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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH12749681194717Q
 Certificate Issued Date : 19-Nov-2018 10:44 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0116948677798004Q
 Purchased by : MS BUILTRON ESTATES PRIVATE LIMITED
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : ANWAR ISMAIL KHAN
 Second Party : MS BUILTRON ESTATES PRIVATE LIMITED
 Stamp Duty Paid By : MS BUILTRON ESTATES PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



.....Please write or type below this line.....

बिबिधन नितम 21 क प्रगत और अट्टभानु
 काशतकारे एक के नीचे : _____ के अर्धी
 जा धारक है अर्धी बाधकता सदास एकट-1890
 की धनुसुवा । वा । क 5 क अर्धी
 प्रयावत सदास नमारा गया है। अथवा नितम
 कथी म विमुक्त है वा सदास - शल्ल अर्धी
 रही है।

20.11.18

20.11.18

Anwar Ismail Khan

Biqures Khanan

Nabi Rysuho

Shaima

Ms. Anis Rashid Ansari

20.11.18

TQ 0008117514

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

1 of 100
20.11.18

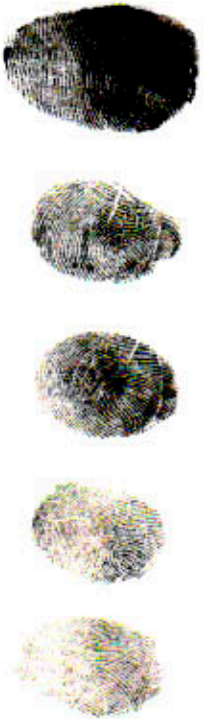
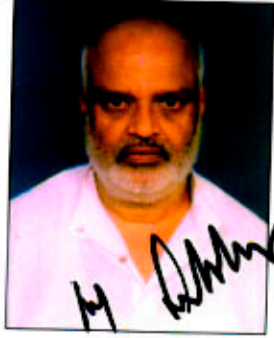
पक्षद्वारा एक एकदम एक की मूल प्रति को प्रस्तुत किया। 20.11

भूमि संबंधी कागजात का जांचा:

कमसील कर्पात जमीन का मूल्य प्रायः दरिंका
अ अनुसार विपणित कागजात में प्रस्तुत है

30/11/18

20.11.18



अंका अधिकारी धनबाद से प्राप्त सूची अनुसार धनबाद में प्लॉट नं. 51 के अंतर्गत निपिद्ध खाते से बाहर है।

326950. -
326950. -

Anwar Ismail Khan
Bilquees Khanum
Nabi Rasool
Shamim Ara

Md. Anisif Rashid Ansari
20.11.18

DEVELOPMENT AGREEMENT

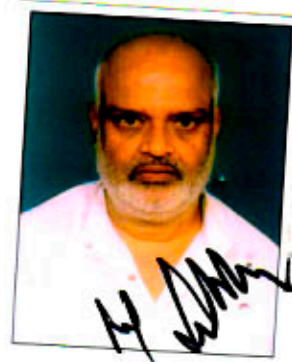
20.11.18

THIS DEVELOPMENT AGREEMENT made on this the 20th day of Nov. Two Thousand Eighteen

327760 w/o...
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BETWEEN

1. **ANWAR ISMAIL KHAN** Son of Late Md. Sahrab Khan, 2. **BILQUEES KHANUM** (ANWAR) Wife of Anwar Ismail Khan, (Daughter of Late Md. Maqbool Khan), 3. **NABI RASOOL** Son of Late Gulam Rasool, 4. **SHAMIM ARA** Wife of Md. Taiyub, all by Faith Muslim, by caste Momin, by occupation No. 1 and 3 Business and No. 2 & 4 Housewife, Resident of Naya Bazar, P.S. Bank More, Dist. Dhanbad, hereinafter jointly called and referred to as **LANDLORD/ OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, successors, nominees and/ or assigns) of the **ONE PART**.



Amr Bhal...
20.11.18

20.11.2018

कार्यालय: ... जिला अवर निश्चय

आम पत्राचार/पुस्तकालय ...

नियंत्रण/सहायक ...

पिता/माता का नाम ...

पता ...

20.11.2018





Amre Ismail Khan

Bilquees Khanum

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Nabi Rasool

Chaima Aro

Md. Aasif Rashid Ansari

20.11.20

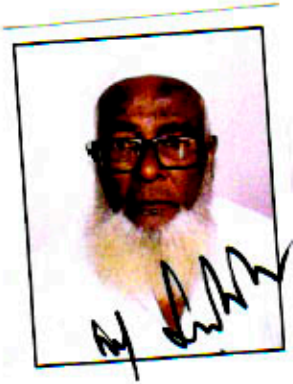


M/S BULTRON ESTATES PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act., having its office at 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, Represented herein through its Director **MD. AASIF RASHID ANSARI** Son of Abdul Rashid, by Faith Muslim, by caste Momin by occupation Business, Resident of 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, hereinafter referred to as DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and interests, liquidators, nominees and/ or assigns) of the OTHER PART;

WHEREAS

A. WHEREAS, the first party hereto above named jointly owned 09 kathas of land, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, and Dist. Dhanbad, appertaining to Municipal Khata, Plot No.253, 251, 255, 153/3372 and 153/3373, out of which 06 Kathas of land was purchased vide Deed No. 2563 dated 15.03.1991 from its rightful owners Ehsanur Rahman and others, 01 Katha of land purchased vide Deed No. 5211 dated 11.06.1991 from its rightful owners Ehsanur Rahman and others, and 02 Kathas of land purchased vide Deed No. 3089 dated 30.03.1991 from its rightful owners Ehsanur Rahman and others and the owner hereto has been in peaceful possession over the said land; And

The facts described above mean and conclude that owners hereto are the rightful OWNER of the aforesaid land measuring 09 Kathas, and got their name Mutated for 06 Kathas of land



Amir Sami Khan

Bilqas Khanum

Hakeem Rasool

Shaima Ara

Md. Rauf Rashid Anwar
20.11.15

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vide Mutation Case Nos. 749(III)1993-94 and paying rent under Thoka No. 2015, and under Volume No. 07, page No. 1732, also got their name Mutated for 01 Kathas of land vide Mutation Case Nos. 747(III)1993-94 and paying rent under Thoka No. 1730, and under Volume No. 06, page No. 1730, and got their name Mutated for 02 Kathas of land vide Mutation Case Nos. 750(III)1993-94 and paying rent under Thoka No. 1733, and under Volume No. 07, page No. 1733,

- B. WHEREAS, the Owner had been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoried Building (Commercial and/ or Residential) Complex.
- C. The Developer, "M/S BUILTRON ESTATES PRIVATE LIMITED," approached the present owners and offered to Develop the property by erecting new multistoried buildings thereon on the terms and conditions mentioned hereafter.
- D. Owner have represented to the Developer as follows:
- I. That the Owners are absolute seized and possessed of the piece and parcel of land measuring 09 Kathas morefully and particularly described in Schedule hereunder written and hereinafter referred to as the said premises.
 - II. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
 - III. That the said Premises is not effected by any Road Alignment.
 - IV. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the Owners shall not enter into Agreement with any



Amber Bhatia
Bilquees Khanum

Nabi Rasuh

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Md. Arif Farid Anwar
20.11.2015



other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on the said piece of land.

- V. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.
- VI. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.
- VII. That the Owner shall comply with all requisition for the purpose of development of the said premises.

DEFINITION

Unless these presents it is repugnant or inconsistent with:

- I. OWNER shall mean the Owner mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and assigns.
- II. DEVELOPER shall mean "M/S BUILTRON ESTATES PRIVATE LIMITED", and its successors and interests, liquidators, nominees and/ or assigns;
- III. PREMISES shall mean all that the Land and Premises mentioned in the schedule hereunder within the limits of Mineral Area Development Authority/ Municipal Corporation Authority within the District of Dhanbad and particularly described in the schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS:



Amal Ismail
Abbas Khanum

Nabi Rasuh

Shahin Ara

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Md. Anisul Karim Arain
20.11.18



1. That, in view of the said Agreement for development and construction of a multistoried complex over the schedule land of this Development Agreement proposed to any construction whichever is beneficial to Developer and as per the approval of competent authority i.e. Mineral Area Development Authority/ Municipal Corporation and in lieu of which the Developer will give and handover the Owners 35% of the Super built up area in the building to be constructed in the schedule land and parking area for flats of owner's share.
2. That, the Owners have agreed to handover the peaceful possession of the scheduled Land of this Agreement to the Developer within a period of three days from the date of Signing this Agreement and Issue of Power of Attorney and have allowed the Developer to go ahead with the development work.
3. That, the Developer will construct multistoried building (commercial and/ or residential) complex and shall get the plans approved from the competent authority at their own cost.
4. That, the Developer undertakes and agrees to give and handover the Owners only 35% Super built up area in the multi storied complex to be constructed on the land of the owner), for the development on the land of 09 Kathas, and parking area accordingly.
5. That, the Developer may bring their construction of commercial, residential, Apartments or whatsoever, on which the Owner shall not create any interference or objection for the type or quality of the construction.
6. That, the multistoried building over the schedule land of this agreement constructed at the cost of the Developer shall become the exclusive property of the Developer. The land Owner will not have any physical or legal claim over it and right, interest, title shall accrue upon the Developer in respect of the multistoried building to the extent of 65% as aforesaid, constructed

Amr Samir
Bilques Khanum

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Md. Arif Rashid Ansari
20.11.18

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- saleable area of the said building complex, which shall be exclusive property of the Developer, with the exclusive right, title and interest upon which the Owners shall not have any sort of right, title or interest in any manner, except their share of 35% Super built up area in the building.
7. That, will have equitable right, interest, title over the common area like passage, terrace, lift, guard room, generator etc. after the units of the complex are sold to them respectively, and the developer will not claim his any right on and over the same in any manner the water tank and lift machine room.
 8. That, the Developer agrees and undertakes that the time is the essence of the contract and the Developer will hand over the owner's share of 35%, to the Owner as per this agreement irrespective of status or progress of the construction. The Developer shall construct the said building complex as per specifications and approved plan of the building by the competent authority within a period of 36 months from the date of **Ground Breaking Ceremony**, for the said construction of the building over the schedule land.
 9. That, the Developer undertakes and agrees that they will get the drawings of the proposed apartment over the schedule lands of this agreement duly approved by the competent authority (MADA) at their own cost.
 10. That, the Developer will be at liberty to generate funds by advertisements, selling, booking, mortgaging of shops/ offices/ flats of the proposed building of the total constructed area for the purpose of speedy construction and timely completion of the said building complex as per approved plans and specifications at its own responsibility and risk keeping no concern with the Owner.

Muhammad Saifullah

Ridqius Khanum

Maki Rosah

Shamirah

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Md. Asif Rahid Aspin
20.11.18

11. That, the Owner agrees and assures to hand over to the Developer the vacant and peaceful possession over the schedule land of this Development Agreement for the purpose of development of the said building complex before the approval of Plan from Competent authority and issue of Power of Attorney to facilitate them to build the basic infrastructures for the speedy and timely construction of the said Apartment, like digging tube wells and removing the debris and strengthening and rising the existing compound wall and construction of the site office, labour shed etc.
12. That, the Owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for sale/ mortgage 65% of the units of the said building complex over the schedule land of this Agreement within a week from the date of signing of this agreement to facilitate the speedy construction of the said building complex for which Developer shall bear and pay all costs of incidental, stamp and registration etc.
13. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owner against any loss of liability arising out of the sale/ mortgage of the said units to the purchasers in respect of cost of the land to be paid to them.
14. That, the Developer may take loan or financial assistance from any Bank/ Financial Institution for the speedy construction of the said building complex at its own risk and consequence and for the repayment of which the Owner shall not be held responsible at any score, whatsoever.
15. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the multistoried building complex over the schedule land of this agreement at their own cost and Owner shall not be liable for reimbursement of any costs, charges and expenses for any reason.

Amr Samir

Redwan Khan

Maki Rasuh

Shamir

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Md. Anif Kabir Anwar
20.11.15

16. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the laborers, material suppliers and the staff employed by the Developer and the dispute/ differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developer including all legal consequences related thereto and Owner shall not be responsible for the same.
17. That, the Owner will not be liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said building complex and the Developer will be solely responsible for the same and indemnify the Owner in case of any such eventuality.
18. That, the Developer shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owner and the Developer shall strictly abide by the terms and conditions as agreed upon in this Agreement.
19. That, the Developer shall be solely entitled for booking and sale of units of the building complex and to receive the payments in lieu of such sale/ booking of the units, for only his share and the land owner is also entitled for the same.
20. That, the Owner shall not be held responsible for any dispute between the purchaser of the units and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
21. That, the Developer's liability for the payment of taxes with respect to the newly constructed building over schedule land shall cease after the handing over the units to the respective buyers and then onwards it will be the responsibility of the respective owners to pay the Government Taxes.

James Smith
Bilquees Khanum
Neeki Rasukh

Shamim

Md. Asif Khalid Ansari
20.11.18

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22. That, the land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
23. That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties.

OWNERS FURTHER OBLIGATION

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building construction on the said plot by the Developer agreement if anything is not going against the spirit of this agreement.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the whole premises.

The Owners hereby agrees that the Developer may mortgage or create any charge of the said premises including construction to any bank or financial institutions to meet its financial requirements.

The Owners hereby agree and covenant with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer the respective unit in favour of the

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Bidques Khawam

Maki Rasuh

Shaima

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Md. Azizul Karim
20.11.18

purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled land.

DEVELOPER'S FURTHER OBLIGATION

The Developer further agrees and covenants with the Owner to get the subject project cleared by all authorities that may be necessary for the purpose of construction.

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

24. OWNER'S INDEMNITY

The Owner hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title.

The Owner hereby undertakes and indemnifies the Developer that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

25. DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

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Ridqus Khanum

Nabi Rasool

Shainara

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Md. Asif Kamal Ansari
20.11.18

26. MISCELLANEOUS

It is agreed that the Developer shall have absolute right to name the building and the Owner shall not object the same. It is agreed that the Developer and/ or the Owner shall incorporate a clause in their respective document so that successor in interest does not change the name of the building once the same is completed.

It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other misc. expenses including lawyer's fee for Registration of this Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.

It is agreed that the Developer is free to purchase or take on development agreement from other party/ parties, any land which is adjacent/ connected to the scheduled land. The Developer shall be free to develop comprising the land taken from other vendor(s) and scheduled premises being taken from the Owner and the scheduled premises may be used for entry/ exit purpose to other lands acquired from other vendor(s), and in this regard the Owner will not have any objection or will not raise any claim.

It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute additional power of attorney and/ or authorization as may be required by the

Imrul/Smit for
Bilques Khanum
Nabi Rasub

Shamim Ara

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Md. Rauf Farid Ansari
20.11.18

Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/ or affect the rights of the Owners in respect of the said plot and/ or go against the spirit of this Agreement and the Owner hereby indemnify the Developer for the above.

Any notice required to be given by the Developer shall be deemed to have been served on the Owners if, delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or send by prepaid registered post with acknowledgement due to the known address which appears in this agreement.

It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) which may be any group concern, other firm/ company or any individual on exclusive decision of the Developer, and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Owner shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

That the maintenance of the building shall be done by the developer and sold/unsold flat of the share of the land lords also shall be maintained by the developer and they shall liable to pay the maintenance cost whatsoever it may be to the developer only. Further any kind of tax (GST, INCOME TAX etc.) related to sale of the flat will be borne by the purchasers of the flat.

Anwar Ismail

Bilques Khanum

Nabi Rasool

Shauqara

Md. Asif Rashid Anwar

20.11.18

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27. FORCE MAJEURE

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/ or any other act or commissions beyond the control of the parties hereto.

SCHEDULE

All that piece and parcel of RAIYATI land situate at Mouza Dhanbad, (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, (Mouza No. 51, appertaining to Municipal Khata, Plot No. No.255, 257, 258 and 153/3372, and Khata Nos. 88 and 95, Plot No. 153/3373, measuring 09 Kathas or to say 14.85 Decimals of land (Situating at Subsidiary Road), being butted and bounded as under:-

Boundary of 6 Kathas of land

North: House of Damri Singh.
South: Land of Md. Shakel, Md. Naeem and others
East: Land of Khalda Khatton.
West: Road.

Boundary of 3 Kathas of land

North: Land of Md. Shakel, Md. Naeem and others.
South: Land of Md. Amin
East: Land of Zahira Praween.
West: Road.

SPECIFICATION

- A) RCC frame structure and rcc roof slab
- B) Interior wall finished with plaster of paris

Amr Smil

Balques Khanum

Habi Rasu

Shamara

Md. Anis Rashid Ansari
20.11.18

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- C) Floor vitrified tiles in all area.
- D) 32mm flush door painted with a coat of primer
- E) Aluminum sliding window with glass panel
- F) Concealed water line with C.P. fittings
- G) Concealed electrical line of ISI mark
- H) Extra water connection will be provided from municipal corporation at extra cost on request of flat owners
- I) Lift of reputed brand of six passengers.

SHARE ALOCATION

That it has been decided by and between the parties hereto, that the share allocation will be decided later on, after sanction of plan from Dhanbad Municipal Corporation and by another agreement and Parking area shall be allotted on the basis of lottery.

Government value of Scheduled property is Rs. 1,30,78,000/- (Rupees One Crore Thirty Lac Seventy Eight Thousand) only and Registration Fee paid on that amount.

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at Dhanbad, on 20th Day of NOVEMBER 2018, in presence of the witnesses, named hereunder:-

Amr/Smit
Bilquees Khanum
Naki Rana
Shaindra

Md. Asif Rashid Ansari
20.11.18

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OWNERS :-

Amr/Smit
Bilquees Khanum
Naki Rana
Shaindra
20.11.18

DEVELOPER :-

Md. Asif Rashid Ansari
20.11.18

WITNESSES :-

1. Md Sajid Ansari
S/o Abdul Bari
Karim Ganj Waslypur
Shonbad
2. Anam Malice
Step. Malice
Hingon Shonbad
20.11.18

Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-

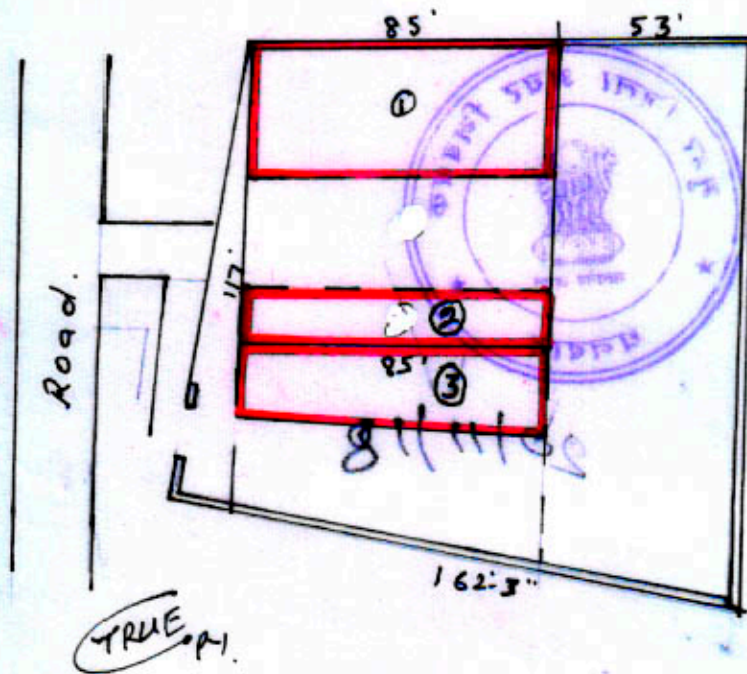
Jadhani A.M.
Ue no. 02/1998

Executors:- (1) Anwar Ismail Khan s/o Late Md Sahrab Khan
(2) Bilquees Khanum w/o Anwar Ismail Khan (D/o Late Md Maqbool Khan). (3) Nabi Rasool s/o Late Gulam Rasool
(4) Shamim Ara w/o Md Taiyub of Naya Bazar P.S. Bank More. Dist. Dhanbad.

Plaintiff:- MIS Bultoon Estates Pvt. Ltd. Rep by its Director Md Asif Rashid Ansari s/o Abdul Rashid. of 1st Floor Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post office P.S. Bank More. Dist. Dhanbad.

Schedule:- Mouza. Dhanbad No. 51. Municipal Khata, Plot No. 255, 257, 258, 153/3372 & Khata No. 88, 95. Plot No. 153/3373 Area 9-Kathas or 14.85-Decimals.

Shown in red colour.



Anwar Ismail Khan
Bilquees Khanum
Nabi Rasool
Shamim Ara

Md. Asif Rashid
Ansari

20.11.18

[Handwritten signature]



निबंधन विभाग, झारखंड
Dhanbad

Token No.25Token Date: 20/11/2018
Party Name: ANWAR ISMAIL KHAN
Father/Husband Name:LATE MD. SAHRAB KHAN
(Executant)
NAYA BAZAR, PS. BANK MORE, DIST. DHANBAD

Deed Type: Development Agreement

Party Details

Name :	Anwar Ismail Khan
Gender :	M
DOB :	05-07-1957
C/o :	S/O: Mohammed Shohrab Khan
District :	Howrah
House/Building No. :	
Locality :	
Pincode :	711103
Post Office :	
State :	West Bengal
Village/Town/City :	Haora (M.Corp)
Aadhaar No :	xxxxxxxx1702
Photo :	



✓
Registering Officer

Anwar Ismail Khan
Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.25Token Date: 20/11/2018
Party Name: BILQUEES KHANUM (ANWAR)
Father/Husband Name:ANWAR ISMAIL KHAN
(Executant)
NAYA BAZAR, PS. BANK MORE, DIST. DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Bilquees Anwar
Gender :	F
DOB :	25-05-1965
C/o :	W/O: Anwar Ismail Khan
District :	Dhanbad
House/Building No. :	
Locality :	Naya Bazar
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxx3679
Photo :	

Registering Officer

Bilquees Khanum
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.25Token Date: 20/11/2018

Party Name: NABI RASOOL

Father/Husband Name:LATE GULAM RASOOL
(Executant)

NAYA BAZAR, PS. BANK MORE, DIST. DHANBAD

Deed Type: Development Agreement

Party Details

Name :	Nabi Rasul
Gender :	M
DOB :	12-01-1955
C/o :	S/O Ghulam Rasul
District :	Dhanbad
House/Building No. :	Rasul Manjil
Locality :	Naya Bazar
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx9986
Photo :	



Registering Officer

Nabi Rasul
Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.25Token Date: 20/11/2018
Party Name: SHAMIM ARA
Father/Husband Name:MD. TAIYUB
(Executant)
NAYA BAZAR, PS. BANK MORE, DIST. DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	SHAMIM ARA
Gender :	F
DOB :	20-05-1965
C/o :	
District :	Nalanda
House/Building No. :	DHANBAD
Locality :	SOHDIH
Pincode :	803118
Post Office :	
State :	Bihar
Village/Town/City :	Saraia
Aadhaar No :	xxxxxxxx6646
Photo :	

Registering Officer

Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.25Token Date: 20/11/2018

Party Name: M/S BUILTRON ESTATES PVT. LTD. REP. THROUGH ITS DIRECTOR


MD. AASIF RASHID ANSARI

Father/Husband Name:ABDUL RASHID

(Claimant)

1ST FLOOR, OUTER BUILDING, ANSARI MANSION, GHANI COLONY, NEAR SUB
POST OFFICE, PS. BANK MORE, DIST. DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md Aasif Rashid Ansari
Gender :	M
DOB :	28-09-1989
C/o :	S/O: Abdul Rashid Ansari
District :	Dhanbad
House/Building No. :	
Locality :	Ghani Colony
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxx3355
Photo :	

Registering Officer

Md. Aasif Rashid Ansari
Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.25Token Date: 20/11/2018
Party Name: MD. SAJID ANSARI
Father/Husband Name:ABDUL BARI ANSARI
(Identifier)
NEAR IMAM BARA, KARIMGANJ, WASSEYPUR, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md. Sajid Ansari
Gender :	M
DOB :	10-05-1985
C/o :	S/O Abdul Bari Ansari
District :	Dhanbad
House/Building No. :	H N0- 79
Locality :	KARIM GANJ WASSEYPUR
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx4022
Photo :	

Registering Officer

Party Signature

Operator's Signature



निबंधन विभाग, झारखंड

IN-JH12749681194717Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH12749681194717Q
CertificateIssuedDate: 19-Nov-2018 10:44 AM
AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
UniqueDocReference: SUBIN-JHJHSHCIL0116948677798004Q
Purchasedby: - MS BUILTRON ESTATES PRIVATE LIMITED
DescriptionofDocument: Article 5 Agreement or memorandum of an Agreement
PropertyDescription: DEVELOPMENT AGREEMENT
ConsiderationPriceRs: 0
FirstParty: ANWAR ISMAIL KHAN
SecondParty: MS BUILTRON ESTATES PRIVATE LIMITED
StampDutyPaidBy: MS BUILTRON ESTATES PRIVATE LIMITED
StampDutyAmountRs: 100

Anwar Ismail Khan



Jhar Registry Dashboard

Government Of Jharkhand

Home
(../Dashboard.aspx)
/ Issue Token

- Clipboard icon
- Calendar icon
- Checkmark icon
- Checkmark icon
- Person icon
- Group of people icon
- Calendar icon
- Checkmark icon
- Document icon
- Document icon

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

ANWAR ISMAIL KHAN

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

277925

Verify On-line Payment **ViewDeed** (<http://172.16.20.229/OnlineAppointment/Details.aspx?Id=dd234d7e-5bc7-4ddd-a5cf-039d713c998f>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 327760.00 on 20/11/2018 with CIN - 10002162018112000349 & GRN No. - 1803216132 & Status - SUCCESS

Print Payment Verification Details ()



निबंधन विभाग, झारखंड

Dhanbad

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 25 Token Date/Time: 20/11/2018 11:29:29.

Document Type: Development Agreement, Presenter: ANWAR ISMAIL KHAN, Date of Entry: 20/11/2018, Total Pages: 74, Stampable Doc. Value: 13078000, DOE, Stamp Value: 100, Serial /Deed No. /, Old Serial No. /, App. ID: 277925, e-Stamp Cert. No.: IN-JH12749681194717Q

Table with 15 columns: Anchal, Th. No., Wrd/Hk, Mauza, Kh. No., Plot No., Regl Vol, Regl Pno, Plot Type, Boundary North, Boundary South, Boundary East, Boundary West, H No., ULB, Category, Area, Min. Value. Contains 3 rows of property details.

Other Property Details:

Party Details:

Table with 13 columns: Party Type, Party Name, Father/Husband, Occup., Relation, Caste, Gender, PAN/F 60, Mobile, Aadhar, Pres. Address, Perm. Address, PAN Verified. Lists parties including ANWAR ISMAIL KHAN, BILQUEES KHANUM, NABI RASOOL, SHAMIM ARA, and M/S BUILTRON ESTATES PVT. LTD.

Fee Details:

Table with 3 columns: SN, Fee Name, Net Amount. Shows fees for E1 (326950.00) and SP (1110.00), totaling 328060.00.

Handwritten signatures and names: Anwar Ismail Khan, Bilquees Khanum, Nabi Rasool, Shamim Ara.

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Md. Asif Rashid Ansari

Signature's of Executant & Claimant

उपर्युक्तदियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

Handwritten signature of Anwar Ismail Khan and other parties.

निबंधन पूर्व सारांश में ईमुट फार्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त अनवर इस्माइल खान, बिलाह खान (अपु), नबी रसूल, शमीम आरा ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया।

जिसको पहचान निवासी का नाम दादी कसरी पति अकतल वारी कसरी पेशा मशीन मरिगी ने की।

Md Sajid Ansari

20.11.18 निबंधन पदाधिकरी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.25 Token Date: 20/11/2018
Serial/Deed No./Year :8201/7527/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	ANWAR ISMAIL KHAN Father/Husband Name:LATE MD. SAHRAB KHAN (Executant) NAYA BAZAR, PS. BANK MORE, DIST. DHANBAD		
2	BILQUEES KHANUM (ANWAR) Father/Husband Name:ANWAR ISMAIL KHAN (Executant) NAYA BAZAR, PS. BANK MORE, DIST. DHANBAD		
3	NABI RASOOL Father/Husband Name:LATE GULAM RASOOL (Executant) NAYA BAZAR, PS. BANK MORE, DIST. DHANBAD		
4	SHAMIM ARA Father/Husband Name:MD. TAIYUB (Executant) NAYA BAZAR, PS. BANK MORE, DIST. DHANBAD		
5	M/S BUILTRON ESTATES PVT. LTD. REP. THROUGH ITS DIRECTOR MD. AASIF RASHID ANSARI Father/Husband Name:ABDUL RASHID (Claimant) 1ST FLOOR, OUTER BUILDING, ANSARI MANSION, GHANI COLONY, NEAR SUB POST OFFICE, PS. BANK MORE, DIST. DHANBAD		
6	MD. SAJID ANSARI Father/Husband Name:ABDUL BARI ANSARI (Identifier) NEAR IMAM BARA, KARIMGANJ, WASSEYPUR, DHANBAD		

Book No. 1
Volume 602
Page 113 To 186
Deed No 8201 / 7527
Year 2018
Date 20/11/2018

Registering Officer

Signature of Operator

7407

6792

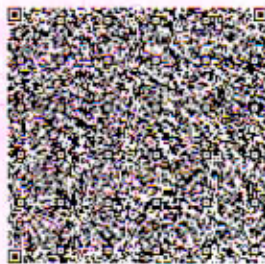


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH12202470875047Q
 Certificate Issued Date : 08-Oct-2018 06:52 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0116361537441711Q
 Purchased by : MS BUILTRON ESTATES PVT LTD
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : KHALDA KHATOON AND OTHER
 Second Party : MS BUILTRON ESTATES PVT LTD
 Stamp Duty Paid By : MS BUILTRON ESTATES PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

अधिनियम 27 के अधीन और अधिनियम
 नमूनाकरण के तहत जारी किया गया है। अधीन
 ना यादव के तहत अधिनियम के तहत जारी किया गया है। 895
 की अनुसूची के तहत जारी किया गया है। अधीन
 यथावत चलाया जाएगा और इसे कानून के तहत
 स्थिति में विद्यमान है या तत्पश्चात् कानून प्रवर्धित
 नहीं है।

पदाधिकारी का नाम

चक्र IV का नाम

Khalda Khatoon
Gufeshon Sanber

Madhu Kaur Anni

12-10-18

12.10.18

12.10.18

TQ 0001817622

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com. Any discrepancy in the details on this Certificate and its available on the web site 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 St. 100/

का फलाना किया 12.10
अनुसार निम्नलिखित न्यूनतम मूल्य का मूल्य मांग दर्शाया
12.10/18

श्री बेनी

Dr

अंचल अधिकारी प्युनकाप से प्राप्त सूची
अनुसार दस्तावेज नं. मोता प्युनकाप
नम्बर 51 के सं गजरमालिका आता
निधिद्वारा से वाता / सूची नं. 10. 11
12/10/18



146275. w 100 - 146375
Rural mid e w 18029566326
1802995467 dt 12.10.18

12.10/18
Khalda Khatoon

Gulfeshan Sanobar
Md. Asif Khatun Ansari
12-10-18

700. Rupee

EU 145375-

145375-

DEVELOPMENT AGREEMENT

12/10/18

THIS DEVELOPMENT AGREEMENT made on this the 12th day of October Two Thousand Eighteen

BETWEEN

1. MRS. KHALDA KHATOON Wife of Late Saukat Ayuob, 2. GULFESHAN SANOBER Daughter of Late Saukat Ayuob, by Faith Muslim, by caste Momin, by occupation Housewife, Resident of Near Mahavir Sthan, Naya Bazar, P.S. Bank More, Dist. Dhanbad, hereinafter called and referred to as LANDLORD/ OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, successors, nominees and/ or assigns) of the ONE PART.

12-10-18

10-10-1-10



जन्मदिनांक

व्यक्तिगत

पता

पता

नाम गणेशधर

पता मौजिन

रको शांत

बनारस

खालदा खातून

अनुब

चण्डी

12-10-18

Khaldakhatun

12-10-18





= 2 =

AND

Khalata Khatoon
Gulshan Sanber

Md. Asif Rashid Ansari
12-10-18



M/S BULTRON ESTATES PRIVATE LIMITED, A Private Limited Company, duly incorporated under the Indian Companies Act., having its office at 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, Represented herein through its Director **MD. AASIF RASHID ANSARI** Son of Abdul Rashid, by Faith Muslim, by caste Momin by occupation Business, Resident of 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, hereinafter referred to as **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and interests, liquidators, nominees and/ or assigns) of the **OTHER PART**;

WHEREAS:

- A. **WHEREAS**, the first party hereto above named owned 04 kathas of land, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, and Dist. Dhanbad, appertaining to Municipal Khata, Plot No.153/3372, which was purchased in the name of owner No. 1 alongwith her Late Husband Saukat Ayuob, vide Deed No. 5212 dated 16.06.1991 from the rightful owners Ehsanur Rahman and others, and the owner hereto has been in peaceful possession over the said land; And

The facts described above mean and conclude that owners hereto are the rightful **OWNER** of the aforesaid land measuring 04 Kathas.

- B. **WHEREAS**, the Owner had been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoried Building (Commercial and/ or Residential) Complex.



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Guffelhon Sanobar

Md. Saif Usaid Ansari
12-10-18



C. The Developer, "M/S BUILTRON ESTATES PRIVATE LIMITED," approached the present owners and offered to Develop the property by erecting new multistoried buildings thereon on the terms and conditions mentioned hereafter.

D. Owner have represented to the Developer as follows:

- I. That the Owners are absolute seized and possessed of the piece and parcel of land measuring 04 Kathas morefully and particularly described in Schedule hereunder written and hereinafter referred to as the said premises.
- II. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
- III. That the said Premises is not effected by any Road Alignment.
- IV. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the Owners shall not enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on the said piece of land.
- V. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.
- VI. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.
- VII. That the Owner shall comply with all requisition for the purpose of development of the said premises.

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Gulshan Anwar

Md. Asif Rashid Ansari
12-10-18

DEFINITION

Unless these presents it is repugnant or inconsistent with:

- I. OWNER shall mean the Owner mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and assigns.
- II. DEVELOPER shall mean "M/S BUILTRON ESTATES PRIVATE LIMITED", and its successors and interests, liquidators, nominees and/ or assigns;
- III. PREMISES shall mean all that the Land and Premises mentioned in the schedule hereunder within the limits of Mineral Area Development Authority/ Municipal Corporation Authority within the District of Dhanbad and particularly described in the schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS:

1. That, in view of the said Agreement for development and construction of a multistoried complex over the schedule land of this Development Agreement proposed to any construction whichever is beneficial to Developer and as per the approval of competent authority i.e. Mineral Area Development Authority/ Municipal Corporation and in lieu of which the Developer will give and handover the Owners 35% of the Super built up area in the building to be constructed in the schedule land and parking area for flats of owner's share.
2. That, the Owners have agreed to handover the peaceful possession of the scheduled Land of this Agreement to the Developer within a period of three days from the date of Signing this

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Gufshan Sanobar

Md. Saif Rashid Ansari
12-10-18

Agreement and Issue of Power of Attorney and have allowed the Developer to go ahead with the development work.

3. That, the Developer will construct multistoried building (commercial and/ or residential) complex and shall get the plans approved from the competent authority at their own cost.
4. That, the Developer undertakes and agrees to give and handover the Owners only 35% Super built up area in the multi storied complex to be constructed on the land of the owner), for the development on the land of 04 Kathas, and parking area accordingly.
5. That, the Developer may bring their construction of commercial, residential, Apartments or whatsoever, on which the Owner shall not create any interference or objection for the type or quality of the construction.
6. That, the multistoried building over the schedule land of this agreement constructed at the cost of the Developer shall become the exclusive property of the Developer. The land Owner will not have any physical or legal claim over it and right, interest, title shall accrue upon the Developer in respect of the multistoried building to the extent of 65% as aforesaid, constructed saleable area of the said building complex, which shall be exclusive property of the Developer, with the exclusive right, title and interest upon which the Owners shall not have any sort of right, title or interest in any manner, except their share of 35% Super built up area in the building.
7. That, will have equitable right, interest, title over the common area like passage, terrace, lift, guard room, generator etc. after the units of the complex are sold to them respectively, and the developer will not claim his any right on and over the same in any manner the water tank and lift machine room.

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Gulshan Sanobar

Md. Asif Rashid Anwar
12-10-18

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8. That, the Developer agrees and undertakes that the time is the essence of the contract and the Developer will hand over the owner's share of 35%, to the Owner as per this agreement irrespective of status or progress of the construction. The Developer shall construct the said building complex as per specifications and approved plan of the building by the competent authority within a period of 36 months from the date of **Ground Breaking Ceremony**, for the said construction of the building over the schedule land.
9. That, the Developer undertakes and agrees that they will get the drawings of the proposed apartment over the schedule lands of this agreement duly approved by the competent authority (MADA) at their own cost.
10. That, the Developer will be at liberty to generate funds by advertisements, selling, booking, mortgaging of shops/ offices/ flats of the proposed building of the total constructed area for the purpose of speedy construction and timely completion of the said building complex as per approved plans and specifications at its own responsibility and risk keeping no concern with the Owner.
11. That, the Owner agrees and assures to hand over to the Developer the vacant and peaceful possession over the schedule land of this Development Agreement for the purpose of development of the said building complex before the approval of Plan from Competent authority and issue of Power of Attorney to facilitate them to build the basic infrastructures for the speedy and timely construction of the said Apartment, like digging tube wells and removing the debris and strengthening and rising the existing compound wall and construction of the site office, labour shed etc.
12. That, the Owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for sale/ mortgage 65% of the units of the said building complex over

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Khadija Khatoun

Jufellon Stanobez

Md. Asif Rasid Asaw
12-10-18

the schedule land of this Agreement within a week from the date of signing of this agreement to facilitate the speedy construction of the said building complex for which Developer shall bear and pay all costs of incidental, stamp and registration etc.

13. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owner against any loss of liability arising out of the sale/ mortgage of the said units to the purchasers in respect of cost of the land to be paid to them.
14. That, the Developer may take loan or financial assistance from any Bank/ Financial Institution for the speedy construction of the said building complex at its own risk and consequence and for the repayment of which the Owner shall not be held responsible at any score, whatsoever.
15. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the multistoried building complex over the schedule land of this agreement at their own cost and Owner shall not be liable for reimbursement of any costs, charges and expenses for any reason.
16. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the laborers, material suppliers and the staff employed by the Developer and the dispute/ differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developer including all legal consequences related thereto and Owner shall not be responsible for the same.
17. That, the Owner will not be liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said building complex and the Developer will be solely responsible for the same and indemnify the Owner in case of any such eventuality.

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Md. Anis Farid Asmi
12-10-18

18. That, the Developer shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owner and the Developer shall strictly abide by the terms and conditions as agreed upon in this Agreement.
19. That, the Developer shall be solely entitled for booking and sale of units of the building complex and to receive the payments in lieu of such sale/ booking of the units, for only his share and the land owner is also entitled for the same.
20. That, the Owner shall not be held responsible for any dispute between the purchaser of the units and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
21. That, the Developer's liability for the payment of taxes with respect to the newly constructed building over schedule land shall cease after the handing over the units to the respective buyers and then onwards it will be the responsibility of the respective owners to pay the Government Taxes.
22. That, the land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
23. That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties.

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Gulshan Sanobar

Md. Asif Rashid Anwar
12-10-18

OWNERS FURTHER OBLIGATION

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building construction on the said plot by the Developer agreement if anything is not going against the spirit of this agreement.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the whole premises.

The Owners hereby agrees that the Developer may mortgage or create any charge of the said premises including construction to any bank or financial institutions to meet its financial requirements.

The Owners hereby agree and covenant with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer the respective unit in favour of the purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled land.

DEVELOPER'S FURTHER OBLIGATION

The Developer further agrees and covenants with the Owner to get the subject project cleared by all authorities that may be necessary for the purpose of construction.

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

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Khadda Khatoon

Gulshan Sanobar

Md. Saifur Rashid Ansari
12-10-18

24. OWNER'S INDEMNITY

The Owner hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title.

The Owner hereby undertakes and indemnifies the Developer that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

25. DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

26. MISCELLANEOUS

It is agreed that the Developer shall have absolute right to name the building and the Owner shall not object the same. It is agreed that the Developer and/ or the Owner shall incorporate a clause in their respective document so that successor in interest does not change the name of the building once the same is completed.

It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other misc. expenses including lawyer's fee for Registration of this

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Khalida Khatoun

Gulshan Siroben

Md. Rauf Rashid Araam
12-10-18

Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.

It is agreed that the Developer is free to purchase or take on development agreement from other party/ parties, any land which is adjacent/ connected to the scheduled land. The Developer shall be free to develop comprising the land taken from other vendor(s) and scheduled premises being taken from the Owner and the scheduled premises may be used for entry/ exit purpose to other lands acquired from other vendor(s), and in this regard the Owner will not have any objection or will not raise any claim.

It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute additional power of attorney and/ or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/ or affect the rights of the Owners in respect of the said plot and/ or go against the spirit of this Agreement and the Owner hereby indemnify the Developer for the above.

Any notice required to be given by the Developer shall be deemed to have been served on the Owners if, delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or send by prepaid

Khabela Khatoon
= 12 =

Profusion Sanoker

Md. Amirul Karim Anwar
12-10-18

registered post with acknowledgement due to the known address which appears in this agreement.

It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) which may be any group concern, other firm/ company or any individual on exclusive decision of the Developer, and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Owner shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

That the maintenance of the building shall be done by the developer and sold/unsold flat of the share of the land lords also shall be maintained by the developer and they shall liable to pay the maintenance cost whatsoever it may be to the developer only. Further any kind of tax (GST, INCOME TAX etc.) related to sale of the flat will be borne by the purchasers of the flat.

27. FORCE MAJEURE

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/ or any other act or commissions beyond the control of the parties hereto.

Khataba Khateeton

= 13 =

SCHEDULE

Profession Sanobar

12-10-18

Md. Anwar Hussain Ansari

All that piece and parcel of RAIYATI land situate at Mouza Dhanbad, (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, (Mouza No. 51, appertaining to Municipal Khata,

Plot No. No.153/3372, measuring 04 Kathas or to say 6.60 Decimals of land (Situated at Subsidiary Road), being butted and bounded as under:-

- North: Existing Building.
South: Plot of Parween Bano.
East: Part of same Plot.
West: Plot of Anwar Ismail Khan, Bilquees Khanum and Nabi Rasool.

SPECIFICATION

- A) RCC frame structure and rcc roof slab
- B) Interior wall finished with plaster of paris
- C) Floor vitrified tiles in all area.
- D) 32mm flush door painted with a coat of primer
- E) Aluminum sliding window with glass panel
- F) Concealed water line with C.P. fittings
- G) Concealed electrical line of ISI mark
- H) Extra water connection will be provided from municipal corporation at extra cost on request of flat owners
- I) Lift of reputed brand of six passengers.

Khatalda Khatoon
= 14 =

Gulshan Sanoker

Md. Asif Rashid Ansari
12-10-18

SHARE ALLOCATION

That it has been decided by and between the parties hereto, that the share allocation will be decided later on, after sanction of plan from Dhanbad Municipal Corporation and by another agreement and Parking area shall be allotted on the basis of lottery.

Government value of Scheduled property is Rs. 58,15,000/- (Rupees Fifty Eight Lac Fifteen Thousand) only and Registration Fee paid on that amount.

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at Dhanbad, on 12th Day of October (September) 2018, in presence of the witnesses, named hereunder:-

OWNERS :-

Khatalda Khatoon
Gulshan Sanoker

DEVELOPER :-

Md. Asif Rashid Ansari
12-10-18

Md

WITNESSES :-

1. Md Sajid Ansari
S/o Abdul Bari
Near Imambara Kasim
Ganj Wassey Pur Dhanbad

2. Bidyut Roy
S/O. Late P.K. Roy
Bikash Nagar, Banka more,
Dhanbad

Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-

Sanjay
Lr no 02/1990



राजस्व विबंधन एवं भूमि सुधार विभाग

Home



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पंजी II विवरण

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विवरण

भाग वर्तमान	:	1	प्लॉट संख्या	:	2172
जिला का नाम	:	धनबाद	अनुमंडल नाम	:	धनबाद
अंचल का नाम	:	धनबाद	हलका का नाम	:	हलका-03
मौजा का नाम	:	धनबाद	होलिडिंग संख्या	:	2172
धाना नाम	:	झारिया	धाना नंबर	:	51
टीपी संख्या	:	0	इस्टेट का नाम	:	झारखंड
रैपत का नाम	:	क्रम सं.	रैपत का नाम	जाति	निवासी

1. खासिदा खालुन पति - शोकल अप्पुब --

प्लॉट का विवरण

खाता नंबर	प्लॉट संख्या	रकबा
0	153/3372	4 कठ्ठा 0 डिसेमील 0 हेक्टर
	कुल परिमाण	4 कठ्ठा 0 डिसेमील 0 हेक्टर

लगान का विवरण

लगान	रोड सेस	शिक्षा सेस	स्वस्थ रोस	कृषि सेस	कुल
16.00	4.00	8.00	8.00	3.20	39.20

रजिस्ट्रार ऑफिस

राजस्थान सरकार

12/10/18



निबंधन विभाग, झारखंड
Dhanbad

Token No.43Token Date: 12/10/2018

Party Name: KHALDA KHATOON

Father/Husband Name:LATE SAUKAT AYOUB
(Executant)

NEAR MAHAVIR ASTHAN ,NAYA BAZAR ,PS. BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details

Name : Khalda Khatoon
Gender : F
DOB : 01-01-1968
C/o : W/O Late Shawkat Ayoub
District : Dhanbad
House/Building No. : NEAR MAHABIR STHAAN
Locality : DHANBAD
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : Dhanbad
Aadhaar No : xxxxxxxx2691
Photo :



Registering Officer

Khalda Khatoon
Party Signature


[Signature]
Operator's/Signature



निबंधन विभाग, झारखंड
Dhanbad


Token No.43Token Date: 12/10/2018
Party Name: GULFESHAN SANOVER
Father/Husband Name:LATE SAUKAT AYOUB
(Executant)
NEAR MAHAVIR ASTHAN ,NAYA BAZAR ,PS. BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Gulfeshan Sanover
Gender :	F
DOB :	10-02-1989
C/o :	D/O Late Shankat Ayoub
District :	Dhanbad
House/Building No. :	NEAR MAHAVIR STHAAN
Locality :	DHANBAD
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx4699
Photo :	

Registering Officer


Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad


Token No.43Token Date: 12/10/2018

Party Name: M/S BUILTRON ESTATES PRIVATE LIMITED REP. THROUGH ITS
DIRECTOR MD. AASIF RASHID ANSARI

Father/Husband Name:ABDUL RASHID
(Claimant)

1ST FLOOR OUTER BUILDING , ANSARI MANSION , GHANI COLONY NEAR SUB
POST OFFICE ,PS. BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md Aasif Rashid Ansari
Gender :	M
DOB :	28-09-1989
C/o :	S/O: Abdul Rashid Ansari
District :	Dhanbad
House/Building No. :	
Locality :	Ghani Colony
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx3355
Photo :	

Registering Officer

Md - Aasif Rashid Ansari
Party Signature

[Signature]
Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.43Token Date: 12/10/2018
Party Name: MD. SAJID ANSARI
Father/Husband Name:ABDUL BARI ANSARI
(Identifier)
KARIMGANJ ROAD, WASSEYPUR, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md. Sajid Ansari
Gender :	M
DOB :	10-05-1985
C/o :	S/O Abdul Bari Ansari
District :	Dhanbad
House/Building No. :	H N0- 79
Locality :	KARIM GANJ WASSEYPUR
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx4022
Photo :	

Registering Officer ✓

Md Sajid Ansari
Party Signature

Operator's Signature



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Government Of Jharkhand

Home
(../Dashboard.aspx)
/ Issue Token



Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

KHALDA KHATOON

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

263699

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?id=d5e22b5c-800a-4069-8017-71cd209a0b29>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 146275.00, 100.00 on 12/10/2018, 12/10/2018 with CIN - 10002162018101202058, 10002162018101201531 & GRN No. - 1802996163, 1802995467 & Status - SUCCESS, SUCCESS

Print Payment Verification Details ()



निबंधन विभाग, झारखंड

IN-JH12202470875047Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH12202470875047Q
CertificateIssuedDate: 08-Oct-2018 06:52 PM
AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
UniqueDocReference: SUBIN-JHJSHCIL0116361537441711Q
Purchasedby: MS BUILTRON ESTATES PVT LTD
DescriptionofDocument: Article 5 Agreement or memorandum of an Agreement
PropertyDescription: DEVELOPMENT AGREEMENT
ConsiderationPriceRs: 0
FirstParty: KHALDA KHATOON AND OTHER
SecondParty: MS BUILTRON ESTATES PVT LTD
StampDutyPaidBy: MS BUILTRON ESTATES PVT LTD
StampDutyAmountRs: 100

Khalda Khatoon

Md-Aarif Rasid Ansari



निबंधन विभाग, झारखंड

Dhanbad

जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token No. 43

Token Date/Time: 12/10/2018 11:42:29.

Document Type: Development Agreement
 Presenter: KHALDA KHATOON
 Presenters' Name & Address: NEAR MAHAVIR ASTHAN, NAYA BAZAR, P.S. BANK MORE, DHANBAD
 Date of Entry: 12/10/2018
 Stampable Doc. Value: 0
 Document/Transaction Value: 0
 Special Type: DOE
 Remarks / Other Details: Stamp Value: 100, Serial /Deed No: /, Old Serial No: /, App ID: 263699
 Total Pages: 52, Book: 1, CNO/PNO: n/a
 e-Stamp Cert. No: IN-JH12202470875047Q

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Regil Vol	Regil Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	51	20	DHANBAD	MUNICIPAL	153/3372	1	2172		EXISTING BUILDING	PLOT OF PARVEEN BANO	PART OF SAME PLOT	ANWAR ISMAIL KHAN, BILQUESS KHANUM, NABI RASOOL			U_COM	6.60 Decimal	5811788.4

Other Property Details:

Party Details:

Party Type	Party Name	Father/Hus band	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres. Address	Perm. Address	PAN Verified
Executant	KHALDA KHATOON	LATE SAUKAT AYOUB	HOUSE WIFE	पति	मोमीन	Female		xxxxxxxx00	xxxxxxxx2691	NEAR MAHAVIR ASTHAN, NAYA BAZAR, P.S. BANK MORE, DHANBAD	NEAR MAHAVIR ASTHAN, NAYA BAZAR, P.S. BANK MORE, DHANBAD	
Executant	GULFESHAN SANDBER	LATE SAUKAT AYOUB	HOUSE WIFE	पति	मोमीन	Female		xxxxxxxx00	xxxxxxxx4699	NEAR MAHAVIR ASTHAN, NAYA BAZAR, P.S. BANK MORE, DHANBAD	NEAR MAHAVIR ASTHAN, NAYA BAZAR, P.S. BANK MORE, DHANBAD	
Claimant	M/S BUILTRON ESTATES PRIVATE LIMITED REP. THROUGH ITS DIRECTOR MD. AASIF RASHID ANSARI	ABDUL RASHID	BUSINESS	पिता	मोमीन	Male		xxxxxxxx00	xxxxxxxx3355	1ST FLOOR OUTER BUILDING, ANSARI MANSION, GHANI COLONY NEAR SUB POST OFFICE, P.S. BANK MORE, DHANBAD	1ST FLOOR OUTER BUILDING, ANSARI MANSION, GHANI COLONY NEAR SUB POST OFFICE, P.S. BANK MORE, DHANBAD	
Identifier	MD SAJID ANSARI	ABDUL BARI ANSARI	BUSINESS	पिता	मोमीन	Male		xxxxxxxx00	xxxxxxxx4022	KARIMGANJ ROAD, WASSEYPUR, DHANBAD	KARIMGANJ ROAD, WASSEYPUR, DHANBAD	

Fee Details:

SN.	Fee Name	Net Amount
1	SP	780.00
2	E1	145375.00
	Total	146155.00

Khalda Khatoon Gulfeshan Sandber

Register/Details provided by the user has been mutated in the name of - Name: श्रीमती सविता देवी, Address: , C/o: इसी अडवाक

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself. The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Mid-Hanif Ansari

Signature's of Executant & Claimant

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।

Khalda Khatoon
 दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर डाटा इंटि ऑपरेटर का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंटि की गई है।

उपर्युक्त किया *खालदा खातून* *गुलफेशान सन्दबर* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया है।
 जिसको पहचान *कां० लाजिद अन्सारी* पिता *अकबर अली अन्सारी*
 निवासी *काशीपुर* पेशा *लापर* ने की।
 12-10-18
 निबंधन पदाधिकारी का हस्ताक्षर

MD Sajid Ansari



निबंधन विभाग, झारखंड
धनबाद

Token No.43 Token Date: 12/10/2018
Serial/Deed No./Year :7407/6792/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	KHALDA KHATOON Father/Husband Name:LATE SAUKAT AYOUB (Executant) NEAR MAHAVIR ASTHAN ,NAYA BAZAR ,PS. BANK MORE, DHANBAD		
2	GULFESHAN SANOBER Father/Husband Name:LATE SAUKAT AYOUB (Executant) NEAR MAHAVIR ASTHAN ,NAYA BAZAR ,PS. BANK MORE, DHANBAD		
3	M/S BUILTRON ESTATES PRIVATE LIMITED REP. THROUGH ITS DIRECTOR MD. AASIF RASHID ANSARI Father/Husband Name:ABDUL RASHID (Claimant) 1ST FLOOR OUTER BUILDING , ANSARI MANSION , GHANI COLONY NEAR SUB POST OFFICE ,PS. BANK MORE, DHANBAD		
4	MD. SAJID ANSARI Father/Husband Name:ABDUL BARI ANSARI (Identifier) KARIMGANJ ROAD, WASSEYPUR, DHANBAD		

Book No. I
Volume 542
Page 1 To 52
Deed No 7407 / 6792
Year 2018
Date 12/10/2018

Registering Officer 12-10-18

Signature of Operator

9277

8516

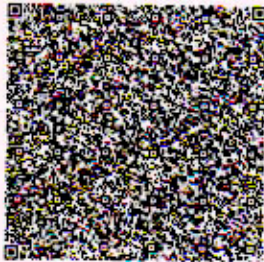


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH13458044920962Q
Certificate Issued Date	: 26-Dec-2018 10:22 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0117706846801731Q
Purchased by	: MS BUILTRON ESTATES PVT LTD
Description of Document	: Article 5 Agreement or memorandum of an Agreement
Property Description	: DEVELOPMENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MD AMIN
Second Party	: MS BUILTRON ESTATES PVT LTD
Stamp Duty Paid By	: MS BUILTRON ESTATES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line.....

खद्यन नलरड 21 क अधीन ऑर धरुनरुडुडु
 कडरुकरुी एरुड कडु डरु। _____ क अधीन
 डु डरुडरु डु अरु डरुडरुडन डरुडरुड एरुड-1895
 कडु अनरुडुडुी 1 कडु 1 कडु _____ क अधीन
 डरुडरुडन डरुडरुड डरुडरुडरुड डरुडरुड डु। अडरुडरुड डरुडरुड
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 नरुडरुड डु।

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 एरुड IV डरुडरुड _____

Signature
 Md. Raif Rashid Ansari
 Raif Rashid

27-12-18

27.12.18
 डरुडरुडन डरुडरुडरुडरुडरुड
 27.12.18

TQ 0008137501

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.

UCAM 2 5816000/
Development Agreement

St 100/.

भूमि संबंधी कागजातों को जाँच :

27.12.18

17 मीटर

Ro

Fee Rs 146300. w
vide vide. 8034 83072
27.12.18

अंशदा अधिकारी यनाह

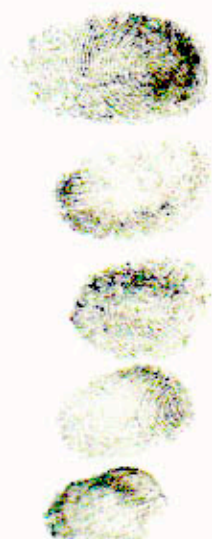
अंशदा अधिकारी यनाह

51

27/12/18



Abdul Rashid
Md. Asif Rashid
Asif Rashid
27.12.18



Fee Rs 145400 -

145400 -

DEVELOPMENT AGREEMENT

27.12.18

THIS DEVELOPMENT AGREEMENT made on this the 27th day of December, Two Thousand Eighteen

BETWEEN

MD. AMIN Son of Md. Hanif, by Faith Muslim, by caste Momin, by occupation Business, Resident of Upper Kulhi, Jharia, P.S. Jharia, Dist. Dhanbad, hereinafter called and referred to as LANDLORD/ OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, nominees and/ or assigns) of the ONE PART. (Represented herein through his constituted attorney **ABDUL RASHID** Son of Late Abdul Gani, by Faith Muslim, by caste Momin by occupation Business, Resident of Ara More, Wasseypur, P.S. Bank More, Dist. Dhanbad, vide Power No. IV-926 dated 18.11.2009, Registered at Dhanbad Sub - Registry office)



(Abanul Rasheed) ~~Abanul~~

Rasheed 27-12-18



27-12-18 10-W-1-60
 200-50 का बल प्रदान/अपहरण में मिल. एकर कब्जा
 के कार्यालय 200-50 में सहायक डी.आर.ओ. का अवर निवास
 द्वारा प्रमाणित मुस्तानाब 18-11-2009 का अवर
 परिवारियों या सादातों के नाम से - अबुल रशीद
 अतिरिक्त का नाम एबी अबुल अजी
 नाम कसूर जिला कानपुर जिला - कानपुर
 धर्म मौलाना एक्सप्रेस के लिए पेश किया।

अवर पदाधिकारी का हस्ताक्षर
 27-12-18

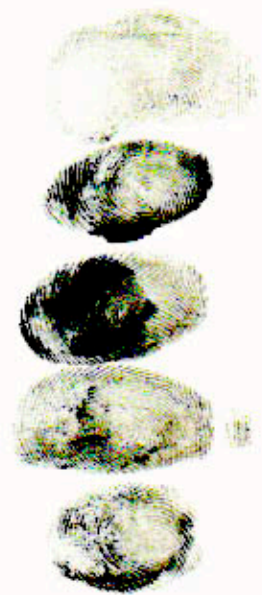




Abdul Rashid

Aasif Rashid

27-12-18



= 2 =

AND

M/S BUILTRON ESTATES PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act., having its office at 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, Represented herein through its Director **MD. AASIF RASHID ANSARI** Son of Abdul Rashid, by Faith Muslim, by caste Momin by occupation Business, Resident of 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, hereinafter referred to as DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and interests, liquidators, nominees and/ or assigns) of the OTHER PART;

WHEREAS:

A. WHEREAS, the first party hereto above named owned 04 kathas of land, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, and Dist. Dhanbad, appertaining to Municipal Khata, Plot No.153/3372, which was purchased in the name of owner vide Deed No. 526 dated 23.01.1993 from the rightful owner Ehsanur Rahman and the owners hereto are in peaceful possession over the said land and got his name mutated vide Mutation Case No. 297(III)2010-11 and paying rent under Tikuri Thoka no. 2731 (and entered in

The facts described above mean and conclude that owners hereto are the rightful OWNER of the aforesaid land measuring 04 Kathas.

B. WHEREAS, the Owners had been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoried Building (Commercial and/ or Residential) Complex.

Asif Rashid
Asif Rashid
27.12.18

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- C. The Developer, "M/S BUILTRON ESTATES PRIVATE LIMITED," approached the present owner and offered to Develop the property by erecting new multistoried buildings thereon on the terms and conditions mentioned hereafter.
- D. Owner have represented to the Developer as follows:
- I. That the Owner is absolute seized and possessed of the piece and parcel of land measuring 04 Kathas morefully and particularly described in Schedule hereunder written and hereinafter referred to as the said premises.
 - II. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
 - III. That the said Premises is not effected by any Road Alignment.
 - IV. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the Owners shall not enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on the said piece of land.
 - V. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.
 - VI. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.
 - VII. That the Owners shall comply with all requisition for the purpose of development of the said premises.

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DEFINITION

Unless these presents it is repugnant or inconsistent with:

- I. OWNERS shall mean the Owners mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and assigns.
- II. DEVELOPER shall mean "M/S BUILTRON ESTATES PRIVATE LIMITED", and its successors and interests, liquidators, nominees and/ or assigns;
- III. PREMISES shall mean all that the Land and Premises mentioned in the schedule hereunder within the limits of Mineral Area Development Authority/ Municipal Corporation Authority within the District of Dhanbad and particularly described in the schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS:

- 1. That, in view of the said Agreement for development and construction of a multistoried complex over the schedule land of this Development Agreement proposed to any construction whichever is beneficial to Developer and as per the approval of competent authority i.e. Mineral Area Development Authority/ Municipal Corporation and in lieu of which the Developer will give and handover the Owners 35% of the Super built up area in the building to be constructed in the schedule land and parking area for flats of owner's share.
- 2. That, the Owners have agreed to handover the peaceful possession of the scheduled Land of this Agreement to the Developer within a period of three days from the date of Signing this

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Haseef Rashid
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Agreement and Issue of Power of Attorney and have allowed the Developer to go ahead with the development work.

3. That, the Developer will construct multistoried building (commercial and/ or residential) complex and shall get the plans approved from the competent authority at their own cost.
4. That, the Developer undertakes and agrees to give and handover the Owners only 35% Super built up area in the multi storied complex to be constructed on the land of the owner), for the development on the land of 02 Kathas, and parking area accordingly.
5. That, the Developer may bring their construction of commercial, residential, Apartments or whatsoever, on which the Owner shall not create any interference or objection for the type or quality of the construction.
6. That, the multistoried building over the schedule land of this agreement constructed at the cost of the Developer shall become the exclusive property of the Developer. The land Owner will not have any physical or legal claim over it and right, interest, title shall accrue upon the Developer in respect of the multistoried building to the extent of 65% as aforesaid, constructed saleable area of the said building complex, which shall be exclusive property of the Developer, with the exclusive right, title and interest upon which the Owners shall not have any sort of right, title or interest in any manner, except their share of 35% Super built up area in the building.
7. That, will have equitable right, interest, title over the common area like passage, terrace, lift, guard room, generator etc. after the units of the complex are sold to them respectively, and the developer will not claim his any right on and over the same in any manner the water tank and lift machine room.

Alsharif

Amr Alsharif

27.12.18

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8. That, the Developer agrees and undertakes that the time is the essence of the contract and the Developer will hand over the owner's share of 35%, to the Owner as per this agreement irrespective of status or progress of the construction. The Developer shall construct the said building complex as per specifications and approved plan of the building by the competent authority within a period of 36 months from the date of **Ground Breaking Ceremony**, for the said construction of the building over the schedule land.
9. That, the Developer undertakes and agrees that they will get the drawings of the proposed apartment over the schedule lands of this agreement duly approved by the competent authority (MADA) at their own cost.
10. That, the Developer will be at liberty to generate funds by advertisements, selling, booking, mortgaging of shops/ offices/ flats of the proposed building of the total constructed area for the purpose of speedy construction and timely completion of the said building complex as per approved plans and specifications at its own responsibility and risk keeping no concern with the Owner.
11. That, the Owner agrees and assures to hand over to the Developer the vacant and peaceful possession over the schedule land of this Development Agreement for the purpose of development of the said building complex before the approval of Plan from Competent authority and issue of Power of Attorney to facilitate them to build the basic infrastructures for the speedy and timely construction of the said Apartment, like digging tube wells and removing the debris and strengthening and rising the existing compound wall and construction of the site office, labour shed etc.
12. That, the Owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for sale/ mortgage 65% of the units of the said building complex over

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- the schedule land of this Agreement within a week from the date of signing of this agreement to facilitate the speedy construction of the said building complex for which Developer shall bear and pay all costs of incidental, stamp and registration etc.
13. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owner against any loss of liability arising out of the sale/ mortgage of the said units to the purchasers in respect of cost of the land to be paid to them.
 14. That, the Developer may take loan or financial assistance from any Bank/ Financial Institution for the speedy construction of the said building complex at its own risk and consequence and for the repayment of which the Owner shall not be held responsible at any score, whatsoever.
 15. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the multistoried building complex over the schedule land of this agreement at their own cost and Owner shall not be liable for reimbursement of any costs, charges and expenses for any reason.
 16. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the laborers, material suppliers and the staff employed by the Developer and the dispute/ differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developer including all legal consequences related thereto and Owner shall not be responsible for the same.
 17. That, the Owner will not be liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said building complex and the Developer will be solely responsible for the same and indemnify the Owner in case of any such eventuality.

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Basif Basid
27.12.18

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18. That, the Developer shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owner and the Developer shall strictly abide by the terms and conditions as agreed upon in this Agreement.
19. That, the Developer shall be solely entitled for booking and sale of units of the building complex and to receive the payments in lieu of such sale/ booking of the units, for only his share and the land owner is also entitled for the same.
20. That, the Owner shall not be held responsible for any dispute between the purchaser of the units and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
21. That, the Developer's liability for the payment of taxes with respect to the newly constructed building over schedule land shall cease after the handing over the units to the respective buyers and then onwards it will be the responsibility of the respective owners to pay the Government Taxes.
22. That, the land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
23. That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties.

Rashid
Aasif Rashid
27.12.18

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OWNER'S FURTHER OBLIGATION

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building construction on the said plot by the Developer agreement if anything is not going against the spirit of this agreement.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the whole premises.

The Owners hereby agrees that the Developer may mortgage or create any charge of the said premises including construction to any bank or financial institutions to meet its financial requirements.

The Owners hereby agree and covenant with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer the respective unit in favour of the purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled land.

DEVELOPER'S FURTHER OBLIGATION

The Developer further agrees and covenants with the Owner to get the subject project cleared by all authorities that may be necessary for the purpose of construction.

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

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24. OWNER'S INDEMNITY

The Owner hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title.

The Owner hereby undertakes and indemnifies the Developer that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

25. DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

26. MISCELLANEOUS

It is agreed that the Developer shall have absolute right to name the building and the Owner shall not object the same. It is agreed that the Developer and/ or the Owner shall incorporate a clause in their respective document so that successor in interest does not change the name of the building once the same is completed.

It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other misc. expenses including lawyer's fee for Registration of this

Arshad
Aarif Rasheed
27.12.18

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Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.

It is agreed that the Developer is free to purchase or take on development agreement from other party/ parties, any land which is adjacent/ connected to the scheduled land. The Developer shall be free to develop comprising the land taken from other vendor(s) and scheduled premises being taken from the Owner and the scheduled premises may be used for entry/ exit purpose to other lands acquired from other vendor(s), and in this regard the Owner will not have any objection or will not raise any claim.

It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute additional power of attorney and/ or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/ or affect the rights of the Owners in respect of the said plot and/ or go against the spirit of this Agreement and the Owner hereby indemnify the Developer for the above.

Any notice required to be given by the Developer shall be deemed to have been served on the Owners if, delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or send by prepaid

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27.12.18

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registered post with acknowledgement due to the known address which appears in this agreement.

It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) which may be any group concern, other firm/ company or any individual on exclusive decision of the Developer, and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Owner shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

That the maintenance of the building shall be done by the developer and sold/unsold flat of the share of the land lords also shall be maintained by the developer and they shall liable to pay the maintenance cost whatsoever it may be to the developer only. Further any kind of tax (GST, INCOME TAX etc.) related to sale of the flat will be borne by the purchasers of the flat.

27. FORCE MAJEURE

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/ or any other act or commissions beyond the control of the parties hereto.

[Handwritten signature]

Md. Aasif Rashid Ansari

27.12.18

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SCHEDULE

All that piece and parcel of RAIYATI land situate at Mouza Dhanbad, (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, (Mouza No. 51, appertaining to Municipal Khata, Plot No. No.153/3372, measuring 04 Kathas or to say 6.60 Decimals of land (Situating at Subsidiary Road), being butted and bounded as under:-

- North: Property of Anwar Ismail Khan and others.
South: Property of Md. Aasif Rashid Ansari.
East: Property of Mukhtar Ahmad and Ysin Banio
West: Road.

SPECIFICATION

- A) RCC frame structure and rcc roof slab
- B) Interior wall finished with plaster of paris
- C) Floor vitrified tiles in all area
- D) 32mm flush door painted with a coat of primer
- E) Aluminum sliding window with glass panel
- F) Concealed water line with C.P. fittings
- G) Concealed electrical line of ISI mark
- H) Extra water connection will be provided from municipal corporation at extra cost on request of flat owners
- I) Lift of reputed brand of six passengers.

Abhimaj

Md. Anis Rashid Ansari

27.12.18

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SHARE ALOCATION

That it has been decided by and between the parties hereto, that the share allocation will be decided later on, after sanction of plan from Dhanbad Municipal Corporation and by another agreement and Parking area shall be allotted on the basis of lottery.

Government value of Scheduled property is Rs.58,16,000/- (Rupees Fifty eight Lac sixteen thousand) only and Registration Fee paid on that amount.

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at Dhanbad, on 27th Day of December, 2018, in presence of the witnesses, named hereunder:-

OWNERS :-

Abhimaj

27.12.18

WITNESSES :-

1. Md Hamid Ansari
S/o Abdul Bari Ansari
Wasey Poo Phantad

DEVELOPER :-

Md. Anis Rashid Ansari

27.12.18

2. Bidyut Roy
S/o. Late Prodyut K. Roy
Bilkeet Nagar, Bank more
Dhanbad
27.12.18

Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-

Shaban Choudhary

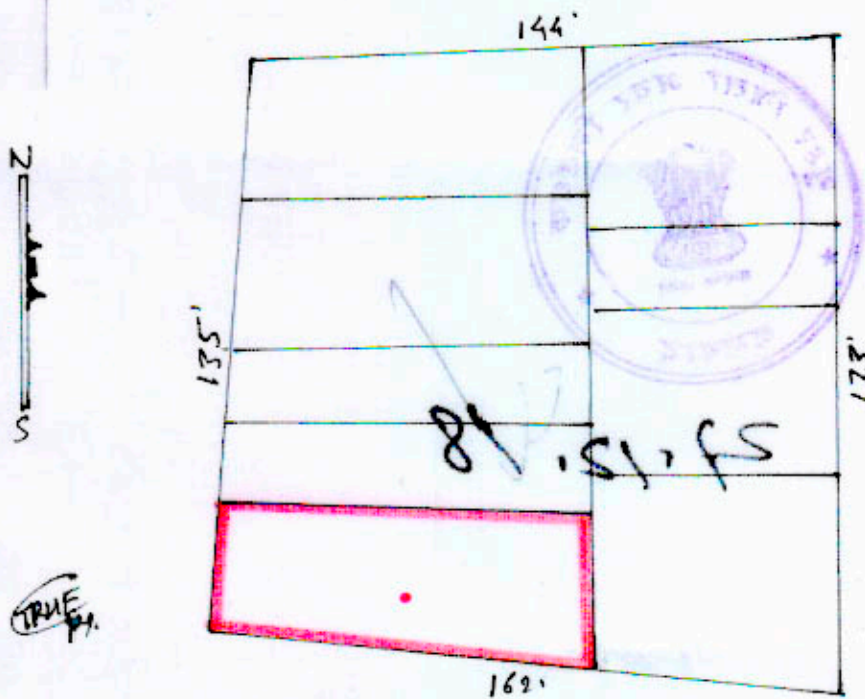
U No. 02/1990

Exciter: - Md Amin s/o Md. Hanif of Upper Kulhi, Jharia. P.S. Jharia. Dist. Dhanbad. Rep by its Attorney Abdul Rashid s/o Late Abdul Gani of Ara More. Wasseypur. P.S. Bank More. Dist. Dhanbad.

Claimant: - M/S Buil Tron Estates Pvt Ltd. Rep by its Director Asif Rashid Ansari s/o Abdul Rashid of 1st Floor, Outer Building, Ansari Mansion, Ghani Colony Near Sub Post office P.S. Bank More. Dist. Dhanbad.

Schedule: - Mouza. Dhanbad No. 51. P.S. Bank More. under Municipal Khata. Plot No. 153/3372 Area 4-Kathas.

Shown in red colour.



Ansari

Md. Asif Rashid Ansari
27.12.18

TRUE
P.

Not to Scale.

Drawn by
P. N. Mahalingam
27.12.18



अंचल अधिकारी का कार्यालय, धनबाद

दाखिल खारिज नु० संख्या २७७ (७११) / २०१०-११

आदेश फलक

आवेदन की तिथि- 27/6/11
 अधिसूचना तिथि- 28/6/11
 निर्गत तिथि- 29/6/11

दिनांक	पदाधिकारी का आदेश तथा हस्ताक्षर	अभियुक्ति
2.5.11	<p>आवेदक/आवेदिका श्री/श्रीमती <u>श्री. अमीन</u> पिता/पति <u>श्री. इतीश</u> <u>राजिन</u> <u>अपराजिता</u> धाना <u>श्रीरामा</u> जिला-धनबाद में नामांतरण की लिये आवेदन किया है। आवेदन को अनुसार आवेदक/आवेदिका ने मौजा <u>आदिता</u> मौजा नं० <u>६१</u> खाला नं० <u>११२(आदिता)</u> कलॉट नं० <u>१५३</u> <u>३३९२</u> रकबा <u>१०३.५६१०</u> दलोल सं० <u>५२६</u> दिनांक <u>२३-०१-९३</u> के द्वारा श्री/श्रीमती <u>अ. इतीश</u> <u>अ. अमीन</u> से प्राप्त किया है।</p> <p>मूल आवेदन पर हल्का कर्मचारी को जाँच हेतु दे, इस बीच आम इश्तेहार निर्गत करें। अभिलेख दिनांक <u>२.०१.११</u> को उपस्थापित करें।</p> <p style="text-align: right;"><u>अंचल अधिकारी</u> धनबाद।</p>	<p><u>अमित अमीन</u> <u>अपराजिता</u> <u>२९/६/११</u></p>
23.5.11	<p>अभिलेख उपस्थापित किया गया। आम इश्तेहार का तामिला प्राप्त है। किसी व्यक्ति ने आपत्ति नहीं किया है। हल्का कर्मचारी, अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है जिसके अनुसार -</p> <ol style="list-style-type: none"> भूमि रयती खाते की है। जमाबंदी सं० <u>१३६२</u> में धिक्कता के/धिक्कता के <u>अमीन</u> <u>अ. इतीश</u> <u>अ. अमीन</u> के नाम लगान से रसीद कट रहा है। आवेदक नियमित दलोल द्वारा भूमि प्राप्त कर प्रश्नगत जमीन पर दखल कब्जा में है। निबंधन धनबाद कलकत्ता निबंधन कार्यालय से किया गया है, तथा अन्तर मुद्रांक-को-राशि को कोषागार में जमा कर दलोल को बंध करा लिया गया है। प्रश्नगत भूमि गैर आबाद, आदिताली खाता, भूदान, बन भूमि तथा <u>बो०सी०सी०एल०</u> के क्षेत्र से बाहर है। <p>अतः हल्का कर्मचारी/अंचल निरीक्षक को जाँच प्रतिवेदन एवं अनुशासना को आधार पर आवेदित भूमि का दाखिल-खारिज आवेदन को <u>अ. इतीश</u> किया जाता है। तदनुसार शुद्धिपत्र निर्गत करें एवं हल्का कर्मचारी से एक सप्ताह में अनुपालन प्रतिवेदन मांगे।</p> <p>लेखापित एवं संशोधित</p> <p style="text-align: right;"><u>अंचल अधिकारी</u> धनबाद।</p>	<p><u>अ. इतीश अमीन</u> <u>अ. अमीन</u> <u>२५.५.११</u></p>

किया गया।
 लेखिक / टंकक

सुरवकार राम
 29/6/11
 प्रधान सहायक,
 अंचल कार्यालय
 धनबाद।

झारखण्ड सरकार
संरक्षण एवं भूमि सुधार विभाग
लगान रसीद



Sch XIV F. No. 180V

V

जिला का नाम **रजनपाड़ा**
 अनुमण्डल का नाम **/**
 क्षेत्र का नाम **/**
 मौजा **रजनपाड़ा**
 थाना का थाना नम्बर **51**

6-10 27 31 डिसेंबर
 रसीद क्रमांक **21 A019812**
 रजत का नाम **श्री श्री अमीन पिता**
 जिला का नाम **श्री श्री अमीन पिता**
 जमाबन्दी नम्बर **श्री श्री अमीन पिता**

खत संख्या	खसरा संख्या	रकबा (एकड़ में)
रजनपाड़ा	153 / 3372	04.88

जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हस्त) धानु वर्ष का

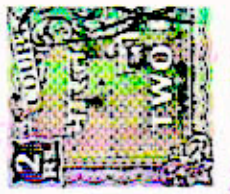
मांग	वर्षिक	वर्ष		2012-13	
		3 वर्ष से ज्यादा	2 वर्ष	2014-15	2015-16
लगान	2015-16	10.10	7.50	30.10	10.10
सेस		2.50	2.50	7.50	2.50
* ब्याज		5.10	5.10	15.10	5.10
विविध		5.10	2.50	15.10	5.10
योग		2.50	2.50	7.50	2.50
		25.10		75.10	25.10

अदायगी	2012-13			2015-16	
	3 वर्ष से ज्यादा	2 वर्ष	2014-15	हस्त	जमा
लगान			30.10	10.10	
सेस			7.50	2.50	
* ब्याज			15.10	5.10	
विविध			15.10	5.10	
योग			7.50	2.50	
			75.10	25.10	

- कुल योग सबदों में **10** **हस्तों के रूप में 75.10**
- नाम अदाकर्ता **श्री श्री**
- कुल बकाया **4**

(हस्ताक्षर)
 हस्ताक्षर **[Signature]**
 14/11/11

* खसरा महाले का बकाया अदाकर्ता पर। प्रत्येक ऐसे अदाकर्ता के लिए कि सॉल्विडेट करी से सच नहीं है।
 SPL/2013



सरकार में निहित इस्टेटों के अभिधारियों (रयतों) का नामान्तरण (दाखिल-खारिज) दिखानेवाला शुद्धि-पत्र

आवेदन की तिथि- 22/1/61
अधिसूचना तिथि- 22/1/61
निगल तिथि- 29/1/61

जिला - ... जमाखत - ... संकलित/अवत - ... इस्टेट का नाम - ...

1	लिखित मसुदा	पकी संख्या 27 में नामान्तरण के संख्या	गोंग	धारा और धारा संख्या	नामान्तरण और संपन्न अभ्युक्ति की संख्या	नामान्तरण मंजूर करनेवाला प्राधिकार और आदेश की तारीख	नामान्तरण किस कारण से होना है इसकी दान विवेचना, उपाधिकार का बरतना आदि	नामान्तरण से प्रभावित अभियोग का पूरा वर्णन	कर्मचारी द्वारा हस्ताक्षरित या स्विकृत तारीख को शुद्धि की गई ?	अभ्युक्ति
2		29/1/61 III / 10112
3	
4	
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6	
7	
8	
9	
10	

पत्रांक संख्या - ... ता. - ... 200 ... को जानकारी और आवश्यक कारवाई के लिए भेजी जाती है।

सकल पदाधिकारी/अवतधिकारी ... द्वारा

... द्वारा फोटोकॉपी प्रतिलिपिक टंकक

... द्वारा

... द्वारा पदाधिकारी प्रधान सहायक अगल कार्यालय धनबाद



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पृथी II प्रति

April 17, 2018

भाग वर्तमान	1	पृष्ठ संख्या	2731						
पिता का नाम	धनबाद	अनुमोदन नाम	धनबाद	अधार का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	झारखण्ड
सौदा का नाम	धनबाद	होल्डिंग संख्या	2731	सौजी संख्या	0	धारा संख्या	51	जमीन का प्रकार	

श्री0 अमोन , पिता श्री0 हनीक, जाति- श्री जावेद हसन
मलिक, श्री अली मलिक, पिता-श्री. मनसूर आलम
मलिक उर्फ बादाम खा, जाति-

खता क्रमवार	प्लॉट संख्या	रकबा	परिवहन के लिए प्राधिकार										वर्गमान	शेरा
0	3372	4 कठार डि 0 वर्गफिट खा0 कैसा सं0 397(3) 10-11 के आदेशानुसार ज0स0 808 से घटकर दर्ज किया गया है											25	36.25
49	106	1 कठार वर्गफिट/वर्गफिट अ. धनबाद के डा. खा कैसा सं. 949(3)94-95 के अनुसार जमावन्दी 1578 से वर्गमान एवं रकबा घटकर दर्ज किया गया											5	7.25
कुल परिवहन		4 कठार डि 0 वर्गफिट												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत रकबा	सागत धाम् साल	रोड सेरा रकबा	रोड सेरा धाम् साल	शिक्षा सेरा रकबा	शिक्षा सेरा धाम् साल	स्वास्थ्य सेरा रकबा	स्वास्थ्य सेरा धाम् साल	कृषि सेरा रकबा	कृषि सेरा धाम् साल	
14/06/2011	8081312	2011	2012	0	25	0	6.25	0	12.5	0	12.5	0	5	
01/03/1995	060421	1994	1995	5	0	1.25	0	2.5	0	2.5	0	1	0	

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details
No Data Found

PRINT DATA

यह एक कम्प्यूटर जनित प्रति
यह पत्र केवल पार्सी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की भ्रष्टाचारों के लिए संबंधित अधिकारी को स्वयं को
पत्रों का सत्यापन करने के लिए प्रेरित नगर किया जावे

Jay Kumar
20/12/18

DHANBAD MUNICIPAL CORPORATION

Search



Team Leader



Team Leader

Holding Details

Basic Details

Ward No	: 20	Holding No	: 019000932000M0
Address	: NAYA BAZAR	Entry Type	: New Assessment
Memo No	: 13/377201017020106	Order Date	: 20-10-2017
Old Holding No	:	Property Type	: Vacant Land
Village/Mauja	: 51	Khata No.	: MUNICIPAL
Plot No	: 153/33/2	Total Area(in Decmal)	: 6.6

Owner Details

Sl. No	Owner Name	R/W Guardian	Guardian's Name	Contact No.
1	MD AMIN	S/O	LT MD HANIF	9806685781

Floor Details

Floor No	Use Type	Occupancy Type	Construction Type	Built Up Area (in Sq. Ft)	Carpet Area (in Sq. Ft)	Date of Completion (mm-yyyy)

Tax Details

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrine Tax	Education Cess	Health Cess	Lighting Tax	Quarterly Tax
1	0	1 / 2016-2017	167.00	0.00	0.00	0.00	0.00	0.00	167.00

Dashboard

Water Setup

JSK Water

Update Water Consumer

Water Report

Water DCB Report

Water Accountant

Trade Setup

TRADE JSK

Trade Back Office

Trade Collie Report

Trade App Report

Trade Level Report

Trade Accountant

Trade Denial

Property Setup

Property Payment

1. Search Property

2. Update Holding Details

3. Update Last Payment

4. View Property Details

5. View Payment Details

6. View Due Details

7. Update Existing Demand

8. Remove Additional Tax

Property Report

SAF Detail/Payment

SAF Report

PROPERTY ACCOUNTANT

All Module Report

- Avail 5% rebate yearly Holding Tax amount by paying the tax before 30th june of the Financial Year.

For Details Please Visit : www.dhanbadpropertytax.com





निबंधन विभाग, झारखंड

IN-JH13458044920962Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: **IN-JH13458044920962Q**
CertificateIssuedDate: **26-Dec-2018 10:22 AM**
AccountReference: **SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB**
UniqueDocReference: **SUBIN-JHJHSHCIL0117706846801731Q**
Purchasedby: **MS BUILTRON ESTATES PVT LTD**
DescriptionofDocument: **Article 5 Agreement or memorandum of an Agreement**
PropertyDescription: **DEVELOPMENT AGREEMENT**
ConsiderationPriceRs: **0**
FirstParty: **MD AMIN**
SecondParty: **MS BUILTRON ESTATES PVT LTD**
StampDutyPaidBy: **MS BUILTRON ESTATES PVT LTD**
StampDutyAmountRs: **100**

Romiel



Jhar Registry Dashboard

Government Of Jharkhand

Home
(./Dashboard.aspx)
/ Issue Token



Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

ABDUL RASHID

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

294919

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?id=28183b46-2b06-43a8-b188-15bb0c88bc9b>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no



Verify

Issue Token

Payment is done of Rs. 146300.00by -Abdul Rashid on 27/12/2018 with CIN - 10002162018122700542 & GRN No. - 1803483072 & Status - SUCCESS

Print Payment Verification Details ()



निबंधन विभाग, झारखंड
Dhanbad

Token No.20Token Date: 27/12/2018


Party Name: Abdul Rashid

Father/Husband Name:Late Abdul Gani

(Power Holder)

Ara More, Wasseypur, P.S. Bank More, Dist. Dhanbad

Deed Type: Development Agreement

Party Details	
Name :	Abdul Rashid Ansari
Gender :	M
DOB :	18-08-1960
C/o :	S/O: Abdul Ghani
District :	Dhanbad
House/Building No. :	
Locality :	wasseypur ghani colony
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx8367
Photo :	

Registering Officer

Operator's Signature

Party Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.20Token Date: 27/12/2018

Party Name: M/s Bultron Estates Pvt. Ltd. Represented herein through its
Director MD. AASIF RASHID ANSARI

Father/Husband Name:Abdul Rashid

(Claimant)

1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post
Office, P.S. Bank More, Dist. Dhanbad

Deed Type: Development Agreement

Party Details	
Name :	Md Aasif Rashid Ansari
Gender :	M
DOB :	28-09-1989
C/o :	S/O: Abdul Rashid Ansari
District :	Dhanbad
House/Building No. :	
Locality :	Ghani Colony
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx3355
Photo :	

Registering Officer

Operator's Signature

Md. Aasif Rashid Ansari
Party Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.20Token Date: 27/12/2018


Party Name: Md. Hamid Ansari

Father/Husband Name:Abdul Bari Ansari

(Identifier)

KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md Hamid Ansari
Gender :	M
DOB :	14-12-1995
C/o :	S/O Abdul Bari Ansari
District :	Dhanbad
House/Building No. :	
Locality :	KARIM GANJ WASSEYPUR
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	WASSEYPUR
Aadhaar No :	xxxxxxxx2779
Photo :	

Registering Officer

Operator's Signature

Md Hamid Ansari
Party Signature



निबंधन विभाग, झारखंड

Dhanbad

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 20

Token Date/Time: 27/12/2018 11:38:46.

Document Type	Development Agreement	Presenter	ABDUL RASHID
Presenter Name & Address	Ara More, Wasseyypur, P.S. Bank More, Dist. Dhanbad	Date of Entry	27/12/2018
Stampable Doc. Value	5816000	Total Pages	58
Document/Transaction Value	0	Book	1
Special Type		CNO/PNO	NOT REQ.
Remarks / Other Details		App. ID	294919
Property Details:		e-Stamp Cert. No.	IN-JH13458044920962Q

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	51	20	DHANBAD	Municipal	153/3372	1	2731		Property of Anwar Ismail Khan and others	PROPERTY OF Md. Aasif Rashid Ansari	Property of Mukhtar Ahmad and Yasin Banio	Road	0190000932000M0	DHANBAD MUNICIPAL CORPORATION	U_COM	6.60 Decimal	5811788.4

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F SD	Mobile	Aadhar	Pres. Address	Perm. Address	PAN Verified
Executant	Md. Amin Through	Md. Hanif	Business	पिता	मोमीन	Male		xxxxxxxx00		Upper Kulhi, Jharia, P.S. Jharia, Dist. Dhanbad	Upper Kulhi, Jharia, P.S. Jharia, Dist. Dhanbad	
Power Holder	Abdul Rashid	Late Abdul Gani	Business	पिता	मोमीन	Male		xxxxxxxx81	xxxxxxxx8367	Ara More, Wasseyypur, P.S. Bank More, Dist. Dhanbad	Ara More, Wasseyypur, P.S. Bank More, Dist. Dhanbad	
Claimant	M/s Bultron Estates Pvt. Ltd. Represented herein through its Director MD. AASIF RASHID ANSARI	Abdul Rashid	Business	पिता	मोमीन	Male		xxxxxxxx36	xxxxxxxx3355	1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad	1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad	
Identifier	Md. Hamid Ansari	Abdul Bari Ansari	Business	पिता	मोमीन	Male		xxxxxxxx36	xxxxxxxx2779	KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD	KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD	

Fee Details:

SN.	Fee Name	Net Amount
1	E1	145400.00
2	SP	870.00
	Total	146270.00

Abdul Rashid Ansari
Md. Aasif Rashid Ansari

Holding Details provided by the user has been mutated in the name of -MD AMIN

Register/Details provided by the user has been mutated in the name of --Name: राम महतो, Address: निजराम, C/o: दिपचन्द महतो

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।

Abdul Rashid Ansari
दस्तावेज लेखक का हस्ताक्षर

Abdul Rashid Ansari
प्रस्तुतकर्ता का हस्ताक्षर डाटा इंटि ऑपरेटर का हस्ताक्षर

निबंधन पूर्व सारांश में इपुट फार्म के अनुरूप डाटा इंटि की गई है।

उपर्युक्त जेसाकीपहचान निवासी ने इस प्रस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

उपर्युक्त जेसाकीपहचान निवासी ने इस प्रस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

उपर्युक्त जेसाकीपहचान निवासी ने इस प्रस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

निबंधन पदाधिकारी का हस्ताक्षर

Md Hamid Ansari



निबंधन विभाग, झारखंड
धनबाद

Token No.20 Token Date: 27/12/2018
Serial/Deed No./Year :9277/8516/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	Md. Amin Through Father/Husband Name:Md. Hanif (Executant) Upper Kulhi, Jharia, P.S. Jharia, Dist. Dhanbad		
2	Abdul Rashid Father/Husband Name:Late Abdul Gani (Power Holder) Ara More, Wasseypur, P.S. Bank More, Dist. Dhanbad		
3	M/s Builtron Estates Pvt. Ltd. Represented herein through its Director MD. AASIF RASHID ANSARI Father/Husband Name:Abdul Rashid (Claimant) 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad		
4	Md. Hamid Ansari Father/Husband Name:Abdul Bari Ansari (Identifier) KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD		

Book No. I
Volume 680
Page 1 To 58
Deed No 9277 / 8516
Year 2018
Date 27/12/2018

Registering Officer

Signature of Operator

9120

8376



सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH13199056590865Q
 Certificate Issued Date : 13-Dec-2018 10:09 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0117435053879993Q
 Purchased by : MS BUILTRON ESTATES PVT LTD
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MD SHAKIL AND OTHER
 Second Party : MS BUILTRON ESTATES PVT LTD
 Stamp Duty Paid By : MS BUILTRON ESTATES PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



.....Please write or type below this line.....

क्याचन निचम ११ क जर्गीन प्रीर कडाककक
 काइतककरी गउ की जलर क अवीन
 का धाइर ३ प्री- इण्डियन स्टाम्प अक्ट- १९९८
 की अनसूची १ या १ य S क बहीन
 यथावत स्टाम्प कागज गया है प्रथक टिकर
 सही में विमक्त है या स्टाम्प शक्य भवेति
 की है।

स्वाक्षर बाया MD SHAKIL AND OTHERS
 तब IV बाया MS BUILTRON ESTATES PVT LTD

md. shakil
 MD SHAKIL AND OTHERS

Ms. Anshu Paul and Anshu

14-12-18

NO M.12.18

निचम प्रमाणित
M.12.18
 19-12-18

TQ 0008125188

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcestamp.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.

UCOM, 2908000/ (100)
Development Agreement

मकलील बणौल जमीन का मुल्य मोग दरिफिक
अ अनुसार विधारित न्यततम फूल त कम फुल का

भूमि संबंधी कागजातों को नोंचा
14.12.18

14.12.18



5 मिनट

अंवल अधिकारी खाना से प्राप्त सूची
अनुसार दस्तावेज न नोंचा खाना
नम्बर 51 के अन्तर्गत गजरापालिका असा
निविद आते से बाहर है/ सही नहीं है।

Free Period Rs 73510.00 online
Period vide G.P.O. 4803382239

13.12.18
Md. Shakil
MD, Nayeem
Md. Asif Rashid Ansari
14-12-18



72700
72700 -
72700

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 14th day of December Two Thousand Eighteen

BETWEEN

1. MD. SHAKIL 2. MD. NAYEEM Sons of Late Md. Yunus, by Faith Muslim, by caste Momin, by occupation Business, Resident of Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad, hereinafter jointly called and referred to as LANDLORD/ OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, successors, nominees and/ or assigns) of the ONE PART.

14-12-18

10-00-1-00



Handwritten signature/initials over the portrait.

नाम श्री शकील
 पता बालपुर
 जिला चण्डी
 राज्य उत्तराखण्ड

14-12-18
 19-12-18

Md. Shakif
 7244
 14-12-18
 19-12-18





MD. Shakil
MD. Nayeem

= 2 =

AND

MD. Aasif Rashid Ansari

14-12-18



M/S BULTRON ESTATES PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act., having its office at 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, Represented herein through its Director **MD. AASIF RASHID ANSARI** Son of Abdul Rashid, by Faith Muslim, by caste Momin by occupation Business, Resident of 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, hereinafter referred to as **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and interests, liquidators, nominees and/ or assigns) of the **OTHER PART**;

WHEREAS:

- A. WHEREAS, the first party hereto above named owned 02 kathas of land, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, and Dist. Dhanbad, appertaining to Municipal Khata, Plot No.153/3372, which was purchased in the name of owner vide Deed No. 7080 dated 24.07.2007 from the rightful owner Mrs. Shamim Ara, and the owners hereto are in peaceful possession over the said land; And

The facts described above mean and conclude that owners hereto are the rightful OWNER of the aforesaid land measuring 02 Kathas.

- B. WHEREAS, the Owners had been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoried Building (Commercial and/ or Residential) Complex.



Md. Shakil

MD. HAYAT

Md. Asif Rashid Ansari

14-12-18



= 3 =

- C. The Developer, "M/S BUILTRON ESTATES PRIVATE LIMITED," approached the present owners and offered to Develop the property by erecting new multistoried buildings thereon on the terms and conditions mentioned hereafter.
- D. Owner have represented to the Developer as follows:
- I. That the Owners are absolute seized and possessed of the piece and parcel of land measuring 02 Kathas morefully and particularly described in Schedule hereunder written and hereinafter referred to as the said premises.
 - II. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
 - III. That the said Premises is not effected by any Road Alignment.
 - IV. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the Owners shall not enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on the said piece of land.
 - V. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.
 - VI. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.
 - VII. That the Owners shall comply with all requisition for the purpose of development of the said premises.

Mr. Shalaji

Mr. Nayyar

Mr. Basif Rashid Ansari

14-12-18

= 4 =

DEFINITION

Unless these presents it is repugnant or inconsistent with:

- I. OWNERS shall mean the Owners mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and assigns.
- II. DEVELOPER shall mean "M/S BUILTRON ESTATES PRIVATE LIMITED", and its successors and interests, liquidators, nominees and/ or assigns;
- III. PREMISES shall mean all that the Land and Premises mentioned in the schedule hereunder within the limits of Mineral Area Development Authority/ Municipal Corporation Authority within the District of Dhanbad and particularly described in the schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS:

1. That, in view of the said Agreement for development and construction of a multistoried complex over the schedule land of this Development Agreement proposed to any construction whichever is beneficial to Developer and as per the approval of competent authority i.e. Mineral Area Development Authority/ Municipal Corporation and in lieu of which the Developer will give and handover the Owners 35% of the Super built up area in the building to be constructed in the schedule land and parking area for flats of owner's share.
2. That, the Owners have agreed to handover the peaceful possession of the scheduled Land of this Agreement to the Developer within a period of three days from the date of Signing this

md. Shakerif
MD, Nayyar

MD. Azeef Rashid Ansari
14-12-18

= 5 =

Agreement and Issue of Power of Attorney and have allowed the Developer to go ahead with the development work.

3. That, the Developer will construct multistoried building (commercial and/ or residential) complex and shall get the plans approved from the competent authority at their own cost.
4. That, the Developer undertakes and agrees to give and handover the Owners only 35% Super built up area in the multi storied complex to be constructed on the land of the owner), for the development on the land of 02 Kathas, and parking area accordingly.
5. That, the Developer may bring their construction of commercial, residential, Apartments or whatsoever, on which the Owner shall not create any interference or objection for the type or quality of the construction.
6. That, the multistoried building over the schedule land of this agreement constructed at the cost of the Developer shall become the exclusive property of the Developer. The land Owner will not have any physical or legal claim over it and right, interest, title shall accrue upon the Developer in respect of the multistoried building to the extent of 65% as aforesaid, constructed saleable area of the said building complex, which shall be exclusive property of the Developer, with the exclusive right, title and interest upon which the Owners shall not have any sort of right, title or interest in any manner, except their share of 35% Super built up area in the building.
7. That, will have equitable right, interest, title over the common area like passage, terrace, lift, guard room, generator etc. after the units of the complex are sold to them respectively, and the developer will not claim his any right on and over the same in any manner the water tank and lift machine room.

Md. Shaleq

MD, Nayam

Md. Rasid Rashid Ansari

14-12-18

= 6 =

8. That, the Developer agrees and undertakes that the time is the essence of the contract and the Developer will hand over the owner's share of 35%, to the Owner as per this agreement irrespective of status or progress of the construction. The Developer shall construct the said building complex as per specifications and approved plan of the building by the competent authority within a period of 36 months from the date of **Ground Breaking Ceremony**, for the said construction of the building over the schedule land.
9. That, the Developer undertakes and agrees that they will get the drawings of the proposed apartment over the schedule lands of this agreement duly approved by the competent authority (MADA) at their own cost.
10. That, the Developer will be at liberty to generate funds by advertisements, selling, booking, mortgaging of shops/ offices/ flats of the proposed building of the total constructed area for the purpose of speedy construction and timely completion of the said building complex as per approved plans and specifications at its own responsibility and risk keeping no concern with the Owner.
11. That, the Owner agrees and assures to hand over to the Developer the vacant and peaceful possession over the schedule land of this Development Agreement for the purpose of development of the said building complex before the approval of Plan from Competent authority and issue of Power of Attorney to facilitate them to build the basic infrastructures for the speedy and timely construction of the said Apartment, like digging tube wells and removing the debris and strengthening and rising the existing compound wall and construction of the site office, labour shed etc.
12. That, the Owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for sale/ mortgage 65% of the units of the said building complex over

Md. Shafiq

MD. Nayam

Md. Anisul Rashid Ansari

14-12-18

= 7 =

the schedule land of this Agreement within a week from the date of signing of this agreement to facilitate the speedy construction of the said building complex for which Developer shall bear and pay all costs of incidental, stamp and registration etc.

13. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owner against any loss of liability arising out of the sale/ mortgage of the said units to the purchasers in respect of cost of the land to be paid to them.
14. That, the Developer may take loan or financial assistance from any Bank/ Financial Institution for the speedy construction of the said building complex at its own risk and consequence and for the repayment of which the Owner shall not be held responsible at any score, whatsoever.
15. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the multistoried building complex over the schedule land of this agreement at their own cost and Owner shall not be liable for reimbursement of any costs, charges and expenses for any reason.
16. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the laborers, material suppliers and the staff employed by the Developer and the dispute/ differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developer including all legal consequences related thereto and Owner shall not be responsible for the same.
17. That, the Owner will not be liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said building complex and the Developer will be solely responsible for the same and indemnify the Owner in case of any such eventuality.

Md. Shakil

M.D. Hossain

Md. Asif Rashid Ansari

14-12-18

= 8 =

18. That, the Developer shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owner and the Developer shall strictly abide by the terms and conditions as agreed upon in this Agreement.
19. That, the Developer shall be solely entitled for booking and sale of units of the building complex and to receive the payments in lieu of such sale/ booking of the units, for only his share and the land owner is also entitled for the same.
20. That, the Owner shall not be held responsible for any dispute between the purchaser of the units and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
21. That, the Developer's liability for the payment of taxes with respect to the newly constructed building over schedule land shall cease after the handing over the units to the respective buyers and then onwards it will be the responsibility of the respective owners to pay the Government Taxes.
22. That, the land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
23. That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties.

Md. Shakil

Md. Maymun

Md. Asif Rashid Anwar

14-12-18

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OWNER'S FURTHER OBLIGATION

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building construction on the said plot by the Developer agreement if anything is not going against the spirit of this agreement.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the whole premises.

The Owners hereby agrees that the Developer may mortgage or create any charge of the said premises including construction to any bank or financial institutions to meet its financial requirements.

The Owners hereby agree and covenant with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer the respective unit in favour of the purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled land.

DEVELOPER'S FURTHER OBLIGATION

The Developer further agrees and covenants with the Owner to get the subject project cleared by all authorities that may be necessary for the purpose of construction.

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

MD. Shafiq
MD. Nayim

Med. Anisif Rashid Ansari
14-12-18

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24. OWNER'S INDEMNITY

The Owner hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title.

The Owner hereby undertakes and indemnifies the Developer that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

25. DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

26. MISCELLANEOUS

It is agreed that the Developer shall have absolute right to name the building and the Owner shall not object the same. It is agreed that the Developer and/ or the Owner shall incorporate a clause in their respective document so that successor in interest does not change the name of the building once the same is completed.

It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other misc. expenses including lawyer's fee for Registration of this

Md. Shaleh
MD, May 2018

Md. Rasheed Anwar
14-12-18

= 11 =

Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.

It is agreed that the Developer is free to purchase or take on development agreement from other party/ parties, any land which is adjacent/ connected to the scheduled land. The Developer shall be free to develop comprising the land taken from other vendor(s) and scheduled premises being taken from the Owner and the scheduled premises may be used for entry/ exit purpose to other lands acquired from other vendor(s), and in this regard the Owner will not have any objection or will not raise any claim.

It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute additional power of attorney and/ or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/ or affect the rights of the Owners in respect of the said plot and/ or go against the spirit of this Agreement and the Owner hereby indemnify the Developer for the above.

Any notice required to be given by the Developer shall be deemed to have been served on the Owners if, delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or send by prepaid

Md. Shafiq

MD. NAYEM

= 12 =

Md. Asif Rashid Ansari

14-12-16

registered post with acknowledgement due to the known address which appears in this agreement.

It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) which may be any group concern, other firm/ company or any individual on exclusive decision of the Developer, and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Owner shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

That the maintenance of the building shall be done by the developer and sold/unsold flat of the share of the land lords also shall be maintained by the developer and they shall liable to pay the maintenance cost whatsoever it may be to the developer only. Further any kind of tax (GST, INCOME TAX etc.) related to sale of the flat will be borne by the purchasers of the flat.

27. FORCE MAJEURE

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/ or any other act or commissions beyond the control of the parties hereto.

Md. Shalep

= 13 =

SCHEDULE

All that piece and parcel of RAIYATI land situate at Mouza Dhanbad, (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, (Mouza No. 51, appertaining to Municipal Khata,
Plot No. No.153/3372, measuring 02 Kathas or to say 3.30 Decimals of land (Situated at Subsidiary Road), being butted and bounded as under:-

North: Property of Anwar Ismail Khan and others.
South: Property of Anwar Ismail Khan and others.
East: Property of Wahida Parween and Zahira Parween
West: Road.

SPECIFICATION

- A) RCC frame structure and rcc roof slab
- B) Interior wall finished with plaster of paris
- C) Floor vitrified tiles in all area.
- D) 32mm flush door painted with a coat of primer
- E) Aluminum sliding window with glass panel
- F) Concealed water line with C.P. fittings
- G) Concealed electrical line of ISI mark
- H) Extra water connection will be provided from municipal corporation at extra cost on request of flat owners
- I) Lift of reputed brand of six passengers.

Md. Shafiq

MD, Nayam

Md. Rasif Rashid Ansari

14-12-18

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SHARE ALLOCATION

That it has been decided by and between the parties hereto, that the share allocation will be decided later on, after sanction of plan from Dhanbad Municipal Corporation and by another agreement and Parking area shall be allotted on the basis of lottery.

Government value of Scheduled property is Rs. 29,08,000/- (Rupees Twenty Nine Lac Eight Thousand) only and Registration Fee paid on that amount.

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at Dhanbad, on 14th ~~September~~ ^{December}, 2018, in presence of the witnesses, named hereunder:-

Md. Shafiq

OWNERS :-

Md. Shafiq
14-12-18

MD, Nayam

WITNESSES :-

1. Sajid
S/o Abdul Bari
Kasim Granj Wasseyfer
Dhanbad
2. Md Hamid Ansari
Abdul Bari
wasseyfer Dhanbad

DEVELOPER :-

Md. Rasif Rashid Ansari
14-12-18

Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-

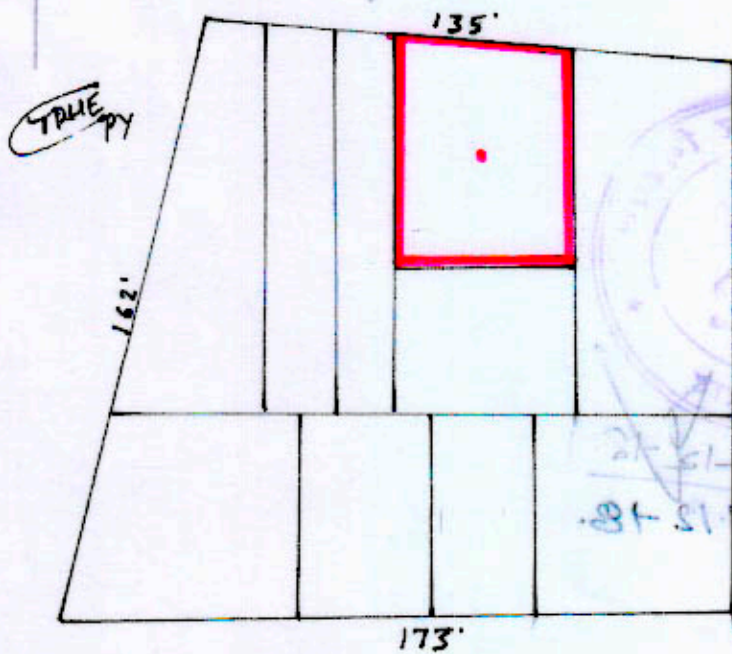
[Signature]
14-12-18

Land owner
~~Owner~~ :- (1) Md Shakil (2) Md Nayeem s/o Late Md Yunus of Millat Colony, Wasseypur, P.S Bank More, Dist Dhanbad.

~~Developer~~ Developer MIS Bultron Estates Pvt Ltd. Rep by its Director Md. Asif Rashid Ansari s/o Abdul Rashid of 1st Floor, Outer Building, Ansari Mansion, Ghani Colony Near Sub Post Office P.S. Bank More, Dist. Dhanbad.

Schedule: - Mouza. Dhanbad no. 51. P.S. Bank More. under Municipal Khata Plot No. 153/3372. Area 2-Kathas or to say 3.30-
-Decimals.

Shown in red colour.



Md. Shakil

Md Nayeem

Md. Asif Rashid Ansari

14-12-18

14/12/18



भारत सरकार

अंचल अधिकारी का कार्यालय, धनबाद।


क्रमांक 4602 दिनांक 12/01/18

प्रेषित

मो० शकील एव मो० नईम
पिता स्व० मो० यूनूस
सा० - मिल्कत कोलोनी, धनबाद।

हल्का कर्मचारी के जाँच प्रतिवेदन के आधार प्रतिवेदित किया है कि -

1. प्रश्नगत भूमि मौजा धनबाद मौजा न० 51 के अन्तर्गत खाता नगरपालिका प्लॉट स० 153/3372 रकबा 02 कट्टा खरीदगी भूमि है। जिसका दाखिल खासिज क्रम स० 112(11) 2015-16 द्वारा होकर जमावदी स० 5160 में रयत मो० शकील एव मो० नईम के नाम से लगान रसीद निर्गत होता है। जिसका भोलुम न० 13 पृष्ठ स० 5160 है।
2. प्रश्नगत भूमि रयती खाते की भूमि है।


अंचल अधिकारी,
धनबाद।



Handwritten signature

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगान रसीद

V

नं. 5160
रसीद क्रमांक JH 21 A 019705
रजत का नाम 0 मूल अधिकारी
पिता का नाम श्री 0 मूल अधिकारी
अमावसी नम्बर 2500 मूल अधिकारी

Form XIV F No. 180V

जिला का नाम - जगत मोहन
अनुमण्डल का नाम - जगत मोहन
अंचल का नाम - जगत मोहन
पौड़ा - 51
धाना या धाना नम्बर - 51

खाना संख्या 153/3372 खसरी संख्या 02 कक्षा या 3-3-0 डिस्ट्रिक्ट

जोत की सालाना या अर्ध-वर्षीय भांटा का विवरण (सकल एवं शुद्ध) चालू वर्ष का

मातृ	वर्षिक	वर्षिक	मातृ	वर्षिक
2015-16	3 वर्ष से ज्यादा	2015-16	2015-16	
लगात	4.00		लगात	4.00
सस	1.00		सस	1.00
अन्य	2.00		अन्य	2.00
दिव्य	3.00		दिव्य	3.00
योग	1.00		योग	1.00
10.00		भारत का चिह्न	10.00	

अदायगी	3 वर्ष से ज्यादा	3 वर्ष	2 वर्ष	विगत वर्ष	हाल	अग्रिम
लगात					2015-16	
सस					4.00	
अन्य					1.00	
दिव्य					2.00	
योग					1.00	
					10.00	

- कुल योग शब्दों में 10 रुम रूप में मात्र
- नाम अदाकर्ता श्री 0 मूल अधिकारी
- कुल बकाया 2

(हस्ताक्षर)
अधिकारी

15-16



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

April 17, 2018

भाग वर्तमान	1	पृष्ठ संख्या	5160										
जिला का नाम	धनबाद	अनुसूचक नाम	धनबाद	अपल का नाम	धनबाद	हलका का नाम	हलका-03	इस्टेट का नाम	झारखंड				
बीजा का नाम	धनबाद	होलिडिंग संख्या	5160	लॉकी संख्या	0	धाना नम्बर	51	जमीन का प्रकार					
श्री. शाकिजुल हो. श्री. जईम, पितृ-श्री. पुनूस, जाति.													
काला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						हजामत	सेस			
0	153/3372	0 कठरा डि 0	वर्गीकृत/दाखील खारीज मु/सु/सु/112 (3) 15-16 के अदेशानुसार धोका से 1730 से घटकर आया है मरगपानिका						4	0			
	कुल परिमाण	2 कठरा डि 0	वर्गीकृत										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	खत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details
No Data Found

वपस लेने के लिए

यह एक कंप्यूटर जनित प्रति
यह पत्र केवल प्राप्ति की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की भ्रष्टाचार के लिए सम्बन्धित अधिकारियों से संपर्क कर
पत्र का नक्का देखने के लिए पत्राद तथा क्लिक करें।

प्रतिबन्धित सूचे में विवरण किया
सम्बन्धित खाता/प्लॉट दर्ज नहीं किया

14/12/18
पंजी II का मिलावट 19-12-18

निबंधन विभाग, झारखंड
Dhanbad

Token No.33Token Date: 19/12/2018

Party Name: Md. Shakil

Father/Husband Name:Late Md. Yunus

(Executant)

Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad

Deed Type: Development Agreement

Party Details

Name : Md Shakil
Gender : M
DOB : 01-01-1965
C/o : S/O Md Yunus
District : Dhanbad
House/Building No. :
Locality : MILLAT COLONY WASSEYPUR PO-
WASSEYPUR PS- BANK MORE
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : Dhanbad
Aadhaar No : xxxxxxxx0251
Photo :



Registering Officer

Operator's Signature

Md. Shakil
Party Signature

निबंधन विभाग, झारखंड
Dhanbad

Token No.33Token Date: 19/12/2018

Party Name: Md. Nayeem

Father/Husband Name:Late Md. Yunus

(Executant)

Millat Colony, Wasseypur, P.S. Bank More; Dist. Dhanbad

Deed Type: Development Agreement

Party Details

Name : Mohammad Nayeem
Gender : M
DOB : 10-10-1971
C/o : S/O Md Yunus
District : Dhanbad
House/Building No. :
Locality : MILLAT COLONY PO- WASSEYPUR
PS- BANK MORE
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : Dhanbad
Aadhaar No : xxxxxxxx6205
Photo :



Registering Officer

Operator's Signature

MD, Nayeem
Party Signature

निबंधन विभाग, झारखंड
Dhanbad

Token No.33Token Date: 19/12/2018

Party Name: M/s Bultron Estates Pvt. Ltd. Represented herein through its
Director MD. AASIF RASHID ANSARI

Father/Husband Name:Abdul Rashid
(Claimant)

1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post
Office, P.S. Bank More, Dist. Dhanbad

Deed Type: Development Agreement

Party Details

Name : Md Aasif Rashid Ansari
Gender : M
DOB : 28-09-1989
C/o : S/O: Abdul Rashid Ansari
District : Dhanbad
House/Building No. :
Locality : Ghani Colony
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : Dhanbad
Aadhaar No : xxxxxxxx3355
Photo :



Registering Officer

Operator's Signature

Md. Aasif Rashid Ansari
Party Signature

निबंधन विभाग, झारखंड
Dhanbad

Token No.33Token Date: 19/12/2018

Party Name: MD. HAMID ANSARI

Father/Husband Name:ABDUL BARI ANSARI

(Identifier)

KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details

Name : Md Hamid Ansari
Gender : M
DOB : 14-12-1995
C/o : S/O Abdul Bari Ansari
District : Dhanbad
House/Building No. :
Locality : KARIM GANJ WASSEYPUR
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : WASSEYPUR
Aadhaar No : xxxxxxxx2779
Photo :



Registering Officer

Operator's Signature

Md Hamid Ansari
Party Signature



Jhar Registry Dashboard

Government Of Jharkhand

Home
(../Dashboard.aspx)
/ Issue Token

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

MD SHAKIL

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

288573

Verify On-line Payment **ViewDeed** (<http://172.16.20.229/OnlineAppointment/Details.aspx?Id=c7f85d4d-38f6-4498-93d8-fcce864575ba>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 73510.00 on 13/12/2018 with CIN - 10002162018121300236 & GRN No. - 1803382239 & Status - SUCCESS

[Print Payment Verification Details \(\)](#)



निबंधन विभाग, झारखंड

IN-JH13199056590865Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: **IN-JH13199056590865Q**
CertificateIssuedDate: **13-Dec-2018 10:09 AM**
AccountReference: **SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB**
UniqueDocReference: **SUBIN-JHJHSHCIL0117435053879993Q**
Purchasedby: **MS BUILTRON ESTATES PVT LTD**
DescriptionofDocument: **Article 5 Agreement or memorandum of an Agreement**
PropertyDescription: **DEVELOPMENT AGREEMENT**
ConsiderationPriceRs: **0**
FirstParty: **MD SHAKIL AND OTHER**
SecondParty: **MS BUILTRON ESTATES PVT LTD**
StampDutyPaidBy: **MS BUILTRON ESTATES PVT LTD**
StampDutyAmountRs: **100**

Md. Shakil



निबंधन विभाग, झारखंड
Dhanbad
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 33

Token Date/Time: 19/12/2018 12:45:02

Document Type	Development Agreement	Presenter	MD SHAKIL
Presenter Name & Address	Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad	Date of Entry	19/12/2018
Stampable Doc. Value	2908000	Total Pages	54
Document/Transaction Value	0	Book	1
Special Type		CNO/PNO	NOT REQ.
Remarks / Other Details		App ID	288573
Property Details:		e-Stamp Cert. No.	IN-JH13199056590865Q

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	51	20	DHANBAD	MUNICIPAL	153/3372	1	5160		PROPERTY OF ANWAR ISMAIL KHAN AND OTHERS	PROPERTY OF ANWAR ISMAIL KHAN AND OTHERS	PROPERTY OF WAHIDA PARWEEN & ZAHIRA PARWEEN	ROAD	0190000927000M0	DHANBAD MUNICIPAL CORPORATION	U_COM	3.30 Decimal	2905894.2

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres. Address	Perm. Address	PAN Verified
Executant	Md. Shakil	Late Md. Yunus	BUSINESS	पिता	मोमीन	Male		xxxxxxxxx65	xxxxxxxxx0251	Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad	Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad	
Executant	Md. Nayeem	Late Md. Yunus	BUSINESS	पिता	मोमीन	Male		xxxxxxxxx66	xxxxxxxxx6205	Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad	Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad	
Claimant	M/s Buitron Estates Pvt. Ltd. Represented herein through its Director MD. AASIF RASHID ANSARI	Abdul Rashid	BUSINESS	पिता	मोमीन	Male		xxxxxxxxx66	xxxxxxxxx4022	1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad	1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad	
Identifier	MD. HAMID ANSARI	ABDUL BARI ANSARI	BUSINESS	पिता	मोमीन	Male		xxxxxxxxx46	xxxxxxxxx2779	KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD	KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD	

Fee Details:

SN.	Fee Name	Net Amount
1	E1	72700.00
2	SP	810.00
	Total	73510.00

Md. Shakil

Md. Asif Rashid Ansari

MD. Nayeem

Holding Details provided by the user has been mutated in the name of -MD.SHAKIL,MD.NAYEEM

Register/Details provided by the user has been mutated in the name of -Name: मो. शकिल व मो. नयैम, Address: , C/o: स्व. मो. युनुस

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपर्युक्तदियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Md. Shakil
दस्तावेज लेखक का हस्ताक्षर

Md. Shakil
प्रस्तुतकर्ता का हस्ताक्षर डाटा इंजिनियर का हस्ताक्षर

निबंधन पूर्व सारांश में इपुट फार्म के अनुरूप डाटा इंजि की गई हैं।

उपर्युक्त *का लगी है का रिश्ता कारीफ़ करीफ़ करारी*
ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान *का हाजीफ़ करारी* पिता *काजुल वारी करारी*
निवासी *करीफ़ करारी* पेशा *यात्री*

19.12.18
निबंधन पदाधिकरी का हस्ताक्षर

Md Hamid Ansari



निबंधन विभाग, झारखंड
धनबाद

Token No.33 Token Date: 19/12/2018
Serial/Deed No./Year :9120/8376/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	Md. Shakil Father/Husband Name:Late Md. Yunus (Executant) Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad		
2	Md. Nayeem Father/Husband Name:Late Md. Yunus (Executant) Millat Colony, Wasseypur, P.S. Bank More, Dist. Dhanbad		
3	M/s BUILTRON Estates Pvt. Ltd. Represented herein through its Director MD. AASIF RASHID ANSARI Father/Husband Name:Abdul Rashid (Claimant) 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad		
4	MD. HAMID ANSARI Father/Husband Name:ABDUL BARI ANSARI (Identifier) KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD		

Book No. 1
Volume 668
Page 377 To 430
Deed No 9120 / 8376
Year 2018
Date 19/12/2018

Registering Officer

Signature of Operator

7060

Development Agreement St-100r

6476



28/9/18
28/9/18

झारखण्ड JHARKHAND

8,80,574 x 6.6 dec = 58,11,789 / 259642

यह दस्तावेज 21 के अन्तर्गत एक अनामक
सम्पत्ति के सम्बन्ध में है। यह दस्तावेज
का धारक है और इसका उद्देश्य है कि
यह दस्तावेज 1 का 1 का 5 के अन्तर्गत
अनामक सम्पत्ति का धारक है। अर्थात् यह
दस्तावेज का धारक है कि यह दस्तावेज - अनामक
दस्तावेज है।

संलग्न शीट
खण्ड IV शीट

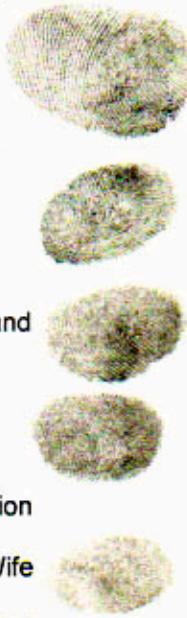
यदि संकेत कागजात का धारक



Mukhtar Ahmad

Md. Asif Rashid Ansari

28.9.18



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 28th day of Sept. Two Thousand

अंचल अधिकारी...
अनुसार दस्तावेज में
नम्बर... 51... के खण्ड नं०...

BETWEEN

1. **MUKHTAR AHMAD** Son of Anwar Karim, by Faith Muslim, by caste Momin, by occupation Advocate, Resident of Naya Bazar, P.S. Bank More, Dist. Dhanbad, 2. **MRS. YASHMIN BANO** Wife

Reepard

of Mukhtar Ahmad, by Faith Muslim, by caste Momin, by occupation Housewife, Resident of Naya Bazar, P.S. Bank More, Dist. Dhanbad, hereinafter jointly called and referred to as LANDLORD/ OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include

14537500

their respective heirs, successors, nominees and/ or assigns) of the ONE PART (Mrs. Yashmin Bano herein represented through her husband Mukhtar Ahmad, as her constitute attorney vide Power No.

14537500

IV-490 dated 23.08.2018, Registered at Dhanbad Sub-Registry office).

28/9

धनबाद कोषागार से निग

कोषागार पदाधिकारी
धनबाद

S. No. 3024. Date 15/9/18.
Name M/S Builtson Estates Pvt Ltd
At.....
P.S.....
Value of Stamp 100/- (one hundred) Shilad
Through Md Asif Rashid
Part of Stamp.....

ASHISH KUMAR ROY
S V Dhanbad, L. No.-12/85-86



28-09-18 10-00-1-00
मुख्य अधिकारी
मुख्य अधिकारी
मुख्य अधिकारी
मुख्य अधिकारी
मुख्य अधिकारी
मुख्य अधिकारी

M. Ashish Kumar
28/9/18

28-09-18





= 2 =

AND

Md. Ansif Rashid Ansari

Md. Ansif Rashid Ansari

28.5.18



M/S BULTRON ESTATES PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act., having its office at 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, Represented herein through its Director **MD. AASIF RASHID ANSARI** Son of Abdul Rashid, by Faith Muslim, by caste Momin by occupation Business, Resident of 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, hereinafter referred to as **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and interests, liquidators, nominees and/ or assigns) of the **OTHER PART**;

WHEREAS:

- A. WHEREAS, the first party hereto above named jointly owned 04 kathas of land, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, and Dist. Dhanbad, appertaining to Municipal Khata, Plot No.153/3372, which was purchased in the name of owners vide Deed No. 1285 dated 20.02.1993 from the rightful owner Ehsanur Rahman and others, and the owners hereto are in peaceful possession over the said land; And

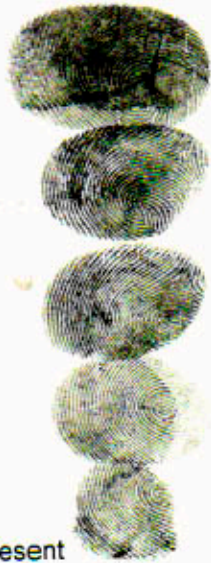
The facts described above mean and conclude that owners hereto are the rightful OWNER of the aforesaid land measuring 04 Kathas.

- B. WHEREAS, the Owner had been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoried Building (Commercial and/ or Residential) Complex.

= 3 =

Muhammad Ahsan

Md. Anisif Rashid Ansari
28.5.18



- C. The Developer, "M/S BUILTRON ESTATES PRIVATE LIMITED," approached the present owners and offered to Develop the property by erecting new multistoried buildings thereon on the terms and conditions mentioned hereafter.
- D. Owner have represented to the Developer as follows:
- I. That the Owners are absolute seized and possessed of the piece and parcel of land measuring 04 Kathas morefully and particularly described in Schedule hereunder written and hereinafter referred to as the said premises.
 - II. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
 - III. That the said Premises is not effected by any Road Alignment.
 - IV. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the Owners shall not enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on the said piece of land.
 - V. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.
 - VI. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.
 - VII. That the Owner shall comply with all requisition for the purpose of development of the said premises.

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Muhammad Ahmad

Md. Asif Khatun Ahmedi

28.9.16

DEFINITION

Unless these presents it is repugnant or inconsistent with:

- I. OWNER shall mean the Owners mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and assigns.
- II. DEVELOPER shall mean "M/S BUILTRON ESTATES PRIVATE LIMITED", and its successors and interests, liquidators, nominees and/ or assigns;
- III. PREMISES shall mean all that the Land and Premises mentioned in the schedule hereunder within the limits of Mineral Area Development Authority/ Municipal Corporation Authority within the District of Dhanbad and particularly described in the schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS:

1. That, in view of the said Agreement for development and construction of a multistoried complex over the schedule land of this Development Agreement proposed to any construction whichever is beneficial to Developer and as per the approval of competent authority i.e. Mineral Area Development Authority/ Municipal Corporation and in lieu of which the Developer will give and handover the Owners 35% of the Super built up area in the building to be constructed in the schedule land and parking area for flats of owner's share.
2. That, the Owners have agreed to handover the peaceful possession of the scheduled Land of this Agreement to the Developer within a period of three days from the date of Signing this

Michael Stund

Mr. Anand Prasad Anand

28.9.18

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Agreement and Issue of Power of Attorney and have allowed the Developer to go ahead with the development work.

3. That, the Developer will construct multistoried building (commercial and/ or residential) complex and shall get the plans approved from the competent authority at their own cost.
4. That, the Developer undertakes and agrees to give and handover the Owners only 35% Super built up area in the multi storied complex to be constructed on the land of the owner), for the development on the land of 04 Kathas, and parking area accordingly.
5. That, the Developer may bring their construction of commercial, residential, Apartments or whatsoever, on which the Owner shall not create any interference or objection for the type or quality of the construction.
6. That, the multistoried building over the schedule land of this agreement constructed at the cost of the Developer shall become the exclusive property of the Developer. The land Owner will not have any physical or legal claim over it and right, interest, title shall accrue upon the Developer in respect of the multistoried building to the extent of 65% as aforesaid, constructed saleable area of the said building complex, which shall be exclusive property of the Developer, with the exclusive right, title and interest upon which the Owners shall not have any sort of right, title or interest in any manner, except their share of 35% Super built up area in the building.
7. That, will have equitable right, interest, title over the common area like passage, terrace, lift, guard room, generator etc. after the units of the complex are sold to them respectively, and the developer will not claim his any right on and over the same in any manner the water tank and lift machine room.

Muhammad Ahmad

Md. Saifur Raheem Ansari

28.9.18

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8. That, the Developer agrees and undertakes that the time is the essence of the contract and the Developer will hand over the owner's share of 35%, to the Owner as per this agreement irrespective of status or progress of the construction. The Developer shall construct the said building complex as per specifications and approved plan of the building by the competent authority within a period of 36 months from the date of **Ground Breaking Ceremony**, for the said construction of the building over the schedule land.
9. That, the Developer undertakes and agrees that they will get the drawings of the proposed apartment over the schedule lands of this agreement duly approved by the competent authority (MADA) at their own cost.
10. That, the Developer will be at liberty to generate funds by advertisements, selling, booking, mortgaging of shops/ offices/ flats of the proposed building of the total constructed area for the purpose of speedy construction and timely completion of the said building complex as per approved plans and specifications at its own responsibility and risk keeping no concern with the Owner.
11. That, the Owner agrees and assures to hand over to the Developer the vacant and peaceful possession over the schedule land of this Development Agreement for the purpose of development of the said building complex before the approval of Plan from Competent authority and issue of Power of Attorney to facilitate them to build the basic infrastructures for the speedy and timely construction of the said Apartment, like digging tube wells and removing the debris and strengthening and rising the existing compound wall and construction of the site office, labour shed etc.
12. That, the Owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for sale/ mortgage 65% of the units of the said building complex over

Muhammad Ahmad

Md. Asif Raahid Ansari
28.5.18

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- schedule land of this Agreement within a week from the date of signing of this agreement to facilitate the speedy construction of the said building complex for which Developer shall bear and pay all costs of incidental, stamp and registration etc.
13. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owner against any loss of liability arising out of the sale/ mortgage of the said units to the purchasers in respect of cost of the land to be paid to them.
 14. That, the Developer may take loan or financial assistance from any Bank/ Financial Institution for the speedy construction of the said building complex at its own risk and consequence and for the repayment of which the Owner shall not be held responsible at any score, whatsoever.
 15. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the multistoried building complex over the schedule land of this agreement at their own cost and Owner shall not be liable for reimbursement of any costs, charges and expenses for any reason.
 16. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the laborers, material suppliers and the staff employed by the Developer and the dispute/ differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developer including all legal consequences related thereto and Owner shall not be responsible for the same.
 17. That, the Owner will not be liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said building complex and the Developer will be solely responsible for the same and indemnify the Owner in case of any such eventuality.

Muhammad Ali Khan

Md. Anisif Rashid Ansari
28.9.18

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18. That, the Developer shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owner and the Developer shall strictly abide by the terms and conditions as agreed upon in this Agreement.
19. That, the Developer shall be solely entitled for booking and sale of units of the building complex and to receive the payments in lieu of such sale/ booking of the units, for only his share and the land owner is also entitled for the same.
20. That, the Owner shall not be held responsible for any dispute between the purchaser of the units and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
21. That, the Developer's liability for the payment of taxes with respect to the newly constructed building over schedule land shall cease after the handing over the units to the respective buyers and then onwards it will be the responsibility of the respective owners to pay the Government Taxes.
22. That, the land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
23. That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties.

Muhammad Huda

Md. Arshif Rashid Ansari
28.9.18

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OWNER'S FURTHER OBLIGATION

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building construction on the said plot by the Developer agreement if anything is not going against the spirit of this agreement.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the whole premises.

The Owners hereby agrees that the Developer may mortgage or create any charge of the said premises including construction to any bank or financial institutions to meet its financial requirements.

The Owners hereby agree and covenant with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer the respective unit in favour of the purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled land.

DEVELOPER'S FURTHER OBLIGATION

The Developer further agrees and covenants with the Owner to get the subject project cleared by all authorities that may be necessary for the purpose of construction.

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

Muhammad Ashraf

Md. Asif Rashid Ansari
28.7.18

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24. OWNER'S INDEMNITY

The Owner hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title.

The Owner hereby undertakes and indemnifies the Developer that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

25. DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

26. MISCELLANEOUS

It is agreed that the Developer shall have absolute right to name the building and the Owner shall not object the same. It is agreed that the Developer and/ or the Owner shall incorporate a clause in their respective document so that successor in interest does not change the name of the building once the same is completed.

It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other misc. expenses including lawyer's fee for Registration of this

Muhammad Ashraf

Md. Asif Rashid Ansari
28.9.18

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Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.

It is agreed that the Developer is free to purchase or take on development agreement from other party/ parties, any land which is adjacent/ connected to the scheduled land. The Developer shall be free to develop comprising the land taken from other vendor(s) and scheduled premises being taken from the Owner and the scheduled premises may be used for entry/ exit purpose to other lands acquired from other vendor(s), and in this regard the Owner will not have any objection or will not raise any claim.

It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute additional power of attorney and/ or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/ or affect the rights of the Owners in respect of the said plot and/ or go against the spirit of this Agreement and the Owner hereby indemnify the Developer for the above.

Any notice required to be given by the Developer shall be deemed to have been served on the Owners if, delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or send by prepaid

M. Akbari Akbari

Md. Asif Rashid Ansari
28.9.18

= 12 =

registered post with acknowledgement due to the known address which appears in this agreement.

It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) which may be any group concern, other firm/ company or any individual on exclusive decision of the Developer, and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Owner shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

That the maintenance of the building shall be done by the developer and sold/unsold flat of the share of the land lords also shall be maintained by the developer and they shall liable to pay the maintenance cost whatsoever it may be to the developer only. Further any kind of tax (GST, INCOME TAX etc.) related to sale of the flat will be borne by the purchasers of the flat.

27. FORCE MAJEURE

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/ or any other act or commissions beyond the control of the parties hereto.

Muhammad Asad

*Md. Asif Rashid Ansari
28.9.18*

= 13 =

SCHEDULE

All that piece and parcel of RAIYATI land situate at Mouza Dhanbad, (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, (Mouza No. 51, appertaining to Municipal Khata,
Plot No. No.153/3372, measuring 04 Kathas or to say 6.60 Decimals of land, being butted and bounded as under:-

- North: Portion of same Plot.
South: Nala then Land and House of Khuda Bux.
East: Parti Land and Rly Land.
West: Rest portion of same Plot.

(Situated at Other Road within Ward No 20)

SPECIFICATION

- A) RCC frame structure and rcc roof slab
- B) Interior wall finished with plaster of paris
- C) Floor vitrified tiles in all area.
- D) 32mm flush door painted with a coat of primer
- E) Aluminum sliding window with glass panel
- F) Concealed water line with C.P. fittings
- G) Concealed electrical line of ISI mark
- H) Extra water connection will be provided from municipal corporation at extra cost on request of flat owners
- I) Lift of reputed brand of six passengers.

Md. Asif Rashid Ansari

Md. Asif Rashid Ansari
M. Ullah Khan

M. Ullah Khan

Md. Asif Rashid Ansari
28.9.18

= 14 =

SHARE ALOCATION

That it has been decided by and between the parties hereto, that the share allocation will be decided later on, after sanction of plan from Dhanbad Municipal Corporation and by another agreement and ~~Parking area shall be allotted on the basis of lottery. (To be deleted)~~

Government value of Scheduled property is Rs. 58,15,000/- (Rupees Fifty Eight Lac Fifteen Thousand) only and Registration Fee paid on that amount.

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at Dhanbad, on _____ Day of September, 2018, in presence of the witnesses, named hereunder:-

OWNERS :- M. Ullah Khan

WITNESSES: -

Md Sajid Ansari
Abdul Bari
Karim Gunj
Wazeypur Dhanbad

Md. Asif Rashid Ansari

DEVELOPER :-

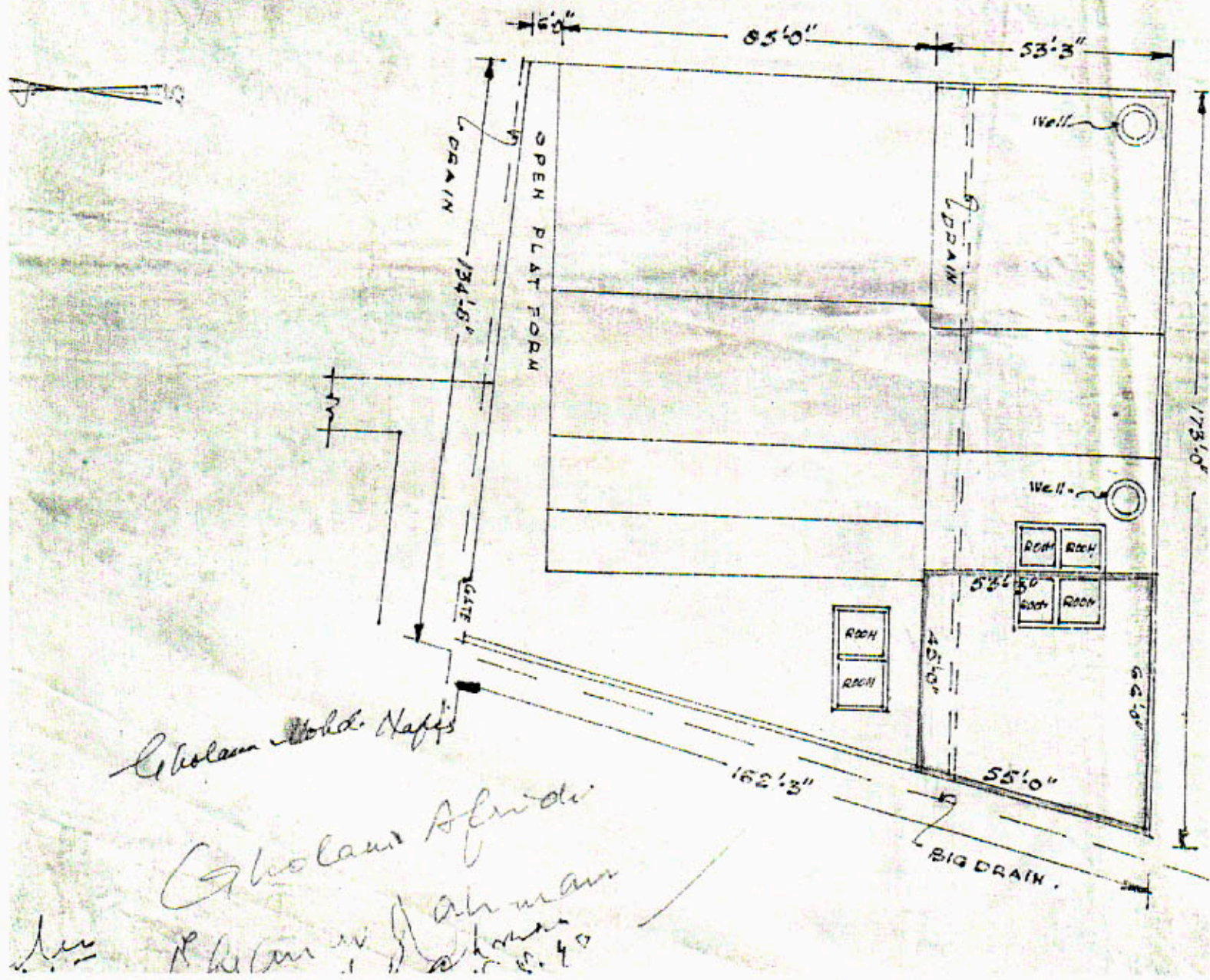
2. Anam Mallick
Sweep. Mallick
Hirapur Dhanbad.

Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-

M. Ullah Khan
U. No. 02/1990.

Showing the Vacant Land With Existing Room In Red Sold by (1) Ehsanur Ra
 te Ghulam Rabbal. (2) Asad Rahman s/o Late. M. Ataur Rahman Both Central Str
 d Pide Ranchi and (3) Ghulam Afrid & Ghulam Nafis s/o Late Ghulam Samda
 Panchyati Akhara, Gaya To Mukhtar Ahmad s/o Anwar Karim & Yasmin Ba
 Mukhtar Ahmad. of Upper Kulli, Thoria. Area. 4K 004 (More or Less) In Part of
 F. No 153/3372 of Mouza. Dhanbad. No 51. Under Khata. No Word No
 (old) and 13 (New)

scale:- 1" = 33'-0"



Ghulam Mohd. Nafis

Ghulam Afrid


Asad Rahman



निबंधन विभाग, झारखंड
Dhanbad

Token No.26Token Date: 28/09/2018
Party Name: MUKHTAR AHMAD
Father/Husband Name:ANWAR KARIM
(Power Holder)
NAYA BAZAR ,PS. BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Mukhtar Ahmed Ansari
Gender :	M
DOB :	01-12-1946
C/o :	S/O Anwar Karim Ansari
District :	Dhanbad
House/Building No. :	H.No-58
Locality :	Naya Bazar
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx0236
Photo :	

Registering Officer

Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad


Token No.26Token Date: 28/09/2018

Party Name: M/S BUILTRON ESTATES PRIVATE LIMITED REP. THROUGH ITS
DIRECTOR AASIF RASHID ANSARI

Father/Husband Name:ABDUL RASHID
(Claimant)

1ST FLOOR OUTER BUILDING , ANSARI MANSION , GHANI COLONY NEAR SUB
POST OFFICE ,PS. BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md Aasif Rashid Ansari
Gender :	M
DOB :	28-09-1989
C/o :	S/O: Abdul Rashid Ansari
District :	Dhanbad
House/Building No. :	
Locality :	Ghani Colony
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx3355
Photo :	

Registering Officer

Aasif Rashid
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.26Token Date: 28/09/2018
Party Name: MD. SAJID ANSARI
Father/Husband Name:ABDUL BARI ANSARI
(Identifier)
NEAR IMMAM BARA KARIMGANJ ,WASSEYPUR, DHNBAD

Deed Type: Development Agreement

Party Details	
Name :	Md. Sajid Ansari
Gender :	M
DOB :	10-05-1985
C/o :	S/O Abdul Bari Ansari
District :	Dhanbad
House/Building No. :	H N0- 79
Locality :	KARIM GANJ WASSEYPUR
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxx4022
Photo :	

Registering Officer

Sajid
Party Signature

[Signature]
Operator's Signature



Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

MUKHTAR AHMAD

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

256130

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?id=246728f2-75da-44d5-88b5-0b8c9d78061e>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 146300.00 on 28/09/2018 with CIN - 10002162018092801404 & GRN No. - 1802892496 & Status - SUCCESS

[Print Payment Verification Details \(\)](#)



निबंधन विभाग, झारखंड
Dhanbad
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time: 28/09/2018 12:07:57.

Token No: 26

Document Type	Development Agreement	Presenter	MUKHTAR AHMAD	Date of Entry	28/09/2018
Presenter Name & Address	NAYA BAZAR ,PS. BANK MORE, DHANBAD	DOE		Total Pages	52
Stampable Doc. Value	5815000	Stamp Value	100	Book	1
Document/Transaction Value	0	Serial /Deed No.	/	CNO/PNO	N/A
Special Type		Old Serial No.	/	e-Stamp Cert. No.	
Remarks / Other Details		App. ID	256130		

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	51	20	DHANBAD	MUNICIPAL	153/3372	1	2440		PORTION OF SAME PLOT	NALA THEN LAND & HOUSE OF KUDHA BUX	PARTI LAND & RAILWAY LAND	REST PORTION OF SAME PLOT	0190000928000M0	DHANBAD MUNICIPAL CORPORATION	U_COM	6.60 Decimal	5811788.4

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres. Address	Perm. Address	PAN Verified
Executant	YASHMIN BANO THROUGH	MUKHTAR AHMAD	HOUSE WIFE	पति	मोमीन	Female		xxxxxxxx00	xxxxxxxx0000	NAYA BAZAR ,PS. BANK MORE, DHANBAD	NAYA BAZAR ,PS. BANK MORE, DHANBAD	
Power Holder	MUKHTAR AHMAD	ANWAR KARIM	ADVOCATE	पिता	मोमीन	Male		xxxxxxxx36	xxxxxxxx0236	NAYA BAZAR ,PS. BANK MORE, DHANBAD	NAYA BAZAR ,PS. BANK MORE, DHANBAD	
Claimant	M/S BUILTRON ESTATES PRIVATE LIMITED REP. THROUGH ITS DIRECTOR AASIF RASHID ANSARI	ABDUL RASHID	BUSINESS	पिता	मोमीन	Male		xxxxxxxx36	xxxxxxxx3355	1ST FLOOR OUTER BUILDING , ANSARI MANSION , GHANI COLONY NEAR SUB POST OFFICE ,PS. BANK MORE, DHANBAD	1ST FLOOR OUTER BUILDING , ANSARI MANSION , GHANI COLONY NEAR SUB POST OFFICE ,PS. BANK MORE, DHANBAD	
Identifier	MD. SAJID ANSARI	ABDUL BARI ANSARI	BUSINESS	पिता	मोमीन	Male		xxxxxxxx36	xxxxxxxx4022	NEAR IMMAM BARA KARIMGANJ ,WASSEYPUR, DHANBAD	NEAR IMMAM BARA KARIMGANJ ,WASSEYPUR, DHANBAD	

Fee Details:

SN.	Fee Name	Net Amount
1	E1	145375.00
2	SP	780.00
	Total	146155.00

Mukhtar Ahmad

Holding Details provided by the user has been mutated in the name of -MUKHTAR AHMED, YASMIN BANO

Register/Details provided by the user has been mutated in the name of - Name: श्रीमति यशोदा देवी, Address: , C/o: स्व० सोवा लाल खट्टि

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपरयुक्तदियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

Mukhtar Ahmad
दस्तावेज लेखक का हस्ताक्षर

Mukhtar Ahmad
प्रस्तुतकर्ता का हस्ताक्षर डाटा इंजि. ऑफिसर का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपरयुक्त

जिसको पहचान

निवासी

मुकता अहमद, 'नालीफ रशीद अरखरी' पिता का लालीफ अरखरी पेशा क्वड्रल का अरखरी ने की।
वादाइल
28/9/18

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.26 Token Date: 28/09/2018
Serial/Deed No./Year :7060/6476/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	YASHMIN BANO THROUGH Father/Husband Name:MUKHTAR AHMAD (Executant) NAYA BAZAR ,PS. BANK MORE, DHANBAD		
2	MUKHTAR AHMAD Father/Husband Name:ANWAR KARIM (Power Holder) NAYA BAZAR ,PS. BANK MORE, DHANBAD		
3	M/S BUILTRON ESTATES PRIVATE LIMITED REP. THROUGH ITS DIRECTOR AASIF RASHID ANSARI Father/Husband Name:ABDUL RASHID (Claimant) 1ST FLOOR OUTER BUILDING , ANSARI MANSION , GHANI COLONY NEAR SUB POST OFFICE ,PS. BANK MORE, DHANBAD		
4	MD. SAJID ANSARI Father/Husband Name:ABDUL BARI ANSARI (Identifier) NEAR IMMAM BARA KARIMGANJ ,WASSEYPUR, DHNBAD		

Book No. 1
Volume 517
Page 513 To 564
Deed No 7060 / 6476
Year 2018
Date 28/09/2018

Registering Officer

Signature of Operator

7406

6791

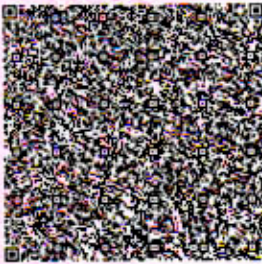


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH12202598526087Q
 Certificate Issued Date : 08-Oct-2018 06:55 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0116361513601084Q
 Purchased by : MS BUILTRON ESTATES PVT LTD
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : PARWEEN BANO
 Second Party : MS BUILTRON ESTATES PVT LTD
 Stamp Duty Paid By : MS BUILTRON ESTATES PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



.....Please write or type below this line.....

नबखत निरुध 21 क अगिन और तिठानाक
 काउतकरा 1000 कियारा क अचीन
 जो बाहरा 12 अरि बाउडयन 1000 अरि 1895
 की कनसुवी क बाउ क 5 क अचीन
 ग्याक बाउ कगारा 1000 अरि अरि किकर
 अरि अ तिभुवत हे वा स्टा नाल अरि किकर
 की हे।

12.10.18

12.10.18

नबखत बाबा

नब IV बाबा

Parween Bano

Md. Anis Rasid Anis
12.10.18

TQ 0001817620

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Development Agreement of 100, Value 2908000/-

एकमत से एकमत पत्र की मूल प्रति को प्रमाण किया।

12.10.18

सूची संख्या: 12.10.18

12.10.18

SS मोहम्मद

अनुसार जमीन का मूल्य मांग दशकक * अनुसार निर्धारित न्यूनतम मूल्य त कल की है

12.10.18

अंचल अधिकारी यनवात से प्राप्त सूची अनुसार दस्तावेज रित मौजा यनवात नम्बर 51 है जवा नं० नगरपालिका खाता निविद्ध खाते से बाहर है/सूची बाहर नहीं है।

Rs. 100 - + 73600 = 73700 - amount
Rural value 18029955092
1802996639 dt. 12-10-18

12.10.18

Parween Bano

LE vs 72700 -

Parween Bano

Md. Anis Rashid Ansari

12.10.18



72700

DEVELOPMENT AGREEMENT

12.10.18

THIS DEVELOPMENT AGREEMENT made on this the 12nd day of October Two Thousand Eighteen

BETWEEN

MRS. PARWEEN BANO Wife of Md. Masood Alam, by Faith Muslim, by caste Momin, by occupation Housewife, Resident of Chouthai Kulhi, P.S. Jharia, Dist. Dhanbad, hereinafter called and referred to as LANDLORD/ OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, successors, nominees and/ or assigns) of the ONE PART.

12.10.2018 - 10:00 AM

परवीन बीबी
मौमसूद आलम
पौषाई कुच्छी काँला देवनागढ़
मोमीन

12.10.2018



Parveen Bano

12.10.18





= 2 =

AND

Parveen Bano

Md. Aasif Rashid Ansari

12.10.18



M/S BULTRON ESTATES PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act., having its office at 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, Represented herein through its Director **MD. AASIF RASHID ANSARI** Son of Abdul Rashid, by Faith Muslim, by caste Momin by occupation Business, Resident of 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, hereinafter referred to as **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and interests, liquidators, nominees and/ or assigns) of the **OTHER PART**;

WHEREAS:

- A. WHEREAS, the first party hereto above named owned 02 kathas of land, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, and Dist. Dhanbad, appertaining to Municipal Khata, Plot No.153/3372, which was purchased in the name of owner vide Deed No. 7064 dated 19.12.2002 from the rightful owners Noor Hasan and others, and the owner hereto has been in peaceful possession over the said land; And

The facts described above mean and conclude that owners hereto are the rightful **OWNER** of the aforesaid land measuring 02 Kathas.

- B. WHEREAS, the Owner had been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoried Building (Commercial and/ or Residential) Complex.

Parveen Bano

Md. Asif Rasheed Ansari
12.10.18

= 3 =

- C. The Developer, "M/S BUILTRON ESTATES PRIVATE LIMITED," approached the present owners and offered to Develop the property by erecting new multistoried buildings thereon on the terms and conditions mentioned hereafter.
- D. Owner have represented to the Developer as follows:
- I. That the Owners are absolute seized and possessed of the piece and parcel of land measuring 02 Kathas morefully and particularly described in Schedule hereunder written and hereinafter referred to as the said premises.
 - II. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
 - III. That the said Premises is not effected by any Road Alignment.
 - IV. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the Owners shall not enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on the said piece of land.
 - V. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.
 - VI. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.
 - VII. That the Owner shall comply with all requisition for the purpose of development of the said premises.

Pasween Bano

Md. Azeef Rashid Ansari
12.10.18

= 4 =

DEFINITION

Unless these presents it is repugnant or inconsistent with:

- I. OWNER shall mean the Owner mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and assigns.
- II. DEVELOPER shall mean "M/S BUILTRON ESTATES PRIVATE LIMITED", and its successors and interests, liquidators, nominees and/ or assigns;
- III. PREMISES shall mean all that the Land and Premises mentioned in the schedule hereunder within the limits of Mineral Area Development Authority/ Municipal Corporation Authority within the District of Dhanbad and particularly described in the schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS:

1. That, in view of the said Agreement for development and construction of a multistoried complex over the schedule land of this Development Agreement proposed to any construction whichever is beneficial to Developer and as per the approval of competent authority i.e. Mineral Area Development Authority/ Municipal Corporation and in lieu of which the Developer will give and handover the Owners 35% of the Super built up area in the building to be constructed in the schedule land and parking area for flats of owner's share.
2. That, the Owners have agreed to handover the peaceful possession of the scheduled Land of this Agreement to the Developer within a period of three days from the date of Signing this

Parween Bano

Md. Anis Rashid Ansari
12.10.18

= 5 =

2. Agreement and Issue of Power of Attorney and have allowed the Developer to go ahead with the development work.
3. That, the Developer will construct multistoried building (commercial and/ or residential) complex and shall get the plans approved from the competent authority at their own cost.
4. That, the Developer undertakes and agrees to give and handover the Owners only 35% Super built up area in the multi storied complex to be constructed on the land of the owner), for the development on the land of 02 Kathas, and parking area accordingly.
5. That, the Developer may bring their construction of commercial, residential, Apartments or whatsoever, on which the Owner shall not create any interference or objection for the type or quality of the construction.
6. That, the multistoried building over the schedule land of this agreement constructed at the cost of the Developer shall become the exclusive property of the Developer. The land Owner will not have any physical or legal claim over it and right, interest, title shall accrue upon the Developer in respect of the multistoried building to the extent of 65% as aforesaid, constructed saleable area of the said building complex, which shall be exclusive property of the Developer, with the exclusive right, title and interest upon which the Owners shall not have any sort of right, title or interest in any manner, except their share of 35% Super built up area in the building.
7. That, will have equitable right, interest, title over the common area like passage, terrace, lift, guard room, generator etc. after the units of the complex are sold to them respectively, and the developer will not claim his any right on and over the same in any manner the water tank and lift machine room.

Parween Bano

Md. Asif Rashid Asad

12.10.18

= 6 =

8. That, the Developer agrees and undertakes that the time is the essence of the contract and the Developer will hand over the owner's share of 35%, to the Owner as per this agreement irrespective of status or progress of the construction. The Developer shall construct the said building complex as per specifications and approved plan of the building by the competent authority within a period of 36 months from the date of **Ground Breaking Ceremony**, for the said construction of the building over the schedule land.
9. That, the Developer undertakes and agrees that they will get the drawings of the proposed apartment over the schedule lands of this agreement duly approved by the competent authority (MADA) at their own cost.
10. That, the Developer will be at liberty to generate funds by advertisements, selling, booking, mortgaging of shops/ offices/ flats of the proposed building of the total constructed area for the purpose of speedy construction and timely completion of the said building complex as per approved plans and specifications at its own responsibility and risk keeping no concern with the Owner.
11. That, the Owner agrees and assures to hand over to the Developer the vacant and peaceful possession over the schedule land of this Development Agreement for the purpose of development of the said building complex before the approval of Plan from Competent authority and issue of Power of Attorney to facilitate them to build the basic infrastructures for the speedy and timely construction of the said Apartment, like digging tube wells and removing the debris and strengthening and rising the existing compound wall and construction of the site office, labour shed etc.
12. That, the Owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for sale/ mortgage 65% of the units of the said building complex over

Parween Bano

Md. Asif Rashid Ansari

12.10.18

= 7 =

- the schedule land of this Agreement within a week from the date of signing of this agreement to facilitate the speedy construction of the said building complex for which Developer shall bear and pay all costs of incidental, stamp and registration etc.
13. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owner against any loss of liability arising out of the sale/ mortgage of the said units to the purchasers in respect of cost of the land to be paid to them.
 14. That, the Developer may take loan or financial assistance from any Bank/ Financial Institution for the speedy construction of the said building complex at its own risk and consequence and for the repayment of which the Owner shall not be held responsible at any score, whatsoever.
 15. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the multistoried building complex over the schedule land of this agreement at their own cost and Owner shall not be liable for reimbursement of any costs, charges and expenses for any reason.
 16. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the laborers, material suppliers and the staff employed by the Developer and the dispute/ differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developer including all legal consequences related thereto and Owner shall not be responsible for the same.
 17. That, the Owner will not be liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said building complex and the Developer will be solely responsible for the same and indemnify the Owner in case of any such eventuality.

Patweena Bano

Md. Anisul Rashid Ansari

12.10.18

= 8 =

18. That, the Developer shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owner and the Developer shall strictly abide by the terms and conditions as agreed upon in this Agreement.
19. That, the Developer shall be solely entitled for booking and sale of units of the building complex and to receive the payments in lieu of such sale/ booking of the units, for only his share and the land owner is also entitled for the same.
20. That, the Owner shall not be held responsible for any dispute between the purchaser of the units and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
21. That, the Developer's liability for the payment of taxes with respect to the newly constructed building over schedule land shall cease after the handing over the units to the respective buyers and then onwards it will be the responsibility of the respective owners to pay the Government Taxes.
22. That, the land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
23. That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties.

Parween Bano

Md. Asif Latif Ansari

12.10.18

= 9 =

OWNER'S FURTHER OBLIGATION

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building construction on the said plot by the Developer agreement if anything is not going against the spirit of this agreement.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the whole premises.

The Owners hereby agrees that the Developer may mortgage or create any charge of the said premises including construction to any bank or financial institutions to meet its financial requirements.

The Owners hereby agree and covenant with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer the respective unit in favour of the purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled land.

DEVELOPER'S FURTHER OBLIGATION

The Developer further agrees and covenants with the Owner to get the subject project cleared by all authorities that may be necessary for the purpose of construction.

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

Parween Bano

Md. Asif Rashid Ansari
12.10.18

= 10 =

24. OWNER'S INDEMNITY

The Owner hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title.

The Owner hereby undertakes and indemnifies the Developer that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

25. DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

26. MISCELLANEOUS

It is agreed that the Developer shall have absolute right to name the building and the Owner shall not object the same. It is agreed that the Developer and/ or the Owner shall incorporate a clause in their respective document so that successor in interest does not change the name of the building once the same is completed.

It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other misc. expenses including lawyer's fee for Registration of this

Pasmeen Bano

Md. Anif Rashid Ansari

12.10.18

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Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.

It is agreed that the Developer is free to purchase or take on development agreement from other party/ parties, any land which is adjacent/ connected to the scheduled land. The Developer shall be free to develop comprising the land taken from other vendor(s) and scheduled premises being taken from the Owner and the scheduled premises may be used for entry/ exit purpose to other lands acquired from other vendor(s), and in this regard the Owner will not have any objection or will not raise any claim.

It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute additional power of attorney and/ or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/ or affect the rights of the Owners in respect of the said plot and/ or go against the spirit of this Agreement and the Owner hereby indemnify the Developer for the above.

Any notice required to be given by the Developer shall be deemed to have been served on the Owners if, delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or send by prepaid

Parween Bano

Md. Amir Rasheed Ansari
12.10.18

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registered post with acknowledgement due to the known address which appears in this agreement.

It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) which may be any group concern, other firm/ company or any individual on exclusive decision of the Developer, and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Owner shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

That the maintenance of the building shall be done by the developer and sold/unsold flat of the share of the land lords also shall be maintained by the developer and they shall liable to pay the maintenance cost whatsoever it may be to the developer only. Further any kind of tax (GST, INCOME TAX etc.) related to sale of the flat will be borne by the purchasers of the flat.

27. FORCE MAJEURE

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/ or any other act or commissions beyond the control of the parties hereto.

Parween Bano

Md. Asif Rasool Ansari

12.10.18

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SCHEDULE

All that piece and parcel of RAIYATI land situate at Mouza Dhanbad, (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, (Mouza No. 51, appertaining to Municipal Khata, Plot No. No.153/3372, measuring 02 Kathas or to say 3 30 Decimals of land (Situated at Subsidiary Road), being butted and bounded as under:-

North: Zarina Parveen.
South: Khalda Begum.
East: Fazlu Rahman.
West: Nabi Rasool and Partner.

SPECIFICATION

- A) RCC frame structure and rcc roof slab
- B) Interior wall finished with plaster of paris
- C) Floor vitrified tiles in all area.
- D) 32mm flush door painted with a coat of primer
- E) Aluminum sliding window with glass panel
- F) Concealed water line with C.P. fittings
- G) Concealed electrical line of ISI mark
- H) Extra water connection will be provided from municipal corporation at extra cost on request of flat owners
- I) Lift of reputed brand of six passengers.

Parveen Bano

Parveen Bano

Md. Anisif Rasheed Ansari

12.10.18

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SHARE ALLOCATION

That it has been decided by and between the parties hereto, that the share allocation will be decided later on, after sanction of plan from Dhanbad Municipal Corporation and by another agreement and Parking area shall be allotted on the basis of lottery.

Government value of Scheduled property is Rs. 29,08,000/- (Rupees Twenty Nine Lac Eight Thousand) only and Registration Fee paid on that amount.

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at Dhanbad, on 12th Day of ^{October}~~September~~ 2018, in presence of the witnesses, named hereunder:-

OWNERS :-

Parveen Bano

WITNESSES:-

1. Md Sajid Ansari
S/o Abdul Bari
Near Samborn Kasim
Granj Wassey PUK Dhanbad
2. Mulla Hussain Mulla
S/O Mr. K. C. Mulla
Koduru, Oleru

DEVELOPER :-

Md. Anisif Rasheed Ansari

Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-

Jankari Chandly.
12.10.2018



राजस्व,निबंधन एवं भूमि सुधार विभाग

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पंजी 11 विवरण

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विवरण

भाग वर्गमान	:	1	पृष्ठ संख्या	:	1740
जिला का नाम	:	धनबाद	अनुसूचित नाम	:	धनबाद
अंचल का नाम	:	धनबाद	हलका का नाम	:	हलका-03
मौजा का नाम	:	धनबाद	होलिग संख्या	:	1740
खाना नाम	:	झरिया	खाना नंबर	:	51
तीजी संख्या	:	0	इस्टेट का नाम	:	झारखंड
रेयत का नाम	:	क्रम सं.	रेयत का नाम	जाति	निवासी

1. श्रीमति परबीन खानो पति - मसूद आलम

प्लॉट का विवरण

खाना नंबर	प्लॉट संख्या	रकबा
0	153/3372	0 एकड़ 2 कठ्ठा 0 हेक्टर
	कुल परिमाण	0 एकड़ 2 कठ्ठा 0 हेक्टर

लगान का विवरण

लगान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
6.50	1.62	3.25	3.25	1.30	15.92

रकबा देखें

विधवा भुगतान देखें

दूसरे खाने देखें


Handwritten signature and date: 12/10/18



निबंधन विभाग, झारखंड
Dhanbad

Token No.44Token Date: 12/10/2018
Party Name: PARWEEN BANO
Father/Husband Name:MD. MASOOD ALAM
(Executant)
CHOUTHAI KULHI,PS. JHARIA ,DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Parween Bano
Gender :	F
DOB :	25-05-1966
C/o :	
District :	Dhanbad
House/Building No. :	House No.
Locality :	New Azad Nagar, Bhuli
Pincode :	828104
Post Office :	
State :	Jharkhand
Village/Town/City :	Dharjori
Aadhaar No :	xxxxxxxx8999
Photo :	

Registering Officer ✓

Parween Bano
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad


Token No.44Token Date: 12/10/2018

Party Name: M/S BUILTRON ESTATES PRIVATE LIMITED REP. THROUGH ITS
DIRECTOR MD. AASIF RASHID ANSARI

Father/Husband Name:ABDUL RASHID
(Claimant)

1ST FLOOR OUTER BUILDING , ANSARI MANSION , GHANI COLONY NEAR SUB
POST OFFICE ,PS. BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md Aasif Rashid Ansari
Gender :	M
DOB :	28-09-1989
C/o :	S/O: Abdul Rashid Ansari
District :	Dhanbad
House/Building No. :	
Locality :	Ghani Colony
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxx3355
Photo :	

Registering Officer

Md - Aasif Rashid Ansari
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.44Token Date: 12/10/2018
Party Name: MD. SAJID ANSARI
Father/Husband Name:ABDUL BARI ANSARI
(Identifier)
KARIMGANJ ROAD, WASSEYPUR, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md. Sajid Ansari
Gender :	M
DOB :	10-05-1985
C/o :	S/O Abdul Bari Ansari
District :	Dhanbad
House/Building No. :	H N0- 79
Locality :	KARIM GANJ WASSEYPUR
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx4022
Photo :	

Registering Officer

Party Signature

Operator's Signature



Jhar Registry Dashboard

Government Of Jharkhand

Home
(../Dashboard.aspx)
/ Issue Token



Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

PARWEEN BANO

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

263702

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?id=fc13a113-c47c-4693-8a9e-719fa9b1b638>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 100.00, 73600.00 on 12/10/2018, 12/10/2018 with CIN - 10002162018101201565, 10002162018101202466 & GRN No. - 1802995509, 1802996639 & Status - SUCCESS, SUCCESS

Print Payment Verification Details ()



निबंधन विभाग, झारखंड

IN-JH12202598526087Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH12202598526087Q
CertificateIssuedDate: 08-Oct-2018 06:55 PM
AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
UniqueDocReference: SUBIN-JHJHSHCIL0116361513601084Q
Purchasedby: MS BUILTRON ESTATES PVT LTD
DescriptionofDocument: Article 5 Agreement or memorandum of an Agreement
PropertyDescription: DEVELOPMENT AGREEMENT
ConsiderationPriceRs: 0
FirstParty: PARWEEN BANO
SecondParty: MS BUILTRON ESTATES PVT LTD
StampDutyPaidBy: MS BUILTRON ESTATES PVT LTD
StampDutyAmountRs: 100

Parween Bano
Md. Asif Raheem Asari



निबंधन विभाग, झारखंड
Dhanbad
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 44

Token Date/Time: 12/10/2018 11:43:59.

Document Type	Development Agreement	Presenter	PARWEEN BANO	Date of Entry	12/10/2018
Presenter Name & Address	CHOUTHAI KULHI, PS. JHARIA	DHANBAD		Total Pages	52
Stampable Doc. Value	0	DOE		Book	1
Document/Transaction Value	0	Stamp Value	100	CNO/PNO	n/a
Special Type		Serial /Deed No.	/		
Remarks / Other Details		Old Serial No.	/		
Property Details:		App. ID	263702	e-Stamp Cert. No.	IN-JH12202598526087Q

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	51	20	DHANBAD	MUNICIPAL	153/3372	1	1740		ZARINA PARVEEN	KHALDA BEGUM	FAZLU RAHMAN	NABI RASOOL AND PARTNER	0190000325000M0	DHANBAD MUNICIPAL CORPORATION	U_COM	3.30 Decimal	2905894.2

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres. Address	Perm. Address	PAN Verified
Executant	PARWEEN BANO	MD MASOOD ALAM	HOUSE WIFE	पति	मोमीन	Female		xxxxxxxx00	xxxxxxxx8999	CHOUTHAI KULHI, PS. JHARIA, DHANBAD	CHOUTHAI KULHI, PS. JHARIA, DHANBAD	
Claimant	M/S BUILTRON ESTATES PRIVATE LIMITED REP THROUGH ITS DIRECTOR MD. AASIF RASHID ANSARI	ABDUL RASHID	BUSINESS	पिता	मोमीन	Male		xxxxxxxx00	xxxxxxxx3355	1ST FLOOR OUTER BUILDING, ANSARI MANSION, GHANI COLONY NEAR SUB POST OFFICE, PS. BANK MORE, DHANBAD	1ST FLOOR OUTER BUILDING, ANSARI MANSION, GHANI COLONY NEAR SUB POST OFFICE, PS. BANK MORE, DHANBAD	
Identifier	MD. SAJID ANSARI	ABDUL BARI ANSARI	BUSINESS	पिता	मोमीन	Male		xxxxxxxx00	xxxxxxxx4022	KARIMGANJ ROAD, WASSEYPUR, DHANBAD	KARIMGANJ ROAD, WASSEYPUR, DHANBAD	

Fee Details:

SN.	Fee Name	Net Amount
1	SP	780.00
2	E 1	72700.00
	Total	73480.00

Parween Bano

MD. Aasif Rashid Ansari

Register/Details provided by the user has been mutated in the name of - Name: श्रीमति परवीन बानो, Address: , C/o: मसूद आलम

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself. Information provided by me are true to itself.

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।

Parween Bano
दस्तावेज लेखक का हस्ताक्षर
MD. Aasif Rashid Ansari
प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रि ऑपरेटर का हस्ताक्षर

निबंधन पूर्व साक्षात् में इपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त 1 परवीन बानो 2 कालीफ खोद करारी ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसको पहचान का लालीफ करारी पिता अबदुल बारी करारी

निवासी करीमगंज कारोफर पेशा व्यापक ने की।
12-10-18

निबंधन पदाधिकारी का हस्ताक्षर

MD Sajid Ansari



निबंधन विभाग, झारखंड
धनबाद

Token No.44 Token Date: 12/10/2018
Serial/Deed No./Year :7406/6791/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	PARWEEN BANO Father/Husband Name:MD. MASOOD ALAM (Executant) CHOUTHAI KULHI,PS. JHARIA ,DHANBAD		
2	M/S BUILTRON ESTATES PRIVATE LIMITED REP. THROUGH ITS DIRECTOR MD. AASIF RASHID ANSARI Father/Husband Name:ABDUL RASHID (Claimant) 1ST FLOOR OUTER BUILDING , ANSARI MANSION , GHANI COLONY NEAR SUB POST OFFICE ,PS. BANK MORE, DHANBAD		
3	MD. SAJID ANSARI Father/Husband Name:ABDUL BARI ANSARI (Identifier) KARIMGANJ ROAD, WASSEYPUR, DHANBAD		

Book No. I
Volume 541
Page 595 To 646
Deed No 7406 / 6791
Year 2018
Date 12/10/2018

Registering Officer

12-10-18

Signature of Operator

9118

8374

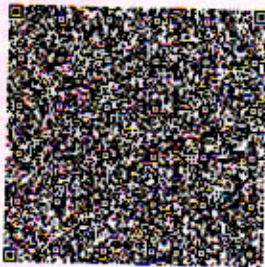


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH13199036388547Q
Certificate Issued Date	: 13-Dec-2018 10:08 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	: SUBIN-JHJHSHCIL0117435036361073Q
Purchased by	: MS BUILTRON ESTATES PVT LTD
Description of Document	: Article 5 Agreement or memorandum of an Agreement
Property Description	: DEVELOPMENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: WAHIDA PARVEEN AND OTHER
Second Party	: MS BUILTRON ESTATES PVT LTD
Stamp Duty Paid By	: MS BUILTRON ESTATES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....

बिना नियम 21 के प्राप्ति और कटौत
 कागजातकारी (एच. सी. डी) क आदि
 का प्रादुर्भाव और डाकडायन द्वारा प्राप्त किये
 की अनुसूची 1 या 1 के S क अर्थ
 यथावत स्थापन कराया गया है। अथवा टिकट
 नष्टी में विद्यमान है या स्थापन शर्तों अपेक्षा
 की है।

14/12/18

14.12.18
19.12.18

कलकत्ता का
 नंबर IV का

Wahida Parveen

Zahida Parveen

14/12/2018

Md. Asif Raheem Ansari

14/12/18

TQ 0008125189

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

et al.

अनुसार निर्धारित न्यूनतम मूल्य से कम की है।
 14.12.18

भूमि संबंधी कागजातों का जाँचा
 14.12

4 अक्षर

अंचल अधिकारी चतुर्बाघ से प्राप्त सूची अनुसार दरखास्त नं. वर्णित योजना चतुर्बाघ नंबर 51 की अक्षा नं. गोरपासिका अक्षा निविद खत से कोर है/सूची बंद नहीं है।



पत्र की मूल प्रति का मालिक
 14.12.18



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 13.12.18 & 1803393808
 14.12.18
 14.12.18

Wahida Parveen

Zahira Parveen

Md. Anis Rashid Ansari
 14.12.18

₹ 22000

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 14th day of Dec Two Thousand Eighteen

14.12.18

BETWEEN

1. **WAHIDA PARVEEN** Daughter of Md. Yaqub, by Faith Muslim, by caste Momin, by occupation Housewife, Resident of Nishad Nagar, P.S. Bank More, Dist. Dhanbad, 2. **ZAHERA PARVEEN** Daughter of Zubair Ahmad, by Faith Muslim, by caste Momin, by occupation Housewife, Resident of Ghosh Nagar, Chas, P.O. and P.S. Chas, Dist. Bokaro, hereinafter jointly called and referred to as **LANDLORD/ OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, successors, nominees and/ or assigns) of the ONE PART.

Wahida Parveen.

Zahira Parveen



Md. Aasif Rashid Ansari

14.12.18

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AND

M/S BULTRON ESTATES PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act., having its office at 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, Represented herein through its Director **MD. AASIF RASHID ANSARI** Son of Abdul Rashid, by Faith Muslim, by caste Momin by occupation Business, Resident of 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, hereinafter referred to as **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and interests, liquidators, nominees and/ or assigns) of the **OTHER PART**;

WHEREAS:

- A. WHEREAS, the first party hereto above named owned 02 kathas of land, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, and Dist. Dhanbad, appertaining to Municipal Khata, Plot No.153/3372, which was purchased in the name of owner No. 1 alongwith her Late Husband Saukat Ayuob, vide Deed No. 9179 dated 19.10.2006 from the rightful owners Anwar Ismail Khan and others, and the owner hereto has been in peaceful possession over the said land; And

The facts described above mean and conclude that owners hereto are the rightful OWNER of the aforesaid land measuring 04 Kathas.

- B. WHEREAS, the Owner had been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoried Building (Commercial and/ or Residential) Complex.



Wahida Parveen

Zohira Parveen

= 3 =

Md. Asif Rashid Ansari

14.12.18



- C. The Developer, "M/S BUILTRON ESTATES PRIVATE LIMITED," approached the present owners and offered to Develop the property by erecting new multistoried buildings thereon on the terms and conditions mentioned hereafter.
- D. Owner have represented to the Developer as follows:
- I. That the Owners are absolute seized and possessed of the piece and parcel of land measuring 04 Kathas morefully and particularly described in Schedule hereunder written and hereinafter referred to as the said premises.
 - II. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
 - III. That the said Premises is not effected by any Road Alignment.
 - IV. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the Owners shall not enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on the said piece of land.
 - V. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.
 - VI. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.
 - VII. That the Owner shall comply with all requisition for the purpose of development of the said premises.

Wahida Parveen.

= 4 =

Zahira Parveen:-

Md. Saif Rashid Ansari
14.12.18

DEFINITION

Unless these presents it is repugnant or inconsistent with:

- I. OWNER shall mean the Owner mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and assigns.
- II. DEVELOPER shall mean "M/S BUILTRON ESTATES PRIVATE LIMITED", and its successors and interests, liquidators, nominees and/ or assigns;
- III. PREMISES shall mean all that the Land and Premises mentioned in the schedule hereunder within the limits of Mineral Area Development Authority/ Municipal Corporation Authority within the District of Dhanbad and particularly described in the schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS:

1. That, in view of the said Agreement for development and construction of a multistoried complex over the schedule land of this Development Agreement proposed to any construction whichever is beneficial to Developer and as per the approval of competent authority i.e. Mineral Area Development Authority/ Municipal Corporation and in lieu of which the Developer will give and handover the Owners 35% of the Super built up area in the building to be constructed in the schedule land and parking area for flats of owner's share.
2. That, the Owners have agreed to handover the peaceful possession of the scheduled Land of this Agreement to the Developer within a period of three days from the date of Signing this

Wahida Parveen

Zahira Parveen

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Md. Rauf Rashid Ansari

14.12.18

Agreement and Issue of Power of Attorney and have allowed the Developer to go ahead with the development work.

3. That, the Developer will construct multistoried building (commercial and/ or residential) complex and shall get the plans approved from the competent authority at their own cost.
4. That, the Developer undertakes and agrees to give and handover the Owners only 35% Super built up area in the multi storied complex to be constructed on the land of the owner), for the development on the land of 04 Kathas, and parking area accordingly.
5. That, the Developer may bring their construction of commercial, residential, Apartments or whatsoever, on which the Owner shall not create any interference or objection for the type or quality of the construction.
6. That, the multistoried building over the schedule land of this agreement constructed at the cost of the Developer shall become the exclusive property of the Developer. The land Owner will not have any physical or legal claim over it and right, interest, title shall accrue upon the Developer in respect of the multistoried building to the extent of 65% as aforesaid, constructed saleable area of the said building complex, which shall be exclusive property of the Developer, with the exclusive right, title and interest upon which the Owners shall not have any sort of right, title or interest in any manner, except their share of 35% Super built up area in the building.
7. That, will have equitable right, interest, title over the common area like passage, terrace, lift, guard room, generator etc. after the units of the complex are sold to them respectively, and the developer will not claim his any right on and over the same in any manner the water tank and lift machine room.

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Md. Asif Rashid Ansari
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8. That, the Developer agrees and undertakes that the time is the essence of the contract and the Developer will hand over the owner's share of 35%, to the Owner as per this agreement irrespective of status or progress of the construction. The Developer shall construct the said building complex as per specifications and approved plan of the building by the competent authority within a period of 36 months from the date of **Ground Breaking Ceremony**, for the said construction of the building over the schedule land.
9. That, the Developer undertakes and agrees that they will get the drawings of the proposed apartment over the schedule lands of this agreement duly approved by the competent authority (MADA) at their own cost.
10. That, the Developer will be at liberty to generate funds by advertisements, selling, booking, mortgaging of shops/ offices/ flats of the proposed building of the total constructed area for the purpose of speedy construction and timely completion of the said building complex as per approved plans and specifications at its own responsibility and risk keeping no concern with the Owner.
11. That, the Owner agrees and assures to hand over to the Developer the vacant and peaceful possession over the schedule land of this Development Agreement for the purpose of development of the said building complex before the approval of Plan from Competent authority and issue of Power of Attorney to facilitate them to build the basic infrastructures for the speedy and timely construction of the said Apartment, like digging tube wells and removing the debris and strengthening and rising the existing compound wall and construction of the site office, labour shed etc.
12. That, the Owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for sale/ mortgage 65% of the units of the said building complex over

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Md. Basif Rashid Ansari
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the schedule land of this Agreement within a week from the date of signing of this agreement to facilitate the speedy construction of the said building complex for which Developer shall bear and pay all costs of incidental, stamp and registration etc.

13. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owner against any loss of liability arising out of the sale/ mortgage of the said units to the purchasers in respect of cost of the land to be paid to them.
14. That, the Developer may take loan or financial assistance from any Bank/ Financial Institution for the speedy construction of the said building complex at its own risk and consequence and for the repayment of which the Owner shall not be held responsible at any score, whatsoever.
15. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the multistoried building complex over the schedule land of this agreement at their own cost and Owner shall not be liable for reimbursement of any costs, charges and expenses for any reason.
16. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the laborers, material suppliers and the staff employed by the Developer and the dispute/ differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developer including all legal consequences related thereto and Owner shall not be responsible for the same.
17. That, the Owner will not be liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said building complex and the Developer will be solely responsible for the same and indemnify the Owner in case of any such eventuality.

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Md. Asif Rashid Ansari

14.12.18

18. That, the Developer shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owner and the Developer shall strictly abide by the terms and conditions as agreed upon in this Agreement.
19. That, the Developer shall be solely entitled for booking and sale of units of the building complex and to receive the payments in lieu of such sale/ booking of the units, for only his share and the land owner is also entitled for the same.
20. That, the Owner shall not be held responsible for any dispute between the purchaser of the units and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
21. That, the Developer's liability for the payment of taxes with respect to the newly constructed building over schedule land shall cease after the handing over the units to the respective buyers and then onwards it will be the responsibility of the respective owners to pay the Government Taxes.
22. That, the land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
23. That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties.

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Md. Asif Rashid Ansari
14.12.18

OWNERS FURTHER OBLIGATION

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building construction on the said plot by the Developer agreement if anything is not going against the spirit of this agreement.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the whole premises.

The Owners hereby agrees that the Developer may mortgage or create any charge of the said premises including construction to any bank or financial institutions to meet its financial requirements.

The Owners hereby agree and covenant with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer the respective unit in favour of the purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled land.

DEVELOPER'S FURTHER OBLIGATION

The Developer further agrees and covenants with the Owner to get the subject project cleared by all authorities that may be necessary for the purpose of construction.

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

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Md. Asif Rashid Ansari
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24. OWNER'S INDEMNITY

The Owner hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title.

The Owner hereby undertakes and indemnifies the Developer that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

25. DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

26. MISCELLANEOUS

It is agreed that the Developer shall have absolute right to name the building and the Owner shall not object the same. It is agreed that the Developer and/ or the Owner shall incorporate a clause in their respective document so that successor in interest does not change the name of the building once the same is completed.

It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other misc. expenses including lawyer's fee for Registration of this

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Md. Asif Rashid Asari

14.12.18

Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.

It is agreed that the Developer is free to purchase or take on development agreement from other party/ parties, any land which is adjacent/ connected to the scheduled land. The Developer shall be free to develop comprising the land taken from other vendor(s) and scheduled premises being taken from the Owner and the scheduled premises may be used for entry/ exit purpose to other lands acquired from other vendor(s), and in this regard the Owner will not have any objection or will not raise any claim.

It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute additional power of attorney and/ or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/ or affect the rights of the Owners in respect of the said plot and/ or go against the spirit of this Agreement and the Owner hereby indemnify the Developer for the above.

Any notice required to be given by the Developer shall be deemed to have been served on the Owners if, delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or send by prepaid

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Md. Asif Rashid Ansari
14.12.18

registered post with acknowledgement due to the known address which appears in this agreement.

It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) which may be any group concern, other firm/ company or any individual on exclusive decision of the Developer, and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Owner shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

That the maintenance of the building shall be done by the developer and sold/unsold flat of the share of the land lords also shall be maintained by the developer and they shall liable to pay the maintenance cost whatsoever it may be to the developer only. Further any kind of tax (GST, INCOME TAX etc.) related to sale of the flat will be borne by the purchasers of the flat.

27. FORCE MAJEURE

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/ or any other act or commissions beyond the control of the parties hereto.

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Md. Asif Rashed Ansari

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SCHEDULE

All that piece and parcel of RAIYATI land situate at Mouza Dhanbad, (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, (Mouza No. 51, appertaining to Municipal Khata, Plot No. No.153/3372, measuring 02 Kathas or to say 3.30 Decimals of land (Situated at Subsidiary Road), being butted and bounded as under:-

- North: Property of Anwar Ismail Khan and others.
South: Property of Anwar Ismail Khan and others.
East: Khaldi Khatoon and Parween Bano.
West: Property of Md. Shakil and Md. Naim.

SPECIFICATION

- A) RCC frame structure and rcc roof slab
- B) Interior wall finished with plaster of paris
- C) Floor vitrified tiles in all area.
- D) 32mm flush door painted with a coat of primer
- E) Aluminum sliding window with glass panel
- F) Concealed water line with C.P. fittings
- G) Concealed electrical line of ISI mark
- H) Extra water connection will be provided from municipal corporation at extra cost on request of flat owners
- I) Lift of reputed brand of six passengers.

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Zahira Parveen

Md. Asif Rashid Ansari

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SHARE ALLOCATION

That it has been decided by and between the parties hereto, that the share allocation will be decided later on, after sanction of plan from Dhanbad Municipal Corporation and by another agreement and Parking area shall be allotted on the basis of lottery.

Government value of Scheduled property is Rs. 29,08,000/- (Rupees Twenty Nine Lac Eight Thousand) only and Registration Fee paid on that amount.

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at Dhanbad, on 14th Day of ~~September~~ ^{December}, 2018, in presence of the witnesses, named hereunder:-

OWNERS :-

WITNESSES: -

Wahida Parveen
Zahira Parveen

1. Md. Hamid Ansari
Abdul Bari
Ward No. 10 Dhanbad

DEVELOPER :-

Md. Asif Rashid Ansari
14/12/18

2. Anur Malika
S/o Y. Malika
Hindupur Dhanbad

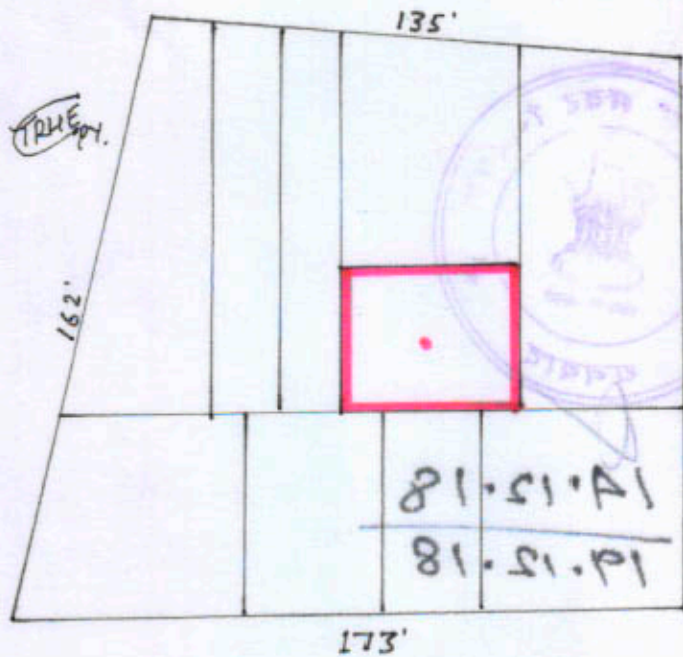
Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-

[Signature]
14/12/18

~~Owner~~ landowner (1) Wahida Parveen D/o Md Yaqub of Nishad Nagar, P.S. Bank More, Dist. Dhanbad. (2) Zaheera Parveen D/o Zubair Ahmad of Ghosh Nagar, Chas P.S. Chas. Dist. Bokaro.

~~Developer~~ : Developers MIS Builtzon Estates Pvt Ltd. Rep by its Director Md. Asif Rashid Ansari s/o Abdul Rashid of 1st Floor Outer Building, Ansari Mansion, Ghani Colony Near Sub Post. office P.S. Bank More, Dist. Dhanbad.

Schedule: - Mouza Dhanbad No. 51, P.S. Bank More, under Municipal Khata Plot No. 153/3372 Area 2 Kathas or to say 3.30 Deci Shown in red colour.



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81.51.P1

Wahida Parveen.

Zaheera Parveen.

Md. Asif Rashid Ansari

14/12/18.

निबंधन विभाग, झारखंड
Dhanbad

Token No.31Token Date: 19/12/2018

Party Name: Wahida Parveen

Father/Husband Name:Md. Yaqub

(Executant)

Nishad Nagar, P.S. Bank More, Dist. Dhanbad

Deed Type: Development Agreement

Party Details

Name : Wahida Parveen
Gender : F
DOB : 01-01-1982
C/o : W/O Md Shakil
District : Dhanbad
House/Building No. :
Locality : MILLAT COLONY WASSEYPUR PO-
WASSEYPUR PS- BANK MORE
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : Dhanbad
Aadhaar No : xxxxxxxx3683
Photo :



Registering Officer

Operator's Signature

Wahida Parveen.

Party Signature

निबंधन विभाग, झारखंड
Dhanbad

Token No.31Token Date: 19/12/2018

Party Name: Zaheera Parveen

Father/Husband Name:Zubair Ahmad

(Executant)

Ghosh Nagar, Chas, P.O. and P.S. Chas, Dist. Bokaro

Deed Type: Development Agreement

Party Details

Name : Zahira Parveen
Gender : F
DOB : 01-01-1981
C/o : W/O Md Nayeem
District : Dhanbad
House/Building No. :
Locality : MILLAT COLONY PO- WASSEYPUR
PS- BANK MORE
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : Dhanbad
Aadhaar No : xxxxxxxx1895
Photo :



Registering Officer

Operator's Signature

Zahira Parveen
Party Signature

निबंधन विभाग, झारखंड
Dhanbad

Token No.31Token Date: 19/12/2018

Party Name: M/S BUILTRON ESTATES PRIVATE LIMITED Represented
herein through its Director MD. AASIF RASHID ANSARI

Father/Husband Name: Abdul Rashid
(Claimant)

1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post
Office, P.S. Bank More, Dist. Dhanbad

Deed Type: Development Agreement

Party Details

Name : Md Aasif Rashid Ansari
Gender : M
DOB : 28-09-1989
C/o : S/O: Abdul Rashid Ansari
District : Dhanbad
House/Building No. :
Locality : Ghani Colony
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : Dhanbad
Aadhaar No : xxxxxxxx3355

Photo :



Registering Officer

Operator's Signature

Md. Aasif Rashid Ansari
Party Signature

निबंधन विभाग, झारखंड
Dhanbad

Token No.31Token Date: 19/12/2018

Party Name: MD. HAMID ANSARI

Father/Husband Name:ABDUL BARI ANSARI

(Identifier)

KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details

Name : Md Hamid Ansari
Gender : M
DOB : 14-12-1995
C/o : S/O Abdul Bari Ansari
District : Dhanbad
House/Building No. :
Locality : KARIM GANJ WASSEYPUR
Pincode : 826001
Post Office :
State : Jharkhand
Village/Town/City : WASSEYPUR
Aadhaar No : xxxxxxxx2779
Photo :



Registering Officer

Operator's Signature

Md Hamid Ansari
Party Signature



Jhar Registry Dashboard

Government Of Jharkhand

[Home](#)
(../Dashboard.aspx)
/ Issue Token

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

WAHIDA PARVEEN

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

288576

Verify On-line Payment **ViewDeed** (<http://172.16.20.229/OnlineAppointment/Details.aspx?id=d7b809a9-4263-4c23-9eb3-de7269b0e7a7>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 73510.00, 90.00 on 13/12/2018, 14/12/2018 with CIN - 10002162018121300265, 10002162018121401281 & GRN No. - 1803382284, 1803393808 & Status - SUCCESS, SUCCESS

[Print Payment Verification Details \(\)](#)



निबंधन विभाग, झारखंड

IN-JH13199036388547Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH13199036388547Q

CertificateIssuedDate: 13-Dec-2018 10:08 AM

AccountReference: SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB

UniqueDocReference: SUBIN-JHJHSHCIL0117435036361073Q

Purchasedby: MS BUILTRON ESTATES PVT LTD

DescriptionofDocument: Article 5 Agreement or memorandum of an Agreement

PropertyDescription: DEVELOPMENT AGREEMENT

ConsiderationPriceRs: 0

FirstParty: WAHIDA PARVEEN AND OTHER

SecondParty: MS BUILTRON ESTATES PVT LTD

StampDutyPaidBy: MS BUILTRON ESTATES PVT LTD

StampDutyAmountRs: 100

Wahida Parveen.



निबंधन विभाग, झारखंड

Dhanbad

जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 31

Token Date/Time: 19/12/2018 12:43:16.

Document Type	Development Agreement	Presenter	WAHIDA PARVEEN	Date of Entry	19/12/2018
Presenter Name & Address	Nishad Nagar, P.S. Bank More, Dist. Dhanbad	DOE		Total Pages	60
Stampable Doc. Value	2908000	Stamp Value	100	Book	1
Document/Transaction Value	0	Serial /Deed No.	/	CNO/PNO	NOT REQ.
Special Type		Old Serial No.	/	e-Stamp Cert. No.	IN-JH13199036388547Q
Remarks / Other Details		App. ID	288576		

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
DHANBAD	51	20	DHANBAD	MUNICIPAL	153/3372	1	5159		PROPERTY OF ANWAR ISMAIL KHAN AND OTHERS	PROPERTY OF ANWAR ISMAIL KHAN AND OTHERS	KHALDA KHATOON AND PARWEEN BANO	PROPERTY OF MD. SHAKIL AND MD. NAJIM	0190000934000M0	DHANBAD MUNICIPAL CORPORATION	U_COM	3.30 Decimal	2905894.2

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address	PAN Verified
Executant	Wahida Parveen	Md. Yaqub	HOUSE WIFE	पिता	मोमीन	Female		xxxxxxxx76	xxxxxxxx3683	Nishad Nagar, P.S. Bank More, Dist. Dhanbad	Nishad Nagar, P.S. Bank More, Dist. Dhanbad	
Executant	Zaheera Parveen	Zubair Ahmad	HOUSE WIFE	पिता	मोमीन	Female		xxxxxxxx36	xxxxxxxx1895	Ghosh Nagar, Chas, P.O. and P.S. Chas, Dist. Bokaro	Ghosh Nagar, Chas, P.O. and P.S. Chas, Dist. Bokaro	
Claimant	M/S BULTRON ESTATES PRIVATE LIMITED Represented herein through its Director MD. AASIF RASHID ANSARI	Abdul Rashid	BUSINESS	पिता	मोमीन	Male		xxxxxxxx36	xxxxxxxx3355	1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad	1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad	
Identifier	MD. HAMID ANSARI	ABDUL BARI ANSARI	BUSINESS	पिता	मोमीन	Male		xxxxxxxx46	xxxxxxxx2779	KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD	KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD	

Fee Details:

SN.	Fee Name	Net Amount
1	E1	72700.00
2	SP	900.00
	Total	73600.00

Wahida Parveen.

Zaheera Parveen

Holding Details provided by the user has been mutated in the name of -WAHIDA PERWEEN,ZAHIRA PERWEEN

Register/ Details provided by the user has been mutated in the name of -Name: वाहिदा परवीन, Address: , C/o: मो. वाजुद

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Md. Asif Rashid Ansari

Signature's of Executant & Claimant

उपर्युक्तदियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

Wahida Parveen
दस्तावेज लेखक का हस्ताक्षर
प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्र अंसरी का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्रुट फॉर्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त...
जिसकी पहचान...
निवासी...
① वाहिदा परवीन ② जहीरा परवीन
मो. वाजुद अंसरी
श्रीमान वाजुद अंसरी
पिता
पेशा
ने की

19.12.18
निबंधन पदाधिकारी का हस्ताक्षर

Md Hamid Ansari



निबंधन विभाग, झारखंड
धनबाद

Token No.31 Token Date: 19/12/2018
Serial/Deed No./Year :9118/8374/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	Wahida Parveen Father/Husband Name:Md. Yaqub (Executant) Nishad Nagar, P.S. Bank More, Dist. Dhanbad		
2	Zaheera Parveen Father/Husband Name:Zubair Ahmad (Executant) Ghosh Nagar, Chas, P.O. and P.S. Chas, Dist. Bokaro		
3	M/S BUILTRON ESTATES PRIVATE LIMITED Represented herein through its Director MD. AASIF RASHID ANSARI Father/Husband Name:Abdul Rashid (Claimant) 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad		
4	MD. HAMID ANSARI Father/Husband Name:ABDUL BARI ANSARI (Identifier) KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD		

Book No. 1
Volume 668
Page 241 To 300
Deed No 9118 / 8374
Year 2018
Date 19/12/2018

Registering Officer

19.12.18

Signature of Operator

U.C. No. IV 2908000/
Development Agreement of 100%
 भूमि संबंधी कागजातों का जांचा :

21 नवंबर

27.12
 27.12.18
 27.12.

Rs. 73600.00 online
 Rs. 180348000
 27.12.18

अंशक अधिकारी... यन्त्रालय से प्राप्त जारी
 51... यन्त्रालय
 21/12/18

72700
 72700



Md. Asif Rashid Ansari
 Asif Rashid
 27.12.18

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 27th day of December Two Thousand Eighteen

BETWEEN

ZARINA PARVEEN Wife of Md. Jalaluddin, by Faith Muslim, by caste Momin, by occupation Housewife, Resident of Nichu Kulhi, Jharia, P.S. Jharia, Dist. Dhanbad, hereinafter called and referred to as LANDLORD/ OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, successors, nominees and/ or assigns) of the ONE PART. (Represented herein through his constituted attorney **ABDUL RASHID** Son of Late Abdul Gani, by Faith Muslim, by caste Momin by occupation Business, Resident of Ara More, Wasseypur, P.S. Bank More, Dist. Dhanbad, vide Power No. IV-849dated 29.10.2009, Registered at Dhanbad Sub - Registry office)



(Abdul Rasheed)

Rasheed

27-12-18

27-12-2018 - 10-00 AM

कार्यालय, अवर जिला, अजमेर

प्रमाणित प्रमाणिका संख्या 200 अजमेर

संख्या 27/12/18

आपत्ति का कारण अजमेर जिला

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Aasif

MD. Aasif Rashid Ansari

27-12-18



= 2 =

AND

M/S BULTRON ESTATES PRIVATE LIMITED, A Private Limited Company duly incorporated under the Indian Companies Act., having its office at 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, Represented herein through its Director **MD. AASIF RASHID ANSARI** Son of Abdul Rashid, by Faith Muslim, by caste Momin by occupation Business, Resident of 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad, hereinafter referred to as DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and interests, liquidators, nominees and/ or assigns) of the OTHER PART;

WHEREAS:

- A. WHEREAS, the first party hereto above named owned 02 kathas of land, at Mouza Dhanbad, Mouza No. 51, under P.S. Bank More, and Dist. Dhanbad, appertaining to Municipal Khata, Plot No.153/3372, which was purchased in the name of owner vide Deed No. 1281 dated 20.02.1993 from the rightful owner Ehsanur Rahman and the owners hereto are in peaceful possession over the said land and got his name mutated vide Mutation Case No. 2(III)1996-97 and paying rent under Tikuri Thoka no. 1825 (and entered in (and entered in Volume No. 1, page No. 1825 at Register II of Dhanbad Circle Office)

The facts described above mean and conclude that owners hereto are the rightful OWNER of the aforesaid land measuring 02 Kathas.

- B. WHEREAS, the Owners had been in search of a Developer to develop the land described in the Schedule of this Development Agreement into a Multistoried Building (Commercial and/ or Residential) Complex.

Asad

Md. Asif Rashid Ansari
27.12.18

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- C. The Developer, "M/S BUILTRON ESTATES PRIVATE LIMITED," approached the present owner and offered to Develop the property by erecting new multistoried buildings thereon on the terms and conditions mentioned hereafter.
- D. Owner have represented to the Developer as follows:
- I. That the Owner is absolute seized and possessed of the piece and parcel of land measuring 02 Kathas morefully and particularly described in Schedule hereunder written and hereinafter referred to as the said premises.
 - II. That the said Premises is free from acquisition and/ or requisition in any nature whatsoever.
 - III. That the said Premises is not effected by any Road Alignment.
 - IV. That the Landlords have not entered into any agreement with any person in respect of the said property or created any charge on the said property and during the pendency of this Agreement for development of the Owners shall not enter into Agreement with any other Developer or Promoter or create any change in respect in the proposed multistoried building to be constructed by the Developer on the said piece of land.
 - V. That no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.
 - VI. There is no embargo and or outstanding dues in respect of Income Tax of the Owners and/ or any notice of attachment as being received from Income Tax Authority under the provisions of the Income Tax Act 1961.
 - VII. That the Owners shall comply with all requisition for the purpose of development of the said premises.

Robind
Asif Khatib
27.12.18

= 4 =

DEFINITION

Unless these presents it is repugnant or inconsistent with:

- I. OWNERS shall mean the Owners mentioned in this indenture hereinabove and/ or its successors in interest, legal representatives, and assigns.
- II. DEVELOPER shall mean "M/S BUILTRON ESTATES PRIVATE LIMITED", and its successors and interests, liquidators, nominees and/ or assigns;
- III. PREMISES shall mean all that the Land and Premises mentioned in the schedule hereunder within the limits of Mineral Area Development Authority/ Municipal Corporation Authority within the District of Dhanbad and particularly described in the schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND PARTIES MUTUALLY AGREE ON THE FOLLOWING TERMS AND CONDITIONS:

1. That, in view of the said Agreement for development and construction of a multistoried complex over the schedule land of this Development Agreement proposed to any construction whichever is beneficial to Developer and as per the approval of competent authority i.e. Mineral Area Development Authority/ Municipal Corporation and in lieu of which the Developer will give and handover the Owners 35% of the Super built up area in the building to be constructed in the schedule land and parking area for flats of owner's share.
2. That, the Owners have agreed to handover the peaceful possession of the scheduled Land of this Agreement to the Developer within a period of three days from the date of Signing this

Asif Rashid
Asif Rashid
29.12.18

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- Agreement and Issue of Power of Attorney and have allowed the Developer to go ahead with the development work.
3. That, the Developer will construct multistoried building (commercial and/ or residential) complex and shall get the plans approved from the competent authority at their own cost.
 4. That, the Developer undertakes and agrees to give and handover the Owners only 35% Super built up area in the multi storied complex to be constructed on the land of the owner), for the development on the land of 02 Kathas, and parking area accordingly.
 5. That, the Developer may bring their construction of commercial, residential, Apartments or whatsoever, on which the Owner shall not create any interference or objection for the type or quality of the construction.
 6. That, the multistoried building over the schedule land of this agreement constructed at the cost of the Developer shall become the exclusive property of the Developer. The land Owner will not have any physical or legal claim over it and right, interest, title shall accrue upon the Developer in respect of the multistoried building to the extent of 65% as aforesaid, constructed saleable area of the said building complex, which shall be exclusive property of the Developer, with the exclusive right, title and interest upon which the Owners shall not have any sort of right, title or interest in any manner, except their share of 35% Super built up area in the building.
 7. That, will have equitable right, interest, title over the common area like passage, terrace, lift, guard room, generator etc. after the units of the complex are sold to them respectively, and the developer will not claim his any right on and over the same in any manner the water tank and lift machine room.

Abdul
Rahim
27.12.18

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8. That, the Developer agrees and undertakes that the time is the essence of the contract and the Developer will hand over the owner's share of 35%, to the Owner as per this agreement irrespective of status or progress of the construction. The Developer shall construct the said building complex as per specifications and approved plan of the building by the competent authority within a period of 36 months from the date of **Ground Breaking Ceremony**, for the said construction of the building over the schedule land.
9. That, the Developer undertakes and agrees that they will get the drawings of the proposed apartment over the schedule lands of this agreement duly approved by the competent authority (MADA) at their own cost.
10. That, the Developer will be at liberty to generate funds by advertisements, selling, booking, mortgaging of shops/ offices/ flats of the proposed building of the total constructed area for the purpose of speedy construction and timely completion of the said building complex as per approved plans and specifications at its own responsibility and risk keeping no concern with the Owner.
11. That, the Owner agrees and assures to hand over to the Developer the vacant and peaceful possession over the schedule land of this Development Agreement for the purpose of development of the said building complex before the approval of Plan from Competent authority and issue of Power of Attorney to facilitate them to build the basic infrastructures for the speedy and timely construction of the said Apartment, like digging tube wells and removing the debris and strengthening and rising the existing compound wall and construction of the site office, labour shed etc.
12. That, the Owner undertakes to execute the Registered Power of Attorney in favour of the Developer to be used for sale/ mortgage 65% of the units of the said building complex over

Asif Khatib
Asif Khatib
27.12.18

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the schedule land of this Agreement within a week from the date of signing of this agreement to facilitate the speedy construction of the said building complex for which Developer shall bear and pay all costs of incidental, stamp and registration etc.

13. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owner against any loss of liability arising out of the sale/ mortgage of the said units to the purchasers in respect of cost of the land to be paid to them.
14. That, the Developer may take loan or financial assistance from any Bank/ Financial Institution for the speedy construction of the said building complex at its own risk and consequence and for the repayment of which the Owner shall not be held responsible at any score, whatsoever.
15. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the multistoried building complex over the schedule land of this agreement at their own cost and Owner shall not be liable for reimbursement of any costs, charges and expenses for any reason.
16. That, the Owner will not be held liable and responsible for any payments to be made whatsoever to the laborers, material suppliers and the staff employed by the Developer and the dispute/ differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole responsibility of the Developer including all legal consequences related thereto and Owner shall not be responsible for the same.
17. That, the Owner will not be liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said building complex and the Developer will be solely responsible for the same and indemnify the Owner in case of any such eventuality.

Asif Raza
27.12.18

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18. That, the Developer shall abide by the specifications and ensure good quality of the proposed construction of the entire building and both the Owner and the Developer shall strictly abide by the terms and conditions as agreed upon in this Agreement.
19. That, the Developer shall be solely entitled for booking and sale of units of the building complex and to receive the payments in lieu of such sale/ booking of the units, for only his share and the land owner is also entitled for the same.
20. That, the Owner shall not be held responsible for any dispute between the purchaser of the units and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchasers.
21. That, the Developer's liability for the payment of taxes with respect to the newly constructed building over schedule land shall cease after the handing over the units to the respective buyers and then onwards it will be the responsibility of the respective owners to pay the Government Taxes.
22. That, the land Owner do hereby declare that the schedule property is free from all encumbrances, debts, liens, charges etc. and the land Owners have absolute marketable title over the schedule land of this Agreement and no legal case, cases, suit are pending before any legal Court of Justice in respect to schedule land of this Agreement.
23. That, in case of any dispute between the Owner and the Developer with regard to the terms, of this agreement for developing the same will be adjudicated by the arbitrator appointed one each by either parties whose decision shall be binding and conclusive. In case of disagreement with the decision of the arbitrators, one common arbitrator with the consent of the appointed arbitrators will be appointed for final decision and the majority decision of all the arbitrators shall be binding on both the parties.

Abdul
Hasif Rashid
27.12.18

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OWNER'S FURTHER OBLIGATION

The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building construction on the said plot by the Developer agreement if anything is not going against the spirit of this agreement.

The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/ or disposing of the whole premises.

The Owners hereby agrees that the Developer may mortgage or create any charge of the said premises including construction to any bank or financial institutions to meet its financial requirements.

The Owners hereby agree and covenant with the Developer to execute all papers including the deed of conveyance that may be necessary for transfer the respective unit in favour of the purchaser/ assignees/ transferees nominated by the Developer in respect of the Developed Construction over the scheduled land.

DEVELOPER'S FURTHER OBLIGATION

The Developer further agrees and covenants with the Owner to get the subject project cleared by all authorities that may be necessary for the purpose of construction.

The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building as a result of which the obligations and liabilities will accrue upon the Owners.

Abdul
Amif Rasid
27.12.18

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24. OWNER'S INDEMNITY

The Owner hereby indemnifies the Developer of any defect in the title of the Property and marketability of the title.

The Owner hereby undertakes and indemnifies the Developer that the Developer shall be entitled to the said construction and shall enjoy the whole premises without any interference or disturbance provided the Developer performs and observes and fulfills all the terms and conditions herein contained and/ or their part to be observed, performed and/ or fulfilled.

25. DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep the Owner indemnified from and against all third parties' claims and actions arising out of any part or act or commission of the Developer in or relating to the construction of the said building complex.

26. MISCELLANEOUS

It is agreed that the Developer shall have absolute right to name the building and the Owner shall not object the same. It is agreed that the Developer and/ or the Owner shall incorporate a clause in their respective document so that successor in interest does not change the name of the building once the same is completed.

It is agreed between the parties that in case of registration of these present, the Stamp Duty, registration Fees & other misc. expenses including lawyer's fee for Registration of this

Basim
Amy Lashid
27.12.18

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Agreement and/ or for Power of Attorney as contemplated under this agreement shall be paid by the Developer.

It is agreed that the Developer is free to purchase or take on development agreement from other party/ parties, any land which is adjacent/ connected to the scheduled land. The Developer shall be free to develop comprising the land taken from other vendor(s) and scheduled premises being taken from the Owner and the scheduled premises may be used for entry/ exit purpose to other lands acquired from other vendor(s), and in this regard the Owner will not have any objection or will not raise any claim.

It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute additional power of attorney and/ or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/ or affect the rights of the Owners in respect of the said plot and/ or go against the spirit of this Agreement and the Owner hereby indemnify the Developer for the above.

Any notice required to be given by the Developer shall be deemed to have been served on the Owners if, delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and on the Developer if, delivered by hand or send by prepaid

Asad
Asif Rashid
27.12.18

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registered post with acknowledgement due to the known address which appears in this agreement.

It is hereby agreed between parties that the Developer shall have absolute right to transfer all the rights and interests of this agreement along with the possession of the scheduled premises to its nominee(s)/ assignee(s) which may be any group concern, other firm/ company or any individual on exclusive decision of the Developer, and such nominee(s)/ assignee(s) shall be restricted to the covenants of this agreement. The Owner shall execute needful legal/ formal document with the nominee(s)/ assignee(s) of the Developer and shall also assist on any further requirement in this regard.

That the maintenance of the building shall be done by the developer and sold/unsold flat of the share of the land lords also shall be maintained by the developer and they shall liable to pay the maintenance cost whatsoever it may be to the developer only. Further any kind of tax (GST, INCOME TAX etc.) related to sale of the flat will be borne by the purchasers of the flat.

27. FORCE MAJEURE

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/ or any other act or commissions beyond the control of the parties hereto.

Amir

Amir Rashid
27-12-18

= 13 =

SCHEDULE

All that piece and parcel of RAIYATI land situate at Mouza Dhanbad, (Mouza No. 51), under P.S. Bank More, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Dhanbad, (Mouza No. 51, appertaining to Municipal Khata, Plot No. No.153/3372, measuring 02 Kathas or to say 3.30 Decimals of land (Situated at Subsidiary Road), being butted and bounded as under:-

North: Property of Parween Bano. ———
South: Property of Mukhtar Ahmad and Ysin Banio ———
East: Gali ———
West: Property of Md. Amin ———

SPECIFICATION

- A) RCC frame structure and rcc roof slab
- B) Interior wall finished with plaster of paris
- C) Floor vitrified tiles in all area.
- D) 32mm flush door painted with a coat of primer
- E) Aluminum sliding window with glass panel
- F) Concealed water line with C.P. fittings
- G) Concealed electrical line of ISI mark
- H) Extra water connection will be provided from municipal corporation at extra cost on request of flat owners
- I) Lift of reputed brand of six passengers.

Asif

Asif Rashid
27.12.18

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SHARE ALLOCATION

That it has been decided by and between the parties hereto, that the share allocation will be decided later on, after sanction of plan from Dhanbad Municipal Corporation and by another agreement and Parking area shall be allotted on the basis of lottery.

Government value of Scheduled property is Rs.29,08,000/- (Rupees Twenty Nine Lac Eight Thousand) only and Registration Fee paid on that amount.

IN WITNESS WHEREOF the parties hereto have signed this Development Agreement at Dhanbad, on 27/12 Day of December, 2018, in presence of the witnesses, named hereunder:-

OWNERS :-

Asif
27/12/18

WITNESSES: -

1. *Mr Hamid Ansari*
S/o Abdul Bari Ansari
Ward no 106 Dhanbad

DEVELOPER :-

Asif Rashid
27/12/18

2. *Anam Malik*
S/o. Malik
Hirapur Dhanbad
27/12/18

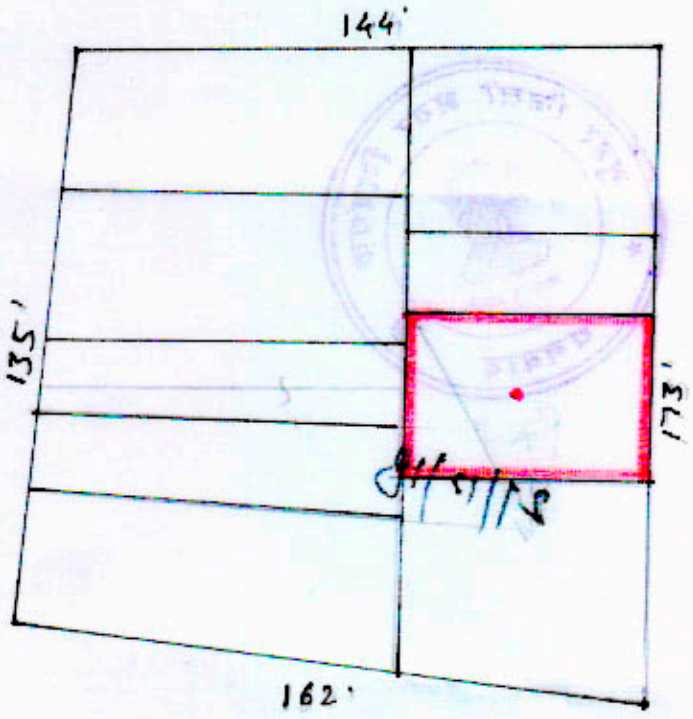
Certified that the finger prints of the left hand of the parties, whose photographs is affixed in the document have been duly obtained before me :-

Sanjay Choudhary
27/12/18

Executer: - Zazina Parveen w/o Md. Jalaluddin of Nichu Kulhi
Sharia. P.S. Sharia. Dist. Dhanbad. Rep by its Attorney.
Abdul Rashid s/o Late Abdul Gani of Ara More.
Wassaypur. P.S. Bank More. Dist. Dhanbad.

Client: - M/S Bui Tron Estates Pvt. Ltd. Rep by its Director
Md. Asif Rashid Ansari s/o Abdul Rashid of 1st Floor
Outer Building, Ansari Mansion, Ghani Colony Near Sub
Post Office. P.S. Bank More. Dist. Dhanbad.

Schedule: - Mouza. Dhanbad no. 51. P.S. Bank More. under Municipal
Khata. Plot no. 153/3372 Area 4 - Kathas.
Shown in red colour.



TRUE

Not to Scale.

Rashid

Md. Asif Rashid Ansari

27/12/18

[Handwritten signature]
Panchayat
Dhanbad



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 17, 2018

पंजी 11 प्रति

भाग व लेखान	1	पृष्ठ संख्या	1825
जिला का नाम	धनबाद	अनुसूचित नाम	धनबाद
सीका का नाम	धनबाद	होल्डिंग संख्या	1825
अवतल का नाम		सीसी संख्या	0
हलका का नाम		हलका-03	51
इस्टेट का नाम		जमीन का प्रकार	झारखंड
धर्मती जरीना परवीन पति-जसजानुदीन, जति-मुन्ना कुमार, पिता-प्रकाश साह, जति-			
बला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
0	153 3372	0 ए 2 कठो ए	अप 310 310 310 केस नं 2(3) 1996-97 के अनु 0 धोका नं 1372 से घटाकर दर्ज किया गया
34	1050	0 ए 0 कठो ए	दाखील खरीज केस नं 11 (3) धनबाद 86-87 के आदेशानुसार धोका नं 34 से साल रकबा घटा कर लिखा गया
	कुल परिमाण	0 ए 2 कठो ए	
तारीख	प्राप्त पत्र संख्या	साल से तक	सेवा लागत
19/09/2004	37 10380	2004 2005	65
20/02/2013	7097779	2001-02 2012-13	10
			लागत घान् साल
			6.5
			रोड सेल बकाया
			16.25
			रोड सेल घान् साल
			1.63
			शिक्षा सेल बकाया
			32.5
			शिक्षा सेल घान् साल
			3.25
			स्वास्थ्य सेल बकाया
			32.5
			स्वास्थ्य सेल घान् साल
			3.25
			कृषि सेल बकाया
			13
			कृषि सेल घान् साल
			1.3

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details No Data Found

SEARCH BACK

यह एक कंप्यूटर जनित प्रति
 यह पत्र केवल कार्यों की जानकारी के लिए है
 इसका उपयोग किसी भी न्यायलय में यात्रा के रूप में नहीं किया जा सकता है
 किसी भी प्रकार की भ्रष्टाचार के लिए सम्बन्धित अधिकारिकारी से संपर्क करें
 पत्रों का संस्था देखने के लिए पत्र संस्था लिखें।

Handwritten signature and date
 28/12/18

क्रमांक 12-काठ नं. 147

मान्यता (दाखिल-कारि) के आवेदन पर
तहसीलदार या जमीन की रिकॉर्ड का कार्यालय

मान्यता (दाखिल-कारि) के लिए

तारीख 15.12.18

प्लॉट नं. 10940

प्लॉट नं. 10940

प्लॉट नं. 109

प्लॉट का नाम 10940

प्लॉट का नाम 10940

(1) जिन विवरों, पान नमूना या (1) प्लॉट नं. 10940 परा इतिहास का नं. 10940 का कार्यालय पराधिकारी।

जिन परा कार्यालय नं. 10940 परा 10940 परा 10940

(2) प्लॉट का प्लॉट

प्लॉट का प्लॉट 10940

प्लॉट

(3) प्लॉट के प्लॉट का प्लॉट नं. 10940 परा 10940 परा 10940

विवरण प्लॉट	कारिगारों का नाम	प्लॉट नं.	प्लॉट	प्लॉट की रकम	प्लॉट
मान्यता (दाखिल-कारि) के लिए प्लॉट नं. 10940					
प्लॉट नं. 10940	प्लॉट नं. 10940	153	प्लॉट	प्लॉट	प्लॉट
प्लॉट नं. 10940	प्लॉट नं. 10940	153	प्लॉट	प्लॉट	प्लॉट
मान्यता (दाखिल-कारि) के लिए प्लॉट नं. 10940					
		153	प्लॉट	प्लॉट	प्लॉट
		153	प्लॉट	प्लॉट	प्लॉट



प्लॉट नं. 10940

प्लॉट नं. 10940

ad

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
लगात रसीद

V

1825 रिडिमी



Set. XIV-F No. 180V

खिला का नाम रूपतारा
अनुसूचित क्षेत्र का नाम
प्रखण्ड का नाम
गाँव
थाने की भास नम्बर

रसीद क्रमांक JH
21 A019727
खिला का नाम अमरि जरीना प्रखण्ड
खिला का नाम
बनवासी नम्बर

खिला नम्बर	खसरा नम्बर	रकबा (एकड़ में)
<u>बगलपाड़ा</u>	<u>153/3372</u>	<u>2.627</u>

खिला की खसरा नम्बर एवं खसरा का विवरण (पन्नाया एवं हाकिम) चालू वर्ष का

वर्ष	वर्षिक	वर्षिक	वर्षिक
2015-16	2014-15	2015-16	2015-16
नगान	8.10	8.10	8.10
सिर	2.10	2.10	2.10
*अनाज	4.10	4.10	4.10
विविध	4.10	4.10	4.10
योग	2.10	2.10	2.10
<u>20.10</u>		<u>20.10</u>	<u>20.10</u>

अदायगी	भुगतान का विवरण			हाल	अंतिम
	3 वर्ष से ज्यादा	1 या 2 वर्ष	2015-16		
नगान			8.10	8.10	/
सिर			2.10	2.10	
*अनाज			4.10	4.10	
विविध			4.10	4.10	
योग			20.10	20.10	

- कुल योग शब्दी में 2.20 दोषी वीस
- नाम अदाकर्ता
- कुल रकबा

SPL/2013



Handwritten signature and date: 21/11/13



निबंधन विभाग, झारखंड
Dhanbad

Token No.3Token Date: 27/12/2018


Party Name: Abdul Rashid

Father/Husband Name:Late Abdul Gani

(Power Holder)

Ara More, Wasseypur, P.S. Bank More, Dist. Dhanbad

Deed Type: Development Agreement

Party Details	
Name :	Abdul Rashid Ansari
Gender :	M
DOB :	18-08-1960
C/o :	S/O: Abdul Ghani
District :	Dhanbad
House/Building No. :	
Locality :	wasseypur ghani colony
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx8367
Photo :	

Registering Officer

Operator's Signature

Party Signature



निबंधन विभाग, झारखंड
Dhanbad

Token No.3Token Date: 27/12/2018

Party Name: M/s Bultron Estates Pvt. Ltd. Represented herein through its
Director MD. AASIF RASHID ANSARI

Father/Husband Name:Abdul Rashid
(Claimant)

1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post
Office, P.S. Bank More, Dist. Dhanbad

Deed Type: Development Agreement

Party Details	
Name :	Md Aasif Rashid Ansari
Gender :	M
DOB :	28-09-1989
C/o :	S/O: Abdul Rashid Ansari
District :	Dhanbad
House/Building No. :	
Locality :	Ghani Colony
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhanbad
Aadhaar No :	xxxxxxxx3355
Photo :	

Registering Officer

Operator's Signature

Md. Aasif Rashid Ansari
Party Signature



निबंधन विभाग, झारखंड
Dhanbad


Token No.3Token Date: 27/12/2018

Party Name: Md. Hamid Ansari

Father/Husband Name:Abdul Bari Ansari
(Identifier)

KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Md Hamid Ansari
Gender :	M
DOB :	14-12-1995
C/o :	S/O Abdul Bari Ansari
District :	Dhanbad
House/Building No. :	
Locality :	KARIM GANJ WASSEYPUR
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	WASSEYPUR
Aadhaar No :	xxxxxxxx2779
Photo :	

Registering Officer

Operator's Signature

Md Hamid Ansari

Party Signature



Jhar Registry Dashboard

Government Of Jharkhand

Home
(../Dashboard.aspx)
/ Issue Token



Issue Token

Maximum Token Issue Time : 2 PM



Presenter/Executant's Name

ABDUL RASHID



Token For

Registry



Payment Mode

Online



Counter No

1



Online Application ID (If Any)

294918



Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?Id=cf44a102-ee94-42e6-9884-74f6ad240d26>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 73600.00by -Abdul Rashid on 27/12/2018 with CIN - 10002162018122700518 & GRN No. - 1803483053 & Status - SUCCESS

Print Payment Verification Details ()



निबंधन विभाग, झारखंड

IN-JH13457903931140Q:

Stamp Details For Verification. Please click issue after verification







CertificateNo: **IN-JH13457903931140Q**
CertificateIssuedDate: **26-Dec-2018 10:20 AM**
AccountReference: **SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB**
UniqueDocReference: **SUBIN-JHJHSHCIL0117706833689411Q**
Purchasedby: **MS BUILTRON ESTATES PVT LTD**
DescriptionofDocument: **Article 5 Agreement or memorandum of an Agreement**
PropertyDescription: **DEVELOPMENT AGREEMENT**
ConsiderationPriceRs: **0**
FirstParty: **ZARINA PARVEEN**
SecondParty: **MS BUILTRON ESTATES PVT LTD**
StampDutyPaidBy: **MS BUILTRON ESTATES PVT LTD**
StampDutyAmountRs: **100**

Abomid



निबंधन विभाग, झारखंड
धनबाद

Token No.3 Token Date: 27/12/2018
Serial/Deed No./Year :9276/8515/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	Zarina Parveen Through Father/Husband Name:Md. Jalaluddin (Executant) Nichu Kulhi, Jharia, P.S. Jharia, Dist. Dhanbad		
2	Abdul Rashid Father/Husband Name:Late Abdul Gani (Power Holder) Ara More, Wasseypur, P.S. Bank More, Dist. Dhanbad		
3	M/s Builtron Estates Pvt. Ltd. Represented herein through its Director MD. AASIF RASHID ANSARI Father/Husband Name:Abdul Rashid (Claimant) 1st floor, Outer Building, Ansari Mansion, Ghani Colony, Near Sub Post Office, P.S. Bank More, Dist. Dhanbad		
4	Md. Hamid Ansari Father/Husband Name:Abdul Bari Ansari (Identifier) KARIMGANJ, WASSEYPUR, BANK MORE, DHANBAD		

Book No. 1
Volume 679
Page 591 To 650
Deed No 9276 / 8515
Year 2018
Date 27/12/2018

Registering Officer

Signature of Operator