIS DEED OF DEVELOPMENT AGREEMENT INCLUDING ALL ITS TERMS AND CONDITIONS ARE HEREBY MUTUALLY AGREED.

1. THAT the total consideration amount of the entire Schedule A land has been settled by and between the parties as follows:-

FIRST PARTY - proportionate 47% super built up area.

That the Second Party has paid a total sum of Rs. 22,00,000/- (Rupees Twenty Two Lacs) only to the First Party i.e. Rs.11,00,000/- (Rupees Eleven lacs each of the First Party by Account Payee cheque No. 000520 and 000521 both dated 09.08.2022 drawn on UCO Bank, as Interest free Security deposit, which shall be adjusted from the share of 47% of the Super Built up area of Owner's Allocation.

SECOND PARTY- proportionate 53% super built up area Comprising of parking space & flats etc. and all the other common areas and amenities.

2. That the First party shall deliver vacant and peaceful possession of the lands described in schedule 'A' below to the Second party within 7(seven) days of approval of building Plan and the Second party, if they so desire, may place a hoarding on the said Schedule lands inviting applications for booking of Flats, Parking spaces etc. from interested prospective purchasers.

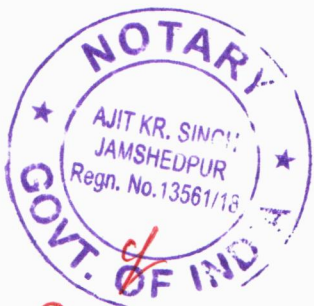


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Sri Mahesh Agarwal
Sri Lalit Kumar Agarwal

AAKASH INDIA PROJECTS &
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3. That the First party will co-operate with the Second party in all matters relating to the schedule land especially in support of their right, title, interest and possession over it including showing original documents viz. sketch map, survey map, rent receipts, title deeds, etc. and simultaneous with the execution of this agreement, the First party shall handover the photocopy of relevant documents relating to the title and possession of the schedule-'A' land to the Second party for inspection or retentions, for the purpose of smooth construction or erection of proposed building as well as for production thereof before the Authority concerned. However the First Party shall produce the original of the documents before the Concerned Authorities and Financial Institutions whenever and wherever it will be required by the Second Party for approval, clearance, permission for the purpose of construction and also for the purpose for approval of loan for the prospective purchasers.
4. That the plan so prepared, if requires during or after sanction, may be modified revised and/or altered according to the Second Party's choice of the need as may so require in future for feasibility of the project with the consent of the First Party.
5. That soon after sanctioning and/or passing of such building plan by the authority with the mutual consent of the parties, the developer/ Second Party shall allocate the portion of the First Party showing the actual allocation of both the parties in the proposed project as per Schedule-B for Sri Mahesh Agarwal, Schedule-C for Sri LalitKumar Agarwal(which will increase if the construction will be done more than G+15) and Schedule-D for AIPB.



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Mahesh Agarwal
Pradyumn Singh

MAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
M. S. S.
DIRECTOR

6. That the Second Party forthwith start construction of the proposed building and complete the same strictly in accordance with the said plan with all fixtures, fittings and installations within 42 months from the date of Bhumi Pujan. The aforesaid period of 42 months may however be extended for a further period of six (6) months with mutual consent of both parties. However the Second Party shall not be responsible for delay in construction work due to any Political turmoil, Government action labour problem, act of God, Force majeure, lock down due to any pandemic or any other circumstances which are beyond the control of the Second Party.

7. That the Second party during the course of construction of the proposed building shall be at liberty to receive the consideration amount, either in full or in part in respect of the flats, & parking spaces etc. in respect of the portion falling in its/their share of 53%, i.e. Developer's Allocation from the respective intending buyers at any time according to his/their own convenience/ need at their discretion and risk and the First Party shall not be entitled to raise any dispute or objection for the same similarly First party during the course of construction of the proposed building shall be at liberty to receive the consideration amount, either in full or in part in respect of the flats & parking spaces etc. in respect of the portion falling in its/their share of 47% , i.e. Owner's Allocation from the respective intending buyers at any time according to his/their own convenience/need at their discretion and risk and the Second Party shall not be entitled to raise any dispute or objection for the same.

8. That the First Party shall execute and register this Development Agreement in respect of the property more fully described in the Schedule 'A' below for the construction of Building by the Second



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Mahesh Agrawal

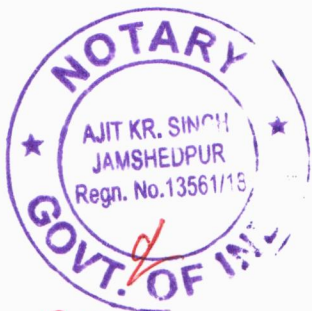
H. K. Agrawal

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
DIRECTOR

party after approval of Building Plan and the Second Party shall be empowered to receive consideration amount against the flats, parking and open spaces falling in the share of allocation of the Second party from the intending buyers either in full or in part and to supervise the construction at site and in general to manage the affairs of the building/land including right to protect and defend their legal interest, title and to sell the flats, spaces, parking, common services, etc. on completion of the project in all respects as regards to Developer's Allocation.

9. That the First Party/owners do hereby declare and covenant:-

- a) The owners/First party is the lawful owner of ALL THAT property more fully described in the schedule 'A' below and there are no other co-owners, co-sharers over the said property.
- b) The First Party is the rightful and absolute owner of their share of 47% of the Multistoried Building, i.e. Owner's allocation and shall have rightful absolute power to sell, gift, lease, assign and mortgage or part with any manner whatsoever in respect of their share in Owner's allocation.
- c) The First Party prior to execution of this agreement have not sold, conveyed, transferred or parted with schedule-'A' property in any way in favour of any person or persons either in full or any part thereof, nor has received any payment at any point of time either in full or in part thereof.
- d) The said premises more fully described in the Schedule 'A' below are free from all encumbrances, charges, lien mortgages and litigations.
- e) That the First Party shall not be entitled to sell, assign, gift, mortgage, lease or part with any manner whatsoever any portion from the share of Developers allocation.



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N. Mahesh Jaiswal

Amit Kumar Aggarwal

AAKASH INDIA PROJECTS
BUILDERS PRIVATE LIMITED

[Signature]

DIRECTOR

- f)** The First Party member shall always be ready and willing to further execute and sign the necessary documents, papers, building plan, revised and/or amendment plan for the interest of the project.
- g)** The First party undertakes and assures that till completion of the project, the proposed General Power of Attorney to be given in favour of the parties of the Second Party and instant agreement shall not be cancelled/rescinded at the instance of First party provided the Second Party does not violate any of the terms and conditions stipulated herein.
- h)** That after allocation and demarcation of the portion of both the parties, they shall execute a registered development agreement, which will be registered in the office of District Sub Registrar at Jamshedpur and cost of the Registration of the said Development agreement shall be borne by both the parties on the ratio of 47% and 53% between First Party and Second Party respectively.
- i)** That simultaneously the First Party undertakes to execute a registered General Power of Attorney in favour of Sri Rahul Sawa & Sri Vishal Sawa for use of the same by the said attorneys in terms of this Development Agreement only.
- j)** The First party undertakes and assures that till completion of the project, the proposed General Power of Attorney to be given in favour of the parties of the Second part and instant agreement shall not be cancelled/rescinded at the instance of First party provided the Second Party does not violate any of the terms and conditions stipulated in this Development Agreement.
- k)** The First party shall have the right to supervise the construction of the proposed building either by themselves and/or through any authorized representative regarding



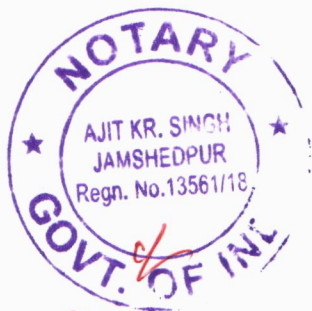
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AAKASH INDIA PROJECTS
BUILDERS PRIVATE LIMITED
(Signature)
DIRECTOR

adherence to the specification, quality of materials and work in progress at site.

- l) The First party members in general shall extend their full co-operation to the Second party, towards construction of proposed building and till disposal of the proposed flats, open space, parking spaces etc. falling in the share of the Second party as agreed by both the parties hereinafter mentioned in this Agreement.
 - m) In case there be any defect in the title of the Schedule A property of First Party or if there will be any liability or any encumbrances, then in such event, the First Party shall remove such defects at their own cost.
 - n) The First Party undertakes to pay G.S.T. or any other charges or tax to be imposed by any statutory body in respect of their share of 47 % in the said project.
 - o) That the First Party shall not be involved themselves in any act, deed or things, whereby or by means whereof, the approval or sanctions granted by competent Authority/ Authorities for development and construction over the Schedule below land is likely to be cancelled or terminated or made it invalid or inoperative.
 - p) That the First Party shall strictly adhere with respect to their acts and deeds under the terms and conditions of this Agreement and shall not involve in any acts and deeds which is prohibited under the law.
 - q) That the Second party hereby declares and covenants:
10. The Second Party is competent to enter into this agreement with the parties of the First Party.
- i) That the entire cost and expenses of construction and completion of multistoried building in all respect shall be

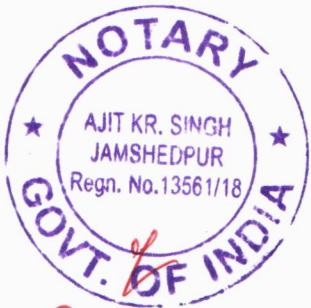


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Signature
AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
DIRECTOR

borne by the Second Party and the First Party shall not bear any expenses whatsoever for the purpose of construction and completion of the multistoried building.

- ii) The Second Party shall construct the proposed building over the land described in the Schedule - 'A' below hereinafter written as per approved plan of the proper authority.
- iii) The roof right over the proposed multistoried building will also in proportion of 47% and 53% as per owner's allocation and Developer's allocation respectively.
- iv) The Second Party shall arrange for proper water lines, sewerage line, fixture, fittings, and installations, of electricity as per specification and shall be formed and treated as part of the Development Agreement at the cost of Second Party.
- v) The Second Party shall use all standard quality of building materials and other fixtures and fittings confirming to ISI standard as per standard specification.
- vi) That the Second Party shall keep the First Party indemnified against any third Party claim on owner's allocation including any claim of Govt. or any other Statutory body or authority during the construction of the Multistoried building, however the First Party shall pay the G.S.T. and any other taxes to be imposed by any Authority in respect of Owner allocation.
- vii) That the Second Party shall keep the First Party indemnified against any loss, damage or actions to be taken arising out of any act or omissions or accident such as loss of life of any labourers or workmen in the process of construction of the Building.
- viii) That the Second Party shall complete the entire constructions work of the Owners Allocation simultaneously with the construction work of the Developers Allocation and the Second Party shall handover the Owners Allocation to the First Party



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Mahesh Aggarwal

[Signature]

AKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED

[Signature]

DIRECTOR

after completion of project before handing over of possession to the prospective purchasers from the Developers Allocation, however if any of the Owners Allocation could not be handed over due to delay or omission on the First Party for a period of more than one month to confirm the internal changes of any particular Flat from the date of intimation of commencement of construction work of such floor by the Second Party to the First Party, in that event the Second Party shall be entitled to handover Developers Allocation of Flat of such floor to the prospective purchasers out of Developers Allocation.

- ix)** That the Second Party shall not be entitled to sell, assign, gift, mortgage, lease or part with any manner whatsoever any portion from the share of Owners allocation.
- x)** The Second party shall be fully entitled and empowered to enter into an agreement or agreements, with any intending buyer or buyers and to receive consideration amount either in full or in various installments or in part from such intending buyer/s against sale of the proposed flats, parking spaces etc. falling in their share i.e. within 53% of the Super built up area in the proposed Multistoried Building.
- xi)** That the Second party in general shall be authorized and empowered to manage and supervise all matters and affairs of the building during construction by appointing architect, engineers, experts, skilled/unskilled workman, labors, agents etc. and shall also be authorized to discharge such person or persons as and when necessary at their own cost.
- xii)** That whatsoever cost and expenses that may be incurred towards construction of proposed building including flats, parking spaces etc. and installations of all services water, sewerage, electricity, building plan, revised plan, payments to workmen, purchase of materials, fixtures, fittings, etc. and/or



9/8/22

Mahesh Jaiswal
Director

MAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
[Signature]
DIRECTOR

all related expenses in connection with the proposed construction of the building, shall be borne by the Second Party.

- xiii)** That from the Bhumi Pujan to completion of the project all charges towards, water, electricity, Land rent (Malgujari), Municipal Tax & other charges shall be borne by Second Party.
- xiv)** The Second party shall handover copies of all relevant documents to First party for their records.
- xv)** The Second party shall abide all rules and regulations of the building plan and relating terms and conditions of the law during the period of construction as are and shall be applicable.
- xvi)** The Second party shall be solely liable and take all responsibilities towards construction of the proposed building and for delivery of possession of such flats, parking etc. to the intending buyer's from Developer's Allocation.
- xvii)** The Second party shall manage material and care takes all building materials, fixtures and fittings at site. In case of lost or damage of any materials or construction by fire, theft etc. and moreover in case or any accident or incident occurs during the period of construction, the same shall be the sole responsibility of the Second party and on the contrary the First party shall be free from any such charges.
- xviii)** If anything happens to the Building after completion of project due to defective or improper construction the responsibilities of that is on Second party and Second party shall rectify the same at their own cost within 6 months from the date of handing over possession of the constructed portion of Owner's Allocation. First party will be free of all this matter.



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Aakash Aggarwal
[Signature]

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED

[Signature]
DIRECTOR

11. That the rights and obligations of the parties:-

- a) The proposed land/premises situated at Sonari, P.S.Sonari, Town- Jamshedpur, Dist- Singhbhum East.
- b) The parties hereto shall always mean and include their respective legal heirs successors and/or any such person/ persons claiming through them in any legal capacity for the purpose of this agreement and shall be bound by the terms of this agreement in future. In case the death of any party or parties stated herein above, the legal heirs of such deceased shall be substituted in place of the deceased.
- c) The matters relating to the project shall be subjected to jurisdiction of Civil Court, Jamshedpur incase of any dispute arises and the parties may take recourse to law or (both the parties have right to appoint one arbitrator each to be selected by the parties herein as per the provisions of the arbitration and conciliation act with all amendment and in that case their decision shall be final and binding on both the parties).
- d) The Second party shall publish in news paper or in any media to dispose of the developer's allocation to the intending party/ies.
- e) That if the Second Party constructs any further upper floors in the said multistoried building in future i.e. apart from G+15, in such eventuality the total floor area of such additional floors shall be distributed amongst the parties as per the same ratio i.e. 47% and 53% of proportionate Super built up area to be shared by the First Party and Second Party respectively.
- f) The Second party shall be entitled to raise fund from the intending buyer/s or through any financial sources at its/ their discretion and risk of their portion.



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Y. Kishan Raju

Y. Kishan Raju

MAKASH INDIA PROJECTS &
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DIRECTOR



- g) The right to use the roof over the proposed multistoried building will also in proportion of 47% and 53% as per Owner's allocation and Developer's allocation respectively, however either of the Parties are not entitled to construct any structure over the said roof on his portion.
- h) The parties may alter or amend any terms of this agreement if found necessary by mutual consent of both the parties.
- i) That both the parties hereby agree that the difference between increased fees for Group Housing Scheme due to increase of F.A.R. from presently 2.5 to 3.0 by the approving authority, the Second Party will bear the said differential amount in the event of Group housing Scheme.
- j) In case of Green Building Certification, if FAR gets increased, then the First Party and Second Party will have same proportionate share of 47% and 53% respectively in the increased area.
- k) The parties hereto including their respective heirs shall be bound by the terms and conditions of this agreement and any other terms as may be amended.
- l) It has been agreed between the parties that one supplementary Agreement will be executed by both the parties after approval of building Plan from Concerned Authority specifying therein the portion of both the parties in the proposed multistoried building to be constructed over the said land with attached sketch map.
- m) That the Second Party shall indemnify the First Party against all losses, damages, third Party claim, accidents, theft, etc during the course of Construction of the multistoried building
- n) That both the parties shall abide by the terms and conditions of this Agreement with utmost cordiality and sincerity.



9/10/18

Mahesh Agarwal
Lalit Kumar Agarwal

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
DIRECTOR

SCHEDULE - 'A'

1. ALL THAT piece and parcel of Home stead land fell in the share of Lalit Kumar Agarwal measuring an area 50.2 decimals situated at Mouza Sonari, Ward No 1, Halka No-6, Thana No.1156, JNAC, recorded under appertaining to Revisional Survey Plot No-152, Khata N-26,P.S. Sonari, Town-Jamshedpur, District Singhbhum East, which is bounded by:

North : Road

South : Plot No-97

East : Portion of Plot No-152 allotted to Rajesh Agarwal

West : Portion of Plot No-152 allotted to Mahesh Agarwal.

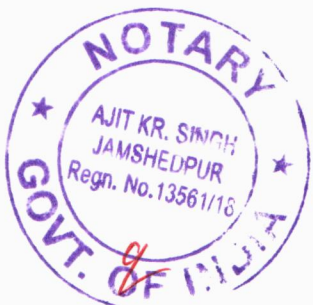
2. ALL THAT piece and parcel of Home stead land fell in the share of Mahesh Agarwal measuring an area 50.2 decimals situated at Mouza Sonari, Ward No 1, Halka No-6, Thana No.1156, JNAC, recorded under appertaining to Revisional Survey Plot No-152, Khata N-26,P.S. Sonari, Town-Jamshedpur, District Singhbhum East, which is bounded by:

North: Road

South: Plot No-98

East: Portion of Plot No-152 allotted to Lalit Kumar Agarwal

West: Portion of Plot No-152 allotted to Suresh Agarwal



91812

SCHEDULE-B

Mahesh Agarwal
Lalit Kumar Agarwal

AAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED

DIRECTOR

MAHESH AGARWAL				
SL NO.	FLAT NO.	SBU	OT	TERRACE
1	1401	5500	228	1313
2	1301	3700	308	
3	1302	2800	246	
4	1303	2100	144	
5	1304	2100	144	
6	901	3700	308	
7	902	2800	246	
8	903	2100	144	
9	904	2100	144	
10	501	3700	308	
11	502	2800	246	
12	503	2100	144	
	TOTAL	35500	2610	1313

SCHEDULE-C

LALIT KUMAR AGARWAL				
SL. NO.	FLAT NO.	SBU	OT	TERRACE
1	1402	4250	215	921
2	1201	3700	236	
3	1202	2800	222	
4	1203	2100	216	
5	1204	2100	218	
6	801	3700	236	
7	802	2800	222	
8	803	2100	216	
9	804	2100	218	
10	401	3700	236	
11	402	2800	222	
12	403	2100	216	
13	404	2100	218	
	TOTAL	36350	2891	921



91812

SCHEDULE-D

(Handwritten signatures)

AAKASH INDIA PROJECTS & BUILDERS PRIVATE LIMITED

(Handwritten signature)

DIRECTOR

AIPB					
SL NO.	FLAT NO.	SBU	OT	TERRACE	
1	1403	3250	152	921	
2	1404	3200	152	921	
3	1101	3700	308		
4	1102	2800	164		
5	1103	2100	176		
6	1104	2100	176		
7	1001	3700	228		
8	1002	2800	215		
9	1003	2100	152		
10	1004	2100	152		
11	701	3700	308		
12	702	2800	164		
13	703	2100	176		
14	704	2100	176		
15	601	3700	228		
16	602	2800	215		
17	603	2100	152		
18	604	2100	152		
19	301	3700	308		
20	302	2800	164		
21	303	2100	176		
22	304	2100	176		
23	201	3700	228		
24	202	2800	215		
25	203	2100	152		
26	204	2100	152		
27	101	3700	226		
28	104	2100	144		
29	504	2100	144		
	TOTAL	78550	5531	1842	



(Handwritten signature)

Mahesh Jyorewal
Ajit Kumar Singh

MAKASH INDIA PROJECTS &
BUILDERS PRIVATE LIMITED
DIRECTOR

IN WITNESS WHEREOF BOTH THE PARTIES HAVE HEREUNTO SET THEIR RESPECTIVE HANDS HERETO, ON THE DAY, MONTH, YEAR AND PLACE FIRST ABOVE WRITTEN.

WITNESSES:

1. *Chagan Lal Sharma,*
Q.No. 325/21 Pailadungar,
Sl. No. Late. Chêrangji Lal Sharma,
J.S.R.3
2. *Sanjiv Lal Goswami*
Sl. No. A.K. Goswami
Sl. No. 23 Mangal

- 1) *Mahesh Jyorewal*
- 2) *Ajit Kumar Singh*

FIRST PARTY

[Signature]

SECOND PARTY



Signed / Put L. T.I
in my presence

[Signature]
9/8/22
Advocate

Attested the Signature of the Executant/Executants, who Signed/ Put L T I in my Presence of Sri.....
D.K. Gupta Advocate
District Court Jamshedpur and Also identified by him

9/8/22
AJIT KUMAR SINGH
NOTARY, Govt of India
East Singhbhum JSP