



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8b6648592b073cfc1442

Receipt Date : 30-Mar-2022 06:12:53 pm

Receipt Amount : 1000/-

Amount In Words : One Thousand Rupees Only

Token Number : 20220000041574

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : SHRIAADITYA DWELLER PVT LTD Thro
One Of Its Director AMIT KUMAR (Vendee
)

GRN Number : 2210593088



नियमन नियम 21 के अन्तर्गत तथा छोटानापुर
नेन्सी एक्ट 1908 का द्वारा के अधीन
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
I भा I का खंड 5 के अधीन यथावत स्टाम्प
स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
शपथित नहीं)

(Signature)

(Returner ver 5/10/2022)

(Signature)

निबंधन पदाधिकारी
छहरी क्षेत्र-3, कांके, राँची
7-4-2022

For, SHRIAADITYA DWELLER PVT. LTD.

(Signature)

DIRECTOR 04/04/2022 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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

D. Agreement

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(Rajeev Kumar Sinha)
07/04/2022

DEVELOPMENT AGREEMENT

✓ **THIS DEVELOPMENT AGREEMENT** is made on this the 07th day of April' in the year 2022 of the Christian Era at Ranchi.

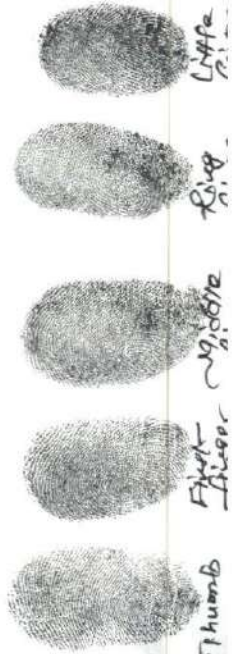
BETWEEN

1. **VASHISTH BUILDERS AND ENGINEERS LIMITED**, a company duly incorporated under the provision of Companies Act' 1956, having its registered office situated at D-84, 2nd Floor, Industrial Area, Phase - 1, Okhla, New Delhi - 110020, represented through its Authorized Representative **Mr. RAJEEV KUMAR SINHA** son of Late Panchanand Prasad and grandson For, **SHRIAADITYA DWELLER PVT. LTD.**

Signature of Sushant Singh

Signature of Director

DIRECTOR



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(Rajiv Kr Singh)
07/04/2022



7- 4- 2022

क बुवाहान/आपराहन (0.1.00)
अवर निबंधन कार्यालय का क्षेत्रीय निबंधन
पता स्व. पेया के निबंधन राजीव कु सिंह
गति पेशा के निबंधन के अंतर्गत
अवर निबंधक द्वारा प्रमाणित
समय का स. स. के अधी
नेशनल सीडी या बावेदारों में से एक थी
क अधिकारी हैं न में निबंधन के लिए पेश कर



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निबंधन पद अधिकारी
गठनी क्षेत्र-3, कांके

7- 4- 2022

of Late Chaturanand Prasad, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, permanent resident of Indira Regency, Near Harmu Auto Stand, Harmu Housing Colony, Ranchi, presently residing at Flat No. 303, Bhagwati Sai Enclave, Puran Vihar, Harmu, Argora, Police Station Argora, District Ranchi, State Jharkhand, an Indian Citizen; and

2. YATHARTH MEGAPOLIS PRIVATE LIMITED, a company duly incorporated under the provision of Companies Act' 2013, having its registered office situated at Plot No. 02, Block No. A-II, Chhattarpur Extension, New Delhi - 110074, represented through its Authorized Representative **Mr. JITENDRA SHAH** son of Late Madan Sah and grandson of Late Thag Sah, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Madan Bhawan, Dela Toli, H.B. Road Dharma Kanta, Kokar, Ranchi, Near Madan Hotel, Kokar, Police Station Sadar, District Ranchi, State Jharkhand an Indian Citizen; hereinafter called the "**LAND OWNERS**" (Which expression shall, unless repugnant to the context or subject or specially excluded by be deemed to include their respective legal heirs successor, legal representatives and assignee) of the **FIRST PART**;

PAN No. AABCV3687L [Vashisth Builders And Engineers Limited]

AADHAAR No. XXXX XXXX 8037 [Rajeev Kumar Sinha]

MOBILE No. 7091770010 [Rajeev Kumar Sinha]

PAN No. AAACY8696F [Yatharth Megapolis Private Limited]

AADHAAR No. XXXX XXXX 2987 [Jitendra Shah]

MOBILE No. 8102245824 [Jitendra Shah]

For, SHRIADITYA DWELLER PVT. LTD.

[Signature]

DIRECTOR

DIRECTOR

07/04/2022

[Signature]

[Signature]

(Rajeev K. Sinha)

AND

SHRIAADITYA DWELLER PRIVATE LIMITED, (CIN No. U45309JH2022PTC018111) a company duly incorporated under the provisions of the Companies Act' 2013 (18 of 2013), having its registered office situated at 1 A, Pratham Apartment, Harmu, Ranchi, represented through one of its Director **Mr. AMIT KUMAR** son of Sri Gajendra Prasad Singh and grandson of Late Ram Chandra Prasad Singh, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of House No. 103, New Sathi Apartment, Sector 54, Nathpur (67), Gurgaon, Police Station Sector 56, Gurgaon, Haryana - 122002, an Indian Citizens; hereinafter called the "**DEVELOPERS/BUILDERS**" (Which expression shall, unless repugnant to the context or subject or specially excluded by, be deemed to include his successor, successors in office, legal representatives) of the **OTHER PART**;

PAN No. ABHCS8427N [Shriaaditya Dweller Pvt. Ltd.]

ADDHAAR No. XXXX XXXX 1081 [Amit Kumar]

MOBILE No. 9333003300 [Amit Kumar]

WHEREAS

1. The land of Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Revenue Thana No. 228, Police Station Ranchi, District Ranchi, has recorded in the name of Nathuwa Munda son of Dillu Munda, by caste Munda as a Kayami Land in the Revisional Survey Record of Rights.

For, SHRIAADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

02/04/2022

Signature of Sh. L. L.

Signature of Sh. L. L.

(Signature of Sh. L. L.)

2. The successor of aforesaid recorded raiyat namely Munsi Munda son of Nathuua Munda had Surrendered the entire land measuring an Area 69 Decimals of the aforesaid Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Revenue Thana No. 228, Police Station Ranchi, District Ranchi, to the then Landlord namely Sri Lal Kandarpnath Shahdeo son of Bada Lal Nawal Kishore Shahdeo, through registered Deed of Surrendered on 05th day of October' 1950, vide Surrendered Deed No. 5672, which is entered in Book No. 1, Volume No. 33, Page Nos. 490 to 492 for the year 1950, at the office of District Sub Registrar, Ranchi.

3. The said Sri Lal Kandarpnath Shahdeo son of Bada Lal Nawal Kishore Shahdeo settled the aforesaid land to one Gangu Mahto son of Kariya Mahto, through the registered Deed of Settlement on 22nd day of November' 1950, vide Settlement Deed No. 6190, which is entered in Book No. 1, Volume No. 40 Page Nos. 194 to 196 for the year 1950, at the office of District Sub Registrar, Ranchi, and put the possession thereof.

4. The said Gangu Mahto son of Kariya Mahto sold and transferred the aforesaid land measuring its Area 69 Decimal of R.S. Plot No. 1685 under Khata No. 141 of Village Pundaag, Revenue Thana No. 228, Police Station Ranchi, District Ranchi, to one Jagtu Mahto son of Mangtu Mahto, by virtue of registered Deed of Sale on 17th day of September' 1951, vide Sale Deed No. 6128, which is entered in Book No. 1, Volume No. 42, Page Nos. 165 to 166 for the year 1951, at the office of District Sub Registrar, Ranchi, and put the possession thereof.

5. The aforesaid Jagtu Mahto son of Mangtu Mahto got mutated his name in office of the Nagri Anchal, Ranchi, which is recorded in Panji II, Volume No. IV, Page No. 295 and he paid

For, SHRI AADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

02/04/2012

Safdar Shah

A. C. B.

Rajendra Pr Singh

revenue rent in his own name to the competent authority till his lifetime.

6. The aforesaid Jagtu Mahto died leaving behind his three sons namely (1) Indru Sahu, (2) Dahru Sahu and (3) Matilal Sahu, as his legal heirs and successors, thereafter they said (1) Indru Sahu, (2) Dahru Sahu and (3) Matilal Sahu, amicably partitioned the aforementioned Land, with their MUTUAL MEET AND BOUNDS, and the land Area 23 Decimal out of 69 Decimals of Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Ranchi, came in the share of each co-sharer and they possessed his share of land with his perfect right, title and interest.

7. The said Matilal Sahu son of Jagtu Mahto died leaving behind his three sons namely (1) Anand Kumar, (2) Deochand Mahto and (3) Binod Sahu, as his legal heirs and successors, thereafter they amicably partitioned the Land which is came in the share of their deceased father namely Matilal Sahu, with their MUTUAL MEET AND BOUNDS, and the Land measuring an Area 7.66 Decimals out of 23 Decimals of R.S. Plot No. 1685 under Khata No. 141 of Village Pundaag, Ranchi, came in the share of each co-sharer and they possessed his share of land with his perfect right, title and interest.

8. The one of the successor of deceased Matilal Sahu namely Anand Kumar son of Late Matilal Sahu sold his share of Land measuring its Area 07.66 Decimal of Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Revenue Thana No. 228, Police Station Ranchi now Jaggarnathpur, District Ranchi, to one VASHISTH BUILDERS AND ENGINEERS LIMITED, through its authorized representative Mr. Surendra Kumar Vashisth son of Late Harswarup Vasistha, by virtue of

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

02/06/2022

Surendra Kumar Vashisth

Dr. L. K. Singh

(Rajendra Kumar Singh)

registered Deed of Sale on 14th day of July' 2016, vide Deed No. 1397/1210, which is entered in Book No. 1, Volume No. 135, Page Nos. 1 to 78 for the year 2016, at the office of SRO - Ranchi Urban 3, Ranchi and put them in peaceful possession thereof and thereafter the said Vashisth Builders And Engineers Limited mutated its name in respect of its purchased land, at the office of State of Jharkhand through Circle Officer Nagri Anchal, Ranchi under Mutation Case No. 2569/R27/2018-2019 and accordingly paid revenue rent to the state.

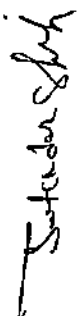
For, SHRIADITYA DWELLER PVT. LTD.



DIRECTOR

02/04/2022

9. The another successors of deceased Matilal Sahu namely Deochand Mahto and Binod Sahu both sons of Late Matilal Sahu through their power holder namely Sri Ashutosh and Deepak Kumar Sahu sold the share of their land measuring its Area 15.34 Decimal of Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Thana No. 228, Police Station Ranchi now Jaggarnathpur, District Ranchi, to one VASHISTH BUILDERS AND ENGINEERS LIMITED, through its authorized representative Mr. Surendra Kumar Vashisth son of Late Harswarup Vasistha, by virtue of registered deed of sale on 14th day of July 2016 vide Deed No. 1399/1212, which is entered in Book No. 1, Volume No. 135, Page Nos. 179 to 272 for the year 2016, registered at office of District Sub Registrar, Ranchi and put it in a peaceful possession thereof and thereafter the said Vashisth Builders And Engineers Limited mutated its name in respect of its purchased land, at the office of State of Jharkhand through Circle Officer Nagri Anchal, Ranchi under Mutation Case No. 2572/R27/2018-2019 and accordingly paid revenue rent to the state.




(Reference for signature)

10. The aforesaid Dahru Sahu son of Jagtu Mahto also died leaving behind his two sons namely (1) Ashok Sahu, and (2) Laxmi Sahu as his legal heirs and successors, thereafter they

came in the peaceful possession over the land measuring its Area 23 Decimal of Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Thana No. 228, Police Station Ranchi, District Ranchi, with their perfect right, title, and interest.

11. The successors of Dahru Sahu namely Ashok Sahu and Laxminath Sahu son of Dahru Sahu through their power holder namely Sri Ashutosh and Deepak Kumar Sahu sold the land measuring its Area 23 Decimal of Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Thana No. 228, Police Station Ranchi now Jaggarnathpur, District Ranchi, to YATHARTH MEGAPOLIS PRIVATE LIMITED through its Director Mr. Yogesh Tyagi son of Sri Mahendra Singh Tyagi, by virtue of registered deed of sale on 10th day of March 2017, vide Deed No. 1348/1138, which is entered in Book No. 1, Volume No. 119, Page Nos. 409 to 526 for the year 2017 registered at office of District Sub Registrar, Ranchi and put it in a peaceful possession thereof and thereafter the said Yatharth Megapolis Private Limited mutated its name in respect of its purchased land, at the office of State of Jharkhand through Circle Officer Nagri Anchal, Ranchi under Mutation Case No. 2570/R27/2018-2019 and accordingly paid revenue rent to the state.

12. The said Indru Sahu son of Jagtu Mahto also died leaving behind his four sons namely (1) Chaman Sahu, (2) Raman Mahto, (3) Sri Sanjay Sahu and (4) Sri Mahabir Sahu as his legal heirs and successors, thereafter they came in the peaceful possession over the land measuring its Area 23 Decimal of Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Thana No. 228, Police Station Ranchi, District Ranchi, with their perfect right, title, and interest, And the said Chamnu

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

02/04/2022

Sutender Singh

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Chairman S. S. S. S.

Sahu son of Indru Sahu died leaving behind his widow namely Radha Devi as his legal heir and successor, thereafter she came in the peaceful possession over the land of her husband share with perfect right, title, and interest.

13. The aforesaid successors of deceased Indru Sahu namely (1) Radha Devi wife of Late Chaman Sahu, (2) Raman Mahto, (3) Sri Sanjay Sahu and (4) Mahabir Sahu all sons of Late Indru Sahu through their power holder namely Sri Ashutosh and Deepak Kumar Sahu sold their share of land measuring its Area 23 Decimal of Revisional Survey Plot No. 1685 under Khata No. 141 of Village Pundaag, Thana No. 228, Police Station Ranchi now Jaggarnathpur, District Ranchi, to one YATHARTH MEGAPOLIS PRIVATE LIMITED through its Director Mr. Yogesh Tyagi son of Sri Mahendra Singh Tyagi, by virtue of registered deed of sale on 10th day of March 2017, vide Deed No. 1347/1137, which is entered in Book No. 1, Volume No. 119, Page Nos. 289 to 408 for the year 2017, registered at the office of District Sub Registrar, Ranchi and put it in a peaceful possession thereof and thereafter the said Yatharth Megapolis Private Limited mutated its name in respect of its purchased land, at the office of State of Jharkhand through Circle Officer Nagri Anchal, Ranchi under Mutation Case No. 2571/R27/2018-2019 and accordingly paid revenue rent to the state.

14. The aforesaid both LAND OWNERS of the FIRST PART have amalgamated their land (i.e. 23 Decimals land area of Vashisth Builders And Engineers Limited and 46 Decimals land area of Yatharth Megapolis Private Limited) in one unit, AND represented to the BUILDERS that they absolutely seized and possessed of the aforesaid lands which has been more fully described in "First Schedule" herein below and is fully and

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

07/04/2022

Sunder Singh

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Rajeev Mr Singh

sufficiently entitled to the said land in respect of which they have not created any encumbrance, debts, liens, charges or attachments and that they have absolute right, title and interest over the same and is fully entitled to enter into this agreement with the BUILDERS in the manner mentioned hereinafter.

15. The BUILDER have interested in constructing a multistoried residential building over the said land with his own resources and have, therefore, approached the LAND OWNERS to allow the said BUILDER to construct a multistoried residential building on the terms and conditions as set out hereinafter to which they said LAND OWNERS have agreed.

NOW THEREFORE THIS AGREEMENT WITNESSES and it is hereby agreed by and between the LAND OWNERS and the BUILDER as follows;

ARTICLE - 1 : DEFINITION

1.1 LAND PROPERTY shall mean all that piece and parcel of land comprised within Revisional Survey Plot No. 1685 under Khata No. 141, having its total aggregate area of 0.69 Acre, situated at Village Pundaag, Police Station Ranchi now Jaggarnathpur, Revenue Thana No. 228, District Ranchi, Jharkhand Pradesh more full descried in the First Schedule.

1.2 BUILDING shall mean the building to be constructed on the land property in accordance with the plan to be sanctioned by the Ranchi Regional Development Authority, Ranchi, or any other competent authority

For, SHRIADITYA DWELLER PVT. LTD.

[Signature]
DIRECTOR

DIRECTOR

02/04/2022

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Sunder Singh

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Sunder Singh

(Ranchi Regional Development Authority)

which shall be authorized to sanction the map of the building.

- 1.3 FLATS shall mean a covered spaces used for residential purposes etc.
- 1.4 PARKING SPACE shall mean any place in covered area reserved for parking of Motor Cars/Two Wheelers.
- 1.5 COMMON FACILITIES shall mean Corridors, Stairways, Passage ways, Lifts, Drive ways, Common lavatories, Pump room, Over head tank, Water pumps, Motor and other common amenities/facilities etc.
- 1.6 LAND OWNER'S allocation shall be 35% of their land (i.e., more or less 11785 Square feet Area shall be allotted to Vashisth Builders And Engineers Limited and more or less 23880 Square feet Area shall be allotted to Yatharth Megapolis Private Limited) of the total constructed residential area along with the parking space in same ratio of the said building named as **Block "A"** of **"SHAURYA KUNJ"**. Apart from the above the LAND OWNERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 35% (Thirty Five Percent) of the roof right over the upper most floor of the residential multistoried building shall be of the LAND OWNERS.
- 1.7 BUILDER'S allocation being 65 % of the total constructed area in the aforesaid Residential Building (i.e., more or less 94715 Square feet shall be allotted to Shriaaditya Dweller Pvt. Ltd.) and also the parking space available at

For, SHRIAADITYA DWELLER PVT. LTD.

[Signature]

DIRECTOR

DIRECTOR

02/04/2022

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(Rajeev K. S. Singh)

the said premises after providing for LAND OWNER'S allocation. Apart from the above the BUILDERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 65% (Sixty Five Percent) of the roof right over the upper most floor of the residential multistoried building shall be of the BUILDERS.

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

04/04/2022

- 1.8 CARPET AREA shall mean the net usable floor area of flat/flats excluding the areas covered by the external walls, the common areas and, exclusive of any balcony/verandah/open terrace areas attached to the flat/flats but including the area covered by the internal partition walls of the flat/flats.
- 1.9 OPEN BALCONY AREA/OPEN TERRACE shall mean the area covered in Balcony or open Terrace attached to a flat/flats.
- 1.10 SUPER BUILT-UP AREA shall mean and include the carpet area of flat, wall areas, verandah/balcony/cupboard area, and the proportionate area of staircase, guardroom and generator room, community hall, sports room, gym, & all other common amenities.
- 1.11 The constructed multistoried building shall be named as, **Block "A" of "SHAURYA KUNJ"**.

Subscribed & Signed

[Signature]

(Career Ks Sindh)

ARTICLE - II : COMMENCEMENT

This agreement shall be deemed to have commenced with immediate effect.

ARTICLE - III : THE SCHEME

The scheme as formulated by the BUILDER and agreed by the LAND OWNERS provides as follows :-

1. That the LAND OWNER will deliver the physical possession of land described in First Schedule to the BUILDERS for the starting of the construction work only after the execution of this Development Agreement. The BUILDERS will construct a multistoried building over the said land at his own cost and resources, and the allocation/share of BUILDER and LAND OWNERS will be allotted as per the specification of percentage given above. The share of the BUILDERS and LAND OWNER in the said proposed multistoried building has been more fully described and detailed below in the Second Schedule.
2. That prior to handing over the possession of land to the BUILDERS, any arrear of revenue and charges with respect to land and facilities available thereon shall be paid alone by the LAND OWNERS.
3. That as the parties have agreed that the BUILDER shall now prepare necessary building plan at his own cost and expenses and after finalization of the building plan, the BUILDERS shall show the maps and plans to the LAND OWNERS and then submit the same before R.R.D.A., Ranchi for sanction. The plans and maps shall be submitted for sanction before the R.R.D.A., Ranchi in the

For, SHRIADITYA DWELLER PVT. LTD.

Amv.

DIRECTOR

DIRECTOR

07/04/2022

Sunder Singh

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name of the LAND OWNERS or the BUILDER. All the cost so incurred in sanction of map shall be borne and paid by the BUILDER.

4. That the LAND OWNERS shall deliver the actual physical possession of the said landed property and Xerox Copies of all documents regarding the said land to the BUILDER at the time of execution of this Development Agreement. The LAND OWNERS authorized for doing and performing the following acts, deed and things to the BUILDER.

(A) That the BUILDER shall now manage, supervise and look after the said landed property which is given in the schedule.

(B) That the BUILDER shall be authorized to prepare the plans or map of the proposed Multistoried Building with Mutual Consent with the LAND OWNERS and to submit the so prepared plan before the R.R.D.A., Ranchi and any other authorities in the names of his company and to obtain necessary permission or sanction of the plan of the proposed building from the R.R.D.A., Ranchi or any other authorities whatsoever required or necessary. The LAND OWNERS have agreed to execute and to sign all necessary documents and papers which will be required for official works as per law.

(C) That the BUILDER shall have also the right and authority to submit so prepared plan or maps and for the said purpose shall also have the right and authorities to sign any application, swear any affidavit, sign and execute any bond or security

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

[Signature]
DIRECTOR

07/04/2022

[Signature]
Sunder Singh

[Signature]

[Signature]
(Rajender Kumar Singh)

bond and other paper and documents whatsoever shall be necessary for obtaining sanction of the maps or plans of the proposed building and to execute the same. The BUILDER will be entitled to have its own commercial electrical connection, telephone connections and whatsoever.

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

02/04/2022

(D) That the BUILDER shall have also the right and authority to enter into any agreement for sale of the portion of his share of the proposed building or unit along with the joint impartibly undivided share of land in respect of the BUILDER'S share portion of the said building and to receive any amount of advance from the Prospective Purchaser and to grant receipt for the same.

(E) As accepted by both the parties that the proceeding of the sale would be divided between the LAND OWNERS and the DEVELOPERS/BUILDERS according to their respective shares i.e., 35% & 65% respectively, morefully described in the Second Schedule below.

(F) That the BUILDER shall have the right and authority to engage labours, masons, and contractors for construction of the said proposed Multistoried Building and to construct the said building as per the sanctioned Map. All the liabilities in the construction of the multistoried building shall be of the BUILDER alone, the LAND OWNERS shall not be liable and responsible for the same.

Sunder Shuk

Dr. C. L. Singh

(Rajeev K. Singh)

- (G) That the BUILDER shall have also the right and authority to appear before any authority or court and they shall have the right and authority to represent the LAND OWNERS. The BUILDERS shall also have the right to sign and deal the legal matters and to receive any summon or notice in the name of LAND OWNERS and comply on the behalf of the LAND OWNERS. It is also authorized to the developer to appoint Lawyer/Advocate on behalf of the LAND OWNERS for betterment of the said project.

For, SHRIADITYA DWELLER PVT. LTD.

[Signature]
DIRECTOR

DIRECTOR

07/04/2020

- (H) That the BUILDER shall comply with all the necessary requirements and compliances under the various Labour Laws, Minimum Wages Act and other provisions which are necessary in connection with the construction of the said building works. The BUILDERS shall use all precautionary and safety measures during the construction period of the building and if any claim is made under the Workmen's Compensation Act or Accident claim, the same shall be the responsibility of the BUILDER. All royalties, taxes or any other payments in connection with the building materials purchase shall be the liability of the BUILDER.

[Signature]

5. That the BUILDER shall develop the said land and shall construct Multistoried Buildings as per the plan sanctioned by the R.R.D.A., Ranchi or any other as required at his own cost and shall sell their share of Flat/Flats to the different Prospective Purchasers so as to realize cost of construction and development cost of the demised premises. The BUILDER shall also

[Signature]

(Rec'd for S.D.A.)

simultaneously handover to the LAND OWNER'S share/portion, area of the building constructed area out of the total constructed area as agreed between the parties, which is detailed below fully in the Second Scheduled given below.

6. The BUILDER shall install and maintain for the benefits of the LAND OWNERS and other occupants of the proposed building, deep tube well, overhead storage tanks, public water supply connections, pump sets for lifting water to the storage tanks.

7. The BUILDER guarantees that the entire structure shall be constructed and completed in good substantial and workmanlike manner using the best material suitable for the purpose.

8. That at the request of the BUILDER, LAND OWNERS shall execute necessary sale deed or deeds in favor of the Intending Purchasers in respect of the joint proprietary right or the undivided share of the land of the DEVELOPER'S share portion of the building as and when required to do so. The LAND OWNERS and their heirs claiming under the LAND OWNERS shall execute the conveyance either personally or through their constituted power of attorney. The cost of registration and transfer of Sale Deeds shall be borne by the Intending Purchasers.

9. That it is further agreed between the parties that the LAND OWNERS shall pay maintenance charges for their share of Flat/Flats from the date of delivery of possession of LAND OWNER'S share. The share/portion of the LAND

For, SHRI ADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

02/04/2022

Sunder Singh

(Signature)

(Receiver Mr. Singh)

OWNERS of the Constructed Residential area will be maintained by a maintenance committee/society.

10. That all the responsibility arising out of constructing the proposed building shall be on the shoulders of the BUILDER exclusively and any responsibility regarding title of the land shall be the responsibility of the LAND OWNERS exclusively.
11. That the LAND OWNERS shall duly answer all requests and objections as to the title of the properties as may be made from time to time by the BUILDER and shall also make out a good and perfect title hereto, to the reasonable satisfaction of the BUILDER free from all encumbrances, liens or charges. The LAND OWNERS also assure the BUILDER that if any disputes arise regarding the title of the said property it will be the sole responsibility of the LAND OWNERS to solve the problem on their own cost and the construction will not be interfered in any manner.
12. That the BUILDER shall complete the construction work of the building within the period of 48 months with a grace period 06 month, after the sanction of the map plan by the Competent Authority. In case the construction work is stopped, disturbed or stayed due to legal implication or Force Majeure and not for any fault of the BUILDER, the time so wasted will not be calculated for the time limit of the construction period.
13. That it is further agreed between the parties that the LAND OWNERS shall sell their land whenever in need, after or before the completion of the construction works of the building, but the LAND OWNERS shall give first

For, SHRIADITYA DWELLER PVT. LTD.

[Signature]
DIRECTOR

DIRECTOR

02-10-2022

[Signature]
Sunder Dhar Singh

[Signature]
A. C. G.

[Signature]
Chaitanya K. Singh

priority to the BUILDER & offer it to the BUILDER first, and thereafter if BUILDER will deny to purchase the same, then in that case the LAND OWNERS were allowed to offer the same to another one with binding them with the terms and conditions of this Development Agreement. And the upcoming Purchaser shall continue with the same terms and conditions of this Development Agreement.

For, SHRIADITYA DWELLER PVT. LTD;

[Signature]

DIRECTOR

DIRECTOR

02/04/2022

ARTICLE - IV : FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure and such obligation shall remain suspended throughout the duration of the force majeure. In this regard, force majeure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lockout and/or any notice from Ranchi Regional Development Authority or any other statutory body or any prohibitory order of Court restraining the construction of the New Building on "The Said Property" or restraining construction in general and/or changes in any building bye-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.

[Signature]

ARTICLE - V: RENTS & TAXES:-

1. Till the completion of the project, the BUILDER shall be liable to pay all taxes and out goings, if any for the "The Said Property" from the date of the agreement or

[Signature]

(Refer to 51/04/2022)

BUILDER entering into vacant possession, thereafter the LAND OWNERS, Purchasers of Flat/Flats with or without car parking area in the new buildings, shall pay/bear the same in proportion to the area held by them after the date of actual delivery of possession of the Flat/Flats.

2. Service Tax/GST as applicable on the share of DEVELOPER'S & LAND OWNER'S Area will be paid by the purchasers at the applicable rate.

For, SHRIADITYA DWELLER PVT. LTD.

Amr
DIRECTOR

DIRECTOR

07/09/2022

ARTICLE - VI : SERVICE & CHARGES

1. From the date of their taking possession of their allocated area in the New Building the LAND OWNERS will be liable to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the New Buildings to the maintenance committee so formulated or constructed in this regard.
2. That any type of Tax or Sales Tax/GST or any other tax levied or to be levied in future (during the period of construction of Building) on the share of DEVELOPER'S & LAND OWNER'S Area will be paid by the purchasers at the applicable rate.

Sunderesh

ARTICLE - VII : LEGAL PROCEDURE

1. LAND OWNERS and BUILDER shall execute a Allocation agreement for allocation of their shares after the sanction of maps, and LAND OWNERS shall give a Registered Power of Attorney in favor of the said BUILDER in respect of the BUILDER'S share, through which the said

Dr. C. L.

Chaitanya for Sir

BUILDER is authorized to develop land according to feasibility, fix up, purchasers and in general carry all the necessary activities required for the purpose of construction and disposal of Flat/Flats of their share as per sanctioned plan and allocation agreement to the advantage and convenience of all the Associated Parties/Intending Purchasers.

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

07/04/2022

2. That any dispute or difference between the parties arising out of the meaning constitute or impart of this agreement or the right and liabilities hereunder shall be referred to the Arbitration of two independent Arbitrators one to be appointed by the LAND OWNERS and other by the BUILDER who shall appoint an umpire at the commencement of the reference, and award of the arbitrator/umpire shall be final and conclusive specially as between the parties and this clause shall be deemed to be the submissions within the meaning of the Arbitration and Conciliation Act. 1996 and its statutory modification thereof from time to time.

3. That the LAND OWNERS assures to the BUILDER that she has perfect right, title and possession over the First Schedule landed property. If any defect is found in title and possession the LAND OWNERS shall be responsible for same.

4. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

Signature of Shri

Signature

(Rajeev Mr. Sinha)

FIRST SCHEDULE

All that piece LAND PROPERTY shall mean all that piece and parcel of land comprised within the part of **Revisional Survey Plot No. 1685** under **Khata No. 141**, having its aggregate area of **0.69 Acre**, situated at **Village Pundag, Police Station Ranchi** now **Jagannathpur**, Revenue **Thana No. 228**, District **Ranchi**, State Jharkhand.

Village	Khata No.	Plot No.	Area
<u>Pundag</u>	<u>141</u>	<u>1685</u>	<u>69 Decimals</u>
Total Area			69 Decimals

Butted and Bounded as follows :-

North :- R.S. Plot Nos. 1681 & 1686
 South :- 25' Wide Proposed Road & R.S. Plot
Nos. 1682 & 1684
 East :- R.S. Plot No. 1684
 West :- R.S. Plot No. 1681

Remarks : - The Stamp Duty and Registration Fee is being paid on the basis of the Government Value of Rs. 8,93,568/- per Decimals i.e., Total Land Value is Rs. 6,16,56,200/- only. as Per the Wand No. - 37 OF the Ranchi Municipal Corporation.

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

07/04/2022

Sunder Singh

V. C. W.

C. S. W. Singh

D. C. W.

SECOND SCHEDULE**LAND Owner's Share****A. Allotted to Vashisth Builders and Engineers Ltd.**

Sl. No.	Type	Floor	S.B.A. (In Sq. Ft.)	Total Area
1	2 BHK	UG+1 st	920	1840
2	2 BHK	UG	920	920
3	3 BHK	UG	1230	1230
4	3 BHK	UG	1325	1325
5	3 BHK	UG	1230	1230
6	3 BHK	UG	1455	1455
7	3 BHK	UG	1230	1230
8	3 BHK	UG	1325	1325
9	3 BHK	UG	1230	1230
Total Area				11785

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR

07/04/2020

Sunder Singh

D. C. Ch

(Signature for S. Singh)

B. Allotted to Yatharth Megapolis Pvt. Ltd.

Sl. No.	Type	Floor	S.B.A. (In Sq. Ft.)	Total Area
1	2 BHK	3 rd +5 th	920	1840
2	2 BHK	1 st +3 rd +5 th	920	2760
3	3 BHK	1 st +3 rd +5 th	1230	3690
4	3 BHK	1 st +3 rd	1325	2650
5	3 BHK	1 st +3 rd	1230	2460
6	3 BHK	1 st +3 rd	1455	2910
7	3 BHK	1 st +3 rd	1230	2460
8	3 BHK	1 st +3 rd	1325	2650
9	3 BHK	1 st +3 rd	1230	2460
Total Area				23880

For, SHRIADITYA DWELLER PVT. LTD.

Apurva

DIRECTOR

02/04/2020

*Rajender Singh**Delish*
(Refer to Sir)

Builder's Share**Allotted to Shriaaditya Dweller Pvt. Ltd.**

For, SHRIAADITYA DWELLER PVT. LTD.

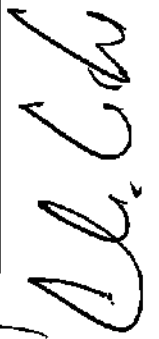
DIRECTOR

DIRECTOR

07/04/2022

Sl. No.	Type	Floor	S.B.A. (In Sq. Ft.)	Total Area
1	2 BHK	2 nd +4 th +6 th +7 th +8 th +9 th +10 th +11 th	920	7360
2	2 BHK	2 nd +4 th +6 th +7 th +8 th +9 th +10 th +11 th	920	7360
3	3 BHK	2 nd +4 th +6 th +7 th +8 th +9 th +10 th +11 th	1230	9840
4	3 BHK	2 nd +4 th +5 th +6 th +7 th +8 th +9 th +10 th +11 th	1325	11925
5	3 BHK	2 nd +4 th +5 th +6 th +7 th +8 th +9 th +10 th +11 th	1230	11070
6	3 BHK	2 nd +4 th +5 th +6 th +7 th +8 th +9 th +10 th +11 th	1455	13095
7	3 BHK	2 nd +4 th +5 th +6 th +7 th +8 th +9 th +10 th +11 th	1230	11070
8	3 BHK	2 nd +4 th +5 th +6 th +7 th +8 th +9 th +10 th +11 th	1325	11925
9	3 BHK	2 nd +4 th +5 th +6 th +7 th +8 th +9 th +10 th +11 th	1230	11070
Total Area				94715


 For, SHRIAADITYA DWELLER PVT. LTD.
 DIRECTOR
 07/04/2022


 (Resident Mr. Sindhya)

Remarks :- If further or in the future the Sanctioned Map will be revise the percentage ratio of Land Owners and Builder shall varies in the same ratio i.e., 35% constructed area out of total constructed area shall be allotted to the Land Owners and rest 65% constructed area retain by the Builder. And may the changes occur in the Second Schedule allocation with their mutual consent.

For, SHRIAADITYA DWELLER PVT. LTD.

[Signature]
DIRECTOR

DIRECTOR

07/04/2022

THIRD SCHEDULE
SPECIFICATIONS & ATTRACTIONS

Painting & Cladding	Internal walls & Ceilings	Interior grade Wall Putty Surface only.
	External Finish	Partially Exterior grade texture paint over ICIC/Berger or equivalent make
	M.s. Grills & Railings	Synthetic Enamel paint of approved shade and color
Electrification		All Electrical Wiring is concealed conduit and using PVC insulated copper wires with modular switches of RR Cable/Anchor or equivalent make. Adequate lighting/power points socket and outlets in each room.

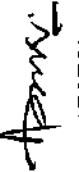
[Signature]
Sunder Singh

[Signature]
Sunder Singh

(Receiver to Sindh)

AC Points	All offices, shops, bedrooms, & living rooms	Provision for split AC (wiring and external socket point only)
TV Points	Living Rooms & Masters Bed Rooms	Complete with wiring and outlet
	DTH Connections	DTH Conduit shall be provided in the ducts from terrace to the individual units
Telephone Points	Living Rooms & Masters Bed Rooms	Complete with wiring and outlet
	Offices & shops	only Conduits - no wiring & outlets
Data Points		Living Rooms/Masters Bed Rooms/Childrens Bedroom
Exhaust Fan Points		Complete with wiring & outlets in all Toilets & Kitchens
Water Purifier Points		Complete with wiring & outlets in Kitchens
Washing Machine Point		Complete with wiring & outlets in Utility
Security System		CCTV for ground Floor common area and campus, Intercom from main security cabin to

For, SHRIADITYA DWELLER PVT. LTD.



DIRECTOR

DIRECTOR

07/04/2022



(Signature for S. S. S. S.)

		all apartments
Generator		Kirlosker or equivalent silent generator of adequate capacity
Lift		13 Passenger automatic lift of Otis/Kone/Mitsubishi or Thyssenkrupp
Water Proofing		Terrace & Sunken Slap water Proofing by Dr. Fixit/Choksey chemical or equivalent
Boring & Tube Well		Boring and Tube Wells of adequate capacity with adequate size/ISI Mark submersible pump.
Interior Work		Common Area interior Work shall be as per design drawing and specification of Architect.
Landscape Work		Campus landscaping work shall be done as per design, drawing and specification given by architect.

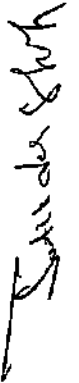
For, SHRI AADITYA DWELLER PVT. LTD.



DIRECTOR

DIRECTOR

02/10/2022



WITNESS THEREOF the parties hereto have hereunto set and subscribed their respective hands and seals to these presents after fully understanding the contents thereof in presence of the witnesses on the day, month and year first above written.



(Seal of Mr. S. A. D.)

WITNESSES :-

1. Ruby Sinha

Ruby Sinha
4/0 Rajeev kr Sinha.
Flat NO. 303,
Bhupwadi Sat Chelave
Purani Vihar, Haridwar, Arzong
By Post RD Ranab
824002

2.

Sony Totpo
S/o Rajesh Totpo
R/o Pika more Ranchi



C.C.H.

(Rajeev kr Sinha)

7/3/2022

LAND OWNER'S No. 1 through its Authorized Representative SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

For, SHRIADITYA DWELLER PVT. LTD.

DIRECTOR

DIRECTOR
27/06/2022

Sunder Singh



For, SHRIAADITYA DWELLER PVT. LTD.

[Signature]

DIRECTOR

05/04/2022

Sudender Shukh
7/4/2022

LAND OWNER'S No. 2 through its Authorized Representative SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

[Signature]
Rajesh Kumar



[Handwritten signature]

For, SHRIAADITYA DWELLER PVT. LTD.

[Handwritten signature]

07/04/2022

DIRECTOR

DIRECTOR

BUILDER through one of its Director's SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

Certified that the finger prints of the left hand of each person whose photograph affixed in the document have been obtained of me or before me.

[Handwritten signature]
07/04/2022

Drafted by : Rajesh Kumar, Advocate

(Ledger No. 1639/01)

Typed by :

[Handwritten signature]
07/04/2022

Advocate Signature



For, SHRIAADITYA DWELLER PVT. LTD.

[Handwritten signature]

DIRECTOR

DIRECTOR

[Handwritten signature]

[Handwritten signature]

VILLAGE. PUNDAG, THANA No-228

THANA. JAGANNATH PUR

R.S. PLOT NO. 1685

SHOWN IN RED WASH

AREA

A. - DEC.

0 - 69

P.N. 1681

Plot No. 1685

P.N. 1681

P.N. 1684

P.N. 1682

DIRECTOR

DIRECTOR

For, SHRIADITYA DWELLER PVT. LTD.

THANA

ROAD

PRO. ROAD

2510"

ROAD

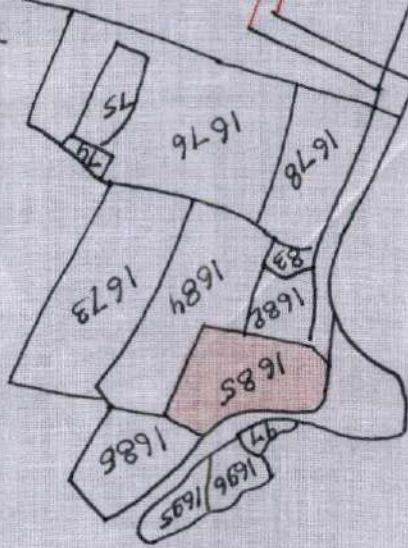
PRO. ROAD

2510"

NAYASARAI. PUNDAG ROAD



(Red wash side)
C.C. h.



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
नाम / Name YATHARTH MEGAPOLIS PRIVATE LIMITED	AAACYB696F	
निगमन/गठन की तिथि Date of Incorporation/Formation 02/03/2017		17030017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KASHI BUILDERS AND ENGINEERS
LIMITED

1970-71

12/12/70

भारत सरकार
GOVERNMENT OF INDIA

राजीव कुमार सिन्हा
Rajeev Kumar Sinha

जन्म वर्ष / Year of Birth : 1970
पुरुष / Male

3492 2461 8037

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O पंचानंद प्रसाद, जीआर इन्डिया
प्रेमली, हार्मु ऑटो स्टैंड के पास, हार्मु
हाउसिंग कोलोनी, डोरन्डा, रांची, झारखण्ड, 834002

Address: S/O Panchanand
Prasad, G/A Indira Regency, Near
Harmu Auto Stand, Harmu
Housing Colony, Doranda,
Ranchi, Jharkhand,
834002

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



भारत सरकार
Government of India



जितेन्द्र शाह
Jitendra Shah
जन्म तिथि/DOB: 15/10/1976
पुरुष/ MALE

3543 1722 2987

VID: 9104 6704 9371 2668

मेरा आधार, मेरी पहचान



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O Late Madan Sah, HOUSE NA. MADAN
SHAWAN, DELA TOLI H.B ROAD DHARMA
KANTA KOKAR RANCHI, NEAR MADAN
HOTEL, Kokar, Ranchi,
Jharkhand - 834001

Address:
S/O Late Madan Sah, HOUSE NA. MADAN
SHAWAN, DELA TOLI H.B ROAD DHARMA
KANTA KOKAR RANCHI, NEAR MADAN
HOTEL, Kokar, Ranchi,
Jharkhand - 834001

3543 1722 2987

VID: 9104 6704 9371 2668

Pratishtha 2014 Corporation, Gurugram, Haryana



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABHCS8427N

नाम / Name	SHRIAADITYA DWELLER PRIVATE LIMITED		
निगमन/गठन की तारीख Date of Incorporation/Formation	09/02/2022		
		Signature Not Verified Digitally signed by Income Tax Dept. Date: 2022.02.09 09:45 GMT+05:30	

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सलाम पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Out

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
ABHCS8427N	
SHRIAADITYA DWELLER PRIVATE LIMITED	
09/02/2022	

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

भारत सरकार
Government of India

अमित कुमार
Amit Kumar
जन्म तिथि/DOB: 19/07/1977
पुरुष/MALE

5778 5639 1081

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India

पता:
श्रीमान गजेन्द्र प्रसाद सिंह, हाउस न-103, न्यू सॉनी
अपार्टमेंट्स, सेक्टर-64, नारुपुर 87, गुर्गांव,
हरियाणा - 122002

Address:
S/O: Gajendra Prasad Singh, house no-103, new
saffni apartments, sector-64, Narupur(87),
Gurgaon,
Haryana - 122 002

5778 5639 1081

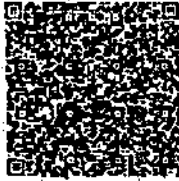


भारत सरकार



रुबी सिन्हा
Ruby Sinha

जन्म वर्ष / Year of Birth : 1970
महिला / Female



8272 7480 1644

आधार - आम आदमी का अधिकार

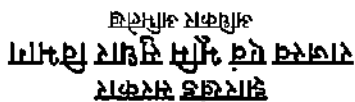


सोनू टोप्पो
Sona Toppo
जन्म तिथि/DOB: 15/11/1995
पुरुष/ MALE



9389 4630 0716

मेरा आधार, मेरी पहचान



खिला का नाम रूबी	अवल का नाम	नाडी	हलका का नाम हल्का-09	नौजा का नाम	पुद्गा	खिला का रेफरी	प्रकार
खेवर नगर	2	खिला नगर	141	थाना का नाम	थाना नगर	228	

[illegible]

	दोन नीज		एकड़	डिसमील	
1669	? परती पथल ? परती नाला	दोन तीन 2	0 एकड़	26 डिसमील	बकबजे वीठुआ महतो जनपेशगी वशरत नम्बर 1664
1672	? परती पथल ? पक मघुआ तेली वगैरह	टाड़ तीन 1	1 एकड़	1 डिसमील	
1673	? परती पथल ? टाड़ मेघुआ तेली	टाड़ तीन 1	1 एकड़	6 डिसमील	बकबजे भेनो तेली वल्द वीशनाथ तेली कौम तेली शाकीन देह वजरीए जनपेशगी रजीसटरी तारीक 10- 5-32 मोवलीग 1200- 0-0मैआद समवत 1989 से लगाएत 1993 तक मे पलोट नम्बर 387
1684	? परती कादीम ? टाड़ मेघुआ तेली	टाड़ तीन 2	0 एकड़	93 डिसमील	वेआइनी बकबजे खेदा तेली वल्द नीरपतीआ तेली कौम तेली शाकीन देह मुहत 8 साल
1685	? परती नाला ? टाड़ मेघुआ तेली वगैरह	टाड़ तीन 2	0 एकड़	69 डिसमील	वेआइनी बकबजे एतवा मुडां वल्द रमना मुडां कौम मुडां शाकीन देह मुहर 8 साल
1725	? परती कादीम ? नदी	दोन दो 2	0 एकड़	21 डिसमील	वेआइनी बकबजे एतवा मुडां वशरत नम्बर 1685
1726	? टाड़ शेख पुरन ? दोन नीज	परती कदीम 2	0 एकड़	13 डिसमील	वेआइनी बकबजे एतवा मुडां वशरत नम्बर 1685
1730	? दोन नीज ? नाला	दोन एक 11	0 एकड़	70 डिसमील	
3434	? रास्ता ? टाड़ मोचो मुडां	मकान/2, सहन/1 0	0 एकड़	5 डिसमील	
3502	? टाड़ माघे मुडां ? टाड़ कोनकीघाशी	दोन एक 3	0 एकड़	28 डिसमील	करजो/1 कुल हक बकबकजे घशीआ तेली वल्द मनका तेली कौम तेली शाकीन देह वो वकिन/1 बकबजे रैयत
3503	? टाड़ मीतना लोहार ? टाड़ नीज	परती कदीम 1	0 एकड़	2 डिसमील	कचाकुला/1 बकबजे रैयत । हीशा वो माचो मुडां वल्द दीगुवार मुडां । हीशा कौम

ऑनलाइन जांचा
07/04/2022



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 27, 2022

पंजी II प्रति

भाग वर्तमान	44	पृष्ठ संख्या	91										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	पुन्दाग	होल्डिंग संख्या	141	तोली संख्या		धाना नम्बर	228	खात का प्रकार	रैयती				
Vasisth Builders And Engineers Limited Thro Its Re , पिता-Late Harswaroop Vasisth, जाति-_____													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार						लगान	सेस		
141	1685	0 ऐ 15.34 डि 0 हे		नामान्तरण मुकदमा संख्या 2572/2018 - 2019						30	0		
कुल परिमाण		0 ऐ 15.34 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत वकाया	लागत चालू साल	रोड सेस वकाया	रोड सेस चालू साल	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू साल	कृषि सेस वकाया	कृषि सेस चालू साल
03-11-2019	0728101537	2018-2019	2018-2019	0	30	0	7.5	0	15	0	15	0	6
12-24-2019	0782343835	2019-2020	2019-2020	0	30	0	7.5	0	15	0	15	0	6
08-26-2021	0268384741	2020-2021	2021-2022	30	30	7.5	7.5	15	15	15	15	6	6

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 प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

वसुधा दैते



BACK

ऑनलाइन जांच
07/04/2022



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 27, 2022

पंजी II प्रति

भाग वर्तमान		44	पृष्ठ संख्या		90								
जिला का नाम	राँची	अनुमंडल नाम	सदर	अर्बल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	पुन्दाग	होलिंग संख्या	141	तौजी संख्या		धाना नम्बर	228	खाता का प्रकार	रैयती				
Yatharth Megapolis Pvt. Ltd. Thro Its. Dir. Yogesh , पिता-Mahendra Prasad Tyagi, जाति-													
खाता नम्बर		प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार						तमान	सेस
141		1685		0 ऐ 23 डि 0 हे		नामान्तरण भुकदमा संख्या 2571/2018 - 2019						50	0
		कुल परिमाण		0 ऐ 23 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
03-11-2019	0941047934	2018-2019	2018-2019	0	50	0	12.5	0	25	0	25	0	10
12-24-2019	0111371784	2019-2020	2019-2020	0	50	0	12.5	0	25	0	25	0	10
12-24-2019	0062852711	2019-2020	2019-2020	0	50	0	12.5	0	25	0	25	0	10
08-26-2021	0771664835	2020-2021	2021-2022	50	50	12.5	12.5	25	25	25	25	10	10

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

ऑनलाइन जाँचा
07/04/2022

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अन्तर्दाता से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 27, 2022

पंजी II प्रति

भाग वर्तमान

44

पृष्ठ संख्या

89

जिला का नाम

राँची

अनुमंडल नाम

सदर

अंचल का नाम

नगड़ी

हलका का नाम

हस्का-09

इस्टेट का नाम

JHARKHAND

मौला का नाम

पुन्दाग

होलिंग संख्या

141

तौजी संख्या

धाना नम्बर

228

खाता का प्रकार

रैयती

Yatharth Megapolis Pvt. Ltd. Thro Its. Dir. Yogesh ,

पिता-Mahendra Prasad Tyagi, जाति-

खाता नम्बर

प्लॉट संख्या

रकबा

परिवर्तन के लिए प्राधिकार

लगान

सेस

141

1685

0 ऐ 23 डि 0 हे

नामान्तरण मुकदमा संख्या 2570/2018 - 2019

50

0

कुल परिमाण

0 ऐ 23 डि 0 हे

तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत वकाया	सागत चालू सात	रोड सेस वकाया	रोड सेस चालू सात	शिक्षा सेस वकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू सात	कृषि सेस वकाया	कृषि सेस चालू सात
03-11-2019	0153846447	2018-2019	2018-2019	0	50	0	12.5	0	25	0	25	0	10
12-24-2019	0460101047	2019-2020	2019-2020	0	50	0	12.5	0	25	0	25	0	10
08-26-2021	0382163922	2020-2021	2021-2022	50	50	12.5	12.5	25	25	25	25	10	10

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 अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

ऑनलाइन जाँचा
07/04/2022

नक्शा देखें





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 27, 2022

पंजी II प्रति

भाग वर्तमान	44	पृष्ठ संख्या	88										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	पुन्दाग	होल्डिंग संख्या	141	तोली संख्या		थाना नम्बर	228	खाता का प्रकार	रैयती				
Vasisth Builders And Engineers Limited Thro Its Re पिता-Late Harswaroop Vasisth , जाति-													
खाता नम्बर		प्लोट संख्या		रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस	
141		1585		0 ऐ 7.66 डि 0 हे			नामान्तरण मुकदमा संख्या 2568/2018 - 2019				20	0	
		कुल परिमाण		0 ऐ 7.66 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
03-11-2019	0351554750	2018-2019	2018-2019	0	20	0	5	0	10	0	10	0	4
12-24-2019	0247282481	2019-2020	2019-2020	0	20	0	5	0	10	0	10	0	4
08-26-2021	0559104182	2020-2021	2021-2022	20	20	5	5	10	10	10	10	4	4

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 प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन जाँचा
07/04/2022

संपर्क देखें



BACK

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 91
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 44
 वो सकुनत नम्बर। Receipt No. : 0269384741

नगड़ी | पुन्दाग | 228 | Vasisth Builders And Engineers Limited Thro Its Re

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
141	1685	0 एकड़ 15.34 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)	
माल (नकदी)	30.00				30.00	30.00
गुजारी (भावली)	7.50				7.50	7.50
सेस	15.00				15.00	15.00
सूद	15.00				15.00	15.00
मुतफरकात	6.00				6.00	6.00
मीजान	73.50				73.50	73.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)		
माल (नकदी)				30.00	30.00	
गुजारी (भावली)				7.50	7.50	
सेस				15.00	15.00	
सूद				15.00	15.00	
मुतफरकात				6.00	6.00	
मीजान अदायकारी				73.50	73.50	

(१) मीजान कुल (लफ्जों में) : One Hundred Fourty Seven Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 26-08-2021

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



ऑनलाइन जाँच
 02/08/2022

यह एक कम्प्यूटर 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 ।

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 88
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 44
 वो सकुनत नम्बर। Receipt No. : 0559104162

नगड़ी । पुन्दाग । 228 | Vasisth Builders And Engineers Limited Thro Its Re

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
141	1685	0 एकड़ 7.66 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)	
माल (नकदी)	20.00				20.00	20.00
गुजारी (भावली)	5.00				5.00	5.00
सेस	10.00				10.00	10.00
सूद	10.00				10.00	10.00
मुतफरकात	4.00				4.00	4.00
मीजान	49.00				49.00	49.00

तफसील अदायकारी

अदायकारी बावत		बकाया				मोतालबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)		
माल (नकदी)					20.00	20.00	
गुजारी (भावली)					5.00	5.00	
सेस					10.00	10.00	
सूद					10.00	10.00	
मुतफरकात					4.00	4.00	
मीजान अदायकारी					49.00	49.00	

(१) मीजान कुल (लफजो में) : Ninety Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 26-08-2021

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



ऑनलाइन जाँचा
 08/09/2022

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 ।

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वी थाना नम्बर ।



फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 90

Vol. No. : 44

Receipt No. : 0771664835

नगड़ी | पुन्दाग | 228 | Yatharth Megapolis Pvt. Ltd. Thro Its. Dir. Yogesh

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
141	1685	0 एकड़ 23 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)	
माल (नकदी)	50.00				50.00	50.00
गुजारी (भावली)	12.50				12.50	12.50
सेस	25.00				25.00	25.00
सूद	25.00				25.00	25.00
मुतफरकात	10.00				10.00	10.00
मौजान	122.50				122.50	122.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)		
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	
मौजान अदायकारी				122.50	122.50	

(१) मौजान कुल (लफजो में) : Two Hundred Forty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 26-08-2021

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



ऑनलाइन 09/08/2022

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 ।

Print

CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON 28th JANUARY, 2022 AT REGISTERED OFFICE OF THE COMPANY AT D-84, 2nd FLOOR, PHASE-1, OKHLA, NEW DELHI 110020

Preamble:

Whereas M/s VASHISTH BUILDERS AND ENGINEERS LIMITED a company duly incorporated under the provision of companies' Act 1956, having its registered office at D-84, 2nd Floor, Phase -1, Okhla, New Delhi - 110020. The company has decided to make registered development agreement of the property khata No. 141 khesra No.1685 situated at Mauza Pundag Ranchi

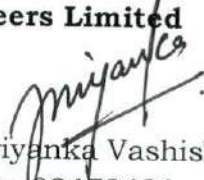
Resolution:

"UNANIMOUSLY RESOLVED Sh. Rajeev Kumar Shina S/o Sh. Panchanand Prasad having Aadhar No 349224618037 is authorized to sign the registered development agreement for the said property on the behalf of the company.

Duly Authorized and signed by the directors.

For **Vashisth Builders and Engineers Limited**


Surinder Kumar Vashishth
Din 00138437
Director


Priyanka Vashishth
Din 03479421
Director


Kritharth Vashishth
Din 08810598
Director

VASHISTH BUILDERS AND ENGINEERS LIMITED

D-84, 2nd Floor, Okhla, Industrial Area, Phase -1

New Delhi -110020

Tel : 011-41733242

Email: info@vbegroup.in

Web: www.vbegroup.in

CIN: U45201DL1990PLC041987

YATHARTH MEGAPOLIS PVT. LTD.

Plot No. 2, Block A-II, Chhattarpur Extension, New Delhi - 110074

Ref. No.....

Date.

CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING OF YATHARTH MEGAPOLIS PRIVATE LIMITED HELD ON TUESDAY, 08TH DAY OF MARCH, 2022 AT REGISTERED OFFICE OF THE COMPANY AT 10.30 A.M.

Preamble:

Whereas M/s YATHARTH MEGAPOLIS PVT LTD a company duly incorporated under the provision of companies' Act 2013, having its registered office at Plot No.2, Block A-II, Chhattarpur Extension, New Delhi - 110074. The Company has decided to make registered development agreement of the property khata No. 141 Kheshra No.1685 situated at Mauza pundag Ranchi

Resolution:

"UNANIMOUSLY RESOLVED Sh. Jitendra Shah S/o Sh. Late Madan Shah having Aadhar No 354317222987 is authorized to sign the registered development agreement for the said property on the behalf of the company.

For and on behalf of the Board of Directors

Yatharth Megapolis Private Limited

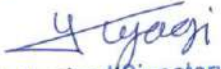
Yogesh Tyagi

Sanjay Kumar

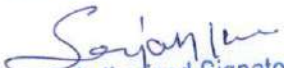
DIN- 07721601

DIN-08062874

For Yatharth Megapolis Private Limited


Authorised Signatory

For Yatharth Megapolis Private Limited


Authorised Signatory

Regd Office: Plot No.2, Block A-II, Chhattarpur Extension, New Delhi - 110074

E-mail- yogesh.tyagi3800@gmail.com, Phone No.+91-97186 24547

SHRI AADITYA DWELLER PVT LTD

1, A, PRATHAM APPARTMENT, HARMU HOUSING COLONY, RANCHI - 834002

MOBILE – 9431101187 / 9333003300 / 9801803140

Ref. No.

Date :/...../.....

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF THE DIRECTORS OF THE SHRIAADITYA DWELLER PRIVATE LIMITED HELD ON 26TH MARCH 2022 AT 11:00 A.M. AT REGISTERED OFFICE OF THE COMPANY.

“RESOLVED THAT the Consent of the Board be and is hereby accorded for the execution and signing of the Development Agreement to be entered into between the Company and Vasishth Builders and Engineers limited and Yatharth Megapolis Private Limited, the plot details is placed as under;

1. Plot No. 1685
Khata No. 141
Area – 23 Decimal
Mauza Pundag, Thana No. 228
Owner: Vasishth Builders and Engineers Limited
2. Plot No. 1685
Khata No. 141
Area – 46 Decimal
Mauza Pundag, Thana No. 228
Owner: yatharth Magapolis pvt ltd.

duly initiated by Chairman for the purpose of identification. Where Company will hold 65% of shareholding in the Development Agreement done between the said parties.

“RESOLVED FURTHER THAT Amit Kumar, Director of the company be and is hereby authorised to negotiate, finalize and execute the above-mentioned agreements and documents on the behalf of the company and do all such acts, matters, deed things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Development Agreement and Power of Attorney”.

"RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed and stamped on the Development Agreement and such other documents as may be required to be executed under the Common Seal of the Company in the presence of any one of the authorized signatories."

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the concerned to the Company."

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as afore stated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Board shall not be responsible for any acts beyond the scope of the afore stated powers done by Amit Kumar and such invalid, illegal acts, and acts done beyond the scope of powers granted in this Resolution shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

For SHRIAADITYA DWELLER PRIVATE LIMITED.

		
VINOD KUMAR PANDEY	PRADEEP KUMAR	AMIT KUMAR

09499578

09001801

08993261



राँची क्षेत्रीय विकास प्राधिकार

“प्रगति सदन”, कचहरी रोड, राँची-834001

झारखण्ड।

टेलिफोन नं०-0651-2206134

ई-मेल-secrrda1967@gmail.com

पत्रांक:- 500

दिनांक:- 06/04/2022

प्रेषक,

नगर निवेशक
राँची क्षेत्रीय विकास प्राधिकार, राँची।

सेवा में,

Director,
YATHARTH MEGAPOLISH PVT. LTD.
VASHISTH BUILDERS & ENGINEERS LTD.
PRANAMI BUILDERS PVT. LTD.

विषय:- भवन प्लान सं०-RRDA/GH/0325/2019 के संबंध में।

प्रसंग:- आपका आवेदन दिनांक-01.04.2022

महाशय,

उपर्युक्त विषय एवं प्रसंग के संबंध में कहना है कि मौजा-पुन्दाग, थाना न०-228, प्लॉट नं०-1689, 1690, 1691, 1692, 1694, 1695, 1696 एवं 1697 का मास्टर प्लान -2037 के Sheet के अनुसार आर०आर०डी०ए० क्षेत्र में पड़ता है। मास्टर प्लान Sheet का छायाप्रति पत्र के साथ संलग्न कर भेजा जा रहा है।

अनु०-यथोक्त।

विश्वासभाजन,

नगर निवेशक,
रा०क्षेत्रीय०प्रा०, राँची।

Pundag

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पुनर्दीर्घा

नाम दीर्घा

दीर्घा

पुनर्नाम दीर्घा

दीर्घा

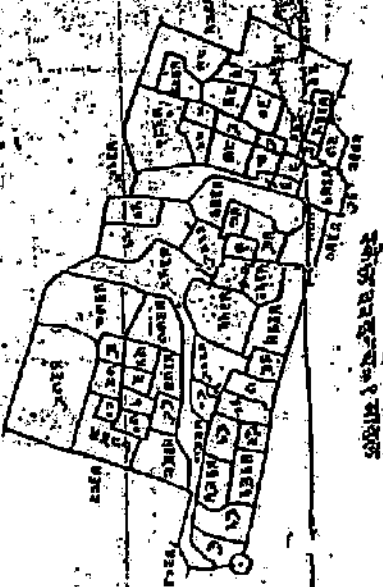
दिना

राश्या

दिना राश्या नामदीर्घा पुनर्दीर्घा

नामदीर्घा - २० दिना

शुक्रवार १०/०३/०३



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listed under authority of Government

Superintendent of

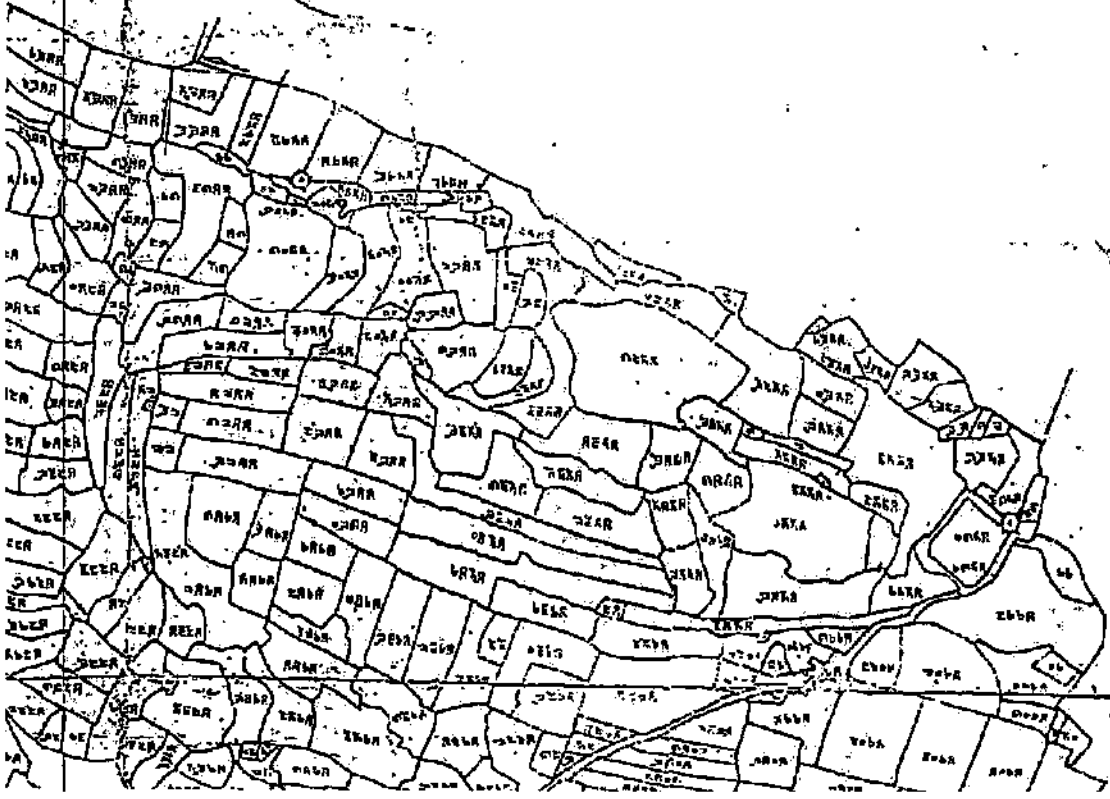
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Scale 15 inches = 1 mile

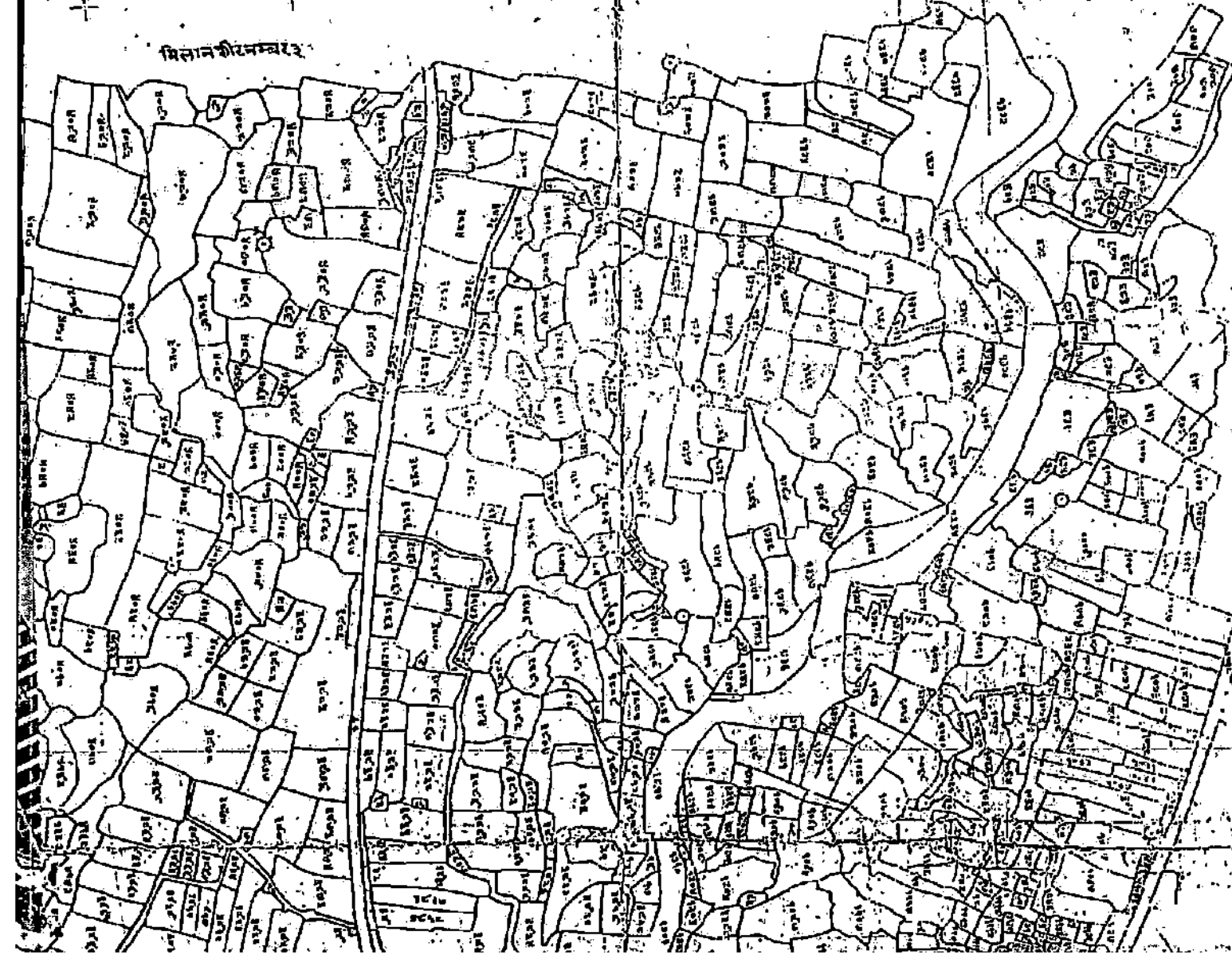
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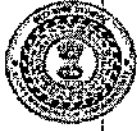


मिलान की रनम्बर ३

मिलान की रनम्बर १

मिलान की रनम्बर १००



**Document Registration Summary 1**

Date :-07-Apr-2022

- Government/Market Value: ₹61656200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹1000 /-

Receipt : 633859

Receipt Date : 07-04-2022

Presenter Name: - *Ratan Singh*

On Date 07-04-2022 Presented at SRO - Ranchi Urban3

Signature of Presenter

SRO - Ranchi Urban3

E	₹2000
PR	₹1
SP	₹1590
LL	₹3
A1	₹1541405
Stamp Duty	₹1000

Total**₹1545999**

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	1000	-996	GRAS	ShriaadityaDwellerPvtLtdThroOneOfItsDirectorAmitKumar	• GRN Number : 2210593088 • DEPT Transaction Id : 8b6648592b073cfc1442 • Transaction Type :	1000
E	2000	2000	0	GRAS	ShriaadityaDwellerPvtLtdThroOneOfItsDirectorAmitKumar	• GRN Number : 2210592933 • DEPT Transaction Id : 6a6e23699a0f02da5583 • Transaction Type :	2000
PR	1	1	0	GRAS	ShriaadityaDwellerPvtLtdThroOneOfItsDirectorAmitKumar	• GRN Number : 2210592933 • DEPT Transaction Id : 6a6e23699a0f02da5583 • Transaction Type :	1
SP	1590	1590	0	GRAS	ShriaadityaDwellerPvtLtdThroOneOfItsDirectorAmitKumar	• GRN Number : 2210592933 • DEPT Transaction Id : 6a6e23699a0f02da5583 • Transaction Type :	1590
A1	1541405	1541405	0	GRAS	ShriaadityaDwellerPvtLtdThroOneOfItsDirectorAmitKumar	• GRN Number : 2210592933 • DEPT Transaction Id : 6a6e23699a0f02da5583 • Transaction Type :	1541405
LL	3	3	0	GRAS	ShriaadityaDwellerPvtLtdThroOneOfItsDirectorAmitKumar	• GRN Number : 2210592933 • DEPT Transaction Id : 6a6e23699a0f02da5583 • Transaction Type :	3
Sub Total	1545003	1545999	-996				

Article : Development Agreement Number of Pages : 106


Signature of Operator


Signature of Head Clerk

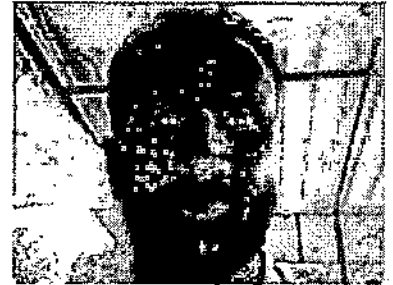

Signature of Registering Officer

**OFFICE OF THE SUB REGISTRAR****Office Name :- SRO - Ranchi Urban3****District Name :- Ranchi****State Name :- Jharkhand****Deed Endorsement****Token No :- 20220000041574**

Deed Type	Development Agreement
Number of Pages	106
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1590, A1 :- Rs. 1541405, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.61656192/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 37 Property Boundaries :- East: R.S. PLOT NO. 1684, West: R.S. PLOT NO. 1681, South: 25 FEET WIDE PROPOSED ROAD AND R.S. PLOT NOS. 1682 & 1684, North: R.S. PLOT NOS. 1681 & 1686 Khata Number - 141Plot Number - 1685Ward Number - 37Volume Number - 44Page Number - 88, 89, 90 & 91 Area Of Land :- 69.00 Decimal

Sh./Smt. **VASHISTH BUILDERS AND ENGINEERS LTD Thro Its Authorized Representative RAJEEV KUMAR SINHA s/o/d/o/w/o LATE PANCHANAND PRASAD** has presented the document for registration in this office

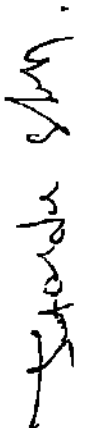
today dated :- **07-Apr-2022** Day :- **Thursday** Time :- **15:59:19 PM**



VASHISTH BUILDERS AND ENGINEERS LTD Thro Its Authorized Representative RAJEEV KUMAR SINHA(Individual)

Party Name	Document Type	Document Number
VASHISTH BUILDERS AND ENGINEERS LTD Thro Its Authorized Representative RAJEEV KUMAR SINHA	PAN/UID	349224618037

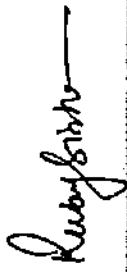
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	YATHARTH MEGAPOLIS PVT LTD Thro Its Authorized Representative JITENDRA SHAH Address1 - MADAN BHAWAN, DELA TOLI, H.B. ROAD, DHARMA KANTA, KOKAR, RANCHI, NEAR MADAN HOTEL, KOKAR, P.S. SADAR, DIST. RANCHI, STATE JHARKHAND, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Jitendra Shah Address:- HOUSE NA. MADAN BHAWAN, NEAR MADAN HOTEL, , DELA TOLI H.B ROAD DHARMA KANTA KOKAR RANCHI, Kokar, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:45			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	VASHISTH BUILDERS AND ENGINEERS LTD Thro Its Authorized Representative RAJEEV KUMAR SINHA Address1 - Permanent R/O of INDIRA REGENCY, NEAR HARMU, AUTO STAND, HARMU HOUSING COLONY, DORANDA, Presently residing at FLAT NO. 303, BHAGWATI SAI ENCLAVE, PURAN VIHAR, HARMU, ARGORA, P.S. ARGORA, DIST. RANCHI, STATE JHARKHAND, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Rajeev Kumar Sinha Address:- G/A Indira Regency, Near Harmu Auto Stand, , Harmu Housing Colony, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:52			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	SHRIAADITYA DWELLER PVT LTD Thro One Of Its Director AMIT KUMAR Address1 - HOUSE NO. 103, NEW SATHI APARTMENT, SECTOR 54, NATHPUR-67, GURGAON, P.S. SECTOR 56, GURGAON, HARYANA-122002, Address2 - , Jharkhand PAN No.: Permission Case No.-	Yes	Amit Kumar Address:- house no-103, sector-54, new sathi apartments, , Nathupur(67), , Gurgaon, 122002, , Haryana, India		CLAIMANT Age:44			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RUBY SINHA S/o-D/o MUKTI NATH SHARMA Address1 - Permanent R/o of INDIRA REGENCY, NEAR HARMU AUTO STAND HARMU HOUSING COLONY, DORANDA, Presently residing at FLAT NO. 303, BHAGWATI SAI ENCLAVE, PURAN VIHAR, HARMU, ARGORA, P.S. ARGORA, DIST. RANCHI, STATE JHARKHAND, 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	SONU TOPPO Address1 - DAYAL NAGAR, BANK COLONY, PISKA MORE, RATU ROAD, P.S. SUKHDEO NAGAR, DIST. RANCHI, STATE JHARKHAND, Address2 - , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

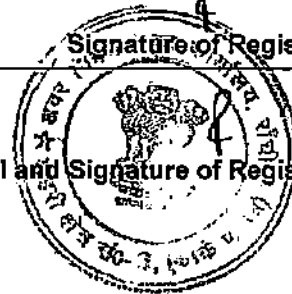
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (VASHISTH BUILDERS AND ENGINEERS LTD Thro Its Authorized Representative RAJEEV KUMAR SINHA , YATHARTH MEGAPOLIS PVT LTD Thro Its Authorized Representative JITENDRA SHAH), has/have admitted the execution before me. He/ She/ They has / have been identified by (RUBY SINHA) Son/Daughter/Wife of (MUKTI NATH SHARMA) resident of (Permanent R/o of INDIRA REGENCY, NEAR HARMU AUTO STAND HARMU HOUSING COLONY, DORANDA, Presently residing at FLAT NO. 303, BHAGWATI SAI ENCLAVE, PURAN VIHAR, HARMU, ARGORA, P.S. ARGORA, DIST. RANCHI, STATE JHARKHAND) and by occupation (Service).

Signature of Registering Officer

Date:- 07-Apr-2022

Seal and Signature of Registering Officer





Pre Registration Docket

Date :- 07-04-2022 11:16 am

Office Name :- SRO - Ranchi Urban3

Token No:- 20220000041574

Appoinment :- 07-Apr-2022 Time:- 16:25

Article	Development Agreement
Pre Registration Date	30-Mar-2022
No. Of Pages	53
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 15,44,999.

Property Id: 711276

Valuation No. : 957774 / 2022	:- 2021-2022	User Id : 3568	Date : 07-April-2022 11:36:AM
State : Jharkhand	District : Ranchi	Tahsil : Nagri	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag	Village/City : Pundag	
Pundag Word No 37 - Other Road			
Khata Number - 141			
Plot Number - 1685			
Ward Number - 37			
Volume Number - 44			
Page Number - 88, 89, 90 & 91			
Valuation Rule : Commercial land			
Property Details			
1	Land area	69 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 69 x 893568 = 61656192	₹ 6,16,56,192/-
A	Total		₹ 6,16,56,192/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹ 6,16,56,200/-
Total Amount in Words : Six Crore Sixteen Lakhs Fifty Six Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 1684, West: R.S. PLOT NO. 1681, South: 25 FEET WIDE PROPOSED ROAD AND R.S. PLOT NOS. 1682 & 1684, North: R.S. PLOT NOS. 1681 & 1686
Area	Land area : 69.00 Decimal
Other Description of the Property	Pin Code - 834004
Government/Market Value	61656192
Transaction Amount	-

CLAIMANT	-Ms. SHRIAADITYA DWELLER PVT LTD Thro One Of Its Director AMIT KUMAR, Address - HOUSE NO. 103, NEW SATHI APARTMENT, SECTOR 54, NATHPUR-67, GURGAON, P.S. SECTOR 56, GURGAON, HARYANA-122002- ,Father/Husband Name GAJENDRA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****1081
EXECUTANTS	-Ms. YATHARTH MEGAPOLIS PVT LTD Thro Its Authorized Representative JITENDRA SHAH, Address - MADAN BHAWAN, DELA TOLI, H.B. ROAD, DHARMA KANTA, KOKAR, RANCHI, NEAR MADAN HOTEL, KOKAR, P.S. SADAR, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name LATE MADAN SAH , PAN No.- ,Permission Case No.- , Aadhaar No. *****2987
	-Ms. VASHISTH BUILDERS AND ENGINEERS LTD Thro Its Authorized Representative RAJEEV KUMAR SINHA, Address - Permanent R/O of INDIRA REGENCY, NEAR HARMU, AUTO STAND, HARMU HOUSING COLONY, DORANDA, Presently residing at FLAT NO. 303, BHAGWATI SAI ENCLAVE, PURAN VIHAR, HARMU, ARGORA, P.S. ARGORA, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name LATE PANCHANAND PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****8037

Witness Information	Mr. SONU TOPPO , Address - DAYAL NAGAR, BANK COLONY, PISKA MORE, RATU ROAD, P.S. SUKHDEO NAGAR, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name-RAJESH TOPPO
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Identifier Details	Mrs. RUBY SINHA , Address - Permanent R/o of INDIRA REGENCY, NEAR HARMU AUTO STAND HARMU HOUSING COLONY, DORANDA, Presently residing at FLAT NO. 303, BHAGWATI SAI ENCLAVE, PURAN VIHAR, HARMU, ARGORA, P.S. ARGORA, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name-MUKTI NATH SHARMA
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,590
Total		1,590

Fee Rule: Development Agreement

1	A1	15,41,405
2	E	2,000
3	LL	3
4	PR	1
Total		15,43,409

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.

[Signature]
05/04/2022

Deed Writer / Advocate

[Signature]

Vendee / Claimant

[Signature]
(Receiver or Sinda)
Sunder SM

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Token No.: 20220000041574

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **07-Apr-2022** by **VASHISTH BUILDERS AND ENGINEERS LTD Thro Its Authorized Representative RAJEEV KUMAR SINHA**, S/O, D/O, W/O **LATE PANCHANAND PRASAD** resident of Permanent R/O of **INDIRA REGENCY, NEAR HARMU, AUTO STAND, HARMU HOUSING COLONY, DORANDA**, Presently residing at **FLAT NO. 303, BHAGWATI SAI ENCLAVE, PURAN VIHAR, HARMU, ARGORA, P.S. ARGORA, DIST. RANCHI, STATE JHARKHAND ..**
This deed was registered as Document No:- **2022/RANU3/888/BK1/820** in Book No :- **BK1**, Volume No :- **91** from Page No :- **321 to 426** at, office of **SRO - Ranchi Urban3**

Date:- **07-Apr-2022**


Registering Officer