



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f7548d1ef8afada306b1

Receipt Date : 04-May-2024 12:41:08 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

Stamp Duty Paid By : SYED ASHFAQ KARIM

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : SYED ASHFAQ KARIM

Second Party Name : MS MA REALTECH

GRN Number : 2401937364



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


M A REALTECH PARTNERS


IDENTIFIED BY ME

ADVOCATE, JAMSHEDPUR
26-6-24

:: 2 ::

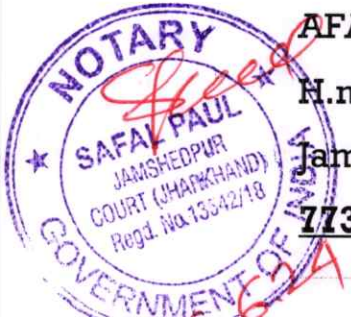
DEVELOPMENT AGREEMENT:

THIS DEVELOPEMENT AGREEMENT is made on this the 26th, day of June, 2024, at Jamshedpur, by and between:-

SYED ASHFAQ KARIM, S/o. Late S.M. SHAFIQ, by faith Muslim, by Occupation Business, by Nationality Indian, resident of Karim Mansion, Sakchi, P.O & P.S. Sakchi, Jamshedpur, District East Singhbhum, State of Jharkhand, hereinafter called the **OWNER / FIRST PARTY**(Which expression shall unless repugnant to the context, mean and include his respective legal heirs, successors, administrators, nominees and permitted assigns) of the ONE PARTY;
U.I.D. No. 4640 4580 7646

AND:

M/S M A REALTECH, PAN(ABUFM1448D) a Partnership Firm, having its office situated at Shop no-101 & 102, Friendship market, beside Hanuman Mandir, New Purulia Road, Mango Jamshedpur P.O. and P.S. Mango, Jamshedpur - 831012, Dist. East Singhbhum. Represented by one of its Partners, **MR.AWSAF AHMAD** Son of Mr. AFAQUE AHMAD, by faith Muslim by occupation business, resident of H.no-69 Golmuri Muslim Basti, P.O- Golmuri, P.S. Golmuri, Jamshedpur, District East Singhbhum, Pin-831003. **U.I.D. No. 773106173653.**



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M A REALTECH
PARTNERS

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26-6-24
ADVOCATE, JAMSHEDPUR

Hereinafter called the **DEVELOPER/ SECOND PARTY** (Which expression shall mean unless exclude by or repugnant to the context be deemed to include its/his respective legal heirs, successors, administrators, nominees and permitted assigns) of the **OTHER PARTY**;

WHEREAS, the landed property situated in Mouza Pardih, P.S.Mango, Thana No.1642, within Ward No.8, MNAC, recorded under Khata No.524, being in Plot No.3533, all that piece and parcel of Rayati Land measuring an **Area 12.28 Dismals or 5348sq.ft.**, within the Town and District Sub registry Office at Jamshedpur, District East Singhbhum, State of Jharkhand, more fully described in the Schedule A below together with other land, was recorded in the name of Mehrunnisa Begum, W/o Late H.S.M. Tafazzul Karim, in the recent survey settlement, after the death of said Mehrunnisa Begum and as per succession aforesaid landed property got mutated in the name of Syed Ashfaq Karim, S/o S. M. Shafiq, being the only legal heir and successor of the recorded raiyat, vide Mutation Case No.148/2003-2004, dated:28.5.2003, in the record of the Landlord through the C. O. at Jamshedpur;

AND WHEREAS, after the death of said Mehrunnisa Begum the First Party inherited the same being the legal heir and successor and he has been in peaceful physical possession over the same without any interruption from any person or corner, thereby exercising all the right, title and interest over the same, being its lawful, absolute and bonafide owner, and paying rent in the name of said Syed Ashfaq Karim vide Volume No.17 and Page No.83.

NOTARY
[Handwritten signature]
SAFAR PAUL
JAMSHEDPUR
COURT (JHARKHAND)
Regd. No. 3554
26.6.24

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6-6-24

AND WHEREAS, the Developers/2nd party has approached the owner/1st party for grant of right to develop a piece and parcel of aforesaid land more fully described in the schedule A below and construct Flats, residential multistoried building / other than parking area or alteration or apartment at developer's own cost, funds and Builder's own risk and responsibilities.

AND WHEREAS, the 1st party/owner hereby agrees to grant permission to the developer for development of the said Schedule A below property, the developer has assured and undertakes to the 1st party to develop the said property without putting the /Owner/1st party to any loss or damage and also immune and indemnify the Owner/1st party for any claim from anybody after the execution of this Agreement.

NOW THIS DEED OF AGREEMENT WITNESSETH AS FOLLOWS:

1. That, the 1st party does hereby accepts and agrees to handover the Schedule below property to develop and complete construction of the apartment, complex in the manner appearing on the terms and conditions stipulated as mentioned in this Agreement.
2. That, the developer shall prepare maps and plans for submission and approval/permission of the same at M N A C subsequently for construction at his own cost.
3. That, it is decided and resolved unanimously by and between the parties that the 1st party /Land owner shall hold and possess 40% (Forty percent) or 7600 sq ft whichever is more of the constructed flats/BUA in the proposed building and the rest 60% (Sixty percent) of the constructed flats/BUA accordingly be held and



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26-6-24
ADVOCATE. JAMSHEDPUR

possessed by the Developer/2nd party after completion of the construction with full fittings and accessories as per Annexure Schedule 'B' annexed herewith against the Schedule below land.

Both the parties will divide their holding share as on built-up area or constructed area, along with parking spaces to roof.

4. That, it has also been agreed in between the parties that the Second party/ Developer shall pay a sum of Rs.51,000/- (Rupees Fifty One Thousand) only as non-refundable amount to the First party/ Owner in pursuance to this Agreement.
5. That, the share has been decided between the parties 40% or 7600 sq ft whichever is more to the 1st party and 60% to the 2nd party/developer respectively in the aforesaid proposed building/apartment at constructed area or multi storied building along with parking area over the Schedule below land.
6. That, the Developer/2nd party is entitled to sell and convey its allocation to various buyer/s by recognized mode of conveyance, sell, transfer, lease, etc., during the construction of the proposed building is at liberty to receive advance, part payment for the proposed flat/s and other unit/s of its share as mentioned in Clause No 3 & 5 allocation from various buyer/s at any time as and when required as per its need.
7. That, the Owner/ 1st party hereby also declares and confirms that he will fully help and co - operate with the Developer/2nd party, whenever required for approval of plan or drawing passing from any competent government authority or any other authority as required in accordance with the provision of law.
8. That, both the parties must pay their respective share after completion of construction/Handover of their respective shares

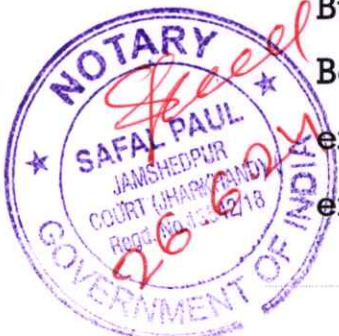


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towards the maintenance charges and other common charges such as watchman's payment, sweeper and other heads like municipality charges, sewerage, cleaning, water charges, common electricity charge, generator fuel, proportionate ground rent etc., to the appropriate authority as per their share or ratio.

9. That, if the Developer/2nd party or flat buyer takes any loan from a Bank or any financial institution against the Flat of the Share of the developer/2nd party or flat buyer shall be liable for the repayment of the same, the 1st party/Owner will have no any responsibility or liability for the said loan.
10. That, the parking area in the aforesaid proposed Apartment /building shall be given to the 1st party/owner i.e. 40% share and 60% share of Parking will be of the Second Party/Developer.
11. That, the developer undertakes to complete the construction works within **24 (Twenty four) months** from the date of approval of Building Plan, with further grace period of 6 (six) months will be provided subject to reason of act of god, natural calamity, riot, war, acute shortage of building material and/or such reason beyond control or reach of the human beings.
12. That, the 1st party/owner shall execute a Registered General Power of Attorney in favour of the developer/2nd party for transferring builder's share in favour of intending buyer/purchaser of the flat/building by way of Registered Sale Deed to be executed as per the allocation of the share i.e. 60% Built-up area only by the 2nd party/developer.

Be it noted that, though the General Power of Attorney shall be executed in favour of the Second Party/Builder with respect to the entire land but the Second Party shall be entitled to sell/transfer

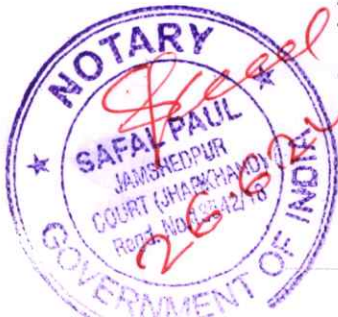


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the Builders Allocation as stated in this Agreement. Under no circumstance the Builder shall transfer to any person out of Owner's Allocation. Further it has been decided between both the First Party and the Second Party that a working plan shall be prepared showing the builders allocation and the owner's allocation in two different colours on the basis of a "Fair Division" duly signed by both the parties, which will be integrated part of this Agreement.

13. That, Prior to the execution of this Development Agreement, the Owner / First Party has not sold conveyed, transferred, delivered, or alienated the same or any part thereof, nor have they entered into any kind of similar agreement with any other / third party, and the same is free from all encumbrances, charges, liens, and legal proceedings etc, If any defect arises in title or possession of the Owner/ First Party, then they it will have to be solved by the 1st party/owner.
14. All the legal liabilities and expenses incurred towards construction till handover & obtaining of completion Certificate shall be borne by the Builder / Second Party. And the Owner / 1st Party hereby authorize the Builder / Second Party to sign building plan/s, and other paper/s and document/s for the interest of the proposed project, as may be required or deemed to be required for the proposed project.
15. That, the 2nd party/developer shall execute Registered Sale Deed to the intending buyer pertaining to the developer share of the flats/the constructed area of the complex, after hand over of Owner's Allocation.



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16. That, the Developer may sell or mortgage part of the schedule below property with appropriate right and the interest in the said property pertaining to the developer's share of the flats over the constructed area of the complex/flats and also providing adequate safe guard/guarantee and to indemnify the Owner/1st Party.
17. That, in case at any differences arising out of relating to the land or of construction of the intended building/flat thereon/covered by this agreement correcting to the 'interpretation of any "matter or more over the clause and conditions herein contained or relating to any matter / dispute shall be settled mutually agreed upon arbitration (Arbitrator or witnesses) before proceeding to the Court of law.
18. That, the 1st party / owner shall have the right to supervise by himself or by his Authorized Agent at the proposed building/flats at site.
19. That, whatsoever cost and expenses may be incurred towards construction of proposed building/project including residential flat, commercial space, parking area and installation of all services - water, electricity, building plan, revise plan, payment of workmen, purchase of materials, fixtures, fittings, etc. and / or all related expenses in connection with proposed construction/project shall be borne by the Developers / 2nd party.
20. That, the owner/1st party will be entitled to negotiate and to transfer by any way of sale to any other person or persons of his 40% (Forty percent) shares of the Flats or Multistoried building with proportionate share of land and parking space over the said project along with other facilities of the units and to sign the documents and present the same before DSRO for execution.



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21. That, the Developer/2nd party will be entitled to negotiate and to transfer by any way to any other person or persons at their 60% (Sixty percent) shares of the Flats or Multistoried building with undivided proportionate share of land with parking space along with other facilities at the units and to sign the documents and present the same before DSRO for execution.
22. That, The right in the other common stairways landing ingress and agrees and services and amenities of the proposed entire construction to be done/executed over the Schedule 'A' shall remain common.
23. In witnesses whereof the parties to this agreement put their respective hands in presence of the witnesses on the day, month and the year first written above.

SCHEDULE 'A'

All that piece and parcel of raiyati Homestead land situated in Mouza Pardihi, P.S. Mango, Thana No.1642, within Ward No.8, MNAC, recorded under Khata No.524, being in Plot No.3533, measuring an **Area 12.28 Decimal or 5348sq. ft.**, within Town & District Sub Registry Office at Jamshedpur, District East Singhbhum, Jharkhand, bounded by as under:-

North:	Road
South:	Others Plot.
East:	Road.
West:	Branch Road.



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ADVOCATE, JAMSHEDPUR
Page 8

SCHEDULE 'B': (Owner's Allocation):

All that 40% (Forty Percent) consisting of residential flat, commercial space, parking area and installation of all services - water, electricity, fixtures, fittings, and Parking Area etc. in the proposed building.

SCHEDULE 'C':(Developer's Allocation)

All that 60% (Sixty Percent) consisting of residential flat, commercial space, parking area and installation of all services - water, electricity, fixtures, fittings, and Parking Area etc. in the proposed building.

JURISDICTION


The Court of Jamshedpur alone has jurisdiction in any or all the matters arising out of this development agreement.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on this the 26th day of June, 2024, at Jamshedpur.

WITNESSES:

1. ✓

2. ✓



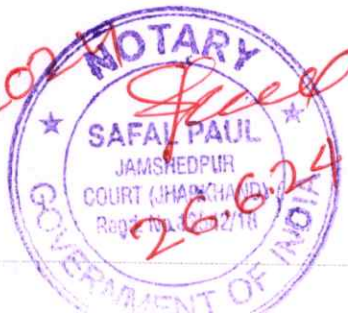
Signature of first party/owner:


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PARTNERS


Signature of second party/Developer:

PARTY IS IDENTIFIED
BY: T. C. Gope
ADVOCATE, JAMSHEDPUR

NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)
ATTESTED



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ADVOCATE, JAMSHEDPUR
26-6-24



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Government of India

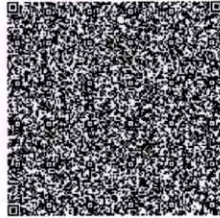
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1124/55516/53576

To
सैयद अशफाक करीम
Syed Ashfaq Karim
S/O: Syed Mohammad Shafiq
Karim Mansion Sakchi
Near Karim City College Sakchi
Po-Sakchi
Kalimali
East Singhbhum Jharkhand - 831001
9955998803

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2023.10.06 09:38:17
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

4640 4580 7646

VID : 9152 1521 7413 8992

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सैयद अशफाक करीम
Syed Ashfaq Karim
जन्म तिथि/DOB: 03/04/1959
पुरुष/ MALE

4640 4580 7646

VID : 9152 1521 7413 8992

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



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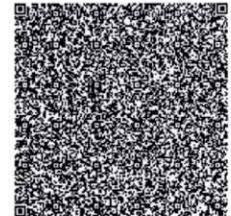


पता:

S/O: सैयद मोहम्मद शफ़ीक़, करीम मैनसन साक्ची, करीम सिटी कॉलेज साक्ची के पास, पोस्ट-साक्ची, कलिमाली, पूर्वी सिंहभूम, झारखण्ड - 831001

Address:

S/O: Syed Mohammad Shafiq, Karim Mansion Sakchi, Near Karim City College Sakchi, Po-Sakchi, Kalimali, East Singhbhum, Jharkhand - 831001



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VID : 9152 1521 7413 8992



1947



help@uidai.gov.in



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For Development Agreement

11/11/2023

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFSPK1417L



नाम / Name
SYED ASHFAQ KARIM

पिता का नाम / Father's Name
SYED MOHAMMAD SHAFIQ

जन्म की तारीख
Date of Birth
03/04/1969

हस्ताक्षर / Signature

31122020

For Development Agreement

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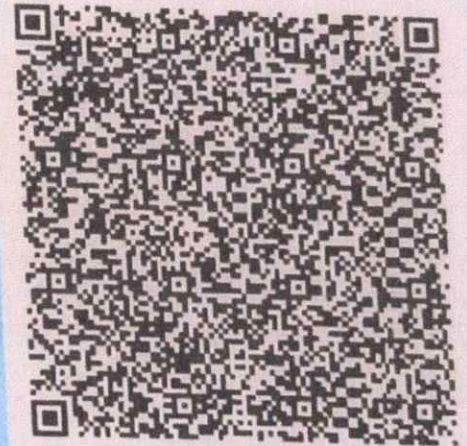
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUFM1448D



नाम / Name
M A REALTECH

निगमन / गठन की तारीख
Date of Incorporation/Formation
24/05/2022

02062022

M A REALTECH
PARTNERS




Government of India

Form GST REG-06

[See Rule 10(1)]

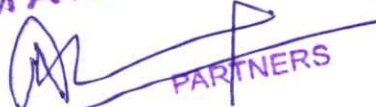
Registration Certificate


Registration Number : 20ABUFM1448D1ZG


1.	Legal Name	M A REALTECH			
2.	Trade Name, if any	M A REALTECH			
3.	Additional trade names, if any				
4.	Constitution of Business	Partnership			
5.	Address of Principal Place of Business	Plot No-3341, Plot No-3341, Khata No-946, Ward No-8, Azadnagar, Mango, Jamshedpur, East Singhbhum, Jharkhand, 832110			
6.	Date of Liability				
7.	Period of Validity	From	29/05/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Centre			
Signature					
Name		Raju Das			
Designation		Superintendent			
Jurisdictional Office		Jamshedpur			
Date of issue of Certificate		29/05/2023			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 29/05/2023 by the jurisdictional authority.

M A REALTECH


PARTNERS

 भारत सरकार
Government of India

 अफसाफ अहमद
Afsaf Ahmad
जन्म तिथि/ DOB: 08/01/1991
पुरुष / MALE



7731 0617 3653

मेरा आधार, मेरी पहचान

 आधार
आधिकारण
Unique Identification Authority of India™

पता:
आत्मज. अफाक अहमद, हाउस न.-
69, मुस्लिम बस्ती, कम्युनिटी सेंटर के
पास, गोलमुरी, जमशेदपुर, गोलमुरी,
पूर्वी सिंहभूम,
झारखण्ड - 831003

Address:
S/O: Afsaf Ahmad, House No.-
69, Muslim Basti, Near
Community Center, Golmuri,
Jamshedpur, Golmuri, East
Singhbhum,
Jharkhand - 831003

7731 0617 3653


1947  help@uidai.gov.in  www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BTQPA0527C



नाम / Name
AWSAF AHMAD

पिता का नाम / Father's Name
AFAQE AHMAD

जन्म की तारीख / Date of Birth
08/01/1991

हस्ताक्षर / Signature

