

सम्पत्ति का मूल्य
2,99,21,500/-

स्वयं.....100/.....रुपये

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मान्य दरिफा पंजी से गिज़ान किया

जमीन का दर/दी. 338845/

कच्चा मकान का दर/दी. फीट.....

खाली मकान का दर/दी. फीट.....

सर्वे का दर/दी. फीट.....

प्राप्त पशुपालन की भूमि-बोटेला
एवं खाशमहल लीज की भूमि में
वर्णित प्लॉट दर्ज है

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गैर मजसूदा रूप से
खाता.....).....दि. 05, 16

का मिलान किया दब नहीं गया
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A. S. CHAKRABARTI
ADVOCATE
E.No.-754/19

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 01st DAY OF JULY, 2021 AT RANCHI.

BETWEEN

RAMJEE POWER CONSTRUCTION LTD.(PAN.AABCR1138C) having its office at Kumar Niwas, Bright Land, Kokar, P.S. Sadar in the town of Ranchi, District Ranchi one of its Director **SATISH KUMAR DAS** (UID.8791 9722 5062, MOB.9431916633), son of Late Jagannath Lal Das, Grandson of Late Hem Narayan Lal Das, Age 52 Years , by occupation Service, by faith Hindu, by caste Kayasth, Resident of Kumar Niwas, Bright Lane, Kokar, P.S.-Sadar, District Ranchi, Jharkhand, Indian Citizen, hereinafter called the OWNER/FIRST PARTY (which expression

For **RAMJEE** POWER CONSTRUCTION LTD



[Handwritten signature]
Director
01/07/21

M/s S K DEVELOPERS
[Handwritten signature]
01/07/2021
Partner's



ASHOK KUMAR BHATT

ADVOCATE
No. E.No. 754/19

For **RAMJEE POWER CONSTRUCTION LTD**

[Signature]
Director

01/07/2021



01/07/2021

Satish Kumar Das

Lato J. Lal Das

Kokar Sadar Ranchi

BUSINESS

[Signature]

01/07/2021

shall unless excluded by or repugnant to the context must mean and include their legal heirs, successors, executors, legal representative, administrators, nominees and assigns) of the FIRST PART.

AND

M/S. S.K.DEVELOPERS (PAN-ABLFM8541N) having its registered office at Chakraborty Tower, Shivaji Park, Hehal, Ratu Road, P.S.Pandra O.P.(Sukhdeonagar) District Ranchi Ranchi represented through one of its partner namely **SURESH KUMAR SINGH** (UID 2171 0697 3125, MOB.9431176622) son of Shiv Nath Singh, Grandson Of Late Ramchandra Singh, Age 50 Years , by occupation Business, by faith Hindu, by caste Rajput, resident of White House, Shivaji Park, Hehal, P.S. Pandra O.P., District Ranchi, Jharkhand, hereinafter called the **BUILDER/SECOND PARTY/ DEVELOPER/ PROMOTER** (which expression shall unless excluded by or repugnant to the context must mean and include its/his legal heirs, successors, successors-in-office, nominees, legal representative, executors, administrators and assigns) of the SECOND PART.

AND WHEREAS, the land, under R.S.Khata no-01, R.S.Plot no-159, Area-2.00 acres and R.S.Plot no-160, Area – 95 decimals, of village-Mesra, Thana no-169, stands recorded as Bakast Malik in the name of one Rai Shaheb Babu Ganpat Rai & Others, in the R.S.Khatian as published in the year 1935.

AND WHEREAS, after the vesting of Zamandari (intermediary rights), the rent was fixed in the name of Mahabir Prasad Budhia, under 5, 6, & 7 of Bihar Land Reforms Act 1950, vide Rent Fixation Case no-375R8

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Director

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of 1955-56, with respect to his shares of lands allotted which also included lands under Khata no-01, Plot no-159 and 160 of village-Mesra, and accordingly jamabandi in Register-II was also opened in the name of said Mahabir Prasad Budhia.

AND WHEREAS, after the death of said Mahabir Prasad Budhia succession mutation was also allowed in the joint names of sons and legal heirs of said Mahabir Prasad Budhia namely Shankarlal Budhia, Sachidanand Budhia, Umashankar Budhia and Bishnu Kumar Budhia all sons of Late Mahabir Prasad Budhia.

AND WHEREAS, although the amicable oral partition had already been effected between the said legal heirs and successors of said Mahabir Prasad Budhia, son of Late Rai Shaheb Babu Ganpat Rai on 03 of April 1996, but since the terms of partition were not reduced in writing disputes and differences arose among the parties, and accordingly they decided to refer the matter for Arbitration, and consequently appointed two joint Arbitrators namely Atma Ram Shah, Advocate and B.N.Roy, Advocate for resolving the disputes. The learned Advocates duo took up the matter as joint Arbitrators and effectuated partition of the properties with metes and bounds, which also included partition of immovable properties situated in village-Mesra under Khata no-01, R.S.Plot no-159 , 160 & 190. The learned Advocates duo, the two joint Arbitrators namely Atma Ram Shah and B.N.Roy, finally made an Award of Partition on 29-10-1998, showing separate shares of properties with their respective maps in coloured wash,

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in the respective names of legal heirs and successors of said Rai Shaheb Babu Ganpat Rai and the said Award of Partition dated 29-10-1998 was in turn finally made **RULE OF COURT on 02nd of January 1989, by the Court of Sub-Judge-I, Ranchi, in Arbitration Title Suit no-184 of 1988.**

AND WHEREAS, in the said 'Award of Partition' which was finally made Rule of the Court, under the seal and sign of the Sub-Judge-I, Ranchi, on 02-01-1999, the aforesaid immovable property being lands measuring a total area of ten (10) acres, situated in village-Mesra, which included lands comprised within R.S.Khata no-01, R.S.Plot no-159, Area-2.00acres, R.S.Plot no-160. Area – 95 decimals & R.S.Plot no-190, Area – 56 decimals was allotted in the share of one Shankarlal Budhia, son of Late Mahabir Prasad Budhia, as shown in the Award, at page no-13, 17, and 18, under Schedule-B, of the Award, with map in coloured wash (shown as northern most portion-A in red wash), attached thereto.

AND WHEREAS, after said partition mutations of respective names were also effected in the Kanke Anchal, and accordingly mutation of the name of said Shankar lal Budhia with respect of the land of his share was also allowed vide Mutation Case no-590R27 of 1991-92, along with payment of rent receipts.

AND WHEREAS, on account of legal necessity and to meet other expenses said Shankarlal Budhia, through his constituted registered power

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of attorney namely Sriram Sharma, son of Late Sohanlal Sharma, constituted vide registered deed of Power of Attorney no.IV-435, dated-22-06-2002, registered in the office of DSR-Ranchi, sold and transferred the aforesaid land under R.S.Plot no-159, Area-02.00Acres and R.S.Plot no-160, Area - 95 decimals, R.S.Plot no-190, Area - 56 decimals (along with other lands) to and in favour of the aforementioned RAMJEE POWER CONSTRUCTION LTD., THE LAND OWNER-FIRST PART, vide registered sale deed being Sale Deed no-3612/3241, dated 25-03-2004, entered in Book no-01, Volume no-81, Pages-216 to 281 of the Year-2004 of the DSR-Ranchi.

AND WHEREAS, after purchase the name of the aforesaid Ramjee Power Construction Ltd. was also mutated in the Kanke Circle Office, vide Mutation Case no-03 R27 of 2004-05, and rent were also been realized from it.

AND WHEREAS, later on, said Ramjee Power Construction Ltd., The Land Owner-First Part, in turn decided to develop a portion, being the Eastern most portion (more fully described under Schedule-A, 'Schedule of the Property' at the foot of this indenture, and map in coloured wash attached herewith forming part of this indenture) of aforesaid lands of R.S. Khata no-01, R.S.Plot no-159,Sub Plot No.159/Part Area-50.5 decimals and R.S.Plot no-160 Sub Plot No.160/Part Area- 38 decimals, total 88.5 Decimals, and accordingly it approached **THE DEVELOPER-SECOND PART**, namely **M/S S.K.DEVELOPERS**, a Partnership Concern, and upon negotiation both the parties to this indenture have decided to enter into

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Director

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this **DEVELOPMENT AGREEMENT**, on the following terms and conditions.

AND WHEREAS from the date of purchase the first party/Land Owners came into peaceful physical possession over the same without any interruption from any person or corner, thereby exercising all their right, title and interest over the same being its lawful absolute and bonafide owner.

AND WHEREAS the owner covenant that the aforesaid land is in the exclusive possession of the owner with absolute right, title and interest and the same is free from all encumbrances, debt, liens, charges and attachments and is in marketable condition and the owner has absolute right power and absolute authority and legally entitled to transfer whole or part thereof as schedule.

AND WHEREAS the Land Owner/First Party showed his willingness to develop their land into a MULTISTORIED RESIDENTIAL BUILDING to which DEVELOPER'S agreed to develop the land fully described in the First Schedule of this Development Agreement.

AND WHEREAS, the land owner and the DEVELOPER have agreed on the terms and conditions mentioned below for the said development.

That the DEVELOPER shall develop and construct multi-storied Residential Building in the land of First Schedule strictly as per sanctioned plan by the R.R.D.A. and the DEVELOPER shall abide by the rules, regulations, bye-laws of R.R.D.A. Ranchi or competent authority, Ranchi and all the obligations under the law shall be complied by the DEVELOPER'S in this regard.

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Director

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NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by the Land Owner/First Party and DEVELOPER'S/Second Part as follows:

ARTICLE-I-DEFINITIONS

- 1.1 LAND OWNERS/FIRST PARTY** shall mean the owner of the landed property mentioned in First Schedule herein given below and constituted attorney and their legal heirs, successors, executors, administrators and representatives.
- 1.2 M/S S.K.DEVELOPERS** having its registerd office at Chakraborty Tower, Shivaji Park, Hehal, Ratu Road, P.S.Pandra O.P. (Sukhdeonagar) represented by one of its Partner namely **Suresh Kumar Singh** son of Shiv Nath Singh, resident of White House, Shivaji Park, Hehal, P.S. Pandra O.P., District Ranchi, Jharkhand, , which shall mean and include their heirs, administrators, executors and assigns.
- 1.3 LANDED PROPERTY** shall mean all that piece and parcel of land more particularly described in the **FIRST SCHEDULE** herein below.
- 1.4 BUILDING** shall mean the multi storied building Residential Building to be constructed on the scheduled land in accordance with the plan to be sanctioned by the R.R.D.A., Ranchi particularly described in the Second Schedule.
- 1.5 FLAT / UNIT / COMMERCIAL SPACE** shall mean **SUPER BUILT UP AREA** consisting of bedrooms, living rooms, bathrooms, kitchen, balcony, verandah,etc.

For **RAMJEE** POWER CONSTRUCTION LTD


Director

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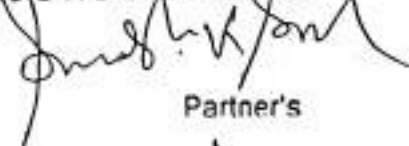
- 1.6 PARKING SPACE** shall mean the place of area reserved for parking of vehicles.
- 1.7 COMMON FACILITIES** and amenities shall include corridors, hall ways, roof stairways, passage ways, drive ways, common lavatories pump room, generator room, tube well, overhead tank, water pumps, motor and lift arrangement and other facilities which may be mutually agreed upon between the parties are required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, common amenities of the said building more particularly described in the THIRD SCHEDULE.
- 1.8 COMMON EXPESNES** shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including respective proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property more particularly described in **FOURTH SCHEDULE**.
- 1.9 SALEABLE SPACE-** It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 OWNER ALLOCATION-** shall mean 32 % of the total constructed area in shape of residential flats in each floor with car parking space in the multistoried building as per plan sanction by the R.R.D.A.,

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Director

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Ranchi or Competent Authority, Ranchi Specification mention in FIFTH SCHEDULE.

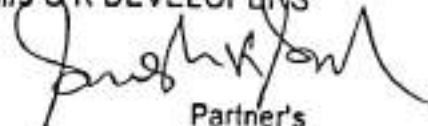
- 1.11 DEVELOPER ALLOCATION-** shall mean and 68% of the total constructed area in the form of residential flat/unit in each floor and proportionate share of land in the aforesaid building with the right title interest and common facilities and amenities including car parking space available at the said premises after allocating the **LAND OWNERS ALLOCATION.**
- 1.12 TRANSFER** with its grammatical variations shall mean transfer by voluntary handing over of possession and by any other means, adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the transfer of property Act or other enactments.
- 1.13 TRANSFEREE** It shall mean any natural or juristic persons like individual company, Association to whom any space in the building has been transferred.
- 1.14 SUPER BUILT-UP AREA** shall mean and include the carpet areas of flat, unit, wall area, veranda/ balcony/ cupboard area, the proportionate area of staircase, guardroom and generator room.
- 1.15** Words importing singular shall include plural and vice versa.
- 1.16** Words importing masculine gender shall include feminine and neuter genders. Like wise words importing feminine genders shall include masculine and neuter genders and words importing neuter gender

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shall include masculine and neuter genders and words importing neuter genders shall include masculine and feminine.

1.17 ARTICLE-II COMMENCEMENT

This agreement shall be deemed to have commenced from the date of the sanction of map from R.R.D.A., Ranchi or Competent Authority, Ranchi or handing over the vacant possession of land in the First Schedule below.

ARTICLE-III-THE SCHEME

The scheme as formulated by the **DEVELOPER** and agreed upon by the **OWNERS**.

3.1 The DEVELOPERS shall if feels necessary, they entitled to nominate any such intending purchaser with whom the DEVELOPERS would have entered into a formal agreement to transfer its allocated share in the property with the consent of the land owner.

The prospective purchaser, as the nominee of the DEVELOPER shall enter into agreement of sale with the DEVELOPER with respect to his share for purchase of flat / undivided proportionate share of land property. The agreement of sale will be prepared, inspected and approved by the DEVELOPER.

3.2 The DEVELOPER shall apply plan for sanction, before R.R.D.A., Ranchi or Competent Authority, Ranchi in consultation with the land owner and the land owner hereby empowers the DEVELOPER to present the same under his own signature and the land owner shall sign any document required for this purpose.

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- 3.3. After the delivery of the possession of the aforesaid respective flats in the aforesaid building by the land-owners & builder the purchaser shall enjoy all the rights and privileges and will be subject to the same liabilities as provided in the Development Agreement or otherwise.
- 3.4 Upon handing over of possession of the aforesaid respective flats to the land-owner and purchaser, both shall pay their respective proportionate share of common expenses of all taxes, outgoings and other charges, specified in the Fourth Schedule, hereunder written after the date, the said flats and parking space become ready for occupation, till the DEVELOPER hands over the possession and management of the common parts to any society, or association after Five years to be formed for the purpose.

ARTICLE-IV: DEVELOPER RIGHT

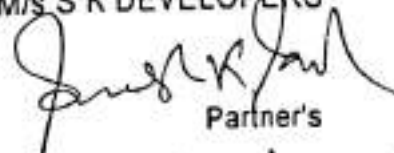
1. The land owner hereby grants subject to what has been hereinafter provided, the exclusive right to the DEVELOPERS to build, construct, erect and complete the said apartment by entering into agreement for sale on his own signature of 68% of total constructed area in accordance with the plan sanctioned by the R.R.D.A., Ranchi or Competent Authority, Ranchi.
2. The DEVELOPER shall be entitled to prepare or alter the plan, if or as may be required under R.R.D.A., Ranchi or Competent Authority, Ranchi rules at his own costs, and shall pay and bear all fees, including architects, charges as required to be paid or deposited for the sanction R.R.D.A., Ranchi or Competent Authority, Ranchi and for

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the construction of the apartments, provided however, that the DEVELOPER shall be exclusively entitled to all refund in any or all payments, all deposited mean by DEVELOPER.

3. The DEVELOPER has no right to mortgage or take any loan against the Owner's allocation i.e. 32% of the total constructed flats and parking area.

ARTICLE-V: APARTMENT CONSIDERATION

1. On the **LAND OWNER** representation about his title and possession over the said property and relying upon the land owner's personal guarantee that they made full and correct disclosures and that they have full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the land owners having agreed to permit the DEVELOPER to commercially exploit this land property and construct, erect and to complete the buildings on the premises as a whole within a period of 05 (FIVE) Years from the date of sanction of plan /map of the proposed building, by R.R.D.A., Ranchi or Competent Authority, Ranchi and put the LAND OWNER in full possession, with all rights, title and interests of the portions as per this Development Agreement. However an extension of time of extra 2 years may be given and allowed by the LAND OWNER, if there is sufficient cause to consider and believe the cause of delay to be bonafide true and warranted.

- a) The DEVELOPER shall obtain all necessary permissions and/or approvals and /or consent at this own cost.

For **RAMJEE POWER CONSTRUCTION LTD**


Director

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- b) The DEVELOPER shall pay all costs and supervision of the development and construction of the owner's allocation in the building at the said premises.
- c) The DEVELOPER shall allocate the land-owners allocation of the constructed area in the building to be constructed area in the said premises (hereinafter called the LAND OWNER allocation).
- d) The DEVELOPER shall give possession of the LAND OWNER allocation from a period of **60 months + 24 months** from the date of sanction/approval of plan by R.R.D.A. Ranchi OR Competent Authority, Ranchi.

The aforesaid shall constitute a consideration for grant of exclusive right for development of the said **LAND PROPERTY**.

ARTICLE-VI: LAND OWNER ALLOCATION

It shall be the constructed in the form of residential flats more fully described in Fifth Schedule in the aforesaid building complete as per specifications mentioned in the fourth schedule and agreed by and both land owner and DEVELOPER.

1. The **DEVELOPER** shall at its own costs construct, create and complete in all respect, the said building in all respect, the said multistoried residential building and shall allocate to the land owner the residential flats/ units constructed within 32 % as owners allocation with the car parking as per unit the plan sanctioned by the R.R.D.A., Ranchi OR Competent Authority, Ranchi. That the land owner will not pay any amount for lift, generator and transformer.

For **RAMJEE POWER CONSTRUCTION LTD**


Director

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ARTICLE-VII: BUILDER/DEVELOPER ALLOCATION

1. In consideration of the above, the DEVELOPER shall be entitled of 68 % of the constructed area consisting of residential flats/units of the proposed building. **DEVELOPER** shall be entitled to enter into agreement for sale and transfer the **DEVELOPER's** allocation and to receive/realize and collect all moneys in that respect and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the **OWNER** and this agreement by itself shall be treated as consent of the **LAND OWNER**.
2. The **DEVELOPER** shall be entitled to mortgage charge or to deal with the DEVELOPER allocation and right, title and interest under this agreement.

ARTICLE-VIII-FORCE MAJEURE

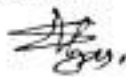
The **DEVELOPER** shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of the force majeure and shall be from the obligation during the duration of the force majeure.

'FORCE MAJEURE' shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and/ or any other act or omission beyond the control of the **DEVELOPER**.

ARTICLE-IX-MISCELLANEOUS

1. The **land owner** and the **DEVELOPER** have entered into this agreement purely on contractual basis and nothing contained herein

For **RAMJEE POWER CONSTRUCTION LTD**


Director

01/07/2021

M/s **S.K DEVELOPERS**


Partner's

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shall be deemed to construe, a partnership between the DEVELOPER and the Land Owner or as a joint venture between the parties, hereto in any manner, nor shall the parties hereto constitute as an association of persons.

2. It is understood that from time to time facilitate the construction of the building by the DEVELOPER and transfer of Residential flats/Unit and parking space by various deeds matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the landlord and various applications and other documents may be required to be signed or made by the land owner relating to which the specific provisions may not have been mentioned herein.
3. The name of the proposed building will be decided by Land Owner and Developer with mutual consent in Sanctioning of Map.

The land owners hereby undertake to do all such, acts, deeds and things that may be reasonably required to be done in the matter and owner also undertake to sign and execute all such additional applications and other documents, as may be provided that all such deeds, matters and things do not in any way infringe on the right of the land owner and/or go against the spirit of this agreement.

1. That, THE DEVELOPER, has paid advance to the LAND OWNER through cheque No.762573 dated 10.03.2021 amounting to the tune of Rs.15,00,000/- in the name of LAND OWNER, but the same shall be refundable on the completion of the Project to the DEVELOPER before the possession with Interest @ 24% P.A. or alternatively if the

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Director

01/07/2021

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Partner's

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said amount is not refunded with interest the Developer shall adjust the Land Owner's share @1400 per sq.ft. .

2. That the DEVELOPER'S shall construct the proposed multistoried residential unit and **Basement Parking building** as per the map sanctioned and by the R.R.D.A. Ranchi or any Competent Authority, Ranchi
3. If any change would be required in the proposed map by R.R.D.A., Ranchi or any Competent Authority, Ranchi in that case the builder shall consult with the owners before submitting the revised map in R.R.D.A., Ranchi or any Competent Authority, Ranchi.
4. That before sanction of map the owner shall hand over the same to the builder to start the construction of proposed building.
5. The owner shall make himself available whenever and wherever required by the builder for smooth progress of the construction work of the proposed building and also liable to provide necessary related documents relating to the land.
6. That the land owner hereby undertakes to all such acts, deeds and things, that may be reasonably required to be done for the construction of the proposed multistoried building which do not in any way affixing of rights of the land owner or goes against the interest of the agreement.
7. There is not existing agreement regarding the development or sale of the said land and premises and that all other arrangement if any prior to this agreement have been cancelled and are being superseded by this agreement.

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8. The land owner assures and guarantees that the land property is free from all encumbrances, attachments, charge, claim or demand whatsoever by or from anyone whatsoever. The land owner will be responsible for any legal complication arises, regarding the right, title or First Scheduled land.
9. It shall be obligatory on the part of the land owner to be member of the Flats Association of the Society formed by the occupiers/purchasers of the flats in the said apartments and the association as mentioned above will repair and maintained the property shall pay all the charges, duties and levies taxes etc. payable. The flats owners association shall be the Apex Body.
10. The DEVELOPER can appoint any person/persons for the construction of the proposed multistoried building complexes for which the land owner will have no objection whatsoever.
11. The land owner shall provide vacant possession of the area of the above mentioned plot to the DEVELOPER immediately after the agreement before sanction/approval of map by R.R.D.A Ranchi, or Competent Authority, Ranchi the Builder will start the construction work immediately after the date of sanction/approval by R.R.D.A., Ranchi or Competent Authority, Ranchi and will carry on the construction work from start to finish in a regular manner.
12. It is further agreed and undertaken by the DEVELOPER that the land owner shall have full right, title, ownership interest over the 32 % of the proportionate share of land allotted to the land owner as their share more specifically described in the land owner allocation

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mentioned in the Schedule below of the total built up area and the land owner shall be fully entitled to transfer convey grant, otherwise, alienate or transfer his allocated share in any manner as deemed fit by the land owner to any person, association or persons, firm, company, corporate body, cooperative societies, govt. agencies etc. on such terms and conditions as may be decided by the land owner.

13. The land owner or his nominee or nominees will have the same, right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominee.
14. That the land owner will provide all the original title documents to the DEVELOPER pertaining to land of the First Schedule at the time of execution of this agreement.
15. That after sanction of plan the DEVELOPER shall start necessary processing, planning, advances booking for the sale of their proportionate share of the said building and car parking space.
16. That the land owner will not raise any question or objection if any changes or amendment done by the DEVELOPER in the said multistoried residential building, without disturbing the land owner share as permitted by R.R.D.A., Ranchi or any Competent Authority, Ranchi.
17. That the landowner will pay the respective necessary charge of fees, levied by corporation, Government from time to time along with other co-owners of the Building after taking possession of flats as well as commercial unit and proportionate parking space.

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ARTICLE-X: LEGAL PROCEDURES

1. It is hereby agreed by the parties that all disputes and differences arising out of or in relation to these presents or concerning the development, of the property and construction of new Buildings and in relation thereto shall be referred to the sole Adjudicator/Arbitrator appointed with the consent of both parties whose decision shall be final and binding on the parties.
2. Only the Courts at Ranchi shall have jurisdiction to entertain try and determine or adjudicate all actions, suits and legal proceedings arising out of or in relation to these presents and the award of Arbitrator or otherwise between the parties herein shall be final.

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Total 88.5 Decimal

Value of Land Measuring 88.5 decimals @ Rs. 3,38,095/- per decimals(R_COM)

Total Rs. 2,99,21,500/-

(Rupees Two Crore Ninety Nine Lakhs Twenty One Thousand Five Hundred) only.

For **RAMJEE** POWER CONSTRUCTION LTD


Director

01/07/2021

M/S S K DEVELOPERS


Partner's

01/07/2021

FIRST SCHEDULE

All that piece and parcel of land situated at Village Mesra, P.S. Sadar,
Thana No. 169, District Ranchi in the State of Jharkhand recorded under :-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Sub Plot No.</u>	<u>Area</u>
1	159	159/Part	50.5 Decimal ✓
1	160	160/Part	38 Decima! ✓
Total			88.5 Decimals

Total Area Eighty Eight and Half Decimal butted and bounded as follows:-

Boundary of Sub Plot No.159/Part

North : Plot No.160
South : 22.5 Ft Wide Road and R.S. Plot No.159/Part
East : R.S. Plot No.159/Part and M/S S K Developers Land
West : Maruti Suzuki India Limited

Boundary of Sub Plot No. 160/Part

North : Village Road
South : Plot No.159/Part
East : Plot No.161
West : Maruti Suzuki India Limited & Saraswati Singh Land

- i) That this Development Agreement is being executed between the
LAND OWNER/FIRST PARTY and DEVELOPERS/SECOND PARTY

For **RAMEE** POWER CONSTRUCTION LTD


Director

01/07/2021

M/s S K DEVELOPERS


Partner's

01/07/2021

under the Provision of Section 5 (1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.

- ii) That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for Sale/Sale Deed with respect to flat/Commercial units of their respective shares in favour of prospective purchasers as mentioned in the ARTICLE-VI for LAND OWNER Allocation and ARTICLE-VII for DEVELOPER Allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(BUILDING)

The builder shall at its own cost construct create and complete in all respect the said building complex and shall allocate to the owner 32 % of the total constructed area along with proportionate share of land constructed with car parking space as per unit flat map sanctioned by the R.R.D.A. Ranchi or Competent Authority, Ranchi.

For **RAMJEE** POWER CONSTRUCTION LTD


Director

01/07/2021

M/s S-K DEVELOPERS


Partner's

01/07/2021

THE THIRD SCHEDULE ABOVE REFERRED TO: (COMMON FACILITIES)

1. Pumps installation, pump room and room for staff workers if any.
2. Common passages drive ways excepting car parking spaces if any.
3. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
4. Electrical wiring, meter and fixtures (excluding those as are installed for any particulars flat).
5. Drainage, Sewerage and rain water pipelines.
6. Boundary including outer wide walls of the said building and the main gate.
7. Lift arrangement along with suitable generator and its room.
8. Such other common parts, areas, equipments, installations, fittings, covered and open space in or about the said building as necessary for passage to user and occupancy of flat or flats in common and as are easement of necessary or the building but excluding car parking space and areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO: (COMMON EXPENSES)

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common areas and facilities including white washing, paints and decorating the exterior portion of the said building, the boundary walls, entrance, staircase, landings gutters, rainwater pipes, motor pump, tube well,

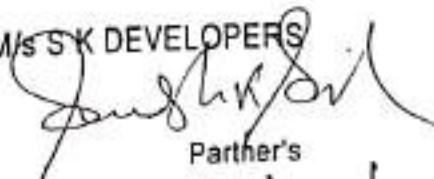
For **RAMJEE** POWER CONSTRUCTION LTD



Director

01/07/2021

M/S SK DEVELOPERS



Partner's

01/07/2021

- wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in, under or upon the building enjoyed or used in common by the owners, intending purchasers co-purchaser or other occupiers thereto after possession of flats and commercial units.
2. The cost of cleaning, maintenance and lighting the main entrance, landings, staircase and other parts of the building as enjoyed or used in common by these occupiers of the said building.
 3. The salaries of managers, clerks, bill collectors, chowkidars, plumbers, electricians, sweepers.
 4. The costs of working repairs, replacement and maintenance of pumps, tube well and other plumbing works including all other service charges for services rendered in common to all occupiers i.e. lift, maintenance, Generator maintenance.
 5. Municipal taxes and other taxes and other outgoing.
 6. Insurance of building against earthquake, fire, mob damages and civil commotion.
 7. All electrical charges payable in common for the common portions of the said building.
 8. All such other expenses including printing & stationery also, expenses incurred in respect of any dispute with Ranchi municipal corporation, R.M.C., Ranchi or Competent Authority, Ranchi or any other local authority, government, insurance company or any other persons in relation to or be deemed by the **BUILDER** or any adhoc committee

For **RAMJEE POWER CONSTRUCTION LTD**


Director

01/07/2021

M/s **S K DEVELOPERS**


Partner's

01/07/2021

or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

THE FIFTH SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION

The Developer's allocation shall be 68 % of the constructed area with proportionate share in land with right, title, interest in common facilities and amenities including the right of use thereof.

THE SIXTH SCHEDULE REFERRED TO ABOVE :-

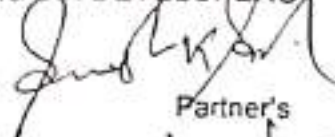
1. The intending purchaser shall be entitled to all rights, privileges, vertical and lateral supports, easements, appendages, whatsoever belonging to the said building or therewith usually held, used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule thereof.
2. The right of way in common as aforesaid into and upon all the common passages, driveways, entrances at all times, for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and / or his/ her/ their/ its servants and employees invitees and/or customers to obstruct in any way by vehicle, deposit of materials, rubbish or any other thing, free passage driveways, and entrance as aforesaid.

For **RAMJEE** POWER CONSTRUCTION LTD


Director

01/07/2021

M/s S K DEVELOPERS


Partner's

01/07/2021

3. The right of protection of the said flat/commercial unit by or from all other parts of the building and property so far as they protect the same.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

1. The right of flow in common with the purchaser and other person aforesaid of electricity, water, soil or waste from and to any part (other than tries said flats) to the other part of the said building through pipes, drains, wires or conduits lying or being in under reasonable for the beneficial use, occupation and enjoyment of other parts of the building.
2. The right of protection of other parts of the said building or all parts of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or diminish any support enjoyed by other parties of the said building.

(SPECIFICATIONS)

Entire Construction will be carried out by using all materials of reputed Company.

STRUCTURE : Earthquake resistant RCC framed construction with fill in brick wall.

WALL FINISH: Internal all walls common places like stairs care, ceilings plastered and painted over POP.

25

For **RAMJEE** POWER CONSTRUCTION LTD


Director

01/07/2021

M/s SK DEVELOPERS


Partner's

01/07/2021

- EXTERNAL :** Brickwork/plastered and painted with cement based paint.
- FLOORING :** Vitrified tiles on all floor area and anti-skid tiles in Bathroom.
- TOILETS :** Walls - Ceramic up to 6'0" on walls.
Fittings - Ceramic wash basin, European WC in master bathroom, Indian WC in common bathroom, PVC Cisterns all white in colour, Hot & Cold water pipe system in bathroom. C.P. fittings & accessories.
- KITCHEN :** Walls high glazed tiles dado over platform.
Platform - Granite top and steel sink over 3" RCC slab.
- WINDOWS :** Fully glazed Aluminium windows with proper grills.
- DOORS :** Flush type Standard chaukhat.
- ELECTRICAL:** Electrical wiring copper in concealed conduits with provisions for light, fans and power plugs and on TV and Telephone outlets, molded plastic switches and sockets, fans and fixtures not included. Adequate rating transformer shall be installed by the Developer at their own cost.
- PLUMBING :** Concealed CPVC pipes in internal areas. All CPVC pipe fitting of ISI quality PVC/Waste/Soil/Rain water pipes, RCC hume sewerage pipe.

For **RAMJEE** POWER CONSTRUCTION LTD


Director

01/07/2021

M/s SK DEVELOPERS 26


Partner's

01/07/2021

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L, B.C.C.L, H.E.C, or E.C.L. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai.

Note :- The Vendor do not belong to the Scheduled Castes, Schedule Tribes or Backward Classes notified for the purpose of section 46 (6) of the C.N.T. Act 1908.

IN WITNESSES WHEREOF the land owners and the DEVELOPER'S have put their respective signatures, on this the 01st day of July, 2021 at Ranchi after fully understanding the contents of this Development Agreement.

Witnesses:

1. Dharambhai Kumaar Singh
S/o Shrikant Singh
Mira Bhawan Sahyoginagar
Ward no. 8, Po - Morar
Ps - Mandu, Distt - Ramgarh
Jharkhand - 829117
2. Neermal Kr. Sinha
Late Ramkrishna Sinha
Bank Colony Kokas Ranchi

SIGNATURE OF THE LAND OWNER

For **RAMJEE** POWER CONSTRUCTION LTD


Director

01/07/2021


Small Ring Middle Index Thumb

M/S SK DEVELOPERS


Partner's

01/07/2021

Finger Impression of left Hand, Photograph & Signature of the 'Developer'



ABHISHEK KUMAR BHARTI
ADVOCATE
E.No.-754/10

M/s SK DEVELOPERS

01/10/2021
Partner's

Little	Ring	Middle	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

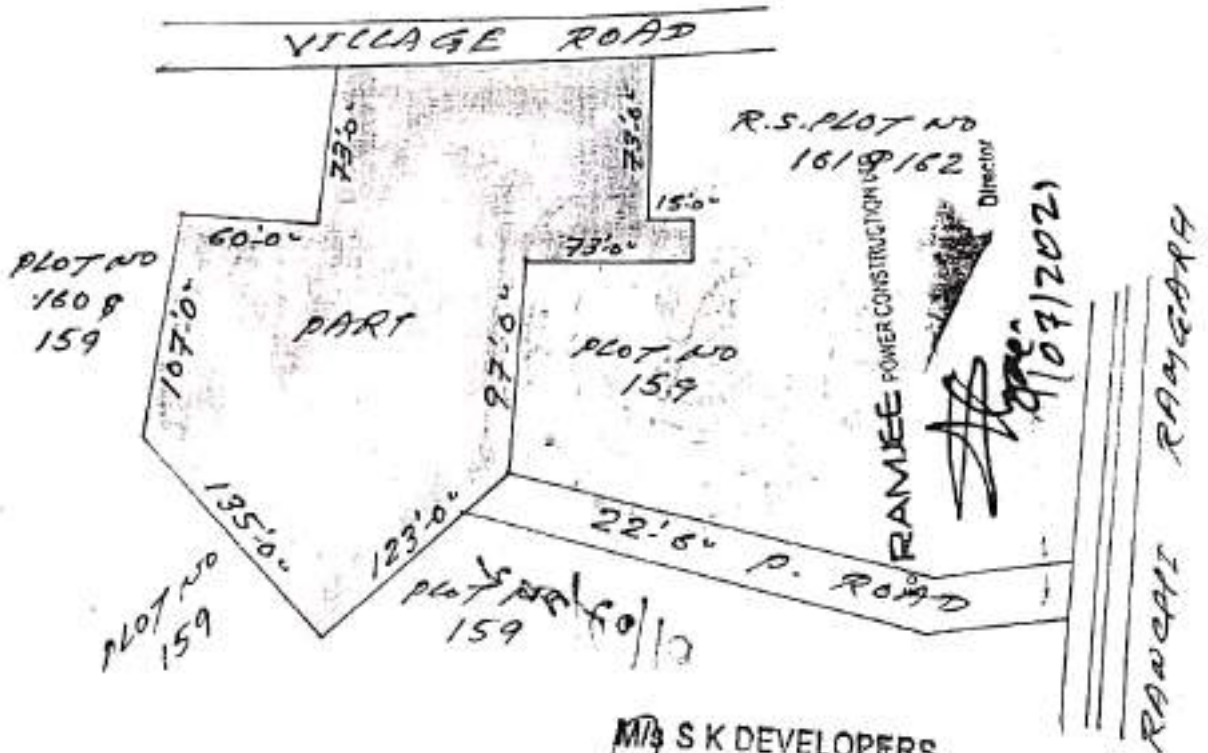
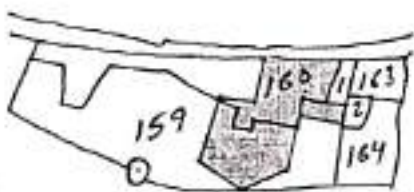
Typed by & Drafted by:-

Abhishek Kumar Bharti
Advocate
E.No. 754/10



VILLAGE - MESRA
 THANA NO - 169
 THANA - SADAR
 DIST - RANCHI
 KHATA NO - 01
 AREA SHOWN IN RED DASH.

PLOT NO	AREA
	A-DEC
159/PART	0-50.50
160/PART	0-38.00
TOTAL → 0-88.50	



M/s S K DEVELOPERS
 Suresh Kumar
 Partner
 01/07/2021

Sch XIV, F.No. 180v

रसीद मातगुजारी

नाम सरकत। नाम मीजा मय

धाना को धाना नम्बर

कक्ति। मेसरा। 169। रामजीपावरकन्स्टक्सनलि0चधरमेनअशोककुमारसिंह

करद मतकी / करद रैयती Page No. 89
 नाम रैयत मय वलिदयत जमावन्दी Vol No 4
 को सकुनत नम्बर। Receipt No. 0522794409

V

धाता संख्या	खेसरा संख्या	रकबा (एकड में)
1.81	157,158,159,160,161,162,163,164,188,189,190,191,192,195,213,214,215	0 एकड 518 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब तहान भावती

जीत का साताना मांग मय तफसील (बकाया को हात) मौजूदा सात का।

मांग बावत	साताना	बकाया				हात (2020-2021)
		तीन वर्ष से ज्यादा (2012-2013) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)	
मात गुजारी (नकदी)	50.00	250.00	50.00	50.00	50.00	50.00
सेस (भावती)	12.50	62.50	12.50	12.50	12.50	12.50
सूद	25.00	125.00	25.00	25.00	25.00	25.00
भूतफरकात	25.00	125.00	25.00	25.00	25.00	25.00
मीजान	10.00	50.00	10.00	10.00	10.00	10.00
	122.50	612.50	122.50	122.50	122.50	122.50

तफसील अदायकारी

अदायकारी बावत	साताना	बकाया				मौतलबा हात (2020-2021)	फाजिल
		तीन वर्ष से ज्यादा (2012-2013) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)		
मात गुजारी (नकदी)		250.00	50.00	50.00	50.00	50.00	
सेस (भावती)		62.50	12.50	12.50	12.50	12.50	
सूद		125.00	25.00	25.00	25.00	25.00	
भूतफरकात		125.00	25.00	25.00	25.00	25.00	
मीजान अदायकारी		50.00	10.00	10.00	10.00	10.00	
		612.50	122.50	122.50	122.50	122.50	

(१) मीजान कुल (तफसील में) : One Thousand One Hundred Two Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1102.50

तारीख अमला तहसील कुनिन्दा : 20-03-2021

सास महाल का बकाया मातगुजारी पर (सिवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिखा जात है।



ऑनलाइन जांच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रथम केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अचलाधिकारी से सपर्क करें।

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

M/s S K DEVELOPERS

[Signature]
Partner's

CONNECTION SLIP SHOWING MUTATION IN RESPECT OF LANDS ESSEATED IN GOVERNMENT

District W.D. Sub-division W.D. 224 Circle/Anchal W.D. Taluk Number 12

Sl. No.	Mutation book number in Register	Village	Thana and Thana Number	Number of tenants to which the mutation relate	Apparatus showing mutation with date of entry	Whether mutation is due to sale gift, exchange or otherwise	Full Details of witnesses referred by mutation	Date of entries in the Register by the Government	Remarks
1	2	3	4	5	6	7	8	9	10
	no transfer of value was made	224	224/229		of 1st class no transfer of value	1950 1951-3-24 1952-2-24	<p>1. Mr. ...</p> <p>2. Mr. ...</p> <p>3. Mr. ...</p> <p>4. Mr. ...</p> <p>5. Mr. ...</p> <p>6. Mr. ...</p> <p>7. Mr. ...</p> <p>8. Mr. ...</p> <p>9. Mr. ...</p> <p>10. Mr. ...</p> <p>11. Mr. ...</p> <p>12. Mr. ...</p> <p>13. Mr. ...</p> <p>14. Mr. ...</p> <p>15. Mr. ...</p> <p>16. Mr. ...</p> <p>17. Mr. ...</p> <p>18. Mr. ...</p> <p>19. Mr. ...</p> <p>20. Mr. ...</p>		

Forwarded to the Registrar, Halki No. _____ for information and necessary action. Circle Officer / Anchal Circle Anchal Address: _____

MRS. K. DEVENOPERS
[Signature]
 Partner

E-mail : rpclinfo@gmail.com
CIN. : U45204JH1996PLC007535
Mob. : 9431103122
Ph. : 0651-2543769, 2543986



RAMJEE
POWER CONSTRUCTION LTD.
simply power
(An ISO 9001 : 2015 Certified Company)



RESOLUTION ADOPTED BY BOARD OF DIRECTORS OF
RAMJEE POWER CONSTRUCTION LTD. (THE "COMPANY")

The following are Resolutions of Board of Directors of **THE "COMPANY"**

Unanimously adopted and binding on **THE "COMPANY"** pursuant to its Bylaws made effective 17th MARCH, 2021!

The undersigned, constituting the entire Board of Directors of **THE "COMPANY"**, have approved the following:

Recitals

A. There has been presented to the Board of Directors of **THE "COMPANY"** a Development agreement between **THE "COMPANY"** and **M/S. S.K.DEVELOPERS** having its registered office at Chakraborty Tower, Shivaji Park, Hehal, Ratu Road, P.S. Pandra O.P. (Sukhdeonagar) District Ranchi represented by one of its Partners namely **SURESH KUMAR SINGH** pertaining to the Development of Landed property situated at Village Mesra, P.S. Sadar, Thana No. 169, District Ranchi in the State of Jharkhand recorded under :-

<u>Khata No.</u>	<u>Plot No.</u>	<u>Sub Plot No.</u>	<u>Area</u>
1	159	159/Part	50.5 Decimal
1	160	160/Part	<u>38 Decimal</u>
Total			88.5 Decimal

B. The Board of Directors finds it to be in the best interest of **THE "COMPANY"** to Develop the Property on the terms and conditions set forth in the Development agreement.

M/S S K DEVELOPERS

Partner's

E-mail : rpclinfo@gmail.com
CIN. : U45204JH1996PLC007535
Mob. : 9431103122
Ph. : 0651-2543769, 2543986



Resolutions

1. **THE "COMPANY"** is authorized to enter into the Development agreement for the Development of the said Property, subject to the terms and conditions stated in the attached Development agreement, which is incorporated by reference.
2. **SATISH KUMAR DAS**, Director of **THE "COMPANY"**, is authorized and empowered, for and on behalf of **THE "COMPANY"**, to execute, acknowledge, and deliver the Development agreement in the name and on behalf of **THE "COMPANY"**.
3. **SATISH KUMAR DAS**, Director of **THE "COMPANY"**, is authorized and empowered for and on behalf of **THE "COMPANY"** to do any and all acts and things and execute any and all additional instruments, papers, or documents that may be or become necessary, desirable, or appropriate to carry out, put into effect, and make operative any portion or portions of these resolutions or of the Development agreement, including, without limit, closing statements, affidavits, deeds.

For **RAMJEE POWER CONSTRUCTION LTD.**

Ashok Kumar Singh
Chairman

Chairman

For **RAMJEE POWER CONSTRUCTION LTD.**

Satish Kumar Das
Director

Director

For **RAMJEE POWER CONSTRUCTION LTD.**

Chanchal Singh
Director

Director

M/S S K DEVELOPERS

Partner's



Pre Registration Docket

Date :- 30-06-2021 07:33 pm

Office Name :- SRO - Ranchi
Token No:- 20210000061339

Appointment :- 01-Jul-2021 Time:- 10:21

Article	Development Agreement
Pre Registration Date	30-Jun-2021
No. Of Pages	49
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 7,49,512.

Property Id: 537003

Valuation No. : 716763 / 2021	:- 2021-2022	User Id : 3222	Date : 30-June-2021 19:34:PM
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural ✓	Corporation :	Village/City : Mesra ✓	
Mesra Word No 9 - Other Road			
Volume Number - 4			
Page Number - 89			
Khata Number - 1			
Plot Number - 159			

Valuation Rule : Commercial land ✓

Property Details

1	Land area	50.50 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 50.5 x 338095=17073797.5	₹1,70,73,798/-
A	Total		₹1,70,73,798/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹1,70,73,800/-
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Total Amount in Words : One Crore Seventy Lakhs Seventy Three Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 159/PART & M/S S K DEVELOPERS LAND, West: MARUTI SUZUKI INDIA LIMITED, South: 22.5 FT. WIDE ROAD & R.S. PLOT NO. 159/PART, North: PLOT NO. 160
Area	Land area : 50.50 Decimal

M/s S K DEVELOPERS
Sushant
Partner's

Other Description of the Property	Address - MESRA
Government/Market Value	17073797.5
Transaction Amount	29921500

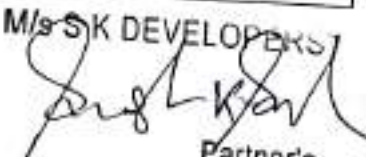
Property Id: 537007

Valuation No. : 716766 / 2021	:- 2021-2022	User Id : 3222	Date : 01-july-2021 15:30:PM
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural	Corporation :	Village/City : Mesra	
Mesra Word No 9 - Other Road			
Volume Number - 4			
Page Number - 89			
Khata Number - 1			
Plot Number - 160			

Valuation Rule : Commercial-land			
Property Details			
1	Land area	38 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	✓ 38 x 338095 = 12847610	₹1,28,47,610/-
A	Total		₹1,28,47,610/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,28,47,700/-
Total Amount in Words : One Crore Twenty Eight Lakhs Forty Seven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 161, West: MARUTI SUZUKI INDIA LIMITED & SARASWATI SINGH LAND, South: PLOT NO. 159/PART, North: VILLAGE ROAD
Area	Land area : 38.00 Decimal
Other Description of the Property	Address - MESRA
Government/Market Value	12847610
Transaction Amount	-

CLAIMANT	Ms. S K DEVELOPERS THRO ONE OF ITS PARTNER SURESH KUMAR SINGH, Address - WHITE HOUSE, SHIVAJI PARK, HEHAL, PANDRA, RANCHI. Father/Husband Name SHIV NATH SINGH, PAN No.-, Permission Case No.-, Aadhaar No. *****3125
----------	---

M/s S K DEVELOPERS

 Partner's

EXECUTANTS

-Ms. RAMJEE POWER CONSTRUCTION LTD THRO ITS DIRECTOR SATISH KUMAR DAS, Address - KUMAR NIWAS, BRIGHT LANE, KOKAR, SADAR, RANCHI- ,Father/Husband Name LATE JAGANNATH LAL DAS , PAN No.- ,Permission Case No.- , Aadhaar No. *****5062

Witness Information

Mr. DHARMBIR KUMAR SINGH , Address - MIRA BHAWAN, SAHYOGI NAGAR, SEWTA, MARAR, MANDU, RAMGARH-, Father/Husband Name-SHRIKANT SINGH

Identifier Details

Mr. DHARMBIR KUMAR SINGH , Address - MIRA BHAWAN, SAHYOGI NAGAR, SEWTA, MARAR, MANDU, RAMGARH-, Father/Husband Name-SHRIKANT SINGH

Fee Rule:Development Agreement

1	Stamp Duty	4
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1	SP	1,470
Total		1,470

Fee Rule:Development Agreement

1	PR	1
2	LL	3
3	A1	7,48,038
Total		7,48,042

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

Vendee / Claimant

Vendor / Executant

वजेलों को हथला है सफाई को अपनाता है



दो गज की दूरी मास्क है जरूरी

M/s S K DEVELOPERS

Partner's



Document Registration Summary 1

Date :-01-Jul-2021

- Government/Market Value: ₹29921500/-
- Transaction Amount: ₹29921500 /-
- Paid Stamp Duty: ₹100 /-

On Date 01-07-2021 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 489886

Receipt Date : 01-07-2021

Presenter Name :-

PR

SP

LL

A1

Stamp Duty

₹1

₹1470

₹91

₹748038

₹100

Total

₹749700

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsSKDevelopersThroOneOfItsPartnerSureshKumarSingh	GRN Number : 2106213561 DEPT Transaction Id : 6c1caf61eecd5b9496d8 Transaction Type :	100
PR	1	1	0	GRAS	MsSKDevelopersThroOneOfItsPartnerSureshKumarSingh	GRN Number : 2106213830 DEPT Transaction Id : 810e7f62bdb21efe92c5 Transaction Type :	1
SP	1470	1470	0	GRAS	MsSKDevelopersThroOneOfItsPartnerSureshKumarSingh	GRN Number : 2106213830 DEPT Transaction Id : 810e7f62bdb21efe92c5 Transaction Type :	1470
A1	748038	748038	0	GRAS	MsSKDevelopersThroOneOfItsPartnerSureshKumarSingh	GRN Number : 2106213830 DEPT Transaction Id : 810e7f62bdb21efe92c5 Transaction Type :	748038

M/s S.K DEVELOPERS

LL	3	91	-89	GRAS	M/s SK Developers Thro One Of its Partner Suresh Kumar Singh	GRN Number : 2106213830 DEPT Transaction Id : 810e7f62bdb21efe92c5 Transaction Type :	91
Sub Total	749516	749700	-184				

Article : Development Agreement Number of Pages : 98

MB
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



M/s S K DEVELOPERS
[Signature]
Partner



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

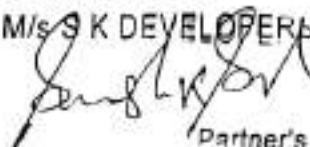
State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000061339

Deed Type	Development Agreement
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1470, A1 :- Rs. 748038, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.17073798/- ,Transaction Amount :- Rs.29921500/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: R.S. PLOT NO. 159/PART & M/S S K DEVELOPERS LAND, West: MARUTI SUZUKI INDIA LIMITED, South: 22.5 FT. WIDE ROAD & R.S. PLOT NO. 159/PART, North: PLOT NO. 160 Volume Number - 4Page Number - 89Khata Number - 1Plot Number - 159 Area Of Land :- 50.50 Decimal
Property No.	2
Valuation Details	Value :- Rs.12847610/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: PLOT NO. 161, West: MARUTI SUZUKI INDIA LIMITED & SARASWATI SINGH LAND, South: PLOT NO. 159/PART, North: VILLAGE ROAD Volume Number - 4Page Number - 89Khata Number - 1Plot Number - 160 Area Of Land :- 38.00 Decimal







Sh./Smt.RAMJEE POWER CONSTRUCTION LTD THRO ITS DIRECTOR SATISH KUMAR DAS s/o/d/o/w/o LATE JAGANNATH LAL DAS has presented the document for registration in this office today dated :- 01-Jul-2021 Day :- Thursday Time :- 16:18:47 PM

M/s S K DEVELOPERS

 Partner's



RAMJEE POWER CONSTRUCTION LTD THRO ITS DIRECTOR SATISH KUMAR DAS(Individual)



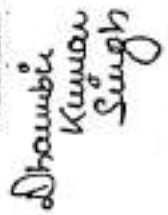
Party Name	Document Type	Document Number
RAMJEE POWER CONSTRUCTION LTD THRO ITS DIRECTOR SATISH KUMAR DAS	PAN/UID	879197225062

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAMJEE POWER CONSTRUCTION LTD THRO ITS DIRECTOR SATISH KUMAR DAS Address1 - KUMAR NIWAS, BRIGHT LANE, KOKAR, SADAR, RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Satish Kumar Das Address:- , RAMJEE POWER CONSRATION LIMITED, KUMAR Niwas BRIGHT LINE, Kokar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:52			
2	S K DEVELOPERS THRO ONE OF ITS PARTNER SURESH KUMAR SINGH Address1 - WHITE HOUSE, SHIVAJI PARK, HEHAL, PANDRA, RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Suresh Kumar Singh Address:- White House, , Shivajee Park, Hehal Ratu Road, Hehal, , Ranchi, 834005, , Jharkhand, India		CLAIMANT Age:50			

M/s S K DEVELOPERS

Partner's

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DHARBIR KUMAR SINGH S/o-D/o SHRIKANT SINGH Address1 - MIRA BHAWAN, SAHYOGI NAGAR, SEWTA, MARAR, MANDU, RAMGARH, 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	DHARMBIR KUMAR SINGH Address1 - MIRA BHAWAN, SAHYOGI NAGAR, SEWTA, MARAR, MANDU, RAMGARH, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (RAMJEE POWER CONSTRUCTION LTD THRO ITS DIRECTOR SATISH KUMAR DAS), has/have admitted the execution before me. He/ She/ They has / have been identified by (DHARMBIR KUMAR SINGH) Son/Daughter/Wife of (SHRIKANT SINGH) resident of (MIRA BHAWAN, SAHYOGI NAGAR, SEWTA, MARAR, MANDU, RAMGARH) and by occupation (Business).

Signature of Registering Officer

Date:- 01-Jul-2021

Seal and Signature of Registering Officer



M/s SK DEVELOPERS

 Partner's

Token No.: 20210000061339

CERTIFICATE
Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 01-Jul-2021 by
RAMJEE POWER CONSTRUCTION LTD THRO ITS DIRECTOR SATISH KUMAR DAS, S/O, D/O, W/O LATE
JAGANNATH LAL DAS resident of KUMAR NIWAS, BRIGHT LANE, KOKAR, SADAR, RANCHI ..
This deed was registered as Document No:- 2021/RAN/4009/BK1/3585 in Book No :- BK1, Volume No :- 459
from Page No :- 465 to 562 at, office of SRO - Ranchi

Date:- 01-Jul-2021


Registering Officer



MISS K DEVELOPERS

Partner's