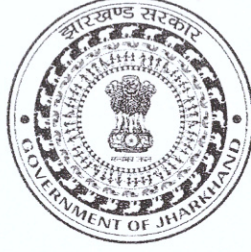


1111

1064



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** f96cee4a1bed8a51f820

**Receipt Date :** 08-Apr-2022 01:42:28 pm

**Receipt Amount :** 500/-

**Amount In Words :** Five Hundred Rupees Only

**Token Number :** 20220000036434

**Office Name :** SRO - Saraikela

**Document Type :** Development Agreement

**Payee Name :** SHREE SHOURYA CREATORS PVT LTD  
REP BY VIVEK CHOUDHARY ( Vendee )

**GRN Number :** 2210751390



:- For Office Use :-

*[Handwritten Signature]*  
814122

SHREE SHOURYA CREATORS PRIVATE LIMITED

*[Handwritten Signature]*  
Director

Brahmanand Himghar Ltd.

*[Handwritten Signature]*

Director

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

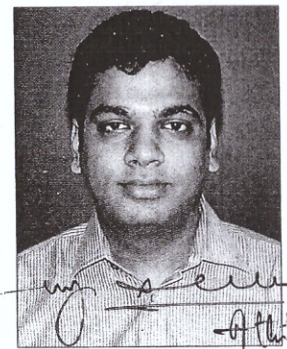
Development agreement value - 84769300 + Stamp - 5000 + Chandel

284

मुल्याकन सूचा से जांच केय

दस्तावेज जाच एव सब पाय

8/4/22  
Amun



उपस्थापित दस्तावेज में अधिकारी की जांच के अंकित है। यह जांच C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है।

दस्तावेज में वर्णित मूमे प्रसिद्ध सूची से जांच

FREE SIVA CREATORS PRIVATE LIMITED

08/4/22 Director



8/4/22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 08<sup>th</sup> DAY OF April, 2022 AT SERAIKELA.

BETWEEN

नियम-21 के अधिन प्राहय भारतीय स्टाम्प अधिनियम (इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से 21 के अधिन यथावत स्टाम्प सहिय या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं

M/s. BRAHMANAND HIMGHAR LIMITED, Registered Company under the Indian Companies Act, 1956, having its Registered Office at Village - Chekuasole, P.O.Jogerdanga, P.S.Goaltore, Paschim Medinipur Midnapore West Bengal, India- 721121 , Local Office at 1ST FLOOR, MUNESHWARI BHAWAN, CONTRACTORS AREA, BISTUPUR JAMSHEDPUR 831001 Jharkhand, India, represented by one of its Director: Mr. ABHISHEK KUMAR BHALOTIA, son of Ashok Kumar Agarwal, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of House Number -10, MANGAL BHAWAN, Jublee Road, C. H. Area, Bistupur, P.S. Bistupur, Town Jamshedpur, Pin 831001, District East Singhbhum, State Jharkhand, hereinafter called the Land Owner / First Party (which expression shall unless excluded by and / or repugnant to the context must mean and include its / his legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the First Part / ONE PART;

2022 निबंधन गदाधिकारी  
 Aci - 869288 = 00  
 B - 2000 = 00  
 Sabmi - 5 = 00  
 Proce - 20 = 00  
 2 - 5000 = 00  
 M - 150 = 00  
 876445 = 00  
 8/4/22

Amrinder Singh

8/4/22

SHREE SHOURYA CREATORS PRIVATE LIMITED

Vivek Choudhary

Director

8/4/22

AND

M/s. SHREE SHOURYA CREATORS PRIVATE LIMITED, a company incorporated under the Companies Act (No 18 of 2013) vides Incorporation No. U45400JH2020PTC014056, having its Registered Office at 52, New Planning Area, Sakchi, P.O. & P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, State Jharkhand, represented by its Director Mr. VIVEK CHOUDHARY, son of Sri B. L. Choudhary, By Faith Hindu, By Nationality Indian, By Occupation Business, Resident of 46, Thakurbari Road, Sakchi, P.S. Sakchi, Town Jamshedpur, Pin 831001, District East Singhbhum, State Jharkhand, Hereinafter called the Second Party / Developer / Promoter / Builder (which expression shall unless excluded by or repugnant to the context deemed to include its / their legal heirs, successors, nominees, legal representatives, executors, administrators, and assigns) of the Second Party of the OTHER PART; (PAN NO. ABDCS3917K)

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

- a) The "Owner/First Party" means the above named "M/s. BRAHMANAND HIMGHAR LIMITED" includes his heirs, successors, legal representatives, executors, administrators and/or persons claiming under or entrust of them and assigns.
- b) The "Developer & Builder/Second Party" means the above named "M/s. SHREE SHOURYA CREATORS PRIVATE LIMITED" includes its heirs, successors, legal representatives, executors, administrators and assigns.

Anurag Bhandari

SURE SHOURI DEVELOPMENTS PRIVATE LIMITED

A. Ramesh  
Director

8/4/22

c) The “Immovable property” means ALL THAT piece and parcel of land measuring 92.80 Decimal, being plot No. 407 and 409, under Khata No. 16, and Plot No 406 & 408 (Part), Khata No 169 of Mouza Tamulia, P.O. Tamulia P.S. Chandil, Thana No 333, under the Sub Registry Office at Chandil and the District Sub Registry Office at Seraikela, Sub Division Chandil, State Jharkhand, more specifically described in the Schedule ‘A’ hereunder written, is the subject matter of this Development Agreement.

d) The “Owner’ Allocation’ shall mean and include the 40% constructed area consisting of flats, shops, parking and undivided soil right and sky right, more specifically described in the Schedule ‘B’ hereunder written.

e) The “Developer’s Allocation’ shall mean and include the remaining 60% constructed area consisting of flats, shops, parking, undivided soil right and sky right to be constructed over the Schedule ‘A’ below property, more specifically described in the Schedule ‘C’ hereunder written.

**COMMON FACILITIES AND AMENITIES:** shall include stairways, landing, passage ways, vacant areas, pump/Meter Box room, overhead water tank, other services and amenities.

**MAINTENANCE:** Maintenance of the common facilities shall be the joint responsibilities for all the flat/shops owners and occupiers, but the internal maintenance of flats/shops and facilities shall be maintained and borne by the individual flats/shops owners. However maintenance work will carry under the 2nd Party supervision after project is completed. The 2nd party may at its discretion form an association of owners and/or may maintain the activities of the association of flat at the joint funds and contribution of flat/shop owners.

Brahmanand Himghar

*Brahmanand Himghar*

SHREE SIVUKA CREATORS PRIVATE LIMITED

*Director*

8/9/22

**AND WHEREAS**, the Owner is desirous of constructing multi storied building/s or Housing Project consisting of Flats/Shop/Parking/Commercial Space over the said plots of Land were particularly described in schedule A below land after demolishing the existing house structure, and with looking for prospective entities engaged in the business of construction of such projects willing to undertake the development of this Land.

**COMMENCEMENT:**

The Development Agreement shall be effective with effect from the date of signing of this Development Agreement, and the Developer shall make total payment of Rs. 11,000/- (Rupees Eleven Thousand) only, as an Advance cum **Interest Free Security Deposit** to the Owner by way of Bank Transfer/RTGS/Demand Draft, the said deposit will be adjustable from the final amount payable by the Developer to the Owner.

**TITLE INDENTURE:**

WHEREAS, the First Party i.e. M/s. Brahmanand Himghar Limited., has purchased the landed property measuring an area 87 Decimals, more clearly mentioned in the schedule below, from its previous owner/s: Noni Bala Devi & Others by virtue of registered Sale Deed No 270, Dt: 21.01.2004 registered at the District Sub Registry Office, Seraikela, and after purchasing the same the First Party has also got its name mutated in the records of the Circle Officer, Chandil, vide Mutation Case No 638 / 2003 – 2004, and from then onwards it is in peaceful physical possession over the same, without any interruption from any person or corner, thereby exercising all its right, title and interest over the said land being its lawful, absolute and bonafide owner, and is also paying the rent regularly to the State Government without making any arrears.

Arjun Kumar

SHREE SHIVAJI CREATORS PRIVATE LIMITED

*[Signature]*

Director

8/14/22

AND WHEREAS, the First Party i.e. M/s. Brahmanand Himghar Limited., has purchased another landed property measuring an area 3 Kathas 10 Dhurs i.e. 5.80 Decimals, clearly mentioned in the schedule below, from its previous owner: Manju Devi, w/o Shankar Singh, by virtue of registered Sale Deed No 3875, Serial No 3886, Dt: 12.07.2008 registered at the District Sub Registry Office, Seraikela, and after purchasing the same the First Party has also got its name mutated in the records of the Circle Officer, Chandil, vide Mutation Case No 858 / 2010 – 2011, and from then onwards it is in peaceful physical possession over the same without any interruption from any person or corner, thereby exercising all its right, title and interest over the said land being its lawful, absolute and bonafide owner, and is also paying the rent regularly to the State Government without making any arrears.

AND WHEREAS, the First Party is desirous of constructing multi storied building/s or Group Housing Project consist of Flat/s / Shop/s / Parking/s / Commercial Space/s etc., over the schedule 'A' below land after demolishing existing house structure, but, as they do not have any knowledge in the construction field they have decided to offload the work to the reputed Builder / Developer, and having come to know the intention of the First Party, the Second Party, through its partner has approached the First Party, and offered to develop and/or construct shop cum residential building over the said plot of land and having discussed in all the matter relating to construction and distribute the units such as shop/s / Flat/s / Commercial Space/s / Residential building together with parking/s and other affairs of the proposed project, the First Party has been pleased to grant and offload the total development work to the SECOND PARTY/ BUILDER / DEVELOPER.

Company of Hinghar Ltd.

*Arjun Singh*

Director

SHREE SHOURYA CREATORS PRIVATE LIMITED

*A. Chandel*

Director

8/4/22

AND WHEREAS, the parties hereto have voluntarily agreed to execute Proper Deed of Development Agreement to avoid any dispute or misunderstandings and/or legal complications, and/or successors-in-office, administrators, legal representatives etc., and on such terms and conditions, hereinafter appearing as follows :-

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:

1. That, this Development Agreement shall commence with effect from the date of signing of this Development Agreement, and the Builder / Second Party will make total payment of Rs. 11000/- (Rupees Eleven Thousand) only, as an Advance cum Security Deposit to the First Party, the receipt of which will be acknowledged and admitted by the First Party on receiving such amount, which will be adjustable or refundable after completion of the project.
2. That the developer/builder/Second Party shall construct residential or commercial buildings to be consisted of Flats/ Parking/ Shop/ Commercial Space over the "Schedule A" land.
3. That, the second party shall prepare the building plan through an Architect, Civil Engineer, or Planner, along with supporting plans such as Structural, Electrical, Sewerage etc. and shall arrange to get such plan or plans sanctioned through appropriate authority.
4. That, the Second Party will apply for approval of drawing in the office of competent authority, after execution of this indenture on the basis of General Power of Attorney to be executed by the First Party, and if required the First Party will also put their signature in the plan / drawing or any other document/s as and when required, for getting approval/s from concerned govt. department/s.

Ammy Khari

SHREE SHOURYA CREATIONS PRIVATE LIMITED

Director

8/4/22

5. That, the plan/s so prepared, if requires during or after sanctioned of building plan by the authority, may be modified, revised and/or altered as per requirement and/or for feasibility of the proposed project.
6. That after passing the building plan and getting approved electric requirement from the Competent Authority, the Second Party shall forthwith start construction of the proposed building by demolishing the old structure and will complete the proposed construction within Four years with a grace period of Six Months, in normal situation from the date of official Ground Breaking Ceremony. The period of construction may be delayed on the ground of "Force Majeure" circumstances i.e. act of god like, Earth quack, Flood and famine, natural calamities, and situation beyond control of the human being and/or Civil War, Riot, Acute shortage of building materials, labour unrest, government policies or any other rules of the state or central government.
7. That after completion of the proposed project the Owner/s / First Party members will get 40% share out of total sale value of flats / shops / parking / commercial space in the proposed project from Car Parking Space to Roof of the projects / building, which will be deemed as Owner/s Allocation more specifically described in the Schedule 'B' hereunder written.
8. That, the Builder / Second Party will get remaining 60% share out of total sale value of flats / shops / parking / commercial space in the proposed project from Car Parking Space to roof of the project / building which will be deemed as Builder/s Allocation more specifically described in the Schedule 'C' hereunder written.



Arminy (Arminy)

SHREE SHUKRA ORGANIC PRIVATE LIMITED

*[Signature]*  
Director

8/4/22

9. That, the Land Owner/s / First Party members hereby authorize the Builder / Second Party by virtue of this Development Agreement for the Schedule A below property to construct the buildings and also to dispose off or sell the flats/shops/parking/ commercial space of the entire proposed project, along with Parking Space/s as constructed for intending buyer/s by any recognized mode of transfer / conveyance like Sale Deed or Deed of Transfer, Lease Deed etc., for the Entire Project, and the Land Owner/s / First Party members hereby promises and declares that they will fully help and co – operate the Second Party, whenever and wherever required for any legal matters or legal documentation, they will sign and execute all or any document/s if needed in future to more perfectly ensure the right, title, and interest of the intending buyer/s.
10. That, the second party will be entitled to sell and dispose of the entire flats / shops / parking / commercial space of the proposed project to the various buyer/s at their choice and discretion for which the first party shall have no objection to it subject to comply of all the terms of the agreement.
11. That, the Second Party during the period of construction of the proposed building is at liberty or entitled to receive advance, part payment, full payment, bank finance or finance from financial institution either in demand draft or cheque or by any other negotiable instrument for entire flats / shops / parking / commercial space of the project from various buyer/s at any time as and when required as per its needs and risk and the said amount shall be deposited in a separate escrow account only.

Ammy Mary

SHREE SHUBHANGI REAL ESTATE PRIVATE LIMITED

Director

8/4/22

12. It is mutually agreed between the parties that the share ratio division of 40:60 will remain between the parties, however, the amount will be divided of the project i.e. the First Party will receive amount for his 40% share from the Second Party only after deduction of GST, Tax Liability for that particular share of 40% as calculate on the basis of actual i.e. the rate of booking and other part payments received will be declared voluntarily by the Second Party to the First Party for its 40% share as and when received.
13. It is also agreed that at the time of booking and selling the project till completion of the project the Second Party will receive 70% of the payment made by the intending buyer/s and 30% of the payments will be transferred to the First Party, this ratio of division of amount will continue till 80% of the entire project is sold, and once 80% of the entire project is sold then final calculations will be made for the amounts so divided between the parties and the first party will be entitled to receive 10% hold amount from the second party , and from then onwards the division ratio will be of 40% payment to First Party and 60% Payment to Second Party, be it noted that the above payments will be done to the parties after deducting the all charges incurred in marketing and advertisement, cost of marketing staff, broking, tax liability and GST as applicable for the First Party's share of 40% of the project and for the remaining it will be the Second Party's liability.
14. Be it noted that the entire revenue sharing will be continued till completion of the project and once the project is completed and if unsold unit/s remain then such unit/s will be divided in the same ratio of 40:60 only apart from the monetary division already taken place between the parties during the continuance of the project.

Amin Kumar

SHREE SHOUKIN PRIVATE LIMITED  
Shoukin

Director

8/4/22

15. That, the Builder / Second Party will use standard construction material and standard fittings and fixtures of any particular make in whole project, and all the flat owner/s need to pay maintenance of common electricity, water, and other charges equally as per the decision made by the society or owner's association which will be governed by the society formed with all the flat buyer/s. Details of the specification is mentioned herewith under.
16. That If the Owner/s / First Party members request to carry any extra work in their particular allocation/s other than the specification then they must bear the difference amount or else it will be adjusted from their allocation or the cost will be paid by the Land Owner/s / First Party members separately to the Builder / Second Party.
17. That, the Second Party can apply for water connection, electricity connection, sewerage system, water treatment, etc., before J.S.E.B. or any Competent Authority of the State Government / Local Body, for the said project and to execute and sign Bond, Undertaking, Affidavit, Agreement etc. and/or any other document for the same, and to look after and supervise the day to day affairs of the said project which will be constructed over the schedule below property.
18. That, it is mutually decided between both the parties that if in future any kind of dispute or litigation arise over the schedule below property, then it will be jointly resolved or cleared by the parties, but, the expenses to clear the same, will be borne by the First Party only, and if required in future the physical presence of the First Party members is required for clearance or legal issues, they have promised to make their appearance in front of such competent / government authority.

Arvind Himig

*Arvind Himig*

SHREE SHILPMA CREATORS PRIVATE LIMITED

*A. S. S. S.*  
Director

8/4/22

19. That, both the parties must pay their respective share towards the maintenance charges and other common charges such as watchman's payment, sweeper's payment, and other charges like municipality charge, sewerage, cleaning, water charges, common electricity charges, proportionate ground rent etc., to the appropriate / competent authority as per their proportionate share or ratio after completion of the project.
20. That, the parties declare that they will remain fair in their dealings and will not deceive the other party and both of them will co – operate with each other for the smooth operation of the project and the Land Owner/s / First Party members also undertake to indemnify the Builder / Second Party from any or all unforeseen consequences which may arise in future by their legal heirs and successors.
21. THAT THE FIRST PARTY HEREBY DECLARES AND COVENANTS
  - a. The First Party is the sole and lawful owner of the Schedule 'A' below premises and there is no other co-owner, co-sharers over the said premises.
  - b. Prior to execution of this Development agreement the first party has not sold or transferred or conveyed the Schedule 'A' below property or part thereof to any party person or concern, nor entered in any similar Agreement with anyone else and the same is free from all encumbrances, charges, mortgages, litigations or pending suit/case in any court or office.
  - c. The first party will also execute one registered General Power of Attorney along with this Development Agreement in favor of Builder / Second Party and the said General Power of Attorney shall be irrevocable. provided that second party shall comply all the terms of the agreement.

Shrinanand Highgate Ltd.  
Ammann

SHREE SHOURYA CREATIONS  
Ammann  
8/4/22  
Director

- d. The first party hereby assures the Second Party to execute or sign any further paper, document etc. in favor of the second party and for the interest of the proposed building to be constructed thereon.
- e. The first party hereby assures the Second Party to extend all his co-operation for the development of the said land or proposed project and for disposal of the proposed flat/s, commercial units/ shops, parking falling to the share of the second party to the intending buyers or partiers.
- f. The legal heirs and successors of the First Party will also be bounded by the terms and conditions of this Development Agreement and the General Power of Attorney

22. THAT THE DEVELOPER / SECOND PARTY HEREBY  
DECLARES AND COVENANTS :

- i) That the second party will be entitled to enter agreements with various intending buyers and to receive booking amount, installments, part or full payments from such buyer/s or transferees, lessees (in case of lease), against construction and disposal of the entire proposed flats, commercial unit/shop etc. and shall take all responsibilities for construction of the proposed multistoried building.
- ii) The expenses that may be incurred towards preparation of building plan, passing of such plan or plans, architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings, installation and/or levied, fines penalties imposed by Municipality / M.N.A.C or any other authorities during the construction, if any, to be fully borne by the second party only. If any accident occur , that whole responsibility handled by the builder.

Pratmanand Hirnghar  
Amritha

Director

Pratmanand Hirnghar  
Amritha  
8/11/22  
Director

- iii) The Builder / Second Party declare that they will not sell, mortgage, transfer or lease out any vacant land from the schedule A below mentioned property.
- iv) The second party shall arrange for proper water line, fixtures, fittings, installations of electricity as per specification enclosed. The Builder / Second Party must use all standard materials, fixture, fittings and installations regarding electric and water connections along with pipelines.
- v) The Builder / Second Party must supervise the construction at site and appoint skilled or un-skilled labour, workmen and other experts as and when necessary, the second party shall take all responsibilities towards construction of proposed Project/ building/s,

23. THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS :

- a) The Second Party shall sale and transfers the entire proposed flats/shops/parking/ commercial space of the proposed project to any or more party or parties.
- b) The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law in proper court of law/or through recourse to law.
- c) Both the parties shall be liable to pay the cost for the electricity connection charges, Society Deposit, silent D.G. Set Charges, holding taxes, Shelter Fee, Legal Fee & Charges , Documentation Charges, Development Charges, etc. , with respect to their allocation i.e. 40:60. The above mentioned charges will be recovered from the flat owners.
- d) The parties shall put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted or deemed to be constituted any partnership between the parties.

AMRITIA GROUP  
Amrita Group

AMRITIA GROUP  
8/4/22  
Director

- e) The second party shall or may publish in newspaper or any media for disposing of entire flats/shops/parking/ commercial space of the proposed project to the intending buyers or parties. The second Party shall or may raise funds from the intending buyers or any party and/or financial institution at their discretion and risk.
- f) In case it transpires that the premises mentioned to the Schedule 'A' hereunder written is not free from all encumbrances, charges or liens and there be any suit or case and/or defect title of the First Party, in that event the First Party shall be fully liable and shall be bound to make good of all compensation or damages, that may be incurred to get the said premises perfect and clear in the eye of law and/or proper court of law and such amount shall be deducted or adjusted against owners' allocation.
- g) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.
- h) The parties may alter or amend any terms of this Development Agreement and / or to include any further terms therein, if found necessary with written consent of the other party only.
- i) The parties hereof including their respective heirs, successors, successors-in-office, administrators, legal representatives and / or persons claiming through or in trust of them shall comply, honor and abide by all terms of this agreement.
- j) That the name of the proposed project shall be decided mutually after passing of the drawing by the competent authority.

*Armining*

ARMINING PRIVATE LIMITED

*Armining*  
Director

8/4/22

**24. DEVELOPER'S OBLIGATION AND REPRESENTATIONS:**

- a) That the Developer do hereby agree to promote the schedule "A" property availing the full F.A.R. in accordance with the approved sanction plan at their cost, upon the Schedule 'A' property.
- b) That the Developer shall be always faithful and honest in their work of the Project/New Building.

**25. MISCELLANEOUS**

- a) The Owner and the Developer have entered into this agreement, purely as a contract and nothing contained herein shall be deemed or construed as a Partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons, nor shall this Agreement be construed to have effected any transfer of the said property from the Owner to the Developer.
- b) It is understood that from time to time, to facilitate the construction of the building by the Developer, various acts, deeds, matters and things not specified herein may be required to be lawfully done by the Developer for which the Developers may need the authority of the Owner and various applications and other documents, subject to availability, may be required to be signed by the Owner regarding which specific provisions may not have been made herein. The Owner undertake to sign any such additional documents / applications as may be required by the Developer after due scrutiny and after being absolutely convinced about the necessity of the same provided however all such acts, deeds, matters and things shall not in any way, infringe the right of the Owner and/or go against the spirit of this Agreement.
- c) First party has the authority to cancel the development agreement/power of attorney if delay in building /completion of Project.



Ammanand Mahatani

Ammanand Mahatani PRIVATE LIMITED  
Director  
8/4/22

### ARBITRATION

All disputes and differences arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained or determination of any liability or touching these presents shall be referred to two arbitrators one to be appointed by the Owner / First Party and other to be appointed by the Developer / Builder / Second Party and shall be guided by the Indian Arbitration Act, 1996.

### JURISDICTION

The Courts of Chandil & Seraikela has jurisdiction in any or all the matters arising out of this Development Agreement.

### SCHEDULE – 'A'

(above referred to)

In the District Seraikela Kharsawan, Situated in Mouza Tamulia, Thana No 333, P.O. Tamulia, P.S. Chandil, under the Sub Registry Office at Chandil and the District Sub Registry Office, at Seraikela, Sub Division Chandil, State Jharkhand, all that piece and parcel of raiyati commercial land, along with structure measuring Built Up Area 200 Sq.ft., recorded under:

| <u>Khata No</u> | <u>Plot No</u> | <u>Area</u> | <u>Boundary</u>   |
|-----------------|----------------|-------------|---|
| 16              | 407            | 52 Decimals | North : Mrs. Domini Mahatani<br>South : Plot No 409<br>East : Plot No 406 & 408<br>West : Shasti Mahato |
| 16              | 409            | 12 Decimals | North : Plot No 407<br>South : Rasta<br>East : Plot No 408<br>West : Mrs. D Mahatani & Mansa Mandir     |

Ammanand Mahatani

10/11/2022

Amin Kumar

10/11/2022

A. Chandil  
Director

8/4/22

| <u>Khata No</u> | <u>Plot No</u>              | <u>Area</u>   | <u>Boundary</u>   |
|-----------------|-----------------------------|---------------|---|
| 169             | 406                         | 23 Decimals   | North : Mrs. Domini Mahato<br>South : Plot No 408<br>East : Plot No 405<br>West : Plot No 407 |
| 169             | 408 (Part)                  | 5.80 Decimals | North : Plot No 406 (1 <sup>st</sup> party)   |
|                 | 29'ft 1"inch x 86'ft 9"inch |               | South : Tamulia Road<br>East : Plot No 400<br>West : Part of Plot No 408                      |

---

Total area of Land measuring 92.80 Decimals

The annual rent payable to the State of Jharkhand through C. O., Chandil.

**SCHEDULE – ‘B’**  
**(Owner’s Allocation)**

The “Owner’ Allocation’ shall mean and include (40% share out of the total Constructed Area) the area consisting of flats, shops, parking, commercial space, undivided soil right and sky right, to be constructed over the Schedule ‘A’ property.

**SCHEDULE – ‘C’**  
**(Developer’s allocation)**

The “Developer’s Allocation’ shall mean and include (60% share out of the total Constructed Area) the remaining constructed area consisting of flats, shops, parking, commercial space, undivided soil right and sky right, to be constructed over the Schedule ‘A’ property.

IN WITNESS WHEREOF both the parties has hereunto set their respective hands today at Seraikela, on this the 08<sup>th</sup> day, of April, 2022, above written.

Read over and explained the contents of this indenture by me, who found it to be true and correct: A. Khulef.

WITNESSES:



1. Sujay Kumar Sharma  
S/o S.K. Sharma  
Jussal in Seraikela

Amrini Khara

Signature of the First Party 8/4/22

2. Umesh.  
Suresh Kumar Prasad  
S/o Sri Shatrighan Prasad  
1138, Kanchan Para, Sonari.

**SHREE SHOURYA CREATORS PRIVATE LIMITED**

[Signature]

Signature of the Second Party **Director**

Drafted & Printed by: A. Khulef.

8/4/22

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me.

A. Khulef.  
(Advocate).

Enrollment No. 14/2010  
Page 18 of 18

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

BRAHMANAND HINGHAR LIMITED

21/06/1990  
Permanent Account Number

AARCB4899



73002009

*Amin Kharat*



झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

**खतियान का विवरण**

रैयत का नाम, अभिभावक का नाम, रिश्ता

कृतिवास गोरार्ई, पिता-गोविन्द गोरार्ई, जाति-तेली, निवासी-निजग्राम व कृतिवास गोरार्ई, पिता-गोविन्द गोरार्ई, जाति-तेली, निवासी-निजग्राम

|             |                   |             |        |             |         |             |          |                      |
|-------------|-------------------|-------------|--------|-------------|---------|-------------|----------|----------------------|
| जिला का नाम | सरायकेला- खरसावां | अचंल का नाम | चाण्डल | हलका का नाम | हलका-02 | मौजा का नाम | तामोलिया | खाता रैयती का प्रकार |
|-------------|-------------------|-------------|--------|-------------|---------|-------------|----------|----------------------|

|            |               |             |                 |
|------------|---------------|-------------|-----------------|
| खेवट नम्बर | खाता नम्बर 16 | थाना का नाम | थाना नम्बर 0333 |
|------------|---------------|-------------|-----------------|

| खाता नम्बर | खेसरा नम्बर | चौहद्दी उत्तर 3<br>चौहद्दी दक्खिन 4 | किस्म जमीन | मिजान             |                  | कैफियत / अभ्युक्ति | हाकिम के तहकीकात मुताबिक लगान/सेस | लगान    |        |         | खास शर्त |
|------------|-------------|-------------------------------------|------------|-------------------|------------------|--------------------|-----------------------------------|---------|--------|---------|----------|
|            |             |                                     |            | कियारी संख्या (5) |                  |                    |                                   | रौ (10) | आ (11) | पै (12) |          |
| 16         | 407         | ? डोमन ?<br>निज                     | दोन दो 3   | 0.000<br>एकड़     | 52.000<br>डिसमील |                    | काविल लगान                        | 1       | 0      | 44      | कायमी    |
|            | 401         | ? निज ? रास्ता                      | दोन दो 2   | 0.000<br>एकड़     | 12.000<br>डिसमील |                    | काविल लगान                        |         |        |         | कायमी    |

|                          |   |                                      |              |                  |        |
|--------------------------|---|--------------------------------------|--------------|------------------|--------|
| खाता मे कुल प्लोट संख्या | 2 | खाता का कुल मिजान (खतियान के अनुसार) | 0.000 64.000 | खाता का कुल लगान | 1 0 44 |
|--------------------------|---|--------------------------------------|--------------|------------------|--------|

**रेजिस्टर II का विवरण**

भाग वर्तमान 3 पृष्ठ संख्या 28

|             |                   |                 |              |             |        |             |                       |                |       |
|-------------|-------------------|-----------------|--------------|-------------|--------|-------------|-----------------------|----------------|-------|
| जिला का नाम | सरायकेला- खरसावां | अनुमंडल नाम     | चाण्डल       | अचंल का नाम | चाण्डल | हलका का नाम | हलका-02 इस्टेट का नाम | झारखण्ड        |       |
| मौजा का नाम | तामोलिया          | होल्लिंग संख्या | 16/अ, 169/ अ | तौजी संख्या | 0      | थाना नम्बर  | 0333                  | खाता का प्रकार | रैयती |

ms ब्राहमानन्द हिमधेर लिमिटेड, -----, जाति- -----

| खाता नम्बर | प्लोट संख्या | रकबा           | परिवर्तन के लिए प्राधिकार       | लगान | सेस  |
|------------|--------------|----------------|---------------------------------|------|------|
| 16         | 409          | 0 ऐ 12 डि 0 हे | entered by m. case no 638/03-04 | 1.84 | 2.67 |
| 16         | 407          | 0 ऐ 52 डि 0 हे | entered by m. case no 638/03-04 | 1.84 | 2.67 |
| 169        | 406          | 0 ऐ 23 डि 0 हे | entered by m. case no 638/03-04 | 1.84 | 2.67 |
|            | कुल परिमान   | 0 ऐ 87 डि 0 हे |                                 |      |      |

**उपरोक्त जमाबंदी में दिए गए लगान का विवरण**

| तारीख  | प्राप्ति पत्र संख्या | साल से    | साल तक    | लागत 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 |
|--------|----------------------|-----------|-----------|------------|---------------|---------------|------------------|------------------|---------------------|---------------------|------------------------|----------------|-------------------|
| 01-17- | 1484656142           | 2015-2016 | 2016-2017 | 1.84       | 1.84          | 0.46          | 0.46             | 0.92             | 0.92                | 0.92                | 0.92                   | 0.37           | 0.37              |



Payment Gateway Response

**Transaction Success!** Please Note Your Transaction Id.

|                         |   |
|-------------------------|---|
| Name                    | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary |
| Token No / Depositor ID | 20220000036434                                |
| Amount                  | 878425  |
| Transaction ID          | e56b1fa375381ec40f38                          |
| GRN                     | 2210751509                                    |
| CIN                     | 1759968774                                    |
| Time                    | 2022-04-08 13:46:30                           |

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Print

Site designed and developed by National Informatics Centre (<http://www.nic.in/>)  
Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of  
Jharkhand

8 April 2022, 13:48:21

43 : 16

Help Desk:- [helpdesk.ngdrs@nic.in](mailto:helpdesk.ngdrs@nic.in) Version:- 1.0

Top



## Pre Registration Docket

Date :- 08-04-2022 03:09 pm

Office Name :- SRO - Saraikela

Token No:- 20220000036434

Apoinment :- 08-Apr-2022 Time:- 15:0

|                       |                       |
|-----------------------|-----------------------|
| Article               | Development Agreement |
| Pre Registration Date | 22-Mar-2022           |
| No. Of Pages          | 66                    |
| Stamp Duty            | 444                   |
| Paid Stamp Duty       | 0                     |
| Total Fees            | ₹ 8,78,425.           |

Property Id: 704297

| Valuation No. : 948138 / 2022  | :- 2021-2022                  | User Id : 3952          | Date : 08-April-2022 15:43:PM |
|--|-------------------------------|-------------------------|-------------------------------|
| State : Jharkhand  | District : SaraikelaKharsawan | Tahsil : Chandil        |                               |
| Land Type : Rural  | Corporation :                 | Village/City : Tamulia  |                               |
| Tamulia Gram Panchayat Halka No 2 - Other Road   |                               | -                       |                               |
| Volume Number - 3  |                               |                         |                               |
| Page Number - 28   |                               |                         |                               |
| Khata Number - 16  |                               |                         |                               |
| Plot Number - 407  |                               |                         |                               |
| Valuation Rule : Commercial land   |                               |                         |                               |
| <b>Property Details</b>  |                               |                         |                               |
| 1  | Land area                     | 52 Decimal              |                               |
| <b>Calculation Details</b>   |                               |                         |                               |
| Sr.No.   | Description                   | Calculation             | Total                         |
| 1  | Open Land Valuation           | 1. 52 x 374550=19476600 | ₹1,94,76,600/-                |
| A  | Total                         |                         | ₹1,94,76,600/-                |
| Note : Final Valuation is Rounded to Next 100/-  |                               |                         |                               |
| Total Valuation (A)  |                               | ₹1,94,76,600/-          |                               |
| Total Amount in Words : One Crore Ninety Four Lakhs Seventy Six Thousands Six Hundred Rupees Only. |                               |                         |                               |

|  |  |
|--|--|
| Land measurement, Sub Part and House No. | <b>Property Boundaries</b><br>East: PLOT NO 406 AND 408, West: SHASTI MAHATO, South: PLOT NO 409, North: MRS DOMINI MAHATANI |
| Area                                     | Land area : 52.00 Decimal  |
| Other Description of the Property        | Address - MOUZA TAMULIA PS CHANDIL DIST SERAIKELLA KHARSAWAN   |
| Government/Market Value                  | 19476600   |
| Transaction Amount                       | 34758300   |

Property Id: 704321

| Valuation No. : 948184 / 2022   | :- 2021-2022                  | User Id : 3952         | Date : 08-April-2022 15:43:PM |
|---|-------------------------------|------------------------|-------------------------------|
| State : Jharkhand   | District : SaraikelaKharsawan |                        | Tahsil : Chandil              |
| Land Type : Rural   | Corporation :                 |                        | Village/City : Tamulia        |
| Tamulia Gram Panchayat Halka No 2 - Other Road  |                               | -                      |                               |
| Volume Number - 3   |                               |                        |                               |
| Page Number - 28  |                               |                        |                               |
| Khata Number - 16   |                               |                        |                               |
| Plot Number - 409   |                               |                        |                               |
| Valuation Rule : Commercial land  |                               |                        |                               |
| <b>Property Details</b>   |                               |                        |                               |
| 1   | Land area                     | 12 Decimal             |                               |
| <b>Calculation Details</b>  |                               |                        |                               |
| Sr.No.  | Description                   | Calculation            | Total                         |
| 1   | Open Land Valuation           | 1. 12 x 374550=4494600 | ₹44,94,600/-                  |
| A   | Total                         |                        | ₹44,94,600/-                  |
| Note : Final Valuation is Rounded to Next 100/-   |                               |                        |                               |
| Total Valuation (A)   |                               |                        | ₹44,94,600/-                  |
| Total Amount in Words : Forty Four Lakhs Ninety Four Thousands Six Hundred Rupees Only. |                               |                        |                               |

|  |  |
|--|--|
| Land measurement, Sub Part and House No. | <b>Property Boundaries</b><br>East: PLOT NO 408, West: MRS D MAHATANI AND MANSA MANDIR, South: RASTA, North: PLOT NO 407 |
| Area                                     | Land area : 12.00 Decimal  |
| Other Description of the Property        | Address - MOUZA TAMULIA PS CHANDIL DIST SERAIKELLA KHARSAWAN   |
| Government/Market Value                  | 4494600  |
| Transaction Amount                       | -  |

Property Id: 704326

|  |                               |                |                               |
|--|-------------------------------|----------------|-------------------------------|
| Valuation No. : 948192 / 2022                  | :- 2021-2022                  | User Id : 3952 | Date : 08-April-2022 15:43:PM |
| State : Jharkhand                              | District : SaraikelaKharsawan |                | Tahsil : Chandil              |
| Land Type : Rural                              | Corporation :                 |                | Village/City : Tamulia        |
| Tamulia Gram Panchayat Halka No 2 - Other Road |                               | -              |                               |
| Volume Number - 3                              |                               |                |                               |
| Page Number - 28                               |                               |                |                               |
| Khata Number - 169                             |                               |                |                               |
| Plot Number - 406                              |                               |                |                               |
| Valuation Rule : Commercial land               |                               |                |                               |
| <b>Property Details</b>                        |                               |                |                               |



| 1  | Land area           | 23 Decimal             |              |
|--|---------------------|------------------------|--------------|
| <b>Calculation Details</b>   |                     |                        |              |
| Sr.No.   | Description         | Calculation            | Total        |
| 1  | Open Land Valuation | 1. 23 x 374550=8614650 | ₹86,14,650/- |
| A  | Total               |                        | ₹86,14,650/- |
| Note : Final Valuation is Rounded to Next 100/-  |                     |                        |              |
| Total Valuation (A)  |                     |                        | ₹86,14,700/- |
| Total Amount in Words : Eighty Six Lakhs Fourteen Thousands Seven Hundred Rupees Only. |                     |                        |              |

|  |  |
|--|--|
| Land measurement, Sub Part and House No. | <b>Property Boundaries</b><br>East: PLOT NO 405, West: PLOT NO 407, South: PLOT NO 408, North: MRS DOMINI MAHATO |
| Area                                     | Land area : 23.00 Decimal  |
| Other Description of the Property        | Address - MOUZA TAMULIA PS CHANDIL DIST SERAIKELLA KHARSAWAN   |
| Government/Market Value                  | 8614650  |
| Transaction Amount                       | -  |

Property Id: 704331

| Valuation No. : 948198 / 2022  | :- 2021-2022                  | User Id : 3952          | Date : 08-April-2022 15:43:PM |
|--|-------------------------------|-------------------------|-------------------------------|
| State : Jharkhand  | District : SaraikelaKharsawan |                         | Tahsil : Chandil              |
| Land Type : Rural  | Corporation :                 |                         | Village/City : Tamulia        |
| Tamulia Gram Panchayat Halka No 2 - Other Road   |                               | -                       |                               |
| Volume Number - 3  |                               |                         |                               |
| Page Number - 28   |                               |                         |                               |
| Khata Number - 169   |                               |                         |                               |
| Plot Number - 408(PART)  |                               |                         |                               |
| Valuation Rule : Commercial land   |                               |                         |                               |
| <b>Property Details</b>  |                               |                         |                               |
| 1  | Land area                     | 5.80 Decimal            |                               |
| <b>Calculation Details</b>   |                               |                         |                               |
| Sr.No.   | Description                   | Calculation             | Total                         |
| 1  | Open Land Valuation           | 1. 5.8 x 374550=2172390 | ₹21,72,390/-                  |
| A  | Total                         |                         | ₹21,72,390/-                  |
| Note : Final Valuation is Rounded to Next 100/-  |                               |                         |                               |
| Total Valuation (A)  |                               |                         | ₹21,72,400/-                  |
| Total Amount in Words : Twenty One Lakhs Seventy Two Thousands Four Hundred Rupees Only. |                               |                         |                               |

|  |   |
|--|---|
| Land measurement, Sub Part and House No. | <b>Property Boundaries</b><br>East: , West: , South: , North: |
| Area                                     | Land area : 5.80 Decimal                                      |
| Other Description of the Property        | Address - MOUZA TAMULIA PS CHANDIL DIST SERAIKELLA KHARSAWAN  |

|                         |         |
|-------------------------|---------|
| Government/Market Value | 2172390 |
| Transaction Amount      | -       |

|            |   |
|------------|---|
| CLAIMANT   | <b>-Ms. SHREE SHOURYA CREATORS PVT LTD REP BY VIVEK CHOUDHARY,</b><br><b>Address - OFFICE AT 52 , NEW PLANNING AREA , SAKCHI, PO AND PS SAKCHI,</b><br><b>JAMSHEDPUR ,DIST EAST SINGHBHUM- ,Father/Husband Name LATE B L</b><br><b>CHOUDHARY , PAN No.- ,Permission Case No.- , Aadhaar No. *****5646</b>                             |
| EXECUTANTS | <b>-Ms. BRAHMANAND HINGHAR LIMITED REP BY ABHISHEK KUMAR BHALOTIA,</b><br><b>Address - LOCAL OFFICE AT 1ST FLOOR ,MUNESHWARI BHAWAN,</b><br><b>CONTRACTORS AREA ,BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM-</b><br><b>,Father/Husband Name ASHOK KUMAR AGARWAL , PAN No.- ,Permission Case</b><br><b>No.- , Aadhaar No. *****4220</b> |

|                     |   |
|---------------------|---|
| Witness Information | <b>Mr. SURESH KUMAR PRAJAPATI , Address - HNO 1138, KUMHAR PARA,</b><br><b>SONARI, PO AND PS SONARI, JAMSHEDPUR-, Father/Husband Name-</b><br><b>SHATRUGHAN PRAJAPATI</b> |
|---------------------|---|

|                    |  |
|--------------------|--|
| Identifier Details | <b>Mr. SANJAY KUMAR SHARMA , Address - NAYA BAZAR ROAD ,JUGSALAI,</b><br><b>JAMSHEDPUR-, Father/Husband Name-SHEO KUMAR SHARMA</b> |
|--------------------|--|

| Fee Rule:Development Agreement |            |     |
|--------------------------------|------------|-----|
| 1                              | Stamp Duty | 4   |
| 2                              | Stamp Duty | 440 |

|              |    |              |
|--------------|----|--------------|
| 1            | SP | 1,980        |
| <b>Total</b> |    | <b>1,980</b> |

| Fee Rule:Development Agreement |          |                 |
|--------------------------------|----------|-----------------|
| 1                              | A1       | 330             |
| 2                              | A1       | 8,68,958        |
| 3                              | E        | 2,000           |
| 4                              | LL       | 5               |
| 5                              | PR       | 2               |
| 6                              | I fee    | 5,000           |
| 7                              | M(b) Fee | 150             |
| <b>Total</b>                   |          | <b>8,76,445</b> |

All the entries made, have been verified by me and are found same as the entries of the document presented.

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

*Amrinder Singh*  
08/04/22

Deed Writer / Advocate

*[Signature]*

Vendee / Claimant

*Amrinder Singh*

Vendor / Executant



# Document Registration Summary 1

Date: 08-Apr-2022

- Government/Market Value: ₹34758300/-
- Transaction Amount: ₹34758300 /-
- Paid Stamp Duty: ₹500 /-

*Arjun Singh*

On Date 08-04-2022 Presented at SRO - Saraikela  
Signature of Presenter

SRO - Saraikela

Receipt : 634560

Receipt Date : 08-04-2022

Presenter Name: -

|            |         |
|------------|---------|
| E          | ₹2000   |
| PR         | ₹2      |
| SP         | ₹1980   |
| l fee      | ₹5000   |
| M(b) Fee   | ₹150    |
| LL         | ₹5      |
| A1         | ₹869288 |
| Stamp Duty | ₹500    |

Total ₹878925

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name                                    | Reference No.   | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|---|---|----------------|
| Stamp Duty   | 444               | 500         | -56            | GRAS         | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary | GRN Number : 2210751390<br>DEPT Transaction Id : f96cee4a1bed8a51f820<br>Transaction Type : | 500            |
| E            | 2000              | 2000        | 0              | GRAS         | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary | GRN Number : 2210751509<br>DEPT Transaction Id : e56b1fa375381ec40f38<br>Transaction Type : | 2000           |
| PR           | 2                 | 2           | 0              | GRAS         | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary | GRN Number : 2210751509<br>DEPT Transaction Id : e56b1fa375381ec40f38<br>Transaction Type : | 2              |
| SP           | 1980              | 1980        | 0              | GRAS         | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary | GRN Number : 2210751509<br>DEPT Transaction Id : e56b1fa375381ec40f38<br>Transaction Type : | 1980           |
| l fee        | 5000              | 5000        | 0              | GRAS         | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary | GRN Number : 2210751509<br>DEPT Transaction Id : e56b1fa375381ec40f38<br>Transaction Type : | 5000           |
| M(b) Fee     | 150               | 150         | 0              | GRAS         | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary | GRN Number : 2210751509<br>DEPT Transaction Id : e56b1fa375381ec40f38<br>Transaction Type : | 150            |
| A1           | 869288            | 869288      | 0              | GRAS         | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary | GRN Number : 2210751509<br>DEPT Transaction Id : e56b1fa375381ec40f38<br>Transaction Type : | 869288         |
| LL           | 5                 | 5           | 0              | GRAS         | ShreeShouryaCreatorsPvtLtdRepByVivekChoudhary | GRN Number : 2210751509<br>DEPT Transaction Id : e56b1fa375381ec40f38<br>Transaction Type : | 5              |
| Sub Total    | 878869            | 878925      | -56            |              |   |   |                |

Article : Development Agreement Number of Pages : 132

*[Signature]*  
Signature of Operator

*[Signature]*  
Signature of Head Clerk

*[Signature]*  
8/4/22  
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000036434

|                   |   |
|-------------------|---|
| Deed Type         | Development Agreement   |
| Number of Pages   | 132   |
| Fee Details       | Stamp Duty :- Rs. 444, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1980, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 869288, LL :- Rs. 5,   |
| Property No.      | 1   |
| Valuation Details | Value :- Rs.19476600/- ,Transaction Amount :- Rs.34758300/-   |
| Property Details  | District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Tamulia Location :- Other Road, Tamulia Gram Panchayat Halka No 2<br>Property Boundaries :- East: PLOT NO 406 AND 408, West: SHASTI MAHATO, South: PLOT NO 409, North: MRS DOMINI MAHATANI<br>Volume Number - 3Page Number - 28Khata Number - 16Plot Number - 407<br>Area Of Land :- 52.00 Decimal |
| Property No.      | 2   |
| Valuation Details | Value :- Rs.4494600/- ,Transaction Amount :- Rs.0/-   |
| Property Details  | District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Tamulia Location :- Other Road, Tamulia Gram Panchayat Halka No 2<br>Property Boundaries :- East: PLOT NO 408, West: MRS D MAHATANI AND MANS A MANDIR, South: RASTA, North: PLOT NO 407<br>Volume Number - 3Page Number - 28Khata Number - 16Plot Number - 409<br>Area Of Land :- 12.00 Decimal    |
| Property No.      | 3   |
| Valuation Details | Value :- Rs.8614650/- ,Transaction Amount :- Rs.0/-   |
| Property Details  | District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Tamulia Location :- Other Road, Tamulia Gram Panchayat Halka No 2<br>Property Boundaries :- East: PLOT NO 405, West: PLOT NO 407, South: PLOT NO 408, North: MRS DOMINI MAHATO<br>Volume Number - 3Page Number - 28Khata Number - 169Plot Number - 406<br>Area Of Land :- 23.00 Decimal            |
| Property No.      | 4   |
| Valuation Details | Value :- Rs.2172390/- ,Transaction Amount :- Rs.0/-   |
| Property Details  | District :- SaraikelaKharsawan , Tehsil :- Chandil , Village Name :- Tamulia Location :- Other Road, Tamulia Gram Panchayat Halka No 2<br>Property Boundaries :- East: , West: , South: , North:<br>Volume Number - 3Page Number - 28Khata Number - 169Plot Number - 408(PART)<br>Area Of Land :- 5.80 Decimal  |

Sh./Smt.BRAHMANAND HIMGHAR LIMITED REP BY ABHISHEK KUMAR BHALOTIA s/o/d/o/w/o ASHOK KUMAR AGARWAL has presented the document for registration in this office today dated :- 08-Apr-2022 Day :- Friday Time :- 15:00:47 PM









BRAHMANAND




HIMGHAR LIMITED REP BY ABHISHEK KUMAR BHALOTIA(Individual)

| Party Name  | Document Type | Document Number |
|---|---------------|-----------------|
| BRAHMANAND HIMGHAR LIMITED REP BY ABHISHEK KUMAR BHALOTIA | PAN/UID       | 788886864220    |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|
|-------|------------------------|--------------------|---------------|-------------------|------------|-------------|--------------|-----------|



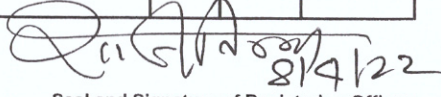
| Sr.NO | Party Name and Address  | Is e-KYC Verified? | e-KYC Details   | Power Of Attorney | Party Type           | Party_Photo  | Finger Print  | Signature  |
|-------|---|--------------------|---|-------------------|----------------------|--|---|--|
| 1     | <b>BRAHMANAND HIMGHAR LIMITED</b><br>REP BY ABHISHEK KUMAR BHALOTIA<br>Address1 - LOCAL OFFICE AT 1ST FLOOR ,MUNESHWARI BHAWAN, CONTRACTORS AREA ,BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , , , Jharkhand<br>PAN No.: ,Permission Case No.- | Yes                | Abhishek Kumar Bhalotia<br>Address:- HOUSE NUMBER - 10 , MANGAL BHAWAN , JUBLEE ROAD , C H AREA BISTUPUR, POST - BISTUPUR, Sakchi, Bistupur , East Singhbhum, 831001 , Jharkhand, India |                   | EXECUTANTS<br>Age:37 |  |  |   |
| 2     | <b>SHREE SHOURYA CREATORS PVT LTD</b><br>REP BY VIVEK CHOUDHARY<br>Address1 - OFFICE AT 52 , NEW PLANNING AREA ,SAKCHI, PO AND PS SAKCHI, JAMSHEDPUR ,DIST EAST SINGHBHUM, Address2 - , , , Jharkhand<br>PAN No.: ,Permission Case No.-                   | Yes                | Vivek Choudhary<br>Address:- H. NO- 46 , THAKURBARI ROAD, SAKCHI, PO-SAKCHI PS- SAKCHI, Jamshedpur , , Purbi Singhbhum, 831001 , Jharkhand, India                                       |                   | CLAIMANT<br>Age:44   |  |  |  |

Identification:

| Sr.NO | Party Name and Address  | Photo   | FingerPrint   | Signature   |
|-------|---|---|---|---|
| 1     | <b>SANJAY KUMAR SHARMA</b><br>S/o-D/o SHEO KUMAR SHARMA<br>Address1 - NAYA BAZAR ROAD ,JUGSALAI, JAMSHEDPUR, Address2 - , , , Jharkhand<br>PAN No.: |  |  |  |

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

| Sr.NO | Party Name and Address  | Photo   | Thumb   | Signature   |
|-------|---|---|---|---|
| 1     | <b>SURESH KUMAR PRAJAPATI</b><br>Address1 - HNO 1138, KUMHAR PARA, SONARI, PO AND PS SONARI, JAMSHEDPUR, Address2 - , , , Jharkhand |  |  |  |

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

जिला अवर निबधक  
मरायकेला-स्वरसाबों

Above mentioned, ( **BRAHMANAND HIMGHAR LIMITED REP BY ABHISHEK KUMAR BHALOTIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SANJAY KUMAR SHARMA**) Son/Daughter/Wife of (**SHEO KUMAR SHARMA**) resident of (**NAYA BAZAR ROAD ,JUGSALAI, JAMSHEDPUR**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 08-Apr-2022

Seal and Signature of Registering Officer

जिला अवर निबधक  
मरायकेला-स्वरसाबों

Token No.: 20220000036434

## CERTIFICATE

### Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **08-Apr-2022** by **BRAHMANAND HIMGHAR LIMITED REP BY ABHISHEK KUMAR BHALOTIA, S/O, D/O, W/O ASHOK KUMAR AGARWAL** resident of LOCAL OFFICE AT 1ST FLOOR ,MUNESHWARI BHAWAN, CONTRACTORS AREA ,BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM ,

This deed was registered as Document No:- **2022/SAR/1111/BK1/1064** in Book No :- **BK1**,Volume No :- 176 from Page No :- 455 to 586 at, office of **SRO - Saraikela**

Date:- **08-Apr-2022**



Registering Officer