

85,06,100/-

16,005/- रुपये

3/11

मार्ग दर्शिका पंजी से नं. 493106-00 (Mem m)

दर/घ.
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फोटो का दर/घ. फीट

3/11



प्राप्त पशुपालन की भूमि छोटासा
एवं वाशमहल लीज की सूची में
दर्जित प्लॉट दर्ज नहीं है।

3/11/21

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 3rd day of March, 2021.

BETWEEN

(1) **MOHAMMAD KADIR KHAN** alias **MD. QADIR KHAN**, S/o Late Latif Khan, by faith - Islam, by caste - General (Under CNT Act, 1908 Uncovered), by occupation - Business, resident of House No. 244, Bariatu Basti, Near Madarsa, Bariatu, Ranchi, Jharkhad (U.I.D. No.4903 9964 9439, Mob. No.9304532866), (2) **MOHAMMAD NEZAMUDDIN** alias **MD. NEZAMUDDIN KHAN**, S/o Late Abdul Latif Khan, by faith - Islam, by caste - General (Under CNT Act, 1908 Uncovered), by occupation - Business, resident of Sattar

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Md. Kadir Khan



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गैर मजसुवा प्रतिनिधित सूचक खाता...13...प्लॉट...358 का मिलान किया नहीं पाया 3/11









Md. Kadir Khan
03/11/2021









03/11/2021
Md Kadir Khan @ md Kadir
-khan
Cafe Latif Khan
Bariaty Ranchi
Business

(S) Md. A. Gausuddin 03/11/2021

					
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Colony, Lane No. 4, Near Alam Nursing Home, Bariatu Ranchi, Jharkhad, (U.I.D. No. **4244 0299 5390**), (3). **ENAMUL HAQUE** alias **ENAMUL KHAN**, S/o Late Abdul Latif Khan, by faith - Islam, by caste - General (Under CNT Act, 1908 Uncovered), by occupation - Business, resident of Life Care Hospital, KE Pass Bariatu, Ranchi, Jharkhad (U.I.D. No. **5564 9321 3839**) (4) **SAIMUN NISHA** alias **SHAMIMUN NISHA**, wife of Amanullah Khan, D/o Late Abdul Latif Khan, all by faith - Islam, by caste - General (Under CNT Act, 1908 Uncovered), by occupation -Housewife resident of Q. No. 1B-65/5, C.C.I. Colony, Hehal, Barkakana, Patratu, Ramgarh, in the State of Jharkhand, Indian Citizens (hereinafterreferred to as the **LAND OWNERS/FIRST PARTY** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include their heirs, successors assigns legal representatives and executors) of the **ONE PART.**

AND

GANGAUR TRADE COM PVT. LTD., having its registered local office at Vatika Apartment, Linetank Road, Kotwali, Ranchi, having Pan No. **AADCG6448A** represented by Director (1), **MR. AMRENDRA KUMAR SINHA**, S/o Late Bama Shankar Prasad, by faith - Hindu, by caste - General (Under CNT Act, 1908 Uncovered), by occupation - Business, (Pan No. : **AOGPS5575N**, U.I.D. No. :**3435 3857 2312**, Mob. No. **9431115321**) resident of "Alka Niwas" Mandla Bagicha, Harihar Singh Road, Ranchi, P.S. - Bariatu, District - Ranchi, State - Jharkhand and (2) **MR. DILIP KUMAR GUPTA**, son of Kanchan Lal Sahu, by faith - Hindu, by caste - General (Under CNT Act, 1908 Uncovered), by occupation - Business, (Pan No. **ACEPPG3413H**, U.I.D. No. **9761 7399 0372**, Mob. No. **9431108182**), resident of Sardhanand Road, Mahavir Chowk, Ranchi -1 P.S.-Kotwali, District - Ranchi, State - Jharkhand, (3). **MR. RAJESH SAHU**, S/o Late Jagdish Sahu, by faith - Hindu, by caste - General (Under CNT Act, 1908 Uncovered), by occupation - Business, resident of Mahabir Chowk, Upper Bazar, Ranchi, P.S. - Kotwali, District - Ranchi, State - Jharkhand (U.I.D. No. :**9692 6321 9917**, Mob. No. : **9471736131**, Indian Citizens herei(hereinafter referred to as "**the DEVELOPER/SECOND PART** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include its heirs, successors, successors-in-office, successors-in-interest, legal representatives, executors and assigns) of the **SECOND PART.**

In this agreement unless it is contrary to or repugnant to the context the terms of expressions aforementioned shall mean and have the following meanings.

- a. "LAND OWNERS" shall mean the Land Owners above named and their respective successor -in - interest, legal heir, executors, administrators, legal representatives and/ or assigns.
- b. "DEVELOPER" shall mean the Developer above named and his successor-in-interest, executors, administrators, legal, representatives and assigns.

Md Kadir Khan
Rajesh Sahu
03/11/2021

Rajesh Sahu

c. "Land Property" shall mean all that piece and parcel of land measuring more or less 17.25 decimal (Md. Nezamuddin 5 Decimals, Mohammad Kadir Khan 2.5 Decimals, Enamul Haque 3.75 Decimals and Saimun Nisha 6 Decimals) and includes land, building, structures etc. which stands more fully and particularly mentioned in Schedule "A" below.

d. "Building" shall mean and include the residential cum-commercial multistoried building consisting several units for residential in Schedule "A" of this deed by the developer at its own cost and expenses as per plan duly sanctioned by competent authority RRDA, Ranchi / Ranchi Municipal Corporation, Ranchi Vide B.C. Case No. BP/W04/0508 (B+G+2) . The Said Building (Apartment) namely " GANGAUR APARTMENT PHAGE - II.

e. UNIT/FLAT shall mean a covered space available for independent use and occupation for residential purpose i.e. entire cover areas as per sanctioned building plan / map by RRDA, Ranchi / Ranchi Municipal Corporation, Ranchi or any authority of Ranchi and shall include the plinth area of the unit consisting of bed rooms, living room, bathroom, kitchen, Balcony/Verandah, open terrace room, bathroom, kirtchen, Balcony/Verandah, open terrace, etc, more particularly described in appended with common super built-up area.

f. "PARKING SPACE " shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooter or any other vehicle with specified measurement as per sanction plan at Basement/Ground Flor, more particularly described in appended Schedule .

g. COMMON PART / FACILITIES - Common facilities and amenities shall include corridors, hail ways, stair ways, passage ways, guard rood, lift, drive ways, common lavatories, pump, room, tube wells, over head tanks, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for establishment, location enjoyments, provisions, maintenance and/or management of the building including the roof and terrace of the building and all fixtures and fittings more particularly described in Schedule - "D"

h. COMMON EXPENSES - shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep, repairs, proportionate share of Municipal and Property tax and other taxes and levies and related to connected with the said building and land property, more particularly described in Schedule E.

i. "Land Owners" Allocation/Share - Shall mean 40 (Forty Percent) out of total constructed super built-up area in residential cum commercial area out of total F.A.R. (Floor Area Ratio) achieved against the schedule "A" along with parking space along with common facilities and amenities in the proposed of multistoried building complex (residential cum-

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commercial and proportionate undivided share of land. Out of total constructed area in the proposed building mentioned in schedule B below and agreed upon the landowners and developers.

j. DEVELOPER'S ALLOCATION" shall mean 60% (Sixty Percent) out of total constructed super built-up area in residential cum commercial area out of the total F.A.R. (Floor Area Ratio) achieved against the schedule "A" along with parking space along with common facilities and amenities in the proposed multistoried building complex (residential -cum- commercial) together with the right, title and interest in common facilities and amenities including the right to the users or easement thereof with undivided share of land more fully described in schedule - C below.

k. FORCE MAJOR - Shall described floor, earthquake, riot, war storm, tempest, civil commotion, strike, lockdown and any other act or commission beyond the control of the Developer.

WHEREAS the land bearing Khata No.-13, Plot No.-350 Situated at Village Bariatu, P.S. No.-193, Revenue Than-Ranchi, Dist.-Ranchi is recorded in the name of Mia Jan Khan, Naz Mohammad Kha and Abdul Gani Kha in Revisional Survey Record of right.

AND WHEREAS, the said Mohammad Khan successor Abdul Latif Khan died leaving behind Three sons namely 1. Mohammad Kadir Khan, 2. Mohammad Nezamuddin and Enamul Haque and Four daughters namely 1. Khairun Nisha 2. Hamidun Nisha 3. Ashabun Nisha and 4. Saimun Nisha, the reater Abdul Latif Khan heirs absolute owners of the aforesaid property.

AND WHEREAS, the said 1. Mohammad Kadir Khan, 2. Mohammad Nezamuddin and Enamul Haque and 4. Saimun Nisha acquired right, title and possession over the landed property measuring area 17.25 Decimals after the written family Settlement/Partition on dated 4.9.2011.

AND WHEREAS , the First Party after family settlement the said land the owners has aforesaid property and got the land succession Mutation in the Office of Circle Office, Bragain Anchal, vide Mutation Case No. 347R27/2017-18 and duly entered in Vol. No. 19 Page 24 , Mutation Case No. 346R27/2017-14 and duly entered in Vol. No. 19 Page 25 , Mutation Case No. 7192R27/2011-12 and duly entered in Vol. No. 14 Page 247 and Mutation Case No. 345R27/2017-18 and duly entered in Vol. No. 19 Page 26 and as well as in the office of the Municipal Corporation Ranchi and paid and house tax to the concerning office vide Holding Nos. 0080006105000Z0, 0080006106000Z0, 0080006104000Z0, 0080006107000Z0 within Ward No. 08.

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And Whereas land owners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien, charge and attachment and in marketable conditions and have in their good right and full power and that he have absolute authority and right to transfer the whole or part of the schedule "A" property and to deal with the same in the any manner they likes.

And Whereas the said owners amalgamated and polled their respective land and interest to develop the land more described in schedule annexed below as per plan sanctioned by the competent authority of R.M.C./R.R.D.A. Ranchi or any authority of Ranchi which required for the same and to acquire 40% super Built-up area for their respective land more fully described in schedule B below as consideration in exchange for full and final value of the land.

And Whereas the aforesaid develop offered to construct at its own cost a multistoried residential building over the schedule "A" land as per plan map sanctioned by competent authority of Ranchi Municipal Corporation, Ranchi or any authority of Ranchi give the landowner share 40% out of the total super built- up area for their respective land as mentioned above and also more fully described in schedule B below as agreed for the valur of the said land and to sale the remaining super built-up area 60 % of the said propped building with undivided share of land to the prospective purchasers. The proposed building will be constructed by the developer within two years from the date of sanctioned of the plan map with six month grace period and by such period lost by any force majeure etc. occurs then for the same the landowner hereby agreed that the period within above may be extended so lost. However the period stipulated herein above may extended so lost. However the period stipulated herein above may be extended mutually for such period as the parties may deem fit and proper.

And Whereas certain terms and conditions were agreed to by and among the landownes and developer with regards to the construction, transfer of the said building and parties here do desirous of recording into writing the terms of such agreement as hereunder :-

1. That pursuant the above mentioned consideration the Developer will develop and construct the multi - storied residential building over the Schedule -A land after demolishing of existing building as per plan prepared by the Developer and approved by the Ranchi Municipal Corporation, Ranchi or any authority of Ranchi and as per laws applicable in relation to construction of building/apartments at its own risk and costs. That the Building /Apartment will be constructed within 30 months from the date of sanctioned of plan map from the Ranchi Municipal Corporation, Ranchi with six (6) month grace period and extended by such period lost by any force majeure and land owner also agreed for the same. However the period stipulated herein above

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may be extended mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that at a time a execution of this agreement the land owner shall give peaceful possession with a schedule "A" property to the developer and thereafter developer shall proceed development of the said land. The roof right of this said proposed building will be the same ration as mentioned above.

2. A. (a) The Developer agrees and undertakes to construct and complete the construction of a multistoried building over the schedule A land and after construction to leave aside, allocate and make ready for the land owners share of the total constructed area more fully described schedule B below. In respect of the remaining share of total constructed area, the developer will be free to dispose of the same to any other person or persons on such terms and condition as it may decide in its sole description the developers share described in schedule C below. It is mentioned for the sake of clarification that the aforesaid landowners shares of the total constructed area to be made ready. leave aside and allocated for the land owner will include the portion of residential building and also all other portion such as parking space will be the same ration (i.e. 40% landowners share and 60% developer share). However it is also made clear that if in future the competent authority Ranchi Municipal Corporation, Ranchi or any authority of Ranchi permitted to further construction over the roof of the proposed building the landowners shall has right to 40% and developer shall have right to 60%.

B. (a) That the developer shall pay total Rs. 4,00,000/- to the landowners in the following manner :-

b) Land Owner shall non refundable amount of Rs. 4,00,000/- to developers propose of in the this agreement.

nonrefundable amount may be adjustable according to prevailing Details are given below :-

S.No.	Name of First Party	Date	Cheque No.	Amount
1.	Mohammad Kadir Khan	15.05.14	047896	1,00,000/-
2.	Mohammad Nezamuddin	15.05.14	047897	1,00,000/-
3.	ENAMUL HAQUE	15.05.14	047898	1,00,000/-
4.	SAIMUN NISHA	15.05.14	047899	1,00,000/-

3. That the landowner do hereby put the developer in actual physical possession and handover all relavent document relating to the property described in schedule A below for the purpose of construction of the proposed multistoried building and developers has right to put their signboard over the said land for construction.

Md. Nezamuddin

Ajmit Kumar Singh
Rajesh Sahay
 Md. Kadir Khan

03/11/2021

Md. Nezamuddin

4. That the developer shall without delay draw plan for construction of the proposed multistoried building without delay.
5. The developer shall have full right to deal the rest the super built-up area 60% other than the land owner share along with the proportionate undivided share in land and appropriate the entire sale proceeds against its cost and construction and profit of the purchaser/nominess of the developer either personally or through his power of attorney holder and the developer shall sign as confirming party and the cost indicated to such conveyance shall be born and conditions of this agreement.
6. In exchange of the consideration and terms and condition herein agreed to and detailed herein after landowner do hereby agreed to convey, transfer, assign, to the developer portion of the property by executing and registry the appropriate sale deeds at the cost of the developers and their nominee or nominess and developers shall simultaneously handover the portion of the landowner's share described in schedule B below after construction of the said proposed multi storied building with and according the terms and condition of this agreement.
7. In furtherance of the intention of the agreement the landowner do hereby intrust and empower the developer to do all or any of the following act deed matter and things :-
 - a) To appoint Architect, Surveyer, Engineer and Contractor and other persons at the cost and expenses of the developer.
 - b) To make application to the appropriate authority for electrical/ water connection and permit or quotes for cement, steel and other controlled building material.
 - c) To accept service of any write, summons or other legal process or notice and to appear and represent the land owner in any court or before any magistrate, Judicial Tribunal and othe Tribunals in connection with the development of the said property to commence or file suit actions or other proceedings in any court or before / at public office or tribunal relating to the development of the property or parts of the property and for any purpose aforesaid to sign and execute vakalatnama or deliver or appear in court and file the same.
 - d) To enter into an agreement for sale or otherwise allot flats, tenements in aforesaid building (s) to purchaser except the landowner's area as described in schedule B and be entitled to the consideration thereof.
 - e). To mortgage the said property or any portion thereof except the portion allotted to the landowner as described in schedule B with and / or financial institutions to obtain loan for purchase of flat etc. as the said developer will decide at its sole descretion or purpose of the developer.

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- f. To make an application if any before the appropriate authority for installation of lifts which collapsible gets of appropriate capacity as per norms.
- g. The Developer shall install and maintain for the benefit of the landowner and other prospective purchasers of the proposed building deep tube well overhead storage tank, public water supply connection, pump set for lifting water to storage, tanks and the landowners will all enjoy relevant facilities.
- h. The developer shall provide ancillary electric generation and supply for the benefit of the land owners and prospective purchaser of the proposed building and the landowner will entitle to be benefit and use thereof in terms of payment of consumption charge calculated by the developer and landowner will enjoy all relevant facility.
- i. To execute the deed of sale transferring the unit/ proportionate land or any of them together described in schedule below to any person (s).
- j. To execute and register deed of conveyance of any type namely Sale, Mortgage and Lease with respect to the unit proportionate land mentioned in the schedule below.
- k. To appear before the Registrar or Sub Registrar or any registering authority and present the deed of sale before them and admit execution of the same for the aforesaid purpose / purposes.
- l. To sign all paper and document which are necessary give effect to purpose (s) of these presence.
- m. To sign plaint, petition, application and memorandum of appeal and verify the same and if necessary to swear affidavit and file the same in the court.
- n. To appear before any office/ officers or authority in respect of schedule property.
- o. To initiate any legal proceeding against persons (s) or any authority.
- p. To defend ourselves in any court proceeding and for that purpose to sign written statement and other papers, petition and application to verify the same.
- q. To give evidence in out behalf.
- r. To appoint advocate and execute vakalatnama
- s. To Serve notice, either themselves or through lawyer.
- t. To grant valid discharge in favour of the purchaser.
- u. To receive Chutka from the registratio office and to endorse the same in favour of the Purchaser/ Purchasers.

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Mr. Kadiz Khour

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- v. To compromise any suit or court proceeding and file petitions in court.
- w. To appear in any court and any concerning authority.
- x. To compromise with any person in any litigation and file compromise petition in the court.
- y. To withdraw any court proceedings.
- z. Whenever out said attorney shall think proper and necessary to do so.

And generally to do and perform all such acts, deed matter and thing that attorney may deem fit and proper.

And we ratify and do hereby undertake to ratify all such acts, deed, mater and thing that our agent and attorney may do and perform in pursuance of the purpose of these presents.

- 8. The Land Owners agrees that he will execute and give a separate registered general power of attorney under the terms and conditions of this agreement in favour of the developer or his nominee so that no hindrance obstruction in execution of the construction of the building and registration of the approprae sale deed in favour of pruchaser subject to this agreement. However the developer does hereby vovenant with the land owners that aforesaid power of attorney shall be governed by the provisions of this agreement. No any circumstances the land owner shall revoke the said power of attorney without consent of the developer.
- 9. It is hereby made clear that the developer shall acts as independent party and not as agent of the land owner for the purpose of the construction of the proposed building over the schedule A property and shall pay and keep the landowner indemnified from and against all claims , penalties, cost, demands, arising out of all concerns to any act or omissions by the developers in planning executive or construction of the proposed building and other works envisaged by this agreement.
- 10. The Landowner hereby covenant with the developer as follows :-

a) That the property is free hold and the landowners has perfect title and the same is free from all encumbarnce and it in future it is required for further agreement with the developer in respect of schedule A property. In this circumstances the landowner shall execute further agreement with the developer with proper confirming title of the land owner, if any litigation whatsoever shall be found by the developer in furture in that event the same shall be liability of the landowner.

b.) Thatt land owner is not created any encumbrances on the said property , or any part thereof by way of sale , mortgage, exchange, lease, trsut, assignment, right, gift, lien, leave, license, permissions,

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charge or any other encumbrances whatsoever and same is not acquired by the government for any purpose and the land owner has not entered into any agreement in respect of the schedule A property with any person, partnership firm, company or any proprietorship concern prior to this development agreement.

C. That there are no statutory claims, demands, attachment or prohibitory order made or issue by the taxation authority, revenue authorities, municipal authorities or any other government or other local bodies or affecting the said property or any part thereof.

D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree, injunction order independence of any parties thereof.

E. That a part from the landowner no one else is entitle to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or any joint family or otherwise.

F. That all outgoing demands, rate, taxes, etc. arising from the date of this agreement shall be paid by the developer alone and the landowner shall be liable for such amount remaining unpaid till date of this agreement and all above are also verified and satisfied by the developer.

11. That in consideration or conveyance of the property described in schedule A below and in exchange of the facility stated herein above the developer shall do and perform the following act, deeds, matters and things.

The developer indemnify the land owner from and in respect of all claims compensation or expenses payable in consequence in any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to all in connection with the execution of the work. The developer shall also indemnify the landowner against any claim, action or proceedings which may be brought, or taken against the landowners in respect of any damage cause to adjoining ground, building, electrical pole etc. by the developer shall also indemnify the landowners against any claim, action or proceedings which may brought to taken against the landowner the work and after allocation of Landowner area than if, after receiving their share of built-up area as per schedule B, the landowners will fail

M. Kadil Khan

Ali K. M. Iqbal
Rajesh Sahy

Md. Kadil Khan

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to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided / imparted proportionate share of said land with flats in the name of Developer or their nominee / nominees , it will be presumed that according to this agreement, the title will transfer to the developer or their nominee / nominees.

12. In due course of search by the developer if found the schedule -A property is encumbered or any defect of the title of the landowners in that circumstances landowners will liable therefore.

13. SCHEDULE FOR MANAGEMENT

A schedule shall be formed by the parties herein due course for the management / administration of the new buildings including the portion in common use and showing the expenses of the management / administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the occupants of the new building including the landowner allocation and developer allocation shares.

14. BREACH OF DEVELOPMENT AGREEMENT

In the event of brach of this development agreement and or abuse / misues of general power of attorney either by the developer or the land owners the defaulting party will be liable for legal action and compensation as may be decided by the arbitrator under the terms and conditions of this agreement made in Ranchi in capital of Jharkhand State.

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md. Kadir Khan

Dr. Kamal
Rajesh Sahy

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15. The landowners agrees that if any current and recurring levy or service charge and / or service taxes are impose by CO, RMC, or any public body (s) and any competent authority for the development/ betterment of the area in which the premises is located or any other levy becomes on said land / building thereon , then the same shall be borne and paid by the landowner and his purchasers and developer and their purchasers of the unit jointly in the same proportion as their respective share of built up area in proposed building.

16. Court of Ranchi alone shall have jurisdiction to entertain any type of dispute all action , suits and proceedings arising out of this agreement.

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Dr. Kamal

SCHEDULE "A" OF THE PROPERTY

(Land belongs to namely MOHAMMAD KADIR KHAN alias MD. QADIR KHAN, (2) MOHAMMAD NEZAMUDDIN alias MD. NEZAMUDDIN KHAN, (3). ENAMUL HAQUE alias ENAMUL HAQUE, (4) SAIMUN NISHA alias SHAMIMUM NISHA.)

All that piece and parcel of land being R.S. Khata No. 13, Plot No. 350, Sub Plot No. 350/ Part area 10 Katha 43 Sq.ft. equivalent to 17.25 decimals (MOHAMMAD KADIR KHAN alias MD. QADIR KHAN situated at Village - Bariatu, Thana No. 193, P.S. - Bariatu, District- Ranchi, being Holding 0080006105000Z0, 0080006106000Z0, 0080006104000Z0, 0080006107000Z0 within Ward No. 08. of Ranchi Municipal Corporation, Ranchi in the State of Jharkhand having permanent heritable and transferable chhaparbadni right which butted and bounded as follows :-

North	-	House of Ramdhani
Sosuth	-	Proposed Road and House Murarai Babu
East	-	Vacant Land
West	-	Gangaur Apartment.

Valuation of the land @ Rs. 4,93,106/- per decimal for total land of valuation of Rs. 85,06,100/- only.

SCHEDULE "B" OF THE PROPERTY

(Landowner Share)

That in lieu of the land provided by the land owners to the developer for constructing the multi storied building the Developer shall give 40% Super Built-up area (5 Flats = total super built-up area 5605 Sq.ft.) and parking spaces to the land owner with undivided share of land and all common facilities and amenities of the proposed building. The roof right always is retained by the landowners and Developers.

<u>Flat No.</u>	<u>Floor</u>	<u>Super Built-up area</u>
101	1st	1420 Sq.ft. ✓
102	1st	903 Sq.ft. ✓
103	1st	909 Sq.ft. ✓
104	1st	1464 Sq.ft. ✓
203	2nd	909 Sq.ft. ✓

(Md. Nezamuddin Khan 1624.6 Sq.ft. Super Built-up area

Md. Kadir Khan 812.3 Sq.ft. Super Built-up area

Md. Enamul Haque 1218.45 Sq.ft. Super Built-up area

Md. Shamimum Nisha 1949.52 Sq.ft.) ✓

Md. Kadir Khan
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03/11/2021

Mr. Kumar Singh
Rakesh Sahay

SCHEDULE "C" OF THE PROPERTY

(Developer Share)

The Developer shall be in the remaining portion 60% (7 Flats) of the proposed multi storied residential building with undivided share of land and all common facilities and amenities of the proposed building after allotment of the owners share as mentioned in schedule B above and roof right shall be same ratio :-

<u>Flat No.</u>	<u>Floor</u>	<u>Super Built-up area</u>
G1	Ground	1420 Sq.ft. ✓
G2	Ground	903 Sq.ft. ✓
G3	Ground	909 Sq.ft. ✓
G4	Ground	1464 Sq.ft. ✓
201	2nd	1420 Sq.ft. ✓
202	2nd	903 Sq.ft. ✓
204	2nd	1464 Sq.ft. ✓

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 Arjun Kumar (with initials)
 Anand
 Ravish Sahay

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SCHEDULE "D" OF THE PROPERTY

Foundation	: RCC
Structure	: RCC Frame structure
Wall	: Fly Ash/ Red Bricks Masonry
Wall Finish	: Plaster of POP
Floors	: Ceramic Tiles
Doors	: Flush Doors
Windows	: Aluminium glazed windows
Toilets	: Tiles and Standards fittings
Kitchen	: ISI Best Quality or equivalent
Sanitary	: Counter Green Marbles, Stainless Steel Sink.
Electricals	: Anchor or equivalent
Water Supply	: Through Deep tube well
Other	: Lift, Generator

Handwritten notes:
 1167
 10/11/20

Handwritten date:
 03/11/2021

Handwritten notes:
 10/11/20
 10/11/20

Handwritten signature:
 S. Jagannathan

IN WITNESS WHEREOF the Owners personally and Amrendra Kumar Sinha , Dilip Kumar Gupta & Rajesh Sahu the Sole Director of **GANGAUR TRADE COM PVT. LTD** on this development agreement on this the 3rd day of March, 2021 at Ranchi. No. V
WITNESSES:-

(Signature of LAND OWNERS)

1. Rajesh Sahu
S/o Late Pradeep Sahu
Kata No. of Kanchhi

(1) (5) Md. Kadir Khan
(2) (5) Amrendra Kumar Sinha

2. Md. Kadir Khan
S/o Md. Kadir Khan
Bareilly Bazar
Ranchi

(3) (5) Dilip Kumar Gupta
S/o Late N. N. Singh

(4) (5) Rajesh Sahu
S/o Late Pradeep Sahu

(Signature of DEVELOPER)

Amrendra Kumar Sinha
03/11/21

Dilip Kumar Gupta

Rajesh Sahu

"15"

Rajesh Sahu



[Handwritten signature]

03/11/2021



Certified that fingers prints of the left hand of each person whose photograph is affixed in this documents have been obtained by me or before me

[Handwritten signature]
Draft & Type by:

[Handwritten signature]
Adv.
Civil Court, Ranchi



Pre Registration Docket

Date :- 01-11-2021 03:19 pm

Office Name :- SRO - Ranchi
Token No:- 20210000027273

Appoinment :- 03-Nov-2021 Time:- 11:0

Article	Development Agreement
Pre Registration Date	23-Oct-2021
No. Of Pages	43
Stamp Duty	16004
Paid Stamp Duty	0
Total Fees	₹ 2,25,947.

Property Id: 488022

Valuation No. : 820249 / 2021 :- 2021-2022 User Id : 3486 Date : 01-November-2021 15:46:PM

State : Jharkhand District : Ranchi Tahsil : Baragai

Land Type : Urban Corporation : Ranchi Municipal Corporation Village/City : Bariatu

Bariatu Word No 8 - Other Road

Khata Number - 13

Plot Number - 350

Volume Number - 19,19,14,19

Page Number - 24,25,247,26

Holding Number - 0080006105000Z0,0080006106000Z0,
0080006104000Z0,0080006107000Z0

Valuation Rule : Commercial land

Property Details

1 Land area 17.25 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 17.25 x 493106=8506078.5	
A	Total		₹85,06,079/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)

Total Amount in Words : Eighty Five Lakhs Six Thousand One Hundred Rupees Only. ₹85,06,100/-



Land measurement, Sub Part and House No.	Property Boundaries East: Vacant Land, West: Gangaur Apartment, South: Proposed Road and House Murari Babu, North: House of Ramdhani
Area	Land area : 17.25 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	8506078.5
Transaction Amount	8506100

CLAIMANT	-Mr. Gangaur Trade Com Pvt Ltd Thro Director Dilip Kumar Gupta, Address - Sardhanand Road Mahavir Chowk Ranchi Jharkhand- ,Father/Husband Name Late Kanchan Lal Sahu , PAN No.- ,Permission Case No.- , Aadhaar No. *****0372
	-Mr. Gangaur Trade Com Pvt Ltd Thro Director Rajesh Sahu, Address - Mahabir Chowk Uppar Bazar Ranchi Jharkhand- ,Father/Husband Name Late Jadish Sahu , PAN No.- ,Permission Case No.- , Aadhaar No. *****9917
	-Mr. Gangaur Trade Com Pvt Ltd Thro Director Amrendra Kumar Sinha, Address - Alka Niwas Manda Bagicha Harihar Singh Road Ranchi Jharkhand- ,Father/Husband Name Late Bama Shankar Prasad , PAN No.- ,Permission Case No.- , Aadhaar No. *****2312
EXECUTANTS	-Mr. Mohammad Kadir Khan Alias Md Qadir Khan, Address - House No. 244 Bariatu Basti Near Madarsa Bariatu Ranchi Jharkhand- ,Father/Husband Name Late Latif Khan , PAN No.- ,Permission Case No.- , Aadhaar No. *****9439
	-Mr. Enamul Haque Alias Enamul Khan, Address - Life Care Hospital Ke Pass Bariatu Basti Ranchi Jharkhand- ,Father/Husband Name Late Abdul Latif Khan , PAN No.- ,Permission Case No.- , Aadhaar No. *****3839
	-Mrs. Saimun Nisha Alias Shamimum Nisha, Address - Q.No. 1B-65/5 C.C.L. Colony, Hehal Barkakana Patraru Ramgarh Jharkhand- ,Father/Husband Name Late Abdul Latif Khan , PAN No.- ,Permission Case No.- , Aadhaar No. *****7165
	-Mr. Mohammad Nezamuddin Alias Md Nezamuddin Khan, Address - Sattar Colony Lane No. 4 Near Alam Nursing Home Bariatu Basti Ranchi Jharkhand- ,Father/Husband Name Late Abdul Latif Khan , PAN No.- ,Permission Case No.- , Aadhaar No. *****5390

Witness Information	Mr. Rajesh Ram , Address - Ratu Road Piska More, Ranchi , Jharkhand-, Father/Husband Name-Late Pradip ram
---------------------	--

Identifier Details	Mr. Rajesh Ram , Address - Ratu Road Piska More Ranchi Jharkhand-, Father/Husband Name-Late Pradip Ram
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Fee Rule:Development Agreement		
1	Stamp Duty	4

2	Stamp Duty	16,000
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1	SP	1,290
Total		1,290

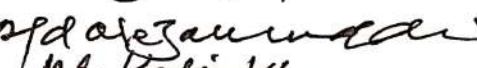
Fee Rule:Development Agreement		
1	A1	12,000
2	A1	2,12,653
3	LL	3
4	PR	1
Total		2,24,657

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.


Deed Writer / Advocate

Rajesh Sahy

Vende / Claimant

STANIM EAM

Md. Radeis Khan
Vendor / Executant

श्री
समुन निशा



Document Registration Summary 1

Date :-03-Nov-2021

- Government/Market Value: ₹8506100/-
- Transaction Amount: ₹8506100 /-
- Paid Stamp Duty: ₹16005 /-

Receipt : 556289

Receipt Date : 03-11-2021

Presenter Name: -

On Date 03-11-2021 Presented at SRO - Ranchi
Signature of Presenter

Md. Kadir Khan

SRO - Ranchi

PR	₹1
SP	₹1290
LL	₹6
A1	₹224653
Stamp Duty	₹16005

Total

₹241955

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16004	16005	-1	GRAS	GangaurTradeComPvtLtdThroDirectorAmrendraKumarSinha	GRN Number : 2108146859 DEPT Transaction Id : f93cc6d07f87c2818be1 Transaction Type :	16005
PR	1	1	0	GRAS	GangaurTradeComPvtLtdThroDirectorAmrendraKumarSinha	GRN Number : 2108147183 DEPT Transaction Id : c1fcfba091346c5eb390 Transaction Type :	1
SP	1290	1290	0	GRAS	GangaurTradeComPvtLtdThroDirectorAmrendraKumarSinha	GRN Number : 2108147183 DEPT Transaction Id : c1fcfba091346c5eb390 Transaction Type :	1290
A1	224653	224653	0	GRAS	GangaurTradeComPvtLtdThroDirectorAmrendraKumarSinha	GRN Number : 2108147183 DEPT Transaction Id : c1fcfba091346c5eb390 Transaction Type :	224653

LL	3	6	-3	GRAS	GangaurTradeComPvtLtdThroDirectorAmrendraKumarSinha	GRN Number : 2108147183 DEPT Transaction Id : c1fcba091346c5eb390 Transaction Type :	6
Sub Total	241951	241955	-4				

Article : Development Agreement Number of Pages : 86

Sajid
Signature of Operator

Girish Kumar
Signature of Head Clerk

[Signature]
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

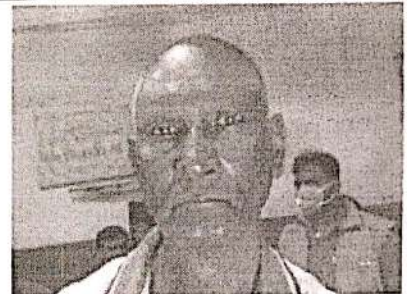
State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000027273

Deed Type	Development Agreement
Number of Pages	86
Fee Details	Stamp Duty :- Rs. 16004, PR :- Rs. 1, SP :- Rs. 1290, A1 :- Rs. 224653, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8506079/- ,Transaction Amount :- Rs.8506100/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: Vacant Land, West: Gangaur Apartment, South: Proposed Road and House Murari Babu, North: House of Ramdhani Volume Number - 19,19,14,19Page Number - 24,25,247,26Holding Number - 0080006105000Z0,0080006106000Z0, 0080006104000Z0,0080006107000Z0Khata Number - 13Plot Number - 350 Area Of Land :- 17.25 Decimal



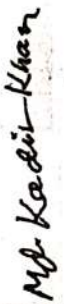



Sh./Smt.Mohammad Kadir Khan Alias Md Qadir Khan s/o/d/o/w/o Late Latif Khan has presented the document for registration in this office today dated :- 03-Nov-2021 Day :- Wednesday Time :- 16:40:15 PM












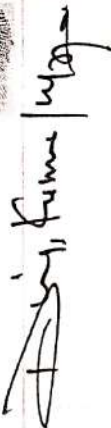
Mohammad Kadir Khan Alias Md Qadir Khan(Individual)



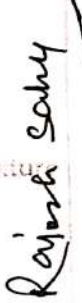
Party Name	Document Type	Document Number
Mohammad Kadir Khan Alias Md Qadir Khan	PAN/UID	490399649439

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	Mohammad Kadir Khan Alias Md Qadir Khan Address1 - House No. 244 Bariatu Basti Near Madarsa Bariatu Ranchi Jharkhand, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Mohammad Kadir Khan Address:- HOUSE NO-244, NEAR MADARSA, , BARIYATU BASTI, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:62			 Signature
2	Enamul Haque Alias Enamul Khan Address1 - Life Care Hospital Ke Pass Bariatu Basti Ranchi Jharkhand, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Enamul Haque Address:- , LIFE CARE HOSPITAL KE PASS, , BARIATU BASTI,POST-BARIATU, , BARIYATU, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:63			 Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<p>Saimun Nisha Alias Shamimum Nisha Address1 - Q.No. 1B-65/5 C.C.L. Colony, Hehal Barkakana Patratu Ramgarh Jharkhand, Address2 - Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Saimun Nisha Address:- H NO-438, , SATTAR COLONY BARIYATU, , Bariatu, , Ranchi, 834009, , Jharkhand, India</p>		<p>EXECUTANTS Age:53</p>			<p>Signature Saimun Nisha</p>
4	<p>Mohammad Nezamuddin Alias Md Nezamuddin Khan Address1 - Sattar Colony Lane No. 4 Near Alam Nursing Home Bariatu Basti Ranchi Jharkhand, Address2 - Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Mohammad Nezamuddin Address:- , NEAR ALAM NURSING HOME, SATTAR COLONY, LANE NO - 4, bariatu basti. po. / ps-bariatu, Bariatu, , Ranchi, 834009, , Jharkhand, India</p>		<p>EXECUTANTS Age:64</p>			<p>Signature Mohammad Nezamuddin</p>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	<p>Gangaur Trade Com Pvt Ltd Thro Director Amrendra Kumar Sinha</p> <p>Address1 - Alka Niwas Manda Bagicha Harihar Singh Road Ranchi Jharkhand,</p> <p>Address2 - ... Jharkhand</p> <p>PAN No.: Permission Case No.-</p>	Yes	<p>Amrendra Kumar Sinha</p> <p>Address:- , MANDA MANDIR, , HARIHAR SINGH ROAD,MANDA BAGICHA ,MORABADI, Morabadi, , Ranchi, 834008, , Jharkhand, India</p>		CLAIMANT Age:56			
6	<p>Gangaur Trade Com Pvt Ltd Thro Director Dilip Kumar Gupta</p> <p>Address1 - Sardhanand Road Mahavir Chowk Ranchi Jharkhand,</p> <p>Address2 - ... Jharkhand</p> <p>PAN No.: Permission Case No.-</p>	Yes	<p>Dilip Kumar Gupta</p> <p>Address:- 3RD FLOOR GUPTA MARKET, , SHARDHANAND ROAD, MAHAVIR CHOWK, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India</p>		CLAIMANT Age:59			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	Gangaur Trade Com Pvt Ltd Thro Director Rajesh Sahu Address1 - Mahabir Chowk Uppar Bazar Ranchi Jharkhand, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Rajesh Sahu Address:- , , , Upar Bazar Mahabir Chowk Ranchi ps kotwali, Ranchi G.P.O. , , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:58			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Rajesh Ram S/o-D/o Late Pradip Ram Address1 - Ratu Road Piska More Ranchi 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	Rajesh Ram Address1 - Ratu Road Piska More, Ranchi , Jharkhand, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Mohammad Kadir Khan Alias Md Qadir Khan , Mohammad Nezamuddin Alias Md Nezamuddin Khan , Enamul Haque Alias Enamul Khan , Saimun Nisha Alias Shamimum Nisha**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Rajesh Ram**) Son/Daughter/Wife of (**Late Pradip Ram**) resident of (**Ratu Road Piska More Ranchi Jharkhand**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 03-Nov-2021

Seal and Signature of Registering Officer



Token No.: 20210000027273

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date **03-Nov-2021** by **Mohammad Kadir Khan Alias Md Qadir Khan**, S/O, D/O, W/O **Late Latif Khan** resident of House No. 244 Bariatu Basti Near Madarsa Bariatu Ranchi Jharkhand .
This deed was registered as Document No:- **2021/RAN/8690/BK1/7810** in Book No :- **BK1**, Volume No :- 1048 from Page No :- 313 to 398 at, office of **SRO - Ranchi**

Date:- **03-Nov-2021**


Registering Officer

