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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f217732e1dd322d38b1b

Receipt Date : 28-Oct-2021 01:13:56 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000114869

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : AANCHAL REAL ESTATE PRIVATE LIMITED THRO ITS DIRECTOR SRI RAVI PRATAP SINGH (Vendee)

GRN Number : 2108147820



-: For Office Use :-

रजिस्ट्रार कार्यालय राँची
की दफ्तर 1968 को धारा
17 के तहत है। नारदीय स्थान परिशिष्ट
194 की अनुसूची में है।
इसमें उदाहरण के तहत का स्टाम्प
जब तक का स्टाम्प जमा नहीं किया गया है।

28/10/2021



Suprakash Bora
28/10/2021
28/10/2021

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

Ravi Pratap Singh

AANCHAL REAL ESTATE PVT. LTD.

Director



सम्पत्ति का मूल्य
1,33,29,100/-

रकम... 100/- रुपये

मार्ग दर्जिस्ट्रेशन के लिए निम्न विवरण
जमीन नं. 76034 (Kemma) 28/10
कच्चा प्लान नं. 51
पक्का प्लान नं. 7
प्लेट का नं. 45/46, 48/49



मृत पतिपालन की भूमि छोड़कर
का दाखलाल लॉट के साथ में
कॉन्ट्रैक्ट वर्ष 2021 ई.
28/10/21

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS
THE DAY OF OCTOBER 2021 (TWO THOUSAND AND
TWENTY ONE) A.D. OF THE CHRISTIAN ERA AT RANCHI

BETWEEN

1. SMT. CHAYA BAUL W/o Late Subhash Chandra Baul, 2.
SUPRAKASH BAUL S/o Late Subhash Chandra Baul, Both by
Faith Hindu by Caste General (Not covered under CNT Act, 1908)
by Occupation House Wife and Business Residing at Anantpur
Baul's Cottage P.S. Chutia District Ranchi, Jharkhand, Indian
Citizen, hereinafter called the OWNER /First Party (Which
expression shall unless excluded by or repugnant to the subject or
context be deemed to include his heirs/executors/representatives
and assigns) of the ONE PART.

Subh
29/10/2021
Subh
28.10.2021
Chaya Baul
28.10.2021

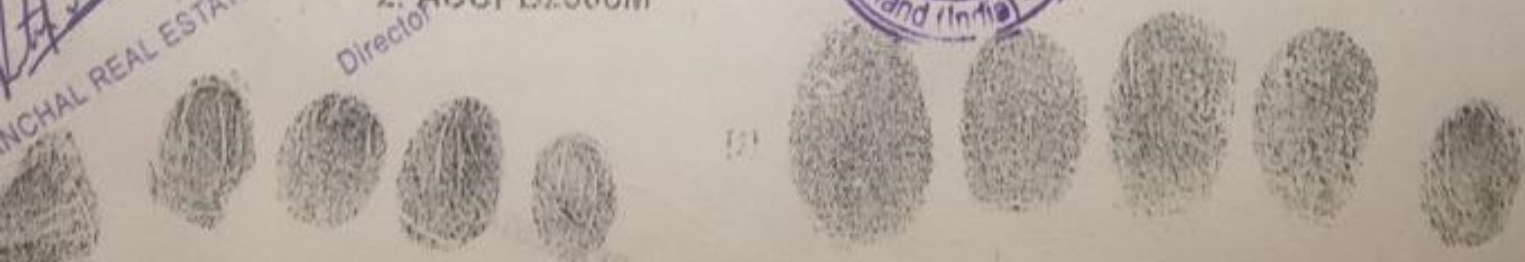
UID No.1. 3349 0773 4271
2. 2451 9658 4359
PAN No.1. AJHPB8787D
2. ACCPB2906M



मजबूत प्रतिबद्धि सूचि से
N.S.R... प्लॉट... 28/10
का प्रमाण किया दर्ज नहीं पाया
28/10

संशोधन व मंजूरी
28/10/21

Director
NCHAL REAL ESTATE PVT. LTD.



AND

AANCHAL REAL ESTATE PRIVATE LIMITED having its registered office at Mahavir Nagar, Booty More, Ranchi P.S. Sadar District Ranchi through its Director **Sri Ravi Pratap Singh S/o Late Sridya Nath Singh** Residing at 2K/53 Bariatu Housing Colony, Ranchi P.S. Bariatu District Ranchi, Jharkhand hereinafter called the Developer/Second Party (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include its heirs, executors, authorized representatives, directors appointed through resolution and assigns) of the **SECOND PART. UID No.7356 0364 3018, PAN No.AAICA4886F.**

WHEREAS the OWNER are the absolute and legal owner of land with house measuring an area of 10 Kathas 03 Chhataks 16 Sq. Ft's. situated at Village Serum (Anantpur) P.S. Chutia P.S. No.210 District Ranchi, Jharkhand bearing R.S. Plot No.960 corresponding to M.S. Plot No.2627 bearing Holding No.1256 (Old) 0480002976000A1 (New) under Ward No.24 within the Ranchi Municipal Corporation, Ranchi, the detail description of which is given in Schedule herein below.

Whereas, the aforesaid piece of land being M.S. Plot No.2627 is recorded under M.S. Record of Rights in the name of Mr. A. T. Pepee.

And Whereas, by a registered Deed of Sale No.3351 of 1929 entered in Book No.1 Volume No.56 Page No's.287 to 289, said Mr. A.T. Pepee, transferred the said land to one Mr. Alfred D. Silva and put him in possession and occupation thereof.

And Whereas, the said Mr. Alfred D. Silva sold the said land to Sri Satish Chandra Baul since deceased who is the grandfather of the First Party.

Satish Chandra Baul

28.10.2021

Chaitanya Baul

28.10.2021

[Signature]

AANCHAL REAL ESTATE PVT. LTD.

Director



And Whereas, the grandfather of the First Party purchased the land by virtue of registered deed of sale bearing Deed No.190 dated 20/1/1932 which is entered in Book No.1 Volume No.6 Page No's.183 to 188 before the office of District Sub-Registrar at Ranchi.

And Whereas, since the date of purchase the grandfather of the First Party namely Satish Chandra Baul came in possession and occupation over his purchased land also started paying rent to the State and on the eve of vesting of zamindari the jamabandi of the aforesaid land has also been opened in his name and he started paying rent to the State and collecting rent receipts.

And Whereas, the father in law of Owner No.1 and grandfather of Owner No.2 namely Satish Chandra Baul died on 21st August, 1960 leaving behind his widow and four sons namely Saileshwar Baul, Nibhash Baul, Subhash Chandra Baul and Sujoy Chandra Baul.

And Whereas, Satish Chandra Baul, left a Will by the terms inter-alia whereof he bequeathed the properties to his widow and sons.

And Whereas, in the said Will the husband of Owner No.1 and father of Owner No.2 namely Subhash Chandra Baul was appointed as the Executor of the Will by his father, Late Satish Chandra Baul.

And Whereas, the said Subhash Chandra Baul, one of the successor applied for probate of the Will which was granted to him by the order dated 15/7/1961, by the Judicial Commissioner, Ranchi, in Probate Case No.27 of 1960. After the will was probated all the sons including Subhash Chandra Baul and the widow of Late Satish Chandra Baul succeeded to the property moveable and immoveable left behind

Saileshwar Baul

28.10.2021

Sujoy Baul

28.10.2021



(3)
P. K. Singh

AANCHAL REAL ESTATE PVT. LTD.

Director

by Late Satish Chandra Baul.

And Whereas, by a registered indenture of partition executed in the Office of the District Sub-Registrar, Ranchi on 12/2/1962 bearing Deed No.879 entered in Book No.1 Volume No.15 Page No's.35 to 37 amongst the successors of Satish Chandra Baul, the properties of Late Satish Chandra Baul was partitioned between them in which an area of 18 Kathas of land with house in M.S. Plot No.2627 Ward No.6 (Old) 24 (New) in Village Siram (Anantpur) P.S. Chutia P.S. No.210 District Ranchi along with the other property/properties was allotted into the share of husband of Owner No.1 and father of Owner No.2 namely Subhash Chandra Baul.

And Whereas, after the said partition and allotment of 18 Kathas land in the share of husband of Owner No.1 and father of Owner No.2, he applied for mutation of land in his name being Mutation Case No.65R27/62-63 which was allowed by the then Circle Officer, Town Anchal, Ranchi and since the date First Party's husband and father namely Subhash Chandra Baul was giving rent of the land in his name and collecting rent receipt.

And Whereas, later on out of the above area of 18 Kathas, Subhash Chandra Baul sold out an area of 7 Kathas 12 Chhataks 29 Sq. Fts. In favour of one Dr. Sudhakar Deo by way of registered sale deed so after selling the same he left with an area of 10 Kathas 03 Chhataks and 16 Sq. Ft's.

And Whereas, Subhash Chandra Baul died on 18/1/2014 leaving behind the First Party/Owners as his legal heir and successor who inherited the aforesaid property left behind by him and presently in possession and occupation over the same as an real and valid owner.

Whereas, the first party declares that the said property is

Subhash Chandra Baul

28.10.2021

Chandrabati

28.10.2021

[Signature]

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Director

(8)



(4)

free from all encumbrances lien charges and litigation whatsoever and same is not under any litigation and no any case pending in the competent court of law. The First Party further declare that the said land is not acquired by the State under Land Acquisition Act or any act. The said land is in possession of the First Party and the First Party have full right to transfer by any means to any prospective purchaser or purchasers.

AND WHEREAS the Second Party is a property Developer requested to OWNER to develop, construct high rise multi storied building/duplexes/commercial and/or residential complexes as per the approved plan of the concerned authority and as such they agreed to the proposal of the Developer/second party. The undersigned OWNER agreed to enter into the present contract over the Schedule- I Property mentioned in the foot of this agreement (hereinafter referred to as the **Said property**).

AND WHEREAS, the land OWNER with an intention in their mind and with a desire to develop their land, decided to hand over the said property in favour of second party/Developer for the purpose of development of the said property, the undersigned OWNER has agreed to grant an exclusive right to the Developer for construction of residential and/or commercial building like duplexes, Flats/shops, apartment as per the plan to be sanctioned/ approved by the competent authority and guidelines issued by them to the Developer/Second Party.

AND WHEREAS, the OWNER hereby declared that the schedule property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc.

AND WHEREAS on negotiation by the parties regarding all terms and conditions of the projects and regarding allotment of OWNER's Allocation in the proposed building (s) and in order to avoid future

Supriya B. B.

28.10.2021

Chiranjeev

28.10.2021

[Signature]

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Director



(5)

compliance, the parties hereto have agreed upon to make and bring in writing the terms and conditions of contract.

AND, WHEREAS the land OWNER/first party in order to proceed with the development work over the said property will immediately give a registered Power of Attorney in favour of the Developer or its nominee as the case may be.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. By virtue of the recitals herein contained the OWNER represent and declare that they are competent and absolutely seized and in possession of the land in question as set out in the schedule given below as the absolute OWNER of the land. The party of the 1st part conveys, vests and assigns upon the Developer the right to undertake construction of residential and/or commercial complex over the schedule land in accordance with the plan(s) to be approved by the competent authority and shall deal with various portions of the said building on terms and conditions herein contained in the brand/style/name of its own choice by the Developer.
2. The construction of apartment will be completed and OWNER's allocation/share shall also be handed to the 1st party within, the period of 30 months from the date of receiving approvals from competent authorities for starting construction which shall extend up to a period of six months as it need to do so on basis of mutual consent of the both parties.
3. The Developer/second party shall construct the building according to the plan(s) and permission accorded and shall not construct any structure which will violate the rules and regulations and the contents of the agreement, if such will happen it would be entirely at its cost and risk and the OWNER shall not be held liable & eligible for constructions made beyond the approved plan. The responsibility with regards to the quality and standard of

Supriya Bora

28.10.2021

Chaya Bora

28.10.2021

R. H. Singh
AANCHAL REAL ESTATE PVT. LTD.
Director

[6]



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construction of the aforesaid building complex would be exclusively that of the Developer but it shall not below ISI standard specification.

4. DEFINITIONS

- I. "OWNER" shall mean and include SMT. CHAYA BAUL W/o Late Subhash Chandra Baul, 2. SUPRAKASH BAUL S/o Late Subhash Chandra Baul, Both by Faith Hindu by Caste Kayasth by Occupation House Wife and Business Residing at Anantpur Baul's Cottage P.S. Chutia District Ranchi, Jharkhand, which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs/executors/representatives and assigns.
- II. "DEVELOPER" shall mean and include AANCHAL REAL ESTATE PRIVATE LIMITED having its registered office at Mahavir Nagar, Booty More, Ranchi P.S. Sadar District Ranchi through its Director Sri Ravi Pratap Singh S/o Late Vidya Nath Singh Residing at LFB 2K/53 Bariatu Housing Colony, Ranchi P.S. Bariatu District Ranchi, Jharkhand, shall means including each of its partners/successors in office/ legal heirs of Developers/ Promoters with other interest holders as per its constitutions.
- III. "COMMON FACILITIES AND AMENTIES" shall include corridors, hall-ways, stair ways, passage ways, drive ways common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for establishment, location, enjoyment, provisions, maintenance and management of the building but excluding the roof and terrace of the building.

Suprakash Baul

28.10.2021

Chaya Baul

28.10.2021

Sri Ravi Pratap Singh

AANCHAL REAL ESTATE PVT. LTD.

Director



- IV. "SALEABLE SPACE" 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.
- V. "OWNER'S ALLOCATION" shall mean the portion of the building which is to be allocated to the OWNER as part of OWNER's portion in accordance with the terms and condition of these presents, including proportionate share in common facilities, amenities and shall be up to 45% of the project to the extent of area of land (of respective land OWNER) described in the schedule below.
- VI. "DEVELOPER'S ALLOCATION" shall mean the remaining 55% of the portion of the building left after allocation of OWNER'S share on the said property, proportionate share in common facilities and amenities of the building on the said property which may be considerable by the approach of intending parties within the capacity of project cost and space for the betterment, regarding aim and object of the project.
- VII. "SERVICE CHARGE" shall mean and include proportionate share of the premium for the insurance of the building, water, fire and taxes, electric lighting, sanitations, repairs and renewal charges, any charge for the bill collection and charges for management of common facilities, costs for renovation, replacements and maintenance and expenses in relation to the building including all common wiring, pipes, electrical and mechanical equipments, pumps, motors, generators and other electrical and mechanical installations appliances tools, implements, apparatus and the stair ways, corridors, halls, passage-ways, gardens, park ways, open spaces and all other facilities whatsoever as may be mutually agreed upon from time to time by the OWNER.
- Flats/shops, spaces and buildings as the case may be

Supriya Baid

28-10-2021

Chowhan Baid

28-10-2021

R. R. H. Baid
AANCHAL REAL ESTATE PVT. LTD.

Director



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VIII. "UNITS" shall means a partition of the floor space comprising of the residential or commercial however as per the usable complex capable of being exclusively occupied and enjoyed and not beyond the nature and purpose of its original.

IX. "PROPOSED BUILDING" shall mean and include the buildings to be constructed and the land appurtenant thereto and all common area and facilities, amenities provided thereto etc. and named as "SUBH CHAYA APARTMENT"

5. COMMENCEMENT

- i. This development agreement shall commence on and from the date of its execution.
- ii. Possession of the vacant schedule land shall be handed over by the land OWNER subject to strict compliance of terms of this agreement.
- iii. All respective original documents relating to the title of schedule land shall be given by the Land OWNER to the Developer as and when required for verification, scrutiny or any other purpose not detrimental to the land OWNER.
- iv. If any document found of the Said Property found incomplete for the sanction of the Building Plan Map then it is the duty of the Owner to get it completed and upto date first then the essence of period for completion of the project shall come into force.

Supriya Bhandari

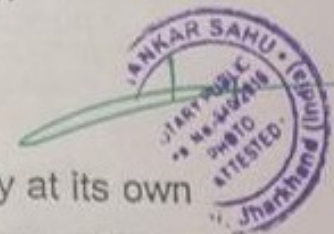
28.10.2021

Chetan Bhandari

28.10.2021

6. CONSTRUCTION

- i. That, the Developer agrees to develop the said property at its own risk, cost and expenses and with its own resources in accordance with the plans. The OWNER agree, in accordance with this agreement to place at the complete disposal of the Developer, the



[Signature]

AANCHAL REAL ESTATE PVT. LTD.


Director

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physical and actual vacant possession of the said property and to irrevocably vest upon the Developer the unfettered right to prepare and submit building plans before the concerned authorities and obtain requisite permission, sanction and approvals for development, construction and completion of the proposed project with the signing of this agreement.

- ii. That, the building plan will be in accordance with the rules and regulations laid down by the concerned authority and other competent authorities as well as under the rules laid down under RERA. The buildings shall be of first class construction based on the specification conforming to Civil Engineering practice as per drawing. The parties to this agreement shall be bound by the rules laid down under the RERA.
- iii. That, the Developer at its own risk, costs and expenses shall apply to the concerned Authority/any other competent authorities for the requisite clearance, permission to construct superstructure on the said property, the project building in accordance with the zonal plans in force for the said area. The Developer may make or agree to make such variation in the designs or plans as may be required or considered by Developer desirable or necessary subject to due approval of the concerned authorities and with the help of the 1st party i.e. the Land OWNER.
- iv. That, it shall be the responsibility of the Developer to submit, pursue and follow up the plan to be sanctioned by the concerned Authority.

All expenses/charges incurred in respect of approval/sanction or modification and/or alternation of the sanctioned plan and for any revised plan to be submitted for approval/sanction shall be borne by Developer and shall be adjustable from the total project cost.


AANCHAL REAL ESTATE PVT. LTD.
Director

[10]



A. Prudash B.A.

28.10.2021

Chopra-Bavil

28.10.2021

(10)

- v. The Developer forthwith on obtaining the approval of plan from competent authority and other competent authority (ies) shall start construction of the said property in a substantial and workman like manner in accordance with the plans, specification and elevations to be sanctioned by the concerned authority and other Competent Authorities, including any amendment, modification or variation or alternation to the said plans and specification which may be made by the Developer as being authorized by the Land OWNER.
- vi. The said building over the said property shall be constructed under the direct control, supervision, guidance and liability of the Developer and/or its agents, without any hindrance of Land OWNER/ First Party beyond the consent of the builder by anyone.
- vii. The Developer shall comply with the requirements and requisition of the planning authority or/and other local authority as the case may be relating to the construction of the said building on the said property and shall obtain necessary approval from the authorities concerned as and when required.
- viii. The Developer shall make its best endeavors to complete/finish the said building in respects so as to be fit for occupation/habitation within 30 months from the date of sanctioning plan/receiving approvals from competent authorities for starting construction unless prevented by reasons beyond the control of the Developer, including force majeure conditions as acts of God, any notice or notification of the Govt., and/or restrain order issued by any court or public authority for stoppage of construction work etc., or any kind of dispute arise due to right, title and interest of the Owner over the property.
- ix. That until the completion of the new building the Developer shall hold possession of "the Said Property" and before handing over

A. Prakash Reddy

28.10.2021

Chopra Birendra

28.10.2021

A. Prakash Reddy

AANCHAL REAL ESTATE PVT. LTD.

Director



the Owner's Allocation all related expenses (including taxes) incurred for maintaining peaceful possession thereof, shall be borne by the Developer.

- x. The Developer shall be authorized by the Owners to apply for and obtain quota, entitlements and other allocations of such buildings materials as may be necessary and also to apply for and obtain temporary and/or permanent connections of Water supply, Electricity and/or other facilities required for the New Building.
- xi. If after completion of New Building and after handing over the owners allocation to the owner, the builder after getting permission of further construction from the authority/authorities constructs further construction over the property then it would be the joint share of builder and owner which would be distributed as per the sharing ratio of this agreement.
- xii. The Land OWNER's share of flat/unit shall be allotted in favour of them or their assignee/representative/legal heirs as per the MOU and/or agreement/allotment-cum-construction agreement to be executed before construction of and after sanction of building plan by and between the parties. In the event of relinquishing the share to be received from the Developer, the land OWNER shall execute a deed of relinquishment as well as a registered Power of Attorney in favour of the Developer.
- xiii. The Developer undertakes to do the construction of proposed building in an identical quality of materials to be used and supplied in the constructed areas of both OWNER's allocation as well as Developer's allocation as per the specification of this agreement stated here under.

Supriya B. B. B.

28-10-2021

Supriya B. B. B.

28-10-2021

7. OWNER'S ALLOCATION

R. R. H. S. H.
AANCHAL REAL ESTATE PVT. LTD.

Director

[12]



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1. The parties hereto i.e. the Developer and the OWNER hereby mutually agreed that in lieu of the development over the said property, OWNER are entitled for 45% share, as consideration in exchange, of the project, to the extent of area of land described in the schedule below along with proportionate undivided, unfettered joint right over common areas and facilities attached to the building, to the extent of her respective shares/portion of land as described in the Schedule below.
2. Towards the Developers allocation the saleable spaces of 55% out of total super built-up-area shall be treated as Developers allocation. It is agreed by both the parties that nobody will put any extra opinion/ demand/ condition/ burden beyond this agreement. At the time of the execution of the sale deed in favour of the other intending purchasers in respect to their separate allocation, both the parties will do the same i.e. within a good co-operation towards each other for the best satisfaction towards the repute of the project and its brand.

Apurva Bhand

28.10.2021

8. SPECIFIC DETAILS OF SPECIFICATION FOR CONSTRUCTION

Structure : R.C.C. Frame structure with brick work in cement mortar as per design and specification of structural consultants.

Chowkhats : Door Frames (Chowkhats) of SAL WOOD of size 5"x2½ section with Beading.

Entrance Door : Entrance Door shutters of ISI mark one side Teak with decorative Beading and finished with natural polish.

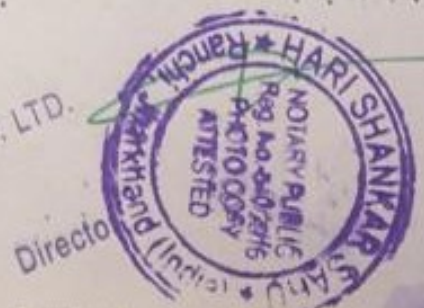
Other Doors : ISI mark flush door shutters, painted with tow coats synthetic enamel on a coat of primer.

Chopra Bhand

28.10.2021

P. R. Bhand (13)

AANCHAL REAL ESTATE PVT. LTD.



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Windows : Glazed Aluminum Sliding windows with steel grill.

Flooring : Marble Flooring or glaze tiles.

Kitchen : a) Flooring : Marble/Ceramic Tiles.

b) Working Platform : Green Marble Slab
Platform

with granite police.

c) Dado : 24: high glazed tiles.

d) Sink : Steel Sink

Bathroom a) Flooring : Marble

b) Walls : Glazed tiles upto 7' height.

c) Sanitary Ware : White glazed sanitary ware of ISI
mark.

d) Fittings : Chromium plated.

e) Cistern : Cistern in white colour

f) Hot & Cold : Hot & Cold in Master Bedroom Toilet

Electrical : a) All internal wiring in concealed conduits with
Copper

wires.

b) All electrical wiring switches and accessories.

TV CABLE & TELE

R. P. Singh

AANCHAL REAL ESTATE PVT. LTD.

Director

[14]



Apurva Singh Bora

28-10-2021

Chirya Bora

28-10-2021

(14)

SUPPLY : One TV point and one Telephone plug provide in Drawing

Room and Master Bedroom.

INTERNAL WALL

FINISH : All internal walls shall be finished with plaster of paris

punning.

Parking Area Flooring : Parking area/Chequered Tiles.

Water Proofing : Double coat of Techoxy Treatment of Choksey Chemical

or Equivalent.

Water Supply : 24 hours water supply

Generator :

Lift :

Other Charges

- I. Electric, Generator : Single phase connection
- II. Generator, Lift : Provided 200 watts emergency power
supply through automatic changeover from generator & lift.
- III. Reserve Car Parking : Reserved car parking spaces are available and the same will be allotted at extra cost.
- IV. Generator, Lift : Allotment of specific spaces will be done



[15] *[Signature]*

AANCHAL REAL ESTATE PVT. LTD.
Director

[Signature]
28.10.2021

[Signature]
28.10.2021

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only after completion of project.

9. OWNER'S OBLIGATION

- I. The OWNER shall enter into an allotment-cum-construction agreement with the Developer after sanction of building plan and before construction of building as regards to their respective allocation of the unit/Flats/shops/saleable space. In future time this will stand against the contents of this agreement.
- II. The OWNER hereby declare that not to cause any interference or hindrance in the construction of the said building complex over the said property by the Developer.
- III. The OWNER hereby agree, covenants and undertakes not to cause any interference by them or through others in the development of the property or in the construction of the building(s) on the said property by the Developer or through its agents, or do anything, deed or act preventing the Developer from disposing of selling, assigning or disposing of or transferring Developer's share or any portion or to deal with in any manner whatsoever subject to terms of the agreement.
- IV. Not to enter into any agreement or transfer, convey or assign or encumber or deal with said property or any portion thereof with any third party and shall convey and transfer (if required) the proportionate impartible undivided portion of the project land or specified portion of the same to the Developer or its nominees any time after substantial progress of construction and after compliance of clause- 7(1).
- V. In case the OWNER intends to alienate their portion (45% share or part thereof to the extent of her land) of super built up spaces of the proposed building, the OWNER shall not fix the consideration amount lesser than the price fixed by the Developer at the relevant

Apurkash B.

28.10.2021

Charu-Bal

28.10.2021

R. Aty
AANCHAL REAL ESTATE PVT. LTD.
Director



time for its portion of share. In case the OWNER wants to alienate their portion of saleable space lesser than the price fixed by Developer for its portion (55% share), then they shall give their first option in writing to the Developer to purchase their saleable space. On refusal of such proposal the OWNER will be at liberty to alienate their portion as they think fit.

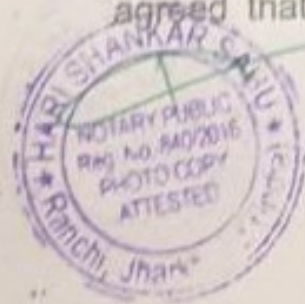
- VI. The OWNER give license and express permission to the Developer to enter upon the said property and shall have absolute authority and competency to commence, carry on the complete the development of the land/construction of building in accordance with the permission granted.
- VII. That, the OWNER will at the cost of the Developer sign and execute papers, documents, applications of approval of the building plans from the authority or department.
- VIII. The OWNER if required shall execute necessary agreement, deeds in the name of the Developer or its nominees in respect of the Developer's allocation of total super built-up area, at the cost and expenditure incurred by the Developer for development and construction over the said property
- IX. The OWNER declares that, prior to the present contract they had not entered into any sort of deed/ deeds, Development agreement with anyone with respect of the said property described below and further that they have not created any encumbrances on the said property nor has done any act, deed or thing by reasons whereof the development of the said property may be affected in any manner.
- X. After allotment and delivery of possession of the unit, any common expenses, service charges incurred as regard to the unit/ OWNER's allocation/flat shall be borne by the OWNER. It is also agreed that any tax payable on the event of transfer of unit in

Approved Board

28.10.2011

Chopra

28.10.2011



[Signature]

(17)
AANCHAL REAL ESTATE PVT. LTD.

Director

(17)

favour of 1st party including service tax, shall be payable by the 1st party/OWNER.

- XI. The Owners further covenant that they neither created nor would they create any lien, charge mortgage or encumbrances on the said property and that they would keeps. The Said Property is free from all encumbrance during the subsistence of these presents.
- XII. The Owner as well as the Developer declare that they will not do any act deed, thing or things or matter whereby or by reason. Thereof the development of the said property and construction thereon of the New Building may be affected or prevented in any manner whatsoever.
- XIII. The Owner hereby declares that after-taking possession over the area the "Owners Allocation" i.e. 45% the remaining 55% of the area in the New Building shall be known as "the Developers Allocation" over which the owners or any persons claiming under or through them shall have no claim or interest whatsoever, provided the Developer has fulfilled its obligations as contained hereinabove.
- XIV. That during the period of development work if any kind of disputes will be held with respect to right, title, interest or possession of the Said Property then it shall be resolved by the Owner and during that period the Development Work or the force of this agreement will be kept in abeyance or suspended.
- XV. The OWNER further agree that they will abide by the terms and conditions of this agreement, as well as the rules laid down under the RERA.

Suprakash Bora

28.10.2021

Chirya Bora

28.10.2021

10. DEVELOPER'S OBLIGATION

- i. Notwithstanding anything contained in these presents the Developer shall indemnify and keep indemnified the OWNER

A. Datta Singh
AANCHAL REAL ESTATE PVT. LTD.
Director



against and from all losses, claims, damages, costs, charges and expenses that may be made, incurred or suffered by the OWNER in relation to the said property for construction of building and in relation thereto or for any breach of any contract by the Developer or violation of any permission, rules regulations or bye-laws or occurring out of accident or otherwise.

- ii. The project work shall be deem to commence w.e.f. the date of signing and execution of this agreement and construction work from the date of approval/sanction of the building plan by the Competent Authority.
- iii. To complete/finish the construction and erections of the said building within 30 months from the date of this development agreement, with a grace period of six months only.
- iv. Not to violate or contravene any statutory provisions, rules, regulation etc. applicable for construction of the said building complex.
- v. Any labour or workmen engaged for the construction of the building by the Developer will be the employee of the Developer. The land OWNER shall have no relationship with the aforesaid employees and any amount that may be awarded under any agreement, labour dispute or proceeding under workmen's compensation Act or damage are the sole responsibility/liabilities of the Developer and the OWNER shall not incur any liability, responsibilities for the same.
- vi. The installation of transformer will be done by the Developer for availing power supply, to the proposed building. It is agreed that the Developer shall bore all expenses towards electricity as regards, to the OWNER's allotment until and unless the OWNER's

Supriya Bhandari

28.10.2021

Chaitanya

28.10.2021



[Signature]

[19]

AANCHAL REAL ESTATE PVT. LTD.

Director

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share is delivered to them and thereafter the OWNER shall not bind/compel Developer to bear any proportionate expenses towards required expenses and individual expenses on the Flats/shops allotted and delivered to the OWNER.

vii. The Developer shall construct pump rooms overhead, water tanks, to fit TV antenna, and wireless system and elevators etc in over the said building within the budget that has been commensurate out of the total project cost for the same purpose, which will relay upon both parties.

viii. The Developer shall indemnify the Owner from and in respect of all labour, taxation and other claims, compensation or expenses payable in consequence of any persons or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the Developer related to or in connection with the planning and/or execution and/or construction and/or dealing in respect of the proposed building. The Developer shall also indemnify the Owner against any claim action or proceeding which may be brought or taken against the Owner in respect of any damage caused to adjoining ground, building, electric poles etc. by the Developer in performance of the work envisaged in this agreement. However, the Owner shall have the full right and authority to take all such legal actions or actions civil or criminal to defend their title and possession relating to or over "The Said Property".

Aparna Bhandari

28-10-2021

Chetan Bhandari

28-10-2021

11. CONSIDERATION

In consideration of the OWNER having entrusted, giving license to the Developer to enter into the said property, develop and/construct building as per plan at its own cost and conferring on him the rights, power privileges and benefits mentioned herein

[Signature]
AANCHAL REAL ESTATE PVT. LTD.

[20]

Director



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the Developer herewith paid Rs.5000000/- (Rupees Fifty Lakhs) only to the OWNER on execution of this agreement, (to) whom the payment herewith made is duly acknowledged by the OWNER to the Developer and that will be adjusted in latter for the total project cost/ from OWNER's share out of this total project at the rate of Rs. 2500/- per sq.ft.. *As per Government valuation the value of land is 1,33,39,200/-*

12. RESIDUARY TERMS AND CONDITIONS

- I. The details of specifications of the unit/flat/saleable area and the parking spaces towards OWNER's allocation are to be assigned /allotted in favour of land OWNER to be mentioned in separate allotment-cum-construction agreement to be executed after sanction of building plan and before commencement of construction.
- II. The Developer shall be liable to assign and the OWNER shall be entitled to get her share as aforesaid in clause 7 (I) as decided by the parties out of the total constructed super built-up area, to the extent of the area of the said property and the OWNER shall be confirmed by the Developer after approval of the building plan regarding specific units of allotment. The balance saleable area of the super built-up area in the complex is specified as the allocation of the Developer's share wherein the OWNER shall not have any claim, in any manner. Both parties are being alienated towards each other & each self in co-operation motive and which shall not raise any competition in between them.
- III. The terrace right and possession shall always remain with the Developer in total but out of the total area of the terrace 1000 sq. ft's shall be retained by the owner's for garden purpose.

Supriya Ch
28.10.2021

Chopra
28.10.2021

P. Bhatia

AANCHAL REAL ESTATE PVT. LTD.

Director



- IV. The Developer shall be entitled to advertise or to select its own name and style about the said development of the said property and proposed sale of units/Flats/shops in the building to be constructed and to put up advertisement board on the property, as it thinks fit and proper.
- V. In consideration of the terms hereby agreed upon the OWNER convey, assign and absolutely vest upon the develop the right of development/construction and promotion on the said property and also Developer's rights to enter into agreement to sale, transfer and assign balance of the constructed space/super built-up areas/saleable spaces and price (Developers Allocation) in the said building together with proportionate, undivided, unfettered right and interest in the land at such rate as may be determined by the Developer on such terms and conditions as they may decide. No transfer shall take effect by the Developer except the Developer's allocation.
- VI. The Developer shall have the right to enter into agreement with intending purchaser/purchasers of the unit, to sell, transfer, charges, assign and let out Developer's allocation of the total construction/super built-up areas except the OWNER's entitlement of Flats/shops and the OWNER shall not raise any objection to such agreement to transfer/assignment or disposition on the sale of Developer's entity. The OWNER shall, join as confirming parties if required at the request of the Developer for execution of relevant documents as being responsible for the purpose. It is hereby agreed that, the Developer shall have right to finalize, and settle the terms and/or to dispose of Developer's allocation of the super built-up area/units in the proposed building at such cost the Developer in its absolute discretion thinks proper without any hindrance of OWNER or their nominee or any person being as appointee of OWNER or any other.

Apurva B. B.

28-10-2021

Chaitanya B.

28-10-2021

[22]

Director



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Partly Sign
AANGIAL REAL ESTATE PVT. LTD.

VII. The Developer shall be at liberty to appoint contractors, staffs, supervisors, managers, architects, engineers to carry out the construction works and the OWNER will not have any objection for the same at the Developer's liability and risk.

VIII. The Developer shall have right to receive from the intending purchaser/flat OWNER any earnest money and/or booking amount and also the balance of costs of unit and to grant receipt(s) and execute such receipts as may be deemed necessary. The OWNER hereby agreed to ratify and confirm all acts, the Developer shall lawfully do and to execute and perform or cause to be executed and performed all such act or deeds in connection with the transfer of proportionate impartible share in the land or/and units in the said proposed building by virtue of this agreement.

IX. The OWNER hereby agreed to execute and sign necessary documents, letters, power of attorneys, which may be required for carrying out the construction of the proposed building and to render all help and assistance to the Developer to facilitate the construction of the proposed building on the said property in accordance with the terms of the agreement as well as for alienation of Developer's share (by way of sale deed) by the Developer.

X. The OWNER shall remain liable for encumbrances, if any, in respect of the said property, up to the date of execution of this agreement.

XI. If during the course of construction of the proposed building any alternation, change, deviation from the sanctioned plans become necessary, desirably or advisable, the said alternation/change/deviations may be made in conformity after

Suprakash Baid

28.10.2021

Chopra Baid

28.10.2021

P. Ditya Singh

(23)
AANCHAL REAL ESTATE PVT. LTD.

Director



obtaining modified plan approved from Competent Authority and zonal regulations and that as a consequence of such alteration/changes/deviations, if any compounding fees is levied by the Competent Authority, the said liability shall be borne by the Developer.

XII. The OWNER undertakes to irrevocably constitute the Developer as their attorney by executing registered General Power of Attorney duly registered for-completing the exercise and effectuating the object in connection with the development/construction and completion of the proposed building. However the Developer undertake in its capacity as Developer not to do or cause to be done, any act, commission or thing which may, in any manner, flout, contravene and contravene any law, rules, regulations etc. or which may amount to misuse of any authority or right hereby conveyed or breach of provisions of law. Where as if non-performance or non-observance of such law, rule, regulation or condition of this agreement done by Developer or OWNER the entire liability in that behalf shall be incurred or discharged by such party and furtherance both the party undertakes to keep the other party entirely harmless and indemnified against all claims or demands resulting from the aforesaid non-performance or non-observance.

The OWNER hereby agreed to ratify and confirm all acts, both party shall lawfully do and to execute and perform or cause to be executed and performed all such acts which shall not affect in any way to the interest of the project by any means.

XIII. The parties hereby declare and agree that these presents do not constitute and the parties do not intend to be a partnership or joint venture or association of persons regarding upon the same project or project based land by any one.

A. Prakash Baid.

28.10.2021

Chage Prod.

28.10.2021

R. Anil Singh

ANCHAL REAL ESTATE PVT. LTD.

Director

[24]



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XIV. Any further amount is paid to the OWNER shall duly be acknowledged and be adjusted in the manner mentioned in column 11 above.

XV. If either party be-prevented from performing part of the obligations under these presents due to the existence of force majeure such as earth quake, flood, riot, war, storm, tempest, civil commotion, blasts malicious damages, fire or any other act or omission or cause beyond the control of the party concerned provided that the cause was not induced by the party himself/herself the party of the other part shall claim damage or can sue for any non-performance.

XVI. Both parties herein committing any breach of contract or any of the terms hereof and/or undue delay in performance of her obligations without any specific reason herein shall, be liable to pay compensation and/or damage to the suffering party and may move before the competent court against the other for getting appropriate relief.

XVII. In case said property or any part thereof now declared or represent to be belonging to the OWNER is found to be non-existent on account of defective title of the OWNER, the OWNER shall be liable for all the damages, losses and cost sustained by the Developer and shall immediately return the amount so received by them from the Developer. Accordingly the OWNER agreed and undertakes to keep the Developer and/or their nominee(s) harmless, indemnified against all claims and expenses which the Developer and/or her nominee(s) may be made liable to pay or suffer in case her right and title is questioned.

XVIII. The OWNER and Developer shall have the right to sue for specific performance of this agreement or any other supplementary contract which may be executed for non-

S. Prakash Bhand

28.10.2021

Chaya Devi

28.10.2021

S. Prakash Bhand

AANCHAL REAL ESTATE PVT. LTD.

Director



compliance of any term and the suing party shall also have a right to recover cost and damages if any.

13. MISCELLANEOUS:

The name and style of the said building/apartment shall be Subh-Chaya Apartment.

14. ARBITRATION:

In case any dispute or difference that arise between the parties during progress of or after construction or abandonment of the work, pertaining to the construction of any terms or covenant spelt out in this contract or any clause thereof or relating either to the said building work or any incidental and ancillary disputes/differences arising out of this contract or any other supplementary contract disputes relating to payment and non-payment entitlement between the parties etc, except unilateral cancellation of this agreement by either party shall be referred to an arbitrator to be nominated by parties jointly and acceptable to both and in accordance of Arbitration and Conciliation Act 1996.

15. JURISDICTION:

All disputes between the parties hereto shall be settled within the jurisdiction of Ranchi only.

SCHEDULE -I OF PROPERTY

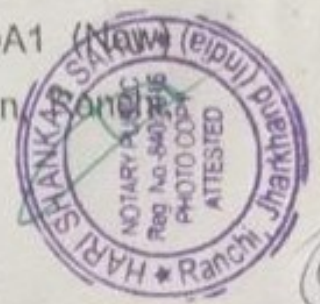
All that piece and parcel of land with house measuring an area of 10 Kathas 03 Chhataks 16 Sq. Ft's. equivalent to 16.88 Decimals situated at Village Serum (Anantpur) P.S. Chutia P.S. No.210 District Ranchi, Jharkhand bearing R.S. Pict No.960 corresponding to M.S. Plot No.2627 bearing Holding No.1256 (Old) 0480002976000A1 (New) under Ward No 24 within the Ranchi Municipal Corporation.

Supriya Bant.
28.10.2021
Chrup Bant
28.10.2021

[Signature]

AANCHAL REAL ESTATE PT. LTD.
Director

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bounded and butted as follows:-

North - Malabar Tower
South - Krishna Shree Apartment.
East - Road.
West - House of Dr. Sudhakar Deo.

In consideration of the above, the BUILDER shall be entitled to the saleable space in the building to be constructed at the said property together with the proportionate undivided share on the said land and also together with the proportionate undivided share in the common parts and facilities, other service area and car parking space in the said building after providing to OWNER allocation as provided in Article-7 herein above and the BUILDER shall be entitled to enter into agreement for sale and transfer the BUILDER'S allocation and to receive, realize and collect all moneys in the 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 BUILDER to obtain any further consent of any of the OWNER and this agreement by itself shall be treated as consent by the OWNER.

IN WITNESS WHEREOF, the parties have hereunto put, set and subscribe her respective hands and seals on the date, month and year first above written.

Witness

1. 21-11-2021 ई. सं. 112 म. ए. ए. ए.
21-11-2021

[Signature]

AANCHAL REAL ESTATE PVT. LTD.
(27)

Director



Chayya Bhatt
28-10-2021

2. पवनकुमार सिंह

PAWAN KUMAR SINGH
S/O - DELKESHWAR SINGH
2K/53 BARSATU HOUSING
COLONY RANCHI - 07

[Signature]
28-10-2021

Charan Bhatt
28-10-2021

Signature of 1st Party (OWNER)

[Signature]
28-10-2021

Signature of 2nd Party (Developer)

AGREEMENT HOLDER SIGNATURE WITH PHOTO



[Signature]

28-10-2021

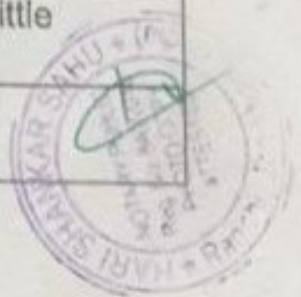


29/10/2021

Thumb	Index	Middle	Ring	Little

AANCHAL REAL ESTATE PVT. LTD.

Director



Typed by. Rajesh Sengupta
29/10/2021

Certified that all the signatures
thumb impressions of the parties
in this deed of sale has been
taken by me and in my presence.

Drafted by - Rajesh Sengupta
Date: 29/10/2021

A. Pradyumn Singh
AANCHAL REAL ESTATE PVT. LTD.

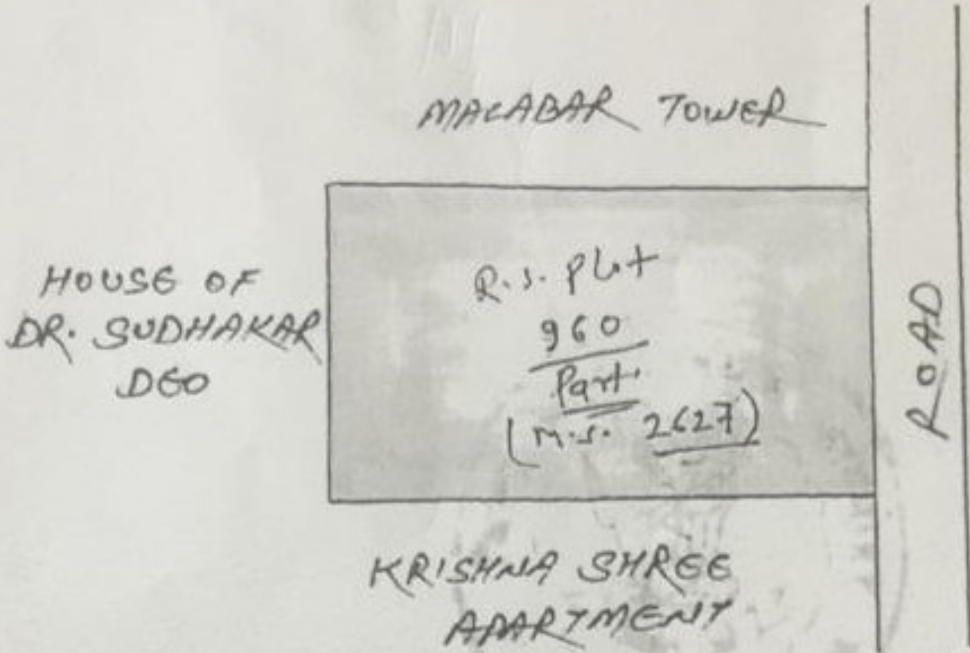
Director
Chandra Bhanu Singh
28.10.2021





VILLAGE: SIRAM (ANANTPUR)
 THANA: CHUTIA, THANA NO. 210
 DIST. RANCHI, R.S. PLOT NO. 960
 M.S. PLOT NO: 2627, WARD NO. 48/45
 HOLDING NO: 0480002976000A1
 AREA SHOWN IN RED WASH

AREA
 KA-CH-SFT OF (16.88 DECIMAL)
 10-03-16



[Handwritten Signature]

AANCHAL REAL ESTATE PVT. LTD.
 Director



[Handwritten Signature]

Token No.: 20210000114869

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date **29-Oct-2021** by **CHAYA BAUL, S/O, D/O, W/O LATE DEVEBDRA NATH GHOSH** resident of ANANTPUR BAULS COTTAGE P.S. CHUTTA, DIST. RANCHI ..

This deed was registered as Document No:- **2021/RAN/8498/BK1/7630** In Book No :- **BK1**, Volume No :- **1024** from Page No :- **1** to **96** at, office of **SRO - Ranchi**

Date:- **29-Oct-2021**

Registering Officer





AANCHAL REAL ESTATE PVT. LTD.

Director



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000114869

Deed Type	Development Agreement
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 4, SP :- Rs. 1440, A1 :- Rs. 333480,
Property No.	1
Valuation Details	Value :- Rs.13339150/- , Transaction Amount :- Rs.13339200/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahr , Village Name :- Siram Location :- Other Road, Siram Word No 48 Property Boundaries :- East: Road, West: House of Dr. Sudhakar Deo, South: Krishna Shree Apartment, North: Malabar Tower Volume Number - 3Page Number - 41Holding Number - 0480002976000A1Ward Number - 48Plot Number - 2627 Area Of Land :- 16.88 Decimal

Sh./Smt. CHAYA BAUL s/o/d/o/w/o LATE DEVEBDRA NATH GHOSH
has presented the document for registration in this office
today dated :- 29-Oct-2021 Day :- Friday Time :- 13:52:53 PM



CHAYA BAUL (Individual)

Party Name	Document Type	Document Number
CHAYA BAUL	PAN/UID	334907734271

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
								Chaya Baul 29/10/2021

(Signature)
AANCHAL REAL ESTATE PVT. LTD.
Director





Document Registration Summary 1

Date: 29-10-2021

- Government Market Value: ₹13336000/-
- Transaction Amount: ₹13336000/-
- Paid Stamp Duty: ₹100/-

On Date 29-10-2021 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Chaya Goll
29/10/2021

Receipt : 53315

Receipt Date : 29-10-2021

Presenter Name :

SP ₹1440
A1 ₹333480
Stamp Duty ₹100

Total ₹335020

Payment Head	Amount Paid	Balance Amount	Payment Mode	Presenter Name	Reference No.	Payment Amount
Stamp Duty	100	-96	GRAS	AanchalRealEstatePrivateLimitedThrothDirectorSriRaviPratapSingh	GRN Number : 2108147820 DEPT Transaction Id : 0217732e10d322d336b1b Transaction Type :	100
SP	1440	0	GRAS	AanchalRealEstatePrivateLimitedThrothDirectorSriRaviPratapSingh	GRN Number : 2108170410 DEPT Transaction Id : 4e3988e0527e04eda8 Transaction Type :	1440
A1	333480	0	GRAS	AanchalRealEstatePrivateLimitedThrothDirectorSriRaviPratapSingh	GRN Number : 2108170410 DEPT Transaction Id : 4e3988e0527e04eda8 Transaction Type :	333480
Sub Total	334920	335020	-96			

Article : Development Agreement Number of Pages : 06



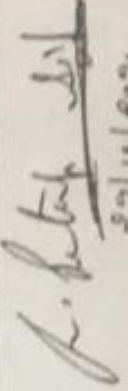
[Signature]
Signature of Operator

[Signature]
Signature of Head Clerk



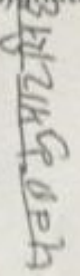
[Signature]
Signature of Registering Officer

[Signature]
AANCHAL REAL ESTATE PVT. LTD.



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	AANCHAL REAL ESTATE PRIVATE LIMITED THRO ITS DIRECTOR SRI RAVI PRATAP SINGH Address1 - 2K/53, BARIATU HOUSING COLONY, RANCHI, P.S. BARIATU, DISTRICT- RANCHI, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	Yes	Ravi Pratap Singh Address:- ... BARIATU HOUSING COLONY, Bariatu, , Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:50			 29/11/2021

Identification:

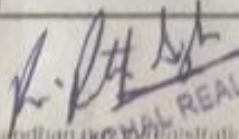
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PAWAN KUMAR SINGH S/o-D/o DELKESHWAR SINGH Address1 - 2K/53 BARIATU HOUSING, BARIYATU, RANCHI, Address2 - ... Jharkhand PAN No.:			 29/11/2021

Witness:





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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PAWAN KUMAR SINGH Address1 - 2K/53 BARIYATU HOUSING BARIYATU, RANCHI, Address2 - Jharkhand			




AANCHAL REAL ESTATE PVT. LTD. Director

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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	CHAYA BAUL Address1 - ANANTPUR BAULS COTTAGE P.S. CHUTIA, DIST. RANCHI, Address2 - ... , Jharkhand PAN No.: Permission Case No.-	Yes	Chaya Baul Address:- baul house, , 1st Street Anantapur, Doranda, Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:60			<i>Chaya Baul</i> 23/10/2021
2	SUPRAKASH BAUL Address1 - ANANTPUR BAULS COTTAGE P.S. CHUTIA, DIST. RANCHI, Address2 - ... , Jharkhand PAN No.: Permission Case No.-	Yes	Suprakash Baul Address:- Baul's Cottage, , 1st Street, Sirom, Anantpur, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:40			<i>Suprakash Baul</i> 23/10/2021

P. R. Singh

AANCHAL REAL ESTATE PVT. LTD.

Director



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Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (CHAYA BAUL , SUPRAKASH BAUL), has/have admitted the execution before me. He/ She/ They has / have been identified by (PAWAN KUMAR SINGH) Son/Daughter/Wife of (DELKESHWAR SINGH) resident of (2K/53 BARIATU HOUSING, BARIYATU, RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 29-Oct-2021

Seal and Signature of Registering Officer

AANCHAL REAL ESTATE PVT. LTD.

Director



Other Description of the Property	Pin Code - 834001
Government/Market Value	13339149.92
Transaction Amount	13339200

CLAIMANT	-Ms. AANCHAL REAL ESTATE PRIVATE LIMITED THRO ITS DIRECTOR SRI RAVI PRATAP SINGH, Address - 2K/53, BARIATU HOUSING COLONY, RANCHI, P.S. BARIATU, DISTRICT-RANCHI- ,Father/Husband Name LATE BAIDYA NATH SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3018
EXECUTANTS	-Mrs. CHAYA BAUL, Address - ANANTPUR BAULS COTTAGE P.S. CHUTIA, DIST. RANCHI- ,Father/Husband Name LATE DEVEBDRA NATH GHOSH , PAN No.- ,Permission Case No.- , Aadhaar No. *****4271
	-Mr. SUPRAKASH BAUL, Address - ANANTPUR BAULS COTTAGE P.S. CHUTIA, DIST. RANCHI- ,Father/Husband Name LATE SUBHASH CHANDRA BAUL , PAN No.- ,Permission Case No.- , Aadhaar No. *****4359

Witness Information	Mr. PAWAN KUMAR SINGH , Address - 2K/53 BARIYATU HOUSING BARIYATU, RANCHI-. Father/Husband Name- DELKESHWAR SINGH
---------------------	---

Identifier Details	Mr. PAWAN KUMAR SINGH , Address - 2K/53 BARIATU HOUSING, BARIYATU, RANCHI-, Father/Husband Name- DELKESHWAR SINGH
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,440
Total		1,440

Fee Rule:Development Agreement		
1	A1	3,33,480
Total		3,33,480

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.

f. B. Singh

AANCHAL REAL ESTATE PVT. LTD.



2/3
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P. K. Saha
29/10/2021

Deed Writer / Advocate

R. K. Saha
29/10/2021
Vendee / Claimant

Charga Baul
29/10/2021
Vendor / Executant

R. K. Saha

AANCHAL REAL ESTATE PVT. LTD.

Director



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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1207/04400/00563

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To,
पवन कुमार सिंह
Pawan Kumar Singh
S/O: Dolkeshwar Singh
2K/53
Bariyatu housing Bariyatu
Bariyatu
Bariyatu Kanka Ranchi
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9955023198

Ref 1095 / 07C / 1252*41 / 1253768 / P



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आपका आधार क्रमांक / Your Aadhaar No. :

3057 5475 9730

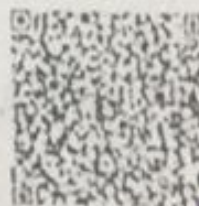
आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



पवन कुमार सिंह
Pawan Kumar Singh
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male



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आधार — आम आदमी का अधिकार

