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झारखण्ड JHARKHAND

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निबंधन अधिनियम.....1908.....के अधीन  
 और छोटा नागपुर/बंगाल परमना टेनेन्सी एक्ट की  
 धारा.....21.....के अधीन भी आता है और  
 इण्डियन स्टाम्प एक्ट 1909 की अनुसूचि A(1) के  
 खण्ड.....5(C).....के अधीन यथावत स्टाम्प सहित  
 (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

निबंधन प्रमाणिकारी  
 20/6/19

Sandesh Keshri

रमा केशरी  
 Aditi Keshri  
 Babram B

Komal Keshri  
 Hira Manisha

Kamini Keshri

Nand Gopal Sah

Lallesh Keshri  
 2037 2021/

शिव प्रिय  
 शिव प्रिय कुमार केशरी

Rashmi Keshri  
 Anuj Keshri  
 Ajith Kumar Keshri  
 Seema Singh

रूप केशरी  
Aditi Keshri  
Bahram Sah

Hirca wani Sha  
Kamna Keshri

Kumar Harsh  
Nand Gopal Sah

Rupesh Keshri  
Anuj Keshri

Dilip Sah

Sudhir Kumar Keshri

Rashmi Keshri

Ajit Kumar Keshri  
Beena Singh

**DEVELOPMENT AGREEMENT**  
**MADE AT DEOGHAR**

The Articles of the Development Agreement made at Deoghar on this the 20<sup>th</sup> day of June 2019 (Two Thousand Nineteen) A.D.

**BETWEEN**

1. SMT. RUPA KESHRI, Daughter of Jagannath Prasad Keshri, Grand Daughter of Munna Lal Keshri, Wife of Late Lallu Keshri, for self and as guardian on behalf of her minor son Pratham Keshri aged about 17 years son of Late Lallu Keshri,
2. ADITI KESHRI, Daughter of Late Lallu Keshri, Grand Daughter of Late Dwarika Prasad,
3. SRI BALRAM PRASAD, Son of Late Dwarika Prasad, Grand Son of Late Rameshwar Lal Sah, (for self and as guardian on behalf of his minor son Anant Keshri aged about 14 years)
4. SMT. HIRAMANI SHA, Daughter of Late Dwarika Prasad, Grand Daughter of Rameshwar Lal Sah, Wife of Sri Ranjit Sah,
5. SRI NAND GOPAL SAH, Son of Late Rameshwar Lal Sah, Grand Son of Late Bhagwan Sah,
6. SRI ANUP KUMAR KESHARI @ SAGAR, Son of Sri Nand Gopal Sah, Grand Son of Late Rameshwar Lal Sah,
7. SRI SANDEEP KESHRI, Son of Sri Nand Gopal Sah, Grand Son of Late Rameshwar Lal Sah,
8. SRI AJIT KUMAR KESHRI, Son of Late Rameshwar Lal Sah, Grand Son of Late Bhagwan Sah,
9. KAMNA KESHRI, Daughter of Sri Ajit Kumar Keshri, Grand Daughter of Late Rameshwar Lal Sah,
10. KUMAR HARSH @ SHUBHAM KESHRI, Son of Sri Ajit Kumar Keshri, Grand Son of Late Rameshwar Lal Sah,
11. SRI DILIP SAH, Son of Late Rameshwar Lal Sah, Grand Son of Late Bhagwan Sah,
12. RASHMI KESHRI, 13. RUPESH KESHRI, 14. ANUJ KESHRI, Daughter and Sons of Sri Dilip Sah, Grand Daughter and Grand Sons of Late Rameshwar Lal Sah,
15. SRI SUDHIR KUMAR KESHRI, Son of Late Rameshwar Lal Sah, Grand Son of Late Bhagwan Sah, (for self and as guardian on behalf of his minor son Sri Sarthak Kumar Keshri aged about 14 years)

शिव सै इन्फ्रास्ट्रक्चर  
अधीकेश्वरी  
बेहम पोल

Hira mani Sha  
Kamna Keshri.

Kumar Harsh  
Nand Gopal Sah

Dillip Sah  
Dillip Sah

Page 270  
शिव सै इन्फ्रास्ट्रक्चर

Rashmi Keshri  
Ajit Kumar Keshri  
Beena Singh

All by religion Hindu, by caste Kesharwani Vaishya, by Nationality Indian, by profession No. 1, 4 and 9 housewife, No. 2 student, No. 3, 5, 6, 7, 10, 11, 12, 13, 14 and 15 business, No. 8 Legal Practitioner, residents of Hari Kishun Sah Lane, B. Deoghar, P.S. Deoghar, Subdivision, Subregistry and District-Deoghar (Jharkhand) hereinafter referred to as the 1<sup>st</sup> Party/owners (Which expression shall unless excluded by or repugnant to context be deemed to mean and include their legal heirs, successors, representatives and assigns) of the ONE PART  
Photostat copy of Pan card and Aadhar card attached

AND

SHIV SAI INFRASTRUCTURE with registered office At Court Road, Opp. - Govt. Bus Stand. Punjab National Bank Building Deoghar, Jharkhand- 814112, Through its Proprietor Mrs. Seema Singh W/O Mr. Om Prakash Singh, hereinafter called and referred as "THE DEVELOPER" (which expression shall unless repugnant to the content or meaning thereof shall be deemed to mean and include its Directors, Successors, and permitted assigns) of the OTHER PART

**WHEREAS** One Bhagwan Sah @ Bhagni Sah son of Late Harkhi Sah purchased a piece and parcel of Basauri Land measuring an area of one bigha, 3 kathas and six dhurs with one pucca room, boundary and well, under Plot No. 31, within Deoghar Municipal ward No. 12, situated in Mouza Jhosagarhi, Thana No.-582, P.S Deoghar, Subdivision and Subregistry Deoghar, District Santhal Parganas now Deoghar through a registered sale deed no. 233, dated 17.03.1942 registered at registry office Deoghar entered in Book No. 1, Volume no 05, pages 95 to 96 for the year 1942 from Shekh Abdul @ Doman son of Late Shekh Saiyad, for self and on behalf of minor sons Shekh barik and Shekh Abdul Sharik of Deoghar Town, P.S Deoghar, District Santhal Parganas now Deoghar and seized and possessed over the same by mutating name in the record of concerned authorities and paying annual rent and taxes.

AND WHEREAS after the death of said Bhagwan Sah his only one son and legal heir Rameshwar Lal Sah became the owner of said property with other property and paying annual rent and taxes.

AND WHEREAS after the death of said Rameshwar Lal Sah his wife Lalmani Devi, six Sons Dwarika Prasad, Baleshwar Prasad Keshri, Nand Gopal Sah, Ajit Kumar Keshri, Dilip Sah, Sudhir Kumar Keshri and four daughters Nandrani Devi, Deorani Devi, Shashi Keshri and Indrani Keshri became the owners of said property with other property by paying annual rent and taxes.

AND WHEREAS by a registered Deed of Family Arrangement cum Partition executed on 03.07.2007 and registered on 04.07.2007 registered at registry office Deoghar and entered in Book No. 1, Volume No. 21, Pages 89 to 143, being No. 999 for the year 2007 said Dwarika Prasad son of Late Rameshwar Lal Sah, Lallu Keshri and Balram Prasad, both sons of Sri Dwarika Prasad—First Party, Baleshwar Prasad Keshri son of Late Rameshwar Lal Sah and Krishna Kumar Keshri son of Sri Baleshwar Prasad Keshri—Second party, Nand Gopal Sah son of Late Rameahwar Lal Sah, Anup Keshri @ Sagar and Sandeep Keshri sons of Sri Nand Gopal Sah—Third party, Ajit Kumar Keshri son of Late Rameshwar Lal Sah, Kamna Keshri, Kumar Harsh @ Shubham (minor) daughter and son of Ajit Kumar Keshri—Fourth Party, Dillip Sah son of Late Rameshwar Lal Sah, Rashmi

27/12/17  
Ajit Keshri  
Balram Prasad

Hira Mani Sharma  
Kamna Keshri

Kumar Harsh  
Nand Gopal Sah

Rupesh Keshri  
Anuj Keshri

27/12/17  
Rashmi Keshri

Rashmi Keshri

Anuj Keshri

Ajit Kumar Keshri  
Beena Singh

Keshri, Rupesh Keshri, and Anuj Keshri, sons of Sri Dilip Sah—Fifth Party, Sudhir Kumar Keshri son of Late Rameshwar Lal Sah, Sarthak Kumar Keshri (minor) son of Sudhir Kumar Keshri, with the confirmation of Said Lalmani Devi, Nandrani Devi, Deorani Devi, Shashi Keshri and Indrani Keshri, Partitioned the said property with other properties.

AND WHEREAS as per said Deed of Family arrangement cum partition out of the said property marked as B-1 area 3,709 Sq. ft. and marked as B area 3,700 Sq. ft total 7,409 Sq. ft. under Town Plan Plot No. 31, under Jamabandi No. 659, within Deoghar municipal ward no. 4, more fully shown in Bengni Color attached map no. 1 in the said deed of family arrangement cum partition allotted in the exclusive Share of Said Dwarika Prasad, Lallu Keshri and Balram Prasad.

AND WHEREAS said Dwarika Prasad, Lallu Keshri and Balram Prasad mutated their names in the office of the C.O. Deoghar vide Mutation Case No. 1535/R. 27/2017—18 order dated 18/06/2018

AND WHEREAS as per said Deed of Family arrangement cum partition out of the said property marked as E area 6,276 Sq. ft. under Town Plan Plot No. 31, under Jamabandi No. 659, within Deoghar municipal ward no. 4, more fully shown in Brown Color attached map no. 1 in the said deed of family arrangement cum partition allotted in the exclusive Share of Said Nand Gopal Sah, Anup Keshri @ Sagar and Sandip Keshri

AND WHEREAS Said Nand Gopal Sah, Anup Keshri @ Sagar and Sandip Keshri mutated their names in the office of the C.O. Deoghar vide Mutation Case No. 1297/2008-09 order dated 15.01.2009

AND WHEREAS as per said Deed of Family arrangement cum partition out of the said property marked as A area 4,614 Sq. ft. under Town Plan Plot No. 31, under Jamabandi No. 659, within Deoghar municipal ward no. 4, more fully shown in Red Color attached map no. 1 in the said deed of family arrangement cum partition allotted in the exclusive Share of Said Ajit Kumar Keshri, Kamna Keshri, Kumar Harsh @ Shubham Keshri

AND WHEREAS Said Said Ajit Kumar Keshri, Kamna Keshri, Kumar Harsh @ Shubham Keshri mutated their names in the office of the C.O. Deoghar vide Mutation Case No. 1631/2009—10 order dated 27/04/2010

AND WHEREAS as per said Deed of Family arrangement cum partition out of the said property marked as D area 4,965 Sq. ft. under Town Plan Plot No. 31, under Jamabandi No. 659, within Deoghar municipal ward no. 4, more fully shown in Blue Color attached map no. 1 in the said deed of family arrangement cum partition allotted in the exclusive Share of Said Dilip Sah, Rashmi Keshri, Rupesh Keshri and Anuj Keshri

AND WHEREAS Said Dilip Sah, Rashmi Keshri, Rupesh Keshri and Anuj Keshri mutated their names in the office of the C.O. Deoghar vide Mutation Case No. 1298/2008-09 order dated 15.01.2009

AND WHEREAS as per said Deed of Family arrangement cum partition out of the said property marked as C area 4,615 Sq. ft. under Town Plan Plot No. 31, under Jamabandi No. 659, within Deoghar municipal ward no. 4, more fully shown in Yellow Color attached map no. 1 in the said deed of family arrangement cum partition allotted in the exclusive Share of Said Sudhir Kumar Keshri and Sarthak Kumar Keshri

AND WHEREAS Said Sudhir Kumar Keshri and Sarthak Kumar Keshri mutated their names in the office of the C.O. Deoghar vide Mutation Case No. 1565/R 27-2017—2018 order dated 17.05.2018

25/7/92  
Aditi Keshri  
Rachram Pd

Hira mani Sha  
Kamra Kishor

Kumar Hanu  
Navud Gopal Sahu

Sanjay Singh

Rachmi Keshri

Gunj ko Keshri  
Hir Kumar Keshri  
Seema Saigh

AND WHEREAS Said Dwarika Prasad died, Land owner No. 4 Hiramani Sha is the only one daughter of Late Dwarika Prasad, Said Lallu Keshri died leaving behind him her wife Rupa Keshri, one daughter Aditi Keshri and one minor son Pratham Keshri

AND WHEREAS We the abovenamed 1<sup>st</sup> Parties/ owners are the owners of total property measuring an area of 31,067 Sq. ft including proposed Road.

And whereas the owner was interested in getting multistoried residential building complex developed and constructed through a developer on the scheduled land and to acquire residential built up area in the shape of flats, commercial space, parking space and any other tenements like Swimming Pool, Space for Gym, Community Hall, Badminton Court etc. in exchange for the full and final value of the scheduled land and was in search of a developer who could develop the aforesaid land on the reasonable terms and conditions.

And whereas the aforesaid developer offered to construct at its cost residential building complex on the scheduled land of the owners hereinafter referred to as "the building" and to give 45.68% (to be shared amongst six Landowners as per Table-I) of total constructed built up area of the building as per the standard specification to the owners hereinafter referred to as "the owner's area" in full, final and adequate consideration for the value of 54.32% (Fifty Four Point Three two percent) of the aforesaid land which shall be conveyed by owner in favour of the developer and /or its nominee or nominees including a Co-operative Society after completing and handing over the owners area by the Developer to the owner and to retain the remaining built-up area of the building hereinafter referred to as the "Developers Area" for its prospective buyers who may form an association of buyers or a new co-operative housing society for the purpose of buying and owning flats in the said building whichever is found most suitable by the Developer. The common area shall remain in the state of jointness in between the owner and/or his purchasers and the Developers and/or its purchasers. Building is designed for 12 Floors described as Basement 2 (Car Park), Basement 1 (Car Park), Ground & 1<sup>st</sup> Floor

Nand Lal Patel Saha

← 31/3/2016

Sahab Singh

Pratyaksh

Rajesh Keshri

Rashmi Keshri

Anuj Keshri

अनुज केशरी

Hiteshmani Saha

Babram Saha

Aditi Keshri

अदिती केशरी

Ajith Kumar Keshri

Kamran Keshri

Kumar Horn

Seema Singh

(Multi-Purpose viz. Car Park, Commercial Use, Apartments or mix), 2nd, 3rd, 4th, 5th, 6th, 7th, 8th & 9th Floor as Residential Flats. It has been mutually agreed to get the approval in two phases "PHASE - 1" & "PHASE-2". "PHASE -1" shall consist 12 Floors consisting 72 Flats. "PHASE-2" will consist another Flats/Space at 1st, 8th & 9th Floors, Phase -II shall be executed after envisaged changing of guideline on FAR & after obtaining relevant approval at that point of time. Developer's Flat for the Phase-1 is enclosed as Annexure-I, Land Owner's Flat for the Phase -1 is enclosed as Annexure-II. Developer's & Land Owner's portion for the Phase -II i.e. 8th & 9th Floor only is enclosed as Annexure-III. It has been mutually agreed that 1st Floor shall be proportionately shared between Developer & Land Owner in the ratio of 54.32% and 45.68% respectively, depending on the utility after completion of the project. It can be used as an open space or Flats depending upon the future circumstances.

Nand Gopal Sah

2134 (21.2.14)  
Santosh Keshri

2134 (21.2.14)

Kuneth Keshari

Rashmi Keshri

Amy Kr Keshri

सुधीर केशरी

Rupa Mani Sha

Balram Pd

Adit Keshri

अजित केशरी

Ajit Kumar Keshri

Kamra Keshri

Kumar Kam

Seema Singh

DETAILS OF PERCENTAGE SHARES OF EACH LANDOWNER & DEVELOPER SHOWN IN TABLE-I BELOW:

TABLE-I

SN	NAME OF SHARER	MARK	AREA	LAND-OWNER %	SFT	EXTRA	SFT	GRAND TOTAL	%AGE DISTRIBUTION OF SUPERBUILT UP AREA
1	AJIT KR KESHARI & OTHERS	A	31,067	45.0%	2,330			2,330	7.50%
2	RUPA KESHRI & OTHERS	B		45.0%	2,330	2.50%	106	2,436	7.84%
3	BALRAM PRASAD & OTHERS	B-1		45.0%	2,330	2.50%	106	2,436	7.84%
4	SUDHIR KR KESHARI & OTHERS	C		45.0%	2,330			2,330	7.50%
5	DILIP KR KESARI & OTHERS	D		45.0%	2,330			2,330	7.50%
6	NAN GOPAL SAH & OTHERS	E		45.0%	2,330			2,330	7.50%
									14,192
	DEVELOPER							16,875	54.32%
	TOTAL							31,067	100.00%

Certain terms and conditions were agreed to by and between the owner and the developer with regard to the transfer of the said land by the owner to the developer and the construction of the said building by the developer and disposal of flats and parking space or any other tenements therein. The parties hereto are desirous of recording into writing the terms and of such agreements and hereunder.

Nand Gopal Sah

21/3/2012

Sahitya Keshri

SAHITYA KESHRI

Keshri Keshri

Rambh Keshri

Anuj Keshri

SAHITYA KESHRI

Hira mani sha

Bahamud

Adhikari

SAHITYA KESHRI

Ajit Kumar Keshri

Kamra Keshri

Kumar Keshri

Seema Singh

Now This Deed Witness And Is hereby Agreed And Declared By and Between The Parties Here To As Follows:-

1. THE OWNER and THE DEVELOPER both hereby agree upon the name of the proposed multistoried building shall be "SAIVITES BHAGWANRAMESHWARAM APARTMENT" which can't be changed. However, this name can be used in short form as "SBR APARTMENT" etc. in the advertisement materials, logo due to shortage and space and neatness. But the full name shall be affixed on the Building and Main Gate.
2. THE DEVELOPER will have no right/Title or interest in the said premises except only to construct an Apartments/ Flats and to sale their share of the said Apartments/Flats. THE DEVELOPERS will take necessary approval/sanction from different departments like Municipal Corporation / Nagar VIKAS/ Electricity Board/ Fire Brigade / PHED / etc. which is necessary for the construction of the said Flats/Apartments.
3. THE OWNER shall be indemnified from any action, fine, penalties or cost and expenses for any violation of statutory provisions in relation to the said development and construction done by THE DEVELOPER. The sole risk and expense are of THE DEVELOPER.
4. THE OWNER hereby agrees to sign time to time necessary applications/Plan which will be submitted to the different concern departments on the local authorities to take permission for the construction of the said Apartments/Flats at the request of and at the cost of THE DEVELOPER.
5. THE DEVELOPER hereby agrees and undertakes to obtain necessary sanctions and permissions to construct a Multistoried Building on the pieces of land. THE DEVELOPER will satisfy THE OWNERS of the said premises also and agreed to construct the said Multistoried Building with their own cost.



29/4/21  
Ajith Keshvi  
Roham Pd

Hira nani Sha  
Sandy kubo  
Kamna Keshvi

Kumar Har  
Naval Gopal Sah

Subeth keshvi  
2024 email

2024  
Sudesh Keshvi

Ranmi Keshvi

Arij K. Keshvi

Ajith Keshvi

Seema. Singh

6. THE OWNER shall provide full right to THE DEVELOPER by way of signing Registered General Power of Attorney & Development Agreement which should be acceptable to Govt. Authorities and reputed banks for the purpose of obtaining Building Plan approval by various Govt. Authorities and entering construction agreement with the purchaser, transfer the corresponding share to the purchaser etc. as per prevailing practice and acceptable by reputed Banks for obtaining Home Loan to the purchasers of the said flat.
7. THE DEVELOPER shall develop the project report & drawing on the full land and obtain approval of Building Plan from relevant authorities in the name of Developer's Firm. The proposed multistoried Building shall be for primarily residential & partly commercial space. Construction of Phase 1 shall complete in maximum of three stage during a maximum of FOUR (4) Years with a grace period of six months from the date of obtaining Building Approval from Deoghar Nagar Nigam / Nagar Vikas, Ranchi. In case, Developer is not able to complete the project structurally within this specified period, Developer is liable to pay a compensation of Rs.48,000 per month( Rupees Forty Eight Thousand per month) divided equally to six owners [@8,000 per sharer] till the time project is structurally (including Plaster, Flooring, Plumbing, Electrical, painting & make it livable etc.) completed. All external works shall be completed within six months beyond Structural. Completion period of Phase 2 shall be mutually decided on obtaining approval from relevant authorities.
8. THE DEVELOPER shall use the superior quality of materials in the construction of the said Apartment/Building and will also use the superior qualities of Bathroom Fittings, Electrical Items and other items which will be used in the said Building Apartment.
9. THE DEVELOPER undertakes to keep THE OWNER fully indemnified against and harmless from any losses, costs, charges, expense or claims by any of Developer's contractors, Architects, workers or agents or any breach of any contract obligations.
10. Disputes of any kind between THE OWNER and THE DEVELOPER shall at Deoghar (JHARKHAND) jurisdiction only and shall be settle accordingly.



Nand Gopal Seth

27/3/2014

Schedule

27/3/2014

Kuldeep Keshav;

Rashmi Keshav

Anuj K Keshav

30/11/2014

Hirca manish

Bahampal

Aditi Keshav

27/3/2014

27/3/2014

Pril Kumar Keshav

Kanva Keshav

Kunal Keshav

Seena. Singh

17. The owners shall not be held liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said apartment and the developer will be solely responsible for the same.
18. In the interest of timely completion of the project, each owner is free to sell their own portion of two flats at any stage of the project, within completion period of Four (4) Years.
19. The Owners shall not be held responsible for any dispute between the purchaser of the flat and the developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchaser.
20. The Developer liabilities for the payment of taxes with respect to the newly constructed building over the schedule land shall cease after handing over the flats to the respective owners and then onwards it will be responsibility of the respective owners to pay the Government Taxes.
21. The land owner do hereby declare that the schedule property free from all encumbrance, 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 the schedule land of this agreement. The land owner shall hand over vacant site with empty Warehouse to the developer without any dispute without any occupants.
22. The owner simultaneously with execution of this indenture, agreed to grant physical possession of the scheduled land to the developer with a right to develop the scheduled land by way of construction thereon of multistoried building comprising of flats and car parking space with all scheduled project and to allot and sell the same to its prospective buyer to the exclusion of the owner area.
23. That the Owner shall execute irrevocable power of attorney in the name of the developer to deal with the projected 54.32% share of the developer including the right to enter agreement and execute sale deeds for the said 54.32% proportionate share of the developer.

Nand Gopal Sah

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Ranjith Keshari

Ranjith Keshari

Anand Keshari

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Adin Keshari

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Seema. Singh

24. The owner shall be entitled to get 45.68% (to be shared amongst six Landowners as per Table-I) (Forty Five Point Six eight percent) of the total constructed built up area in flats, parking space prorated to Number of Flats allocation and any other tenements as per the standard structural and architectural specifications whose allocation shall be made and clarified immediately after sanction of the plan of the building. However, the allocation of share between owner and developer will be on the basis of prorated ratio. The Owner has expressed his desire to take his share from any & every floor, as far as possible combining preferred & non-preferred portions at each floor.
25. All costs of construction and otherwise of the entire project including the aforesaid owners area shall be borne and paid by the developer.
26. On and from the execution of this agreement the developer shall pay and discharge all taxes, outgoings, rates, cess and other levies by the Deoghar Nagar Nigam, or Public Body or any authority in relation to the said premises. The demolition of the said structures, development and construction of the said multi storied building and sale and allotment and giving possession to the prospective buyers of the said flat.
27. The developer shall be entitled to develop the aforesaid land by construction thereon one or more buildings, flats and car parking spaces and other tenements in accordance with the sanctioned building plans and to allot in its discretion as the developer think fit and to receive and realize the prices in respect of the allotment and sale of each flats, and parking spaces and to appropriate the same and to transfer, as and when developed, with proportionate land thereof from time to time to one or even more co-operative society or bodies corporate of the purchasers of flats and for the purpose aforesaid mentioned in respect of the developers proportionate area.

Nand Gopal Sah

2034 02/10/18

Handwritten signature

AM ZTE

Budesh keshari

Rastoni keshari

Anupkar keshari

2018/02/10/18

Hirca manishw

Barabram Pd

Aditi Keshari

2018/02/10/18

Ajith Kumar Keshari

Kanura Keshari

Kumar Keshari

Kumar Keshari

Seema. Singh.

28. That the developer shall act as an independent developer in constructing to said buildings over the scheduled land and shall keep the owner indemnified from and against all third parties claims arising out of any act or omission against the development in or relating to construction of the said building. The owner hereby authorizes the developer to do, if required, all acts, deeds, matter, things and in particular subject to other provisions of the agreement. To have the plans of the proposed building/ buildings to be constructed on the aforesaid land prepared/amended in accordance with rules and regulations of the concerned authorities and to submit the said plans to the Deoghar Nagar Nigam, competent authorities with the application for the approval and sanction and to do and sign all writings and undertakings as may be necessary in connection with the approval and sanction of such plans.

- i) However, if desired by the developer, the owner also agrees to sign all the necessary plans specifications, declaration, affidavits and other legal and statutory papers for getting the plan of the building sanctioned by Deoghar Nagar Nigam or other competent authority and the owner further agrees to provide documents of the land as and when so required by the concerned authority.
- ii) To appoint architects, surveyors, engineers and contractors and other person.
- iii) To make applications to the concerned authorities for obtaining electrical connections and permits or quota for cement, steel and other or any controlled building materials.



वसुदेव शर्मा  
Aashu Keshri  
Babram P

Hareca Manishra  
Sandeep Keshri  
Kanna Keshri

Kumar Hans L  
Nand Gopal Sahu

Amresh Keshri  
Rajendra

Abhinav  
Bharat Keshri

Rashmi Keshri  
Anny Ka Kauri

Ajit Kumar Keshri  
Sudana. Singh

- ix) To give on ownership basis or other basis the said property and the flats etc, in the buildings to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect of the developers share only.
- x) And generally to do all acts, deeds and things for developing the said property.
29. On the completion and handing over of the owners area the owner shall execute or join in the execution of all documents necessary for giving the flats buyers legal title to their respective flats including undelivered proportionate share and rights in the common land and other common amenities.
30. That the Owner shall identify the number of flats to be retained by themselves for their own use and also confirm the number of flats to be sold to other Customers. Developer shall market such flats only on instruction of respective owners at the prevailing price or price agreed between the seller (Owner) and the Buyer. Developer will co-ordinate all paper works required for the registration with the respective Government Agencies viz. Holding Tax, LPC and any other papers required at that point of time.
31. Owner / Resident occupying the Flats in the Owner's Portion shall abide by the guideline for staying & using the total complex as terms of Deed of Registration & Guidelines prepared by the Resident's Welfare Society on formation of the same.

Whereas the Owners and Developers have decided to reduce the terms and conditions in writings to avoid misunderstanding in future on the basis of following terms and conditions:-

Nand-gopar Sah  
 53402121  
 Anand Keshri  
 Anand Keshri  
 Keshri Keshri  
 Rashi Keshri  
 Anand Keshri  
 53402121  
 Hira Mani Sha  
 Bahram Pd  
 Aditi Keshri  
 Anand Keshri  
 Anand Keshri  
 Kunt Ham  
 Seema Singh

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of unsurveyed Basauri transferrable land measuring an area of 31,067 Sq.ft (Thirty One Thousand Sixty Seven Sq. ft.) i.e. 71.320 decimals situated in the District of Deoghar, Subdivision, Subregistry and P.S. Deoghar, Mouza Jhaosagarhi, Thana No. 582, being Town Plan Plot No. 31, under Jamabandi No. 659, within Deoghar municipal ward No. 4, Deoghar Municipal ward No. 24, Which is butted and bounded as follows-  
 North—Simana Mouza Baijnathpur  
 South—Param Prakasha Nand Jha path  
 East—Ram Raut and others  
 West—Basu Rai and others

DEVELOPER PORTION (PHASE-1)

ANNEXURE - I

SN	FLOOR	DEVELOPER PORTION CARPET AREA
	2ND FL	SQ.M.
1	1C1	54
2	2C2	95
3	3C5	104
4	3C6	105
5	1C7	58
6	2C8	81
7	3C9	105
8	2C10	97
9	1C11	58
	3RD FL	
10	1D1	54
11	2D2	95
12	3D5	104
13	3D6	105
14	2D10	97
15	1D11	58
	4TH FL	
16	1E1	54
17	2E2	95
18	1E3	51
	5TH FL	
19	1F1	54
20	2F2	95
21	1F3	51
22	3F5	104
23	3F6	105
24	3F9	105



	6TH FL	
25	1G1	54
26	2G2	95
27	1G3	51
28	3G5	104
	7TH FL	
29	1H1	54
30	2H2	95
31	1H3	51
32	3H6	105
33	1H7	58
34	2H8	81
35	3H9	105
	8TH FL	
36	2I10	97
37	1I11	58
	9TH FL	
38	3J4	104
39	2J10	97
40	1J11	58
	TOTAL	3251
	NO. OF FLATS	40

Nand-gopal Sah  
 23/4/2015  
 andip kumar  
 Kuntesh Keshri  
 Rashmi Keshri  
 Anand Kumar  
 Balram Prasad  
 Sudhir Kumar  
 Dilip Shah  
 Ajit Kumar  
 Rupa Keshri  
 Ajit Kumar Keshri  
 Kuma Yash  
 Seema Singh  
 Hira Mani Sha  
 Balram Pd

**LANDOWNER PORTION (PHASE-1)ANNEXURE-II**

SN	FLOOR	LAND OWNER CARPET AREA	AJIT KUMAR KESARI	RUPA KESHRI & OTHERS	BALRAM PRASAD & OTHERS	SUDHIR KUMAR KESARI	DILIP SHAH	NAND GOPAL SHAH
	2ND FL	SQ.M.						
1	1C3	51				51		
2	3C4	104					104	
	3RD FL							
3	1D3	51	51					
4	3D4	104		104				
5	1D7	58				58		
6	2D8	81				81		
7	3D9	105					105	
	4TH FL							
8	3E4	104						104
9	3E5	104			104			
10	3E6	105					105	
11	1E7	58	58					
12	2E8	81	81					
13	3E9	105	105					
14	2E10	97				97		
15	1E11	58				58		
	5TH FL							
16	3F4	104			104			
17	1F7	58					58	
18	2F8	81					81	
19	2F10	97			97			
20	1F11	58			58			

6TH FL							
21	3G4	104					104
22	3G6	105		105			
23	1G7	58					58
24	2G8	81					81
25	3G9	105		105			
26	2G10	97	97				
27	1G11	58	58				
7TH FL							
28	3H4	104			104		
29	3H5	104				104	
30	2H10	97		97			
31	1H11	58		58			
8TH FL							
32	3I4	104					104
9TH FL							
TOTAL		2739	450	469	467	449	453
FLATS		32	6	5	5	6	5

**DEVELOPER PORTION (PHASE-2) ANNEXURE-III**

SN	FLOOR	DEVELOPER PORTION (CARPET AREA)
	8TH FLOOR	SQ.M.
1	1I1	54
2	3I6	105
3	1I7	58
4	2I8	81
5	3I9	105
9TH FLOOR		
6	1J3	51
7	3J5	104
8	3J6	105
9	1J7	58
TOTAL		721
NO OF FLAT		9

23/11/2012  
 Hira Maheshwari  
 Bahar Singh  
 Adhikeshwari  
 2-11-2012  
 Nand-gopal Shah  
 23/11/2012  
 Rajesh Kesari  
 Rashmi Kesari  
 Anil Kesari



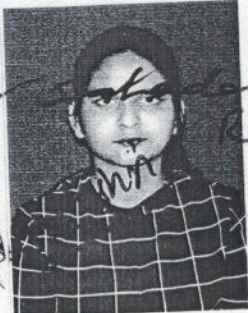



**LANDOWNER PORTION (PHASE-2)**

SN	FLOOR	LAND OWNER CARPET AREA	AJIT KUMAR KESARI	RUPA KESHRI & OTHERS	BALRAM PRASAD & OTHERS	SUDHIR KUMAR KESARI	DILIP SHAH	NAND GOPAL SHAH
	8TH FLOOR	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.
1	2I2	95	95					
2	1I3	51				51		
3	3I5	104			104			

Ajit Kumar Kesari  
 Rupa Keshri  
 Kumar Hama  
 Beena. Singh



Photo, Signature and L.T.I. :-

<p>①</p> <p>Attested by <i>[Signature]</i></p> 	<p>रुपा केशरी 8434354108</p> 
<p>Attested by <i>[Signature]</i></p> <p>②</p> 	<p>Aditi Keshmi 7461918458</p> 
<p>Attested by <i>[Signature]</i></p> <p>③</p> 	<p>Bahram Pd 8210620277</p> 

Photo, Signature and L.Jt. :-

Attested by  
Rant

(4)



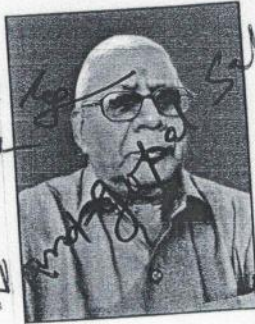
H. Jt.  
S. H.

Muzammanisha 9804930768



Attested by  
Sahadood Rant

(5)



S. H.

Nand-gopal Seh 8825295834



Attested by S. H.

(6)



S. H.

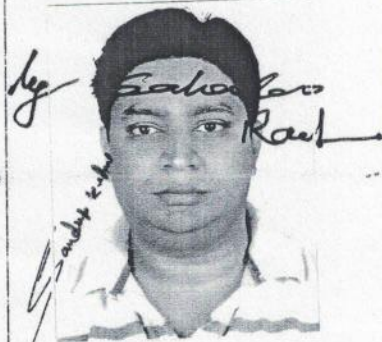
9334724057



Photo, Signature and L.T.I. :-

Attested by

(7)



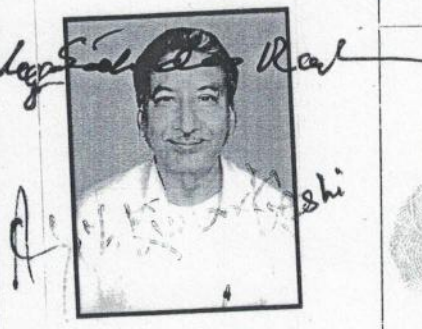
Sardar Keshi

9631190416



Attested by

(8)



Ajil Kumar Keshi 9905146954



(9)



Kamna Keshri



Photo, Signature and L.T.I. :-

Attested by  
Raut  
(10)



Kumar Hansh



Attested by  
Raut  
(11)



979830896



(12)

Attested by S. Raut  
Rashmi Keshri



Rashmi Keshri 9308244124



Photo, Signature and L.T.I. :-

Attested by

(13)



Rupesh Keshari. 7004388370



Attested by

(14)



Anuj Keshari 8789577250



Attested by

(15)









सुधीरकुमार केशरी 9905707012





Photo, Signature and L.T.I. :-

<p>Attested by <u>Sahadeo Nand Singh</u></p> 	<p>Seema. Singh. 9771063351</p>				
					

Read over the contents of deed and explained to the parties Sahadeo Nand

Certified that the left hand finger print of all the persons whose photographs affixed in this deed has been taken by me Sahadeo Nand

D.W. Deoghar 20/6/2019

L.N. 2/1991