



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6689c51a72c4e6b92f55

Receipt Date : 11-Mar-2021 08:13:35 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000033233

Office Name : SRO - Ramgarh

Document Type : Development Agreement

Payee Name : PANCHWATI BUILDERS REPRESENTED
BY AND THROUGH ITS DIRECTOR RAVI
KUMAR SARAWGI (Vendee)

GRN Number : 2104955636



For Office Use :-

7

R.P. Palu

12.03.2021

Sharda Agarwal: 11/3/2021

Vaam: 11/3/2021

Mud #2: 11/3/2021

Rai: 11/3/2021

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

निम्न 21 के अधीन ग्रह भारतीय Stamp Paid-
 स्टाम्प अधिनियम (इंडियन स्टाम्प Act-
 एक्ट) 1899 में अनुसूची 1 में 1 के Anchal-
 सं० की अन्तर्गत स्थित Rent-
 (या स्टाम्प मूल्य के लिए या स्टाम्प Fees Paid-
 शुल्क अधिनियम) AI-
 नं०..... LL-

पुनरीक्षित न्यूनतम
 मूल्य मार्गदर्शिका
 पृष्ठी में वाक्यवार
 मूल्य से मिलाप किया
 न्यूनतम मूल्य में कम नहीं।

1700278 = 2
 2000 =
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12-03-2021
 12/02/21



Sharda Agarwal
 11/3/21

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 11th Day of March 2021.

BETWEEN

1. SMT. SHARDA DEVI AGARWAL (PAN : ACCPA5295K, UID No. 8494-7156-9806) wife of Late Bhagirath Mal Agarwal,
2. VISHAL AGARWAL (PAN : ACCPA5254A, UID No. 2302-3499-3615) son of Late Bhagirath Mal Agarwal,
3. VARUN AGARWAL (PAN : AFYPA0887N, UID No. 7406-1154-6848) son of Late Bhagirath Mal Agarwal,

12/02/21
 11/3/21

Sharda Agarwal
 11/3/2021

11/3/21

Varun Agarwal
 11/3/2021

किस संपत्ति प्रतिबंधित सूचि की सूची के अन्तर्गत नहीं है

all by faith : Hindu, by Caste : Agarwal, Resident of Vinayaka Agencies, Opposite Ashok Cinema, Ranchi Road, Near Kumar Explosive, Marar, P.S.Ramgarh District – Ramgarh, in the State of Jharkhand (hereinafter called the FIRST PARTY / “LAND OWNERS”) (which expression shall unless repugnant to the subject or context or especially excluded by, be deemed to be included their respective legal heirs, successors, executors, administrators, legal representative and assigns) of the ONE PART;

AND

M/S PANCHWATI BUILDERS (PAN : AADCP5863C), a unit of M/S PANCHWATI PROMOTERS PRIVATE LIMITED, a company registered under the Company’s Act 1956, having its registered office at 401 “A”, 4th Floor, Panchwati Plaza, Kutchery Road, Ranchi-834001, represented by and through its Director SRI RAVI KUMAR SARAWGI (UID No.9679-5092-2729) S/o Sri G.R.Sarawgi, Resident of Lake Avenue, Kanke Road, P.S. Gonda, District - Ranchi (hereinafter called the SECOND PARTY/ “DEVELOPER”) (Which expression shall, unless repugnant to the context or subject or especially excluded by, be always deemed to include its successors in interest and assigns), of the OTHER PART;

WHEREAS the Land Owners have acquired and possessed of a piece and parcel of land with structure measuring an area more or less 140.20 Decimal being portion of R.S. Plot No. 1341 of Khata No. 14; and 20 feet wide common road/passage out of R.S.Plot No.1341 and 1344 for ingress to and egress from Ramgarh City Road corresponding to within Ward No. I of the Ramgarh Cantonment Area, Ramgarh situated in Mouza Marar, Thana No. 144, P.S. Ramgarh, District Ramgarh within the State of Jharkhand, which is more fully detailed below and described in the Schedule “A”, hereinafter been referred as the “SAID LAND”.

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AND WHEREAS the land being Khata No.14 of Village Marar, Thana Ramgarh, Thana No.144, District – Ramgarh was recorded in the records of rights in the name of Jalal Mahto son of Govind Mahto having one share and Dasrath Mahto and Fagu Mahto both sons of Deonath Mahto jointly having one share with equal rights all by caste Sundi, having kayamee rights.

AND WHEREAS, legal heirs of the said recorded Tenants Jalal Mahto and other (since deceased) namely Tulsi Sao and other sold and transferred 17.77 acre of land of Village Marar including land of the aforesaid plot no.1341 (area 8.22 acre) and Plot No.1344 (area 1.93 acre) of Village Marar to Smt. Rajeshwari Devi wife of Late Nagar Mal Modi by virtue of Registered Deed of Sale dated 10.02.1960 being Deed No.506 for the year 1960 of the office of the Sub-Registrar, Gola, Ramgarh and put her in possession over the same;

AND WHEREAS the said Smt. Rajeshwari Devi through and by virtue of a Registered Deed of Sale dated 29.04.1967 being no.3734 for the year 1967, recorded in Book No.1, Vol No.50 at Pages from 13 to 16 registered at the office of Sub-Registrar, Gola, sold and transferred 4 Acre of land being portion of the aforesaid plot no.1341 marked as Sub Plot No.1341/5 (area 3.30 Acre) and Portion of the aforesaid plot no.1344 marked as Sub Plot No.1344/3 (area 0.70 acre) of Village Marar to Abhimanyu Modi son of late Dayanand Modi and he came in possession over the same as absolute owners;

AND WHEREAS the said Abhimanyu Modi through and by virtue of three different deeds of sale being Deed No.1950 dated 19.05.1983, Deed No.1951 dated 19.05.1983 and Deed No.1952 dated 19.05.1983 all registered at the office of Sub Registrar Gola, Ramgarh sold and transferred 1.61 Acre (i.e. 61 Decimal, 50 Decimal and 50 Decimal respectively) of land being portion of the Plot

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Vandana Agarwal 11/3/21
Veer Agarwal 11/3/2021

No.1341 Sub Plot No.1341/5 and Plot No.1344, Sub Plot No.1344/3 of Village Marar to Bhagirath Mal Agarwal son of Late Hiralal Agarwal and put him in possession over the same and the said Bhagirath Mal Agarwal got his name mutated before the office of Ramgarh Anchal, Ramgarh and paying rent to the state.

AND WHEREAS the said Abhimanyu Modi through and by virtue of two different Deeds of sale being Deed Nos. 2248 dated 08.06.1963 and 2249 dated 08.06.1963 both registered at the office of Sub-Registrar Gola, Ramgarh sold and transferred 1.10 Acre (i.e. 50 Decimal and 60 Decimal respectively) of land being portion of the Plot No.1341 Sub Plot No.1341/5 and Plot No.1344 Sub Plot No.1344/3 of Village Marar to Smt. Sharda Devi Agarwal wife of Bhagirath Mal Agarwal and put her in possession over the same and the said Smt. Sharda Devi Agarwal got her name mutated before the office of Ramgarh Anchal, Ramgarh and paying rent to the states.

AND WHEREAS the said Smt. Sharda Devi Agarwal through and by virtue of two different Registered Deed of sale being Deed nos. 5756 dated 21.12.2011 and 5787 dated 22.12.2011 both registered at the office of Sub-Registrar Gola, Ramgarh sold and transferred 35 Decimal (i.e. 10 Decimal and 25 Decimal respectively) of land being portion of the plot no.1341 Sub Plot No.1341/5 and Plot No.1344, Sub Plot No.1344/3 of Village Marar to her husband Bhagirath Mal Agarwal;

AND WHEREAS the said Abhimanyu Modi through and by virtue of Deed of Sale being Deed No.2863 dated 21.07.1983 registered at the office of Sub-Registrar, Gola, Ramgarh sold and transferred 60 Decimal of Land being portion of Plot No.1341 Sub Plot No.1341/5 and Plot No.1344 Sub Plot No.1344/3 of Village Marar to Suresh Kumar Agarwal son of Sri Kalyanmal Agarwal;

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V. Agarwal
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AND WHEREAS the said Suresh Kumar Agarwal through and by virtue of three Different Deeds of Sale being Deed No.793 dated 14.03.2005, 965 dated 23.03.2005 and 983 dated 28.03.2005 all registered at the office of Sub-Registrar, Gola, Ramgarh sold and transferred 60 Decimal of land (i.e. 25 Decimal, 25 Decimal and 10 Decimal respectively) being portion of Plot No.1341 Sub Plot No.1341/5 and Plot No.1344 Sub Plot No.1344/3 of Village Marar to Vishal Agarwal son of Late Bhagirath Mal Agarwal and put him in possession over the same and the said Vishal Agarwal got his name mutated before the office of Ramgarh Anchal and paying rent to the state.

AND WHEREAS the said Bhagirath Mal Agarwal died on 29.01.2019 leaving behind his wife Smt. Sharda Devi Agarwal (Land Owner No.1), two sons namely Shri Vishal Agarwal (Land Owner No.2) and Shri Varun Agarwal (Land Owner No.3) as his legal heirs and successors including rights, title, interest and possession of the remaining land of Sub Plot No.1341/5 and 1344/3 of Village Marar;

AND WHEREAS the aforesaid Smt. Sharda Devi Agarwal (Land Owner No.1), Shri Vishal Agarwal (Land Owner No.2) and Shri Varun Agarwal (Land Owner No.3) co-jointly are legal owners of the said land being portion of Plot Nos. 1341 and 1344 both appertaining to Khata No.14, situated at Village Marar, Thana Ramgarh, Thana No.144, District Ramgarh.

AND WHEREAS the Land Owners have separated (from back side of the property i.e. in Western Part) 140.20 Decimal and 20 feet wide common road (for the use of the Schedule Property and Land Owners other remaining properties), which is more fully described in the Schedule "A" hereto given.

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That the Land Owners came into peaceful physical possession thereof and have acquired absolute right, title and possession over the Schedule "A" property as absolute owner and the same is free from all encumbrances, loans, mortgages, liens and charges whatsoever.

The Land Owners represented and declares that they have not created any encumbrance of whatsoever nature and extent on the Schedule of Property 'A' or any part thereof including by way of sale, mortgage, exchange, lease, trusts, assignment, right, gift or charges or any other claim or demand. The Land Owners also represented and declare that no notice of any acquisition or requisition was ever issued by any of the Government Department for acquisition of the said property described fully in the schedule of Property "A" and the Land Owners are in exclusive and peaceful possession of the said property in their own indefeasible and perfect right. The Land Owners further declares and assures the Developer that the said land is not under any litigation whatsoever or subject to attachment by any civil, revenue, appellate, revisional or higher court. The developer has satisfied itself fully with regard to the title of the Owner to the said property described in Schedule of Property 'A'.

AND WHEREAS with the aforesaid declarations and representations the aforesaid Land Owners offered to the Developer to develop the said property by constructing Duplex Row Housing on the same at the cost of the Developer and to allot to the Land Owners their share of salable area of the proposed Duplex Row Housing and consideration amount in lieu of providing the land for Duplex Row Housing and believing such representations and declarations to be truly complete and completely true, the Developer accepted such offer.

At or before the execution hereof, the Board of Directors of M/s PANCHWATI PROMOTERS PRIVATE LIMITED has in its Board Meeting resolved, by

Ravi 11/3/2021 *Sharda Agarwal* 11/3/2021 *Manish* 11/3/2021 *Vinod Agarwal* 11/3/2021

passing the necessary resolutions, for the development of the said premises and to enter into this Development Agreement.

NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSES
AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS
FOLLOWS:-

- 1) That the Land Owners have delivered the actual physical possession of the said property to the developer and the developer shall construct Duplex Row Housing on the said property with the cost and resources of the Developer and the Developer has agreed to hand over 10% out of total 40 Duplexes (i.e.4 Nos Duplexes). That all the other conditions have been already mutually agreed upon by both of the parties vide previous Agreement dated 11/03/2021.

The share of the Land Owner's Allocation in the said proposed Duplex Row Housing have been more fully described and detailed in Schedule "B" given below. The Land Owners shall not claim any right whatsoever in the remaining 90% of the Duplex i.e. 36 nos. Duplex Row Housing which shall belong exclusively to the Developer (described in Schedule "C" as "Developer's Allocation") with power of disposition in any way or manner the Developer may like, subject to the Developer duly and punctually complying with its obligations herein, and share of the Developer shall include proportionate share of land in the said property described in Schedule "A" below. That in pursuant to the previous Agreement dated 11/03/2021 this Registered Development Agreement is being made subsequently to declare the exact Duplex Number that has been allocated to the respective share of Land Owners and Developer. All the other terms and conditions of

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the previous Agreement will remain in full force and unchanged and will be binding upon both of the parties.

2) That subject to the compliance of the terms and conditions of this Development Agreement within stipulated period of time, the Land Owners agree, undertake, assure and guarantee that the rights, powers and authorities of the Developer as mentioned in these presents are for the purpose of Developing Duplex row Housing as per the Sanctioned Map along with sale of Developer's share and any claim to the contrary if made by Land Owners or any of them on any pretext whatsoever shall be void and of no effect.

3) That the Land Owners will show all original documents related to their title of the land at the time of agreement. The Land Owners shall duly answer all requests and objections as to their title to the said property as may be made by the Developer and shall also make out a good and marketable title to the said property to the reasonable satisfaction of the Developer. It is made clear that any omission/abstinence on the part of the Developer to make any query or raise any objection on any matter relating to indefeasible title and/or perfect right and/or absolute authority regarding the said property described in Schedule "A" below and development of the same by the Developer by construction of Duplex buildings shall not in any way absolve the Land Owners from their guarantees, assurances and understanding as contained in these presents.

4) If the exigencies so require due to Ramgarh Nagar Parishad/ Ramgarh Cantonment Authority / any other authority bye laws for the time being enforced or due to any other reason whatsoever, the Developer, with consent of the Land Owners, may make alterations / modifications in such plan and

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Sharda Agarwal
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Vaen Aggarwal
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the Land Owners shall sign such altered / modified plan without raising any objection whatsoever.

5) That immediately after execution of this agreement the Land Owners shall execute and register appropriate power of attorney in favour of and as required by the Developer to sign, execute and register any and all the necessary sale deed(s) for selling Developer's share portion of the Duplex Row Housing along with the right to sale the undivided and impartable proportionate share of land in the said property.

6) While exercising the powers and authorities under the Power of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any such act, deed, matter or thing which would in any way go against the spirit of this agreement.

7) That the Land Owner's delivery of actual physical possession of the Said landed Property described in Schedule "A" below to the Developer simultaneously with execution of this agreement is accompanied by absolute authority and powered to the Developer for doing and performing the following acts, deeds and things in relation to the said property:-

(A) That the Developer shall henceforth manage, supervise and look after the said property.

(B) That the Developer shall be authorised to prepare/ amend/ratify the plans or map of the proposed Duplex buildings with mutual consent with the Land Owners and to obtain necessary permission or sanction / re-sanction of the plan (if required) of the proposed Duplex buildings

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from Cantonment Authority /or the other authorities as may be necessary.

(C) That the Developer shall have full right to sign & apply before appropriate authority for installation of electric connection, water pipe connection and other installation as may be required in the premises.

(D) That the Developer shall have the right and authority to sign any application, swear any affidavit, sign and execute any bond or security bond and other paper and documents whatsoever which shall be necessary for the proposed duplex buildings and to execute the same.

(E) That the Developer shall, at its own risks and costs and not indulging the Land Owners into any financial burden, also have the right and authority to allot, enter into any agreement for sale, lease or rent of the portion or portions of the proposed building or unit along with the impartible and undivided proportionate share of Land in respect of the Developers allocation in the said duplex buildings and to receive any amount of advance from the prospective purchaser and to grant receipt for the same at his own will and the Land Owners have no right to any way question receipt, retention, use and appropriation of such money(s) by the Developer, so long the Developer complies with its obligations herein.

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- (F) That the Developer shall have the right and authority to engage labourers, masons, contractors, architects and builders for construction of the said proposed Duplex Buildings and to construct the said duplex buildings as per the sanctioned Map at its own cost, risks and expenses.
- (G) That the Developer shall have also the right to appear before any authority or court and to represent the Land Owners on their behalf for the Schedule Property
- (H) That the Developer shall have also the right to sign and deal the legal matter and to receive any summon or notice in the name of Land Owners and comply on behalf of the Land Owners and keep the Land owners updated about it.
- (I) That the Developer shall have also the right to settle the matter with any government/public body, if and when any objection is raised by them or any of them.
- (J) That the Developer shall have also the right to purchase all necessary stamp papers in the name of Land Owners.
- (K) That the Developer shall have also the right to appoint lawyer/advocate on behalf of the Land Owners.
- (L) That the Developer shall have also the right to generally execute and perform all and every act which it may deem fit in connection with the construction and sale of Developer's share of the said proposed Duplex building along with

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Sharda Agarwal
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Ward A
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Vaishali Agarwal
11/3/21

respective Land area with undivided proportionate share of land in accordance with terms of this Agreement.

8) The Developer shall remain responsible for compliance of the following during the course of development of the Said Property :

a) for any accident and/or mishap taking place while undertaking construction and upto completion of the Row Housing Duplex at the Said Property and to keep the Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings and all consequences thereof (related to construction).

b) Not to do or commit any act which may impose or confer upon the Land Owners any financial liability or obligation in respect of wrong done by the Developer at the Said Property.

9) The Developer hereby undertakes to keep the Land Owners indemnified against any kind of dispute / loss and all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the New Duplex Row Housing in the Said Property.

10) That the construction of the building shall be done as per the norms and conditions of the sanctioning authority (Ramgarh Cantonment Authority).

11) That the Developer shall complete the construction work of the Duplex Row Housing Project within a period of 24 Months with a grace period of 6 months from the date of "Execution of this Agreement" of the Project. In case the construction work is stopped, disturbed or stayed due to Force Majeure/Lock-Down/ legal complications and not for any fault of the Developer, the time so wasted will not be calculated for the time limit of the construction period. If the Developer delays or fails to complete the construction work of the Duplex and delivering possession of the Owners

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Vaish Agarwal
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Allocation to the Land Owners in peaceful vacant and habitable condition, the Developer shall be liable to pay a total sum of Rs.50,000/- per month till hand over of Land Owners' 4 Duplexes.

12) That regarding the construction of the Duplex Row Housing the whole responsibility shall be on the Developer and the Land Owners shall have the responsibility regarding the title of the land. Any expenses regarding title of land shall be borne by the Land Owners only. At the request of the Developer the Land Owners shall execute the necessary sale deed/deeds in favor of the intending purchaser. The cost of registration of sale deed shall be borne by the Developer or the prospective purchasers.

13) That it is further agreed between the parties that the Land Owners shall pay all taxes, such as Holding taxes or other taxes for their share as well as the maintenance charges etc. of their allocated share (after getting the physical possession of the allocated Duplex) from the date, the maintenance charge of the building starts, to the Developer or the maintenance committee/ society to be formed.

14) That, the Land Owners hereby agreed that a 20' (Twenty Feet) wide common road/passage from Ramgarh City Road is being provided by them for access to the Schedule Property and Land Owners other remaining Properties. The Land Owners may make this Common Road/Passage wider, if required by them in future, on their own sole discretion.

15) That the Developer agreed that if Land Owners want any change/Modification (before construction) in the general Specification (Except Structural and other elevation) of their allocated 4 Nos of Duplexes, then the difference in the cost of the standard specification of all the other Duplex and this new modified specification will be payable by the Land

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M. H.
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Sharda Agarwal
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V. Anil
11/8/21

Owner. Also, if the Land Owner wish to do this modification on their own cost, then the cost of the standard modification, which is to be done by the Developer, will be refunded to them.

16) The Developer will procure all the necessary registration, license, permits, permissions, clearances, no objection certificate and all the other approvals required from the Appropriate authorities for carrying out the Development/Construction work at its own cost and Expenses. The Developer shall be fully liable and responsible to the Appropriate Authorities for compliance of all statutory requirements regarding construction and shall indemnify and keep Land Owners fully saved harmless and indemnified from and against all or any possible loss, claim, demand, action, prosecution, penalty or proceeding whether statutory or contractual or under any law that the Land Owners may suffer owing to any delay, default, non compliance on part of the Developer. Any litigation arising out of and/or in connection with construction or selling the Developers Allocation will be the responsibility of the Developer (except the matter related with title of Schedule Property / Land Owners ignorance).

17) That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

18) That any levy of GST, any other taxes and duties due towards Government Authorities, the LAND OWNERS and DEVELOPER will bear the same in the ratio of their respective share/allocation. The LAND OWNERS will reimburse to DEVELOPER the GST, any other taxes, duties and interest due towards Government Authority on (i) LANDOWNERS' share/allocation (on 4 Duplex) and (ii) GST on above mentioned consideration amount, if the total GST amount exceeds the total GST amount of 40 Duplex, which means, if the GST arose due to this

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consideration amount and if this amount is in excess to the Total GST amount of 40 Duplex then, only this excess amount will be paid by the Land Owners. Also, all the other taxes relating to undertaking construction/development of the said property will be borne by the Developer.

19) The share distribution (consideration money and duplex) between the above three Land Owners will be in the following ratio:-

Sharda Devi Agarwal : 33%

Vishal Agarwal : 43%

Varun Agarwal : 24%

20) That the land owners hereby agreed to pay for land owners 4 Duplex (i) Maintenance Reserve fund of Rs.2,00,000/- (Rupees Two Lakh only) i.e Rs.50,000/- per Duplex (ii) Electric Connection charges (iii) 2 Years common area maintenance charges (in advance). Therefore the Land Owner will pay these amount to Developer at the time of hand over of 4 (four) Duplex to them.

21) That Duplex No.B2 and B3 are allocated to the share of Land Owners and these two Duplex are adjacent to their remaining property, so for smooth access from Duplex to their property they can put a small gate.

22) The Ramgarh Courts only shall have the jurisdiction in case of any dispute.

SCHEDULE OF PROPERTY "A"

ALL THAT piece and parcel of land containing by admeasurements 140.20 Decimal (One Hundred Forty Point Twenty Decimal) being portion of Plot Nos. 1341, appertaining to Khata No. 14 together with all easements along with right to use of 20 feet wide Common Road / Passage for ingress to and egress from Ramgarh City Road (out of R.S.Plot No.1341 and 1344) and inheritance thereto situated at Village : Marar, Thana : Ramgarh, Thana No.

Per
11/3/2021
Sharda Agarwal
11/3/2021
Varun Agarwal
11/3/2021
Vishal Agarwal
11/3/2021

144, within Ward no. 1, Circle: Ramgarh, District : Ramgarh, Jharkhand,
which is butted and bounded as follows:-

North : Part of R.S.Plot No.1341
South : Part of R.S.Plot No.1341
East : 20 feet Wide Common Road / Passage and
Part of R.S.Plot No.1341
West : R.S.Plot No.1378

SCHEDULE OF PROPERTY "B"

OWNERS' ALLOCATION AREA / LAND OWNERS SHARE PORTION

A) 10% of the total Duplex Row Houses :

Following 4 Nos. **Duplex Row Houses** with their (i) Respective Land and (ii)
Undivided Proportionate Share of Land.

Block A, Unit No.3 and 4

Block B, Unit No.2 and 3

B) Other terms and conditions that have been already mutually agreed upon by
both the parties vide previous Agreement dated 11/03/2021.

SCHEDULE OF PROPERTY "C"

DEVELOPER'S ALLOCATION AREA / DEVELOPER'S SHARE PORTION

90% of the total Duplex Row Houses :

Following 36 Nos. **Duplex Row Houses** with their (i) Respective Land and
(ii) Undivided Proportionate Share of Land.

Block A, Unit No.1,2,5,6,7,8

Block B, Unit No.1,4,5,6,7,8

Block C, Unit No.1,2,3,4,5,6,7,8

Block D, Unit No.1,2,3,4,5,6,7,8

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Sharda Agarwal
11/3/21
Vandana Agarwal
11/3/2021
Vandana Agarwal
11/3/2021

Block E, Unit No.1,2,3,4,5,6,7,8

VALUATION

Value of Land for the purpose of Registration of Development Agreement that is Rs.6,80,11,100/- (Rupees Six Crore Eighty Lakh Eleven Thousand One Hundred) only.

In WITNESS whereof the "LAND OWNERS" and the "DEVELOPER" after fully understanding the contents have put their Signatures, in presence of the witnesses on the day, month and year first above written.

WITNESSES:

1. Santosh Kumar
S/o Sri Suresh Kumar
Pate Road, Ranchi
11/3/2021


1. Sharda Agarwal.
11/3/2021

2. 
11/3/2021

2. Akhileshwar Kumar.
S/o Sri Surjan Kumar
Rokar, Sadar, Ranchi.
11/3/2021

3. 
11/3/2021

(LAND OWNERS/FIRST PARTY)


11/3/2021

(DEVELOPER/SECOND PARTY)



ला० नं०- २२/०२
Vishal A
11/3/2021

ला० नं०- २२/०२
Varun A
11/3/2021

SIGNATURE OF LAND OWNERS

FINGER IMPRESSION OF LEFT HAND

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
SRI VISHAL AGARWAL				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
SRI VARUN AGARWAL				

Certified that finger prints of Left Hand of each persons whose photograph is affixed in the document have been obtained by me or before me.






Md. E. Haque
जो एकरा मुजुमद
दस्तावेज लेखक
ला० नं०- २२ / ०२, रामगढ़



Sani
11/3/2021

SIGNATURE OF DEVELOPER

FINGER IMPRESSION OF LEFT HAND

				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Certified that finger prints of Left Hand of each person whose photograph is affixed in the document have been obtained by me or before me.

Veeru
11/3/21

Sharda Agarwal
11/3/21

Md. E. Haque
11/3/21
ओ एकरामुल हक
दस्तावेज लेखक
नॉ नं०-२१ / ०२, रामगढ़



VOLLOGE - MARAR

SHARD 130-144

P.S. RANGARAI, DIST. RANGARAI

R.S. Plot No-1341

WARD NO-1

SHOWN IN RED COLOUR.

AREA

190.20 DECMED



20' 0" 190' 20" 20' 0"



N-4-33

Sharda Agswal

11/3/21

Ward A

11/3/21

Venue of page 3

11/8/2021

Ravi

11/8/2021



समगाड सदर | 4शर | 0144 | विशाल अग्रवाल व वरुण अग्रवाल

खेता संख्या 14	खेसरा संख्या 1341,1344	रकबा (एकड़ में) 0 एकड़ 50 डिसमील 0 इंच
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असली नकदी	असली भावली	तर्फसील हिसाब लगान भावली
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जोत का सालाना मांग मय लफरसंदा (बकाया दो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी) (भावली)	50.00					50.00
सेस	12.50					12.50
सूद	25.00					25.00
मुतफरकात	25.00					25.00
मीजान	10.00					10.00
	122.50					122.50

तर्फसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालवा हाल (2020-2021)	फसलिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी) (भावली)						50.00	
सेस						12.50	
सूद						25.00	
मुतफरकात						25.00	
मीजान अदायकारी						10.00	*
						122.50	

(१) मीजान कुल (अफरॉ म) : One Hundred Twenty Two Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

साम भुगतान का बकाया मालगुजारी पर (विचारप से बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।
तारीख अमला तहसील कु निन्दा : 02-12-2020



यह एक कम्प्युटर जनित प्रति है।

यह प्रत संकेत प्रती की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धि के लिए सम्बन्धित अधिकारियों से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

F No. 180v

मालगुजारी
नाम सर्कल । नाम मौजा गय
थाना वो थाना नम्बर



फरद मलकी / फरद रैयती Page No. : 77
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 15
वो सकुनत नम्बर। Receipt No. : 0102924184

रामगढ़ सदर मसर 0144 विशाल अग्रवाल व वरुण अग्रवाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
14	1341, 1344	0 एकड़ 50 डिसेमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिंसाब लगान भावली
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जोत का सालाना माग मय तफसील (बकाया वॉ हाल) मौजूदा साल का।

माग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	50.00					50.00
गुजारी (भावली)	12.50					12.50
सेस	25.00					25.00
सूद	25.00					25.00
मुलाफतवात	10.00					10.00
मौजान	122.50					122.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालवा हाल (2020-2021)	फरजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)	50.00					50.00	
गुजारी (भावली)	12.50					12.50	
सेस	25.00					25.00	
सूद	25.00					25.00	
मुलाफतवात	10.00					10.00	
मौजान अदायकारी	122.50					122.50	

(१) मौजान कुल (ताफसील में) : One Hundred Twenty Two Rupees and Fifty Paise

(२) नाम पेशेन्द्र -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिदा 02-12-2020

आशा महल का बकाया मागगुजारी पर (किवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कंप्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंनलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।

रामगढ सदर भरार 0144 विशाल अग्रवाल व वरुण अग्रवाल		
खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
14	1341,1344	0 एकड़ 61 डिसमील 0 हेक्टर

भराजी नकदी	भराजी भावली	तफसील हिस्साब लगान भावली
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जमिन का सालाना माग मय तफसील (बकाया वो हाल) मौजूदा साल का।

माग बाबत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	50 00					50 00
गुजारी (भावली)	12 50					12 50
सेस	25 00					25 00
सूद	25 00					25 00
मुतफरकात	10 00					10 00
मीजान	122 50					122 50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालहा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					50 00	
गुजारी (भावली)					12 50	
सेस					25 00	
सूद					25 00	
मुतफरकात					10 00	
मीजान अदायकारी					122.50	

(१) मीजान कुल (रुपयों में) One Hundred Twenty Two Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 02-12-2020

खास नहाल का बकाया भालगुजारी पर (सिलाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान ।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 5, 2020

पंजी II प्रति

भाग वर्तमान	9	पत्र संख्या	57										
जिला का नाम	रामगढ़	अनुमंडल नाम	रामगढ़	अचल का नाम	रामगढ़ सदर	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखंड				
मौजा का नाम	मरार	होलिंग संख्या	14	तौजी संख्या	0	धाना नम्बर	0144	खाता का प्रकार	रेयती				
विशाल अप्रवाल, पिता-भगीरथ मल अप्रवाल, जाति- /													
खाता नम्बर	प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार			लगान	सेस				
14	1341, 1344		0 ए 25 डि 0 हे		रा खा केश न 28/04-05 से दर्ज 6/1			0.6	1.95				
कुल पत्रिमान			0 ए 25 डि 0 हे										
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
12/01/2013	67640543	2012	2013	0.6	1.1	0.15	0	0.3	0	0.3	0	0.2	0
07-16-2019	0638029338	2004-2005	2019-2020	9	0.6	2.25	0.15	4.5	0.3	4.5	0.3	1.8	0.12
04-15-2020	0874518190	2020-2021	2020-2021	0	0.6	0	0.15	0	0.3	0	0.3	0	0.12

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

List Of Case Status Details

व्यवस्था देखें

यह एक कम्प्यूटर जनित प्रति
यह प्रत्यक्ष केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की असुविधियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर वितरक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 5, 2020

पंजी II प्रति

भाग वर्तमान	9	पृष्ठ संख्या	103																
जिला का नाम	रामगढ़	अनुमंडल नाम	रामगढ़	अंचल का नाम	रामगढ़ सदर	हलका का नाम	हस्का-01	इस्टेट का नाम	झारखंड	मौजा का नाम	मरार	होलिडिंग संख्या	14	तौजी संख्या	0	धाना नम्बर	0144	खाता का प्रकार	रैयती
श्री विशाल अग्रवाल , पिता-श्री भागीरथ मल अग्रवाल, जाति- -																			
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस								
14	1341,1344	0 ए 25 डि 0 हे				दा.खा.वाद.सं 28/05-06 से स्वीकृत				0.5	0.83								
कृत्र परिवर्तन		0 ए 25 डि 0 हे																	
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						
12/01/2013	6764055	2012	2013	0	0.5	0	0.13	0	0.25	0	0.25	0	0.2						
07-16-2019	0298672338	2005-2006	2019-2020	7	0.5	1.68	0.12	3.5	0.25	3.5	0.25	1.4	0.1						
04-15-2020	0724436142	2020-2021	2020-2021	0	0.5	0	0.12	0	0.25	0	0.25	0	0.1						

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

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंशदाधिकारी से संपर्क करें
प्लॉट का नम्बर देखने के लिए प्लॉट नंबर सिकात करें।

- F.No. 180v

मासगुजारी
किल | नान मौजा मय
वो थाना नम्बर



फरद मलकी / फरद रैयती Page No 45
नाम रैयत नय बलिदयत जमाबन्दी Vol. No 4
वो सकुनत नम्बर। Receipt No 0006103647

गढ़ सदर | मरार | 0144 | श्रीमति शारदा देवी

खाता संख्या	खोसरा संख्या	रकबा (एकड़ - गो)
14	1341, 1344	0 एकड़ 40 डिसमीटर 0 हेक्टर

आजो नकदी	जराजी भावती	तफसील हिसाब लगान भावती

जोत का सालाना भांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

भाग बावत	संख्या	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (1984-1985) - (2015-2016)	3 रा वर्ष (2016-2017)	2 रा वर्ष (2017-2018)	1 ला वर्ष (2018-2019)	
माल (नकदी)	0.30	9.60	0.30	0.30	0.30	0.30
गुजारी (भावती)	0.08	2.56	0.08	0.08	0.08	0.08
सेस	0.15	4.80	0.15	0.15	0.15	0.15
सूद	0.15	4.80	0.15	0.15	0.15	0.15
मुतफरकत	0.06	1.92	0.06	0.06	0.06	0.06
मीजान	0.74	23.68	0.74	0.74	0.74	0.74

तफसील अदायकारी

अदायकारी बावत	संख्या	बकाया				मीजानबा हाल (2019-2020)	किल
		तीन वर्ष से ज्यादा (1984-1985) - (2015-2016)	3 रा वर्ष (2016-2017)	2 रा वर्ष (2017-2018)	1 ला वर्ष (2018-2019)		
माल (नकदी)		9.60	0.30	0.30	0.30	0.30	
गुजारी (भावती)		2.56	0.08	0.08	0.08	0.08	
सेस		4.80	0.15	0.15	0.15	0.15	
सूद		4.80	0.15	0.15	0.15	0.15	
मुतफरकत		1.92	0.06	0.06	0.06	0.06	
मीजान अदायकारी		23.68	0.74	0.74	0.74	0.74	

(1) मीजान कुल (दफ्तरी में) : Twenty Six Rupees and Sixty Four Paise

(2) नाम देहिन्दा -

(3) कुल बकाया - 26.64

तारीख अमाना तफसील फुनिन्दा : 16-07-2019

खान महास का बकाया मासगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारियों से संपर्क करें।

16/2019

https://jharbhoomi.nic.in/rent/citizen/payment_receipt.aspx?uid=eab891f9e54bb5ce089428fb379408ae&did=AWzRMe6Ym%2bxKh0hpq

Sch XIV- F.No 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर



फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर)

Page No. : 46

Vol. No. : 4

Receipt No. : 0529508966

रामगढ़ सदर । महर । 0144 । श्रीमति शारदा देवी अग्रवाल .		
खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
14	1341,1344	0 एकड़ 35 डिसेमीटर 0 हेक्टर
अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

जोत का सालाना भांग मय तफसील (नकाया वो हाल) मौजूदा साल का।

भाग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (1984-1985) - (2015-2016)	3 रा वर्ष (2016-2017)	2 रा वर्ष (2017-2018)	1 रा वर्ष (2018-2019)	
माल (नकदी)	0.30	9.60	0.30	0.30	0.30	0.30
गुजारी (भावली)	0.08	2.56	0.08	0.08	0.08	0.08
सेस	0.15	4.80	0.15	0.15	0.15	0.15
सूद	0.15	4.80	0.15	0.15	0.15	0.15
मुतफरकात	0.06	1.92	0.06	0.06	0.06	0.06
मीजान	0.74	23.68	0.74	0.74	0.74	0.74

तफसील अदायकारी

अदायकारी बावत		बकाया				मौतालबा हाल (2019-2020)	फाजिल
		तीन वर्ष से ज्यादा (1984-1985) - (2015-2016)	3 रा वर्ष (2016-2017)	2 रा वर्ष (2017-2018)	1 रा वर्ष (2018-2019)		
माल (नकदी)		9.60	0.30	0.30	0.30		
गुजारी (भावली)		2.56	0.08	0.08	0.08		
सेस		4.80	0.15	0.15	0.15		
सूद		4.80	0.15	0.15	0.15		
मुतफरकात		1.92	0.06	0.06	0.06		
मीजान अदायकारी		23.68	0.74	0.74	0.74		

(1) मीजान कुल (नफजों में) : Twenty Six Rupees and Sixty Four Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 26.64

तारीख अमला तहसील मनिन्दा : 16-07-2019

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



Document Registration Summary 1

Date :-12-Mar-2021

- Government/Market Value: ₹68011100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 456716

Receipt Date : 12-03-2021

Presenter Name: -

On Date 12-03-2021 Presented at SRO - Ramgarh
Signature of Presenter

Sharda Agarwal.

SRO - Ramgarh

E ₹2000
PR ₹1
SP ₹1410
LL ₹11
A1 ₹1700278
Stamp Duty ₹100

Total ₹1703800

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PanchwatiBuildersRepresentedByAndThroughItsDirectorRaviKumarSarawgi	• GRN Number : 2104955636 • DEPT Transaction Id : 6689c51a72c4e6b92f55 • Transaction Type :	100
E	2000	2000	0	GRAS	PanchwatiBuildersRepresentedByAndThroughItsDirectorRaviKumarSarawgi	• GRN Number : 2104960347 • DEPT Transaction Id : 81319cc1d32f659d8574 • Transaction Type :	2000
PR	1	1	0	GRAS	PanchwatiBuildersRepresentedByAndThroughItsDirectorRaviKumarSarawgi	• GRN Number : 2104960347 • DEPT Transaction Id : 81319cc1d32f659d8574 • Transaction Type :	1
SP	1410	1410	0	GRAS	PanchwatiBuildersRepresentedByAndThroughItsDirectorRaviKumarSarawgi	• GRN Number : 2104960347 • DEPT Transaction Id : 81319cc1d32f659d8574 • Transaction Type :	1410
A1	1700278	1700278	0	GRAS	PanchwatiBuildersRepresentedByAndThroughItsDirectorRaviKumarSarawgi	• GRN Number : 2104960347 • DEPT Transaction Id : 81319cc1d32f659d8574 • Transaction Type :	1700278
LL	3	11	-8	GRAS	PanchwatiBuildersRepresentedByAndThroughItsDirectorRaviKumarSarawgi	• GRN Number : 2104960347 • DEPT Transaction Id : 81319cc1d32f659d8574 • Transaction Type :	11
Sub Total	1703696	1703800	-104				

Article : Development Agreement Number of Pages : 94

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ramgarh

District Name :- Ramgarh

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000033233

Deed Type	Development Agreement
Number of Pages	94
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1410, A1 :- Rs. 1700278, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.68011020/- ,Transaction Amount - Rs 0/-
Property Details	District :- Ramgarh , Tehsil :- Ramgarh , Village Name :- Marar-1 Location :- Other Road, Marar-1 Word No Property Boundaries - East: 20 FEET WIDE COMMON ROAD/PASSAGE AND PART OF R S PLOT NO. 1341, West: R S PLOT NO. 1378, South: PART OF R S PLOT NO. 1341, North: PART OF R S PLOT NO. 1341 Volume Number - 4 9 15Page Number - 45 46 57 103 75 76 77Khata Number - 14Plot Number - 1341 Area Of Land :- 140.20 Decimal

Sh./Smt. SHARDA DEVI AGARWAL s/o/d/o/w/o LATE HARI RAM SARAOGI has presented the document for registration in this office today dated :- 12-Mar-2021 Day :- Friday Time :- 16:55:28 PM







SHARDA DEVI
AGARWAL (Individual)

Party Name	Document Type	Document Number
SHARDA DEVI AGARWAL	PAN/UID	849471569806

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	VARUN AGARWAL Address1 - VINAYAKA AGENCIES OPPOSITE ASHOK CINEMA RANCHI ROAD NEAR KUMAR EXPLOSIVE MARAR RAMGARH, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Varun Agarwal Address:- C/o Vinayaka Agencies, Near Kumar Explosive Petrol Pump, Opp Ashok Cinema, Ranchi Road, Ramgarh, , Jharkhand, India		EXECUTANTS Age:40			
2	VISHAL AGARWAL Address1 - VINAYAKA AGENCIES OPPOSITE ASHOK CINEMA RANCHI ROAD NEAR KUMAR EXPLOSIVE MARAR RAMGARH, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Vishal Agarwal Address:- Vinayaka Agencies, Near Kumar Explosive, Opp Ashok Cinema, Ranchi Road, Marar, , Ramgarh, 829117, , Jharkhand, India		EXECUTANTS Age:40			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	SHARDA DEVI AGARWAL Address1 - VINAYAKA AGENCIES OPPOSITE ASHOK CINEMA RANCHI ROAD NEAR KUMAR EXPLOSIVE MARAR RAMGARH, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Sharda Devi Agarwal Address:- C/o Vinayaka Agencies, Near Kumar Explosive Petrol Pump, Opp Ashok Cinema, Ranchi Road, Ramgarh, , Ramgarh, 829122, , Jharkhand, India		EXECUTANTS Age:69			<i>Sharda Agarwal.</i>

4	PANCHWATI BUILDERS REPRESENTED BY AND THROUGH ITS DIRECTOR RAVI KUMAR SARAWGI Address1 - LAKE AVENUE KANKE ROAD GONDA RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Ravi Kumar Sarawgi Address:- sarawgi house, behind reliance mart, lake avenue, kanke road, Ranchi G.P.O. , , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:41			<i>Ravi</i>
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Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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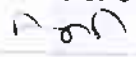
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AKHILESHWAR KARMALI S/o-D/o SURJAN KARMALI Address1 - KOKAR RANCHI, Address2 - ., ., Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JAI KARAN SINGH Address1 - LAWALONG, RAJRAPPA, RAMGARH. Address2 - ., ., Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

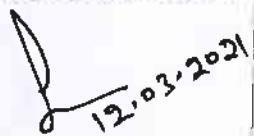


12-03-2021

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SHARDA DEVI AGARWAL , VISHAL AGARWAL , VARUN AGARWAL), has/have admitted the execution before me He/ She/ They has / have been identified by (AKHILESHWAR KARMALI) Son/Daughter/Wife of (SURJAN KARMALI) resident of (KOKAR RANCHI) and by occupation (Business)

Signature of Registering Officer


12-03-2021

12-03-2021

Seal and Signature of Registering Officer



Date - 12-Mar-2021

Token No.: 20210000033233

CERTIFICATE

Office of the SRO - Ramgarh

This Development Agreement was presented before the registering officer on date **12-Mar-2021** by **SHARDA DEVI AGARWAL**, S/O, D/O, W/O **LATE HARI RAM SARAOGI** resident of VINAYAKA AGENCIES OPPOSITE ASHOK CINEMA RANCHI ROAD NEAR KUMAR EXPLOSIVE MARAR RAMGARH .
This deed was registered as Document No:- **2021/RAM/552/BK1/536** in Book No :- **BK1**, Volume No :- 67 from Page No :- 359 to 452 at, office of **SRO - Ramgarh**

Date:- **12-Mar-2021**


Registering Officer