

3506

3126



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ea6f2a27fcc7b6e97c26

Receipt Date : 15-Jun-2021 08:30:50 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000054116

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Aryan Developers And Realtors Pvt Ltd  
Through Director Amrendra Kumar Sinha ( Vende )

GRN Number : 2105977775

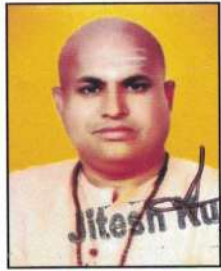


For Office Use :-  
रसीद का प्रावण है। भारतीय स्टाम्प अधिनियम  
1899 की अनुसूची भा 1 के त  
के तहत प्रशासनिक प्रयुक्त या प्रयुक्त रूप  
से विपणन या स्टाम्प प्रयुक्त नहीं है।  
17/06/2021

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

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director



Jitesh Kumar Sinha  
Advocate

सम्पत्ति का मूल्य  
65,52,500/-

स्टाम्प.....1.52/-.....रुपये

17/6/21

5600-

मार्ग दर्शिका पंजी से मिलान किया 3923.61/-  
जमीन का दर/डी०.....  
कच्चा मकान का दर/वर्ग फीट.....  
पक्का मकान का दर/वर्ग फीट.....  
प्लॉट का दर/वर्ग फीट.....

17/6/21

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT MADE at RANCHI on this the .17.. day of June, 2021**

**BETWEEN**

**SWAMI PURNANAND PURI**, Date of Birth - 13.07.1948, Disciple of Swami Param Gyanand Puri Ji Maharaj, by Caste & Faith - Hindu, Resident of Parmarth Sewa Sadan, Adwait Swarup Ashram, Pram Path, Hatia, Tupudana, District - Ranchi, State - Jharkhand, Indian Citizen, hereinafter called the OWNER (which expression shall, unless repugnant to the context or excluded by these presents, mean and include, its successors-in-interest and assigns) of the One Part,

UID-4826 5930 9480, PAN-AXVPP3652M, MOB-

Swami Purnanand Puri  
17/6/21

गैर मजसूवा प्रतिबंधित सूची से  
खाता...1.28...प्लॉट...3.48  
का मिलान किया दर्ज नहीं पाया

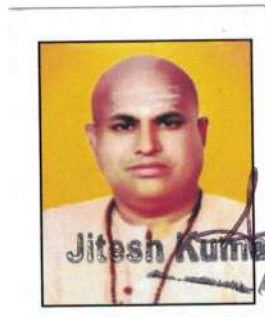
गैर मजसूवा प्रतिबंधित सूची से  
खाता...1.28...प्लॉट...3.48  
का मिलान किया दर्ज नहीं पाया

प्राप्त पशुपालन की भूमि शोचाल  
एवं खाद्यमूल्य हीज को सूची में  
वर्णित प्लॉट दर्ज नहीं है।

17/6/21

Aryan Developer's & Realtor's Pvt. Ltd.  
Managing Director  
17/6/21

Fingerprints



Jitesh Kumar Sharma  
Advocate

Swami Puranand Prasad  
17/6/21



17/06/2021

Swami Puranand Prasad  
Swami Prasad G. Prasad  
Maharaj  
Pujari  
Gurudang Ranch

17/06/2021

AND

**ARYAN DEVELOPERS & REALTORS PVT. LTD.**, 2nd Floor, Arctic Mall, Bariatu Road, Bariatu, Ranchi - 834009, State - Jharkhand through its Director **Amrendra Kumar Sinha** son of Late Bama Shankar Prasad, Grand son of Late Jay Narayan Prasad, by Caste - Kayastha, by Faith - Hindu, by Occupation - Business, Resident of Manda Bagicha, Harihar Singh Road, Morabadi, P.S. - Bariatu, District - Ranchi, State - Jharkhand, Indian Citizen, hereinafter called the 'DEVELOPER' (Which expression shall, unless repugnant to the context or excluded by these presents, mean and include its successors-in-interest and assigns) of the Second Part;

UID-3435 3857 2312, PAN-AAFCA7896N, MOB-8877788818

WHEREAS Revisional Survey Record of right of Khata No. -129, R.S. Plot No. 348, situated at Mouza -Tupudana, Thana No. 267, P.S. Hatia, District - Ranchi it is originally recorded in Khatiyani in the name of Lal Jagarnath Nath Shahdeo and others as Bakast Malik.

AND WHEREAS Shri Navaneet Lal Amrit Lal Vora S/o. Late Amrit Lal Vora sold 8 Katha being portion of Plot No. 348, under Khata No. -129 situated at Mouza -Tupudana, Thana No. 267, P.S. Hatia, District - Ranchi to Smt. Bhagwati Devi alias Smt. Bhagmati Devi wife of Sri Kedar Ram by virtue of registered sale deed no. - 9713 Serial no.-10396 dated 01.12.1982 and entered in Book-No. 1, Volume no. 33, Page no. 174 to 181 in the year 1984 and put his in peaceful possession thereof.

AND WHEREAS the said Smt. Bhagwati Devi alias Smt. Bhagmati Devi wife of Sri Kedar Ram sold 8 Katha being portion of Plot No. 348, under Khata No. -129 situated at Mouza -Tupudana, Thana No. 267, P.S. Hatia, District - Ranchi to Swami Purnanand Puri & Swami Atulyanand Puri both Chela of Sri Param Gyananand Puri Ji Maharaj vide Sale Deed no. 9940 dated 03.11.1989 area 8 katha (more or less) handed over the peaceful possession to him.

AND WHEREAS the said land acquired by Shri Madhusudan Choudhry S/o Late Sheo Lochan Choudhary, and registered on 10.01.1961 at Ranchi and entered in Book-No. 1, Volume no. 5, Page no. 563 to 569 being Deed no. 217 dated 10.01.1961 and said land sold to Shri Navaneet Lal Amrit Lal Vora S/o. Late Amrit Lal Vora and handed over the peaceful possession to him.

AND WHEREAS the said Shri Navaneet Lal Amrit Lal Vora S/o. Late Amrit Lal Vora sold 11.2 Katha (more or less) of the said land to Sri Rama Shanker Prasad Singh S/o. Sri Lal Bahadur Singh by virtue of registered sale deed no. - 9713 Serial no.-10396 dated 01.12.1982 and put his in peaceful possession thereof.

AND WHEREAS the said Land Sri Rama Shankar Prasad Singh S/o Sri Lal Bahdur Singh Resident of Qr.No. B-11/336,P.O. Dhurwa, P.S.: Hatia. Distt.: Ranchi (Jharkhand),sold to SWAMI PURNANAND PURI CHELA OF SHREK PARAM GYANANAND PURI JI MAHARAJ vide Sale Deed

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director  
17/01/21

Swami Purnanand Puri  
17/01/21

no.9940 dated 03.11.1989 area 11.2 katha (more or less) handed over the peaceful possession to him.

AND WHEREAS Swami Purnanand Puri and Swami Atulyanand Puri both Chela of Param Gaynandpuri Ji Maharaj jointly purchased total land measuring 19.2 Katha of Khata No. 129 portion of Revisional Survey Plot No. 348, situated at Village - Tupudana, Thana No. 267, P.S. Hatia, District - Ranchi through two deeds of sale 8 Katha from Smt. Bhagmati Devi and 11.2 Katha from Amrit Lal Bara both sale Deed registered before the District Sub Registrar, Ranchi being Deed No. 9940 for the year 1989 and Deed No. 9713 for the year 1982 respectively.

AND WHEREAS to avoid further complication Swami Purnanand Puri filed a partition Suit in the Court of Sub Judge, Ranchi against Swami Atulyanand Puri for partition of the aforesaid land measuring 19.2 Katha land of Khata No. 129 partition of Revisional Survey Plot No. 348 situated at Village Tupudana, Thana No. 267, P.S. - Hatia, District - Ranchi registered as Partition Suit No. 214 for the year 2011 and therefore Swami Purnanand Puri Plaintiff of the above Suit and Swami Atulyanand Puri Defendant of the above suit filed a joint compromise petition before the Sub Judge I Ranchi and thereafter hearing the parties the learned Sub Judge II, Ranchi has passed a decree for partition on the basis of compromise petition on the 2nd day of July 2013 and thereafter they came in separate possession thereon.

AND WHEREAS according to decree passed by Sub Judge - II, Ranchi 11.1 Katha of Khata No. 129 Revisional Survey Plot No. 348 situated at Village - Tupudana, Thana No. 267, P.S. Hatia, District - Ranchi allotted to Swami Purnanand Puri (Land owner) and thereafter he came in peaceful possession thereon and got his name mutated in the office of Circle Officer Namkum vide Mutation Case No. 3968R27/2017 dated 18.01.2017 and thereafter he is regularly paying rent to the state in his own name with respect to the aforesaid land as absolute owner.

AND WHEREAS, as per the documents of title, the OWNER is well and sufficiently entitled to and has the right, title and interest over all that piece and parcel of 10.1 Katha being portion of Plot No. 348, under Khata No. -129 situated at Mouza -Tupudana, Thana No. 267, P.S. Hatia, District - Ranchi bearing holding no. 0550004243000Z0 of Old ward No. 55, New Ward No. 53, **more fully described in Schedule 'A' below** (hereinafter, for the sake of brevity, called the "the Said Property");

AND WHEREAS, the OWNER is desirous of developing 'the Said Property', in Schedule A below into a Residential Complex on the front facing Circular Road, Lalpur, Ranchi as per sanction map.

AND WHEREAS, having come to learn the OWNER's aforesaid desire, the DEVELOPER, approached the OWNER and offered to develop the land in Schedule A below in the manner as desired by the OWNER which offer of the DEVELOPER was accepted by the OWNER and the parties have agreed to get 'the Said Property' in Schedule A below developed into Residential Complex

Swami Purnanand Puri  
17/6/21

as per the plan sanctioned by Ranchi Municipal Corporation (RMC in short) and/or such authority as may have the power to sanction the plan and directions/instructions/permissions given by other concerned authorities, if any, and on the terms and conditions in the manner herein after appearing.

**NOW THEREFORE, THIS AGREEMENT WITNESSETH** as follows:

1. **DEFINITIONS** – Unless there is anything repugnant to the subject or context, the following terms will have the meaning assigned to them:
  - (a) “REGISTERED PROJECT” shall mean “ACHYUT ENCLAVE” registered under Section 5 of The Jharkhand Real Estate (Regulation and Development) Act, 2016.
  - (b) “NEW BUILDINGS” shall mean Multi-Storied Residential building to be constructed on “the Said Property” according to plan sanctioned and permitted under the Rules of Ranchi Municipal Corporation (RMC in short), Building Bye-Laws and also as per permission granted or clearance given by other authorities like Fire Brigade, Jharkhand State Electricity Board, P.H.E.D, etc. and shall be known and referred to as “ACHYUT ENCLAVE” or by such name as named by the OWNER.
  - (c) RESIDENTIAL BUILDING shall mean storied multi-storied building having Flats, Apartments, Dwelling Units.
  - (d) “SANCTIONED PLAN” shall mean such building plan as may be prepared by the architect appointed by the DEVELOPER, approved by the OWNER and sanctioned by under the Rules of R.M.C., Building Bye-Laws, RERA and also as per permission granted or clearance given by other authorities like Fire Brigade, Jharkhand State Electricity Board, P.H.E.D, etc.
  - (e) “COMMON FACILITIES & AMENITIES” shall mean and include Corridors, Hallways, Stairways, Drive Ways, Landings, Machine Room, Stair Case, Passage, Lift Shafts, Lifts, Pump Room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pump, Motor Generator, and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and maintenance of the New Buildings.
  - (f) "CARPET AREA" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, excluding balcony or verandah area and excluding open terrace area, but includes the area covered by the partition walls of the apartment.
  - (g) “SUPER BUILT UP AREA” shall mean super built-up area “as per land use permissible under Building laws” and shall include walls, pillars, area within the walls and portions of the area occupied by lift landing, stair case, deep boring, water tank,

Aryan Developer's & Realtor's Pvt. Ltd.



Managing Director

Swarn Kumar  
17/6/21

septic tank, entrance, corridors, lobbies, generator room, security guard's room, area meant for Fire Fighting arrangement, Administrative Office, and other common areas in the New Buildings.

- (h) "SALEABLE SPACE" shall mean DEVELOPER's space in the New Buildings available for independent use and occupation, other than space known as the "OWNER's Allocation", after making due provision for common facilities and amenities required in the New Buildings which space is liable to be sold to prospective purchasers during working of and/or on completion of the project subject to the terms as mentioned herein below;
- (i) "OWNER's ALLOCATION" shall mean 40%(SIXTY) of the constructed area spread over all the floors in accordance with the terms and conditions of these presents to the extent and in the manner as fully and particularly described in Schedule "B" below including the proportionate share to the said extent in the Common Facilities & Amenities as defined in Clause 1(f) above.
- (j) "DEVELOPER's ALLOCATION" shall mean the remaining 60%(Forty) of the constructed area as fully and particularly described in the Schedule 'C' hereunder written, excluding the portion known as the "OWNER's Allocation", with the terms and conditions of these presents to the extent and in the manner as fully and particularly described in Schedule "B" below including the proportionate share to the said extent in the Common Facilities & Amenities as defined in Clause 1(f) above.
- (k) "THE ENGINEER/ARCHITECT" shall mean, the consulting Engineer appointed by DEVELOPER for designing and planning of the New Buildings to be constructed on 'the Said Property'.
- (l) "R.M.C., Ranchi" shall mean Ranchi Municipal Corporation, Ranchi, which is competent to approve and sanction the plan for the proposed 'New Building' to be built on "the Said Property"

2. **SCHEME & CONSIDERATION FOR DEVELOPMENT:**

- (a) Immediately after execution of this agreement, the DEVELOPER shall, at its own costs and efforts, get the building plan prepared from a qualified architect appointed by it and after approval of the same from the OWNER submit and get the same sanctioned from R.M.C., Ranchi for the construction of the two New Buildings on "The Said Property".
- (b) For the purposes aforesaid, whenever required the OWNER shall, sign the building plans, applications and also swear affidavits at the cost of the DEVELOPER.
- (c) The DEVELOPER, with the prior approval of the OWNER may modify the approved plan, as it deems fit and proper,

*Swarn Kumar Singh*  
17/6/21

Aryan Developers & Realtors Pvt. Ltd.  
Managing Director

modifications are permissible and/or within the provisions of building bye-laws or as per approved scheme laid down by R.M.C. Ranchi or other Competent Authority,

- (d) The OWNER will, at the cost of the DEVELOPER, render to the DEVELOPER all reasonable assistance in obtaining all sanctions, permissions, approvals as and when required by the DEVELOPER from RMC, Ranchi, the Competent Authority Ranchi, and /or other authorities, if any. The OWNER hereby further agrees, assures and undertakes to sign and execute such plans, applications and other papers and deeds, documents as may be required by the DEVELOPER from time to time at the costs and expenses of the DEVELOPER.

- (e) That the DEVELOPER has paid to the OWNERS as follows :-

Date	Cheque/Cash	Bank	Amount
07.12.2020	869523	Indian Overseas Bank	1,00,000/-
	869530	Indian Overseas Bank	4,00,000/-
<b>Total</b>			<b>5,00,000/-</b>

as interest free non refundable and non adjustable advance as consideration for this agreement.

- (f) The DEVELOPER shall be authorised by the OWNER to apply for and obtain quotas, entitlements and other allocations of such building 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 Buildings.

3. **OWNER COVENANTS:** That,

- i. That there are no attachment, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, *lis pendens*, notices, petitions or adjudication orders affecting the said property or any part thereof;
- ii. That 'the Said Property' has neither been acquired, requisitioned or restored nor any notice for acquisition, requisition or restoration of the same under any statutes of past or present have received by the OWNER from Competent Government Authority for acquisition, requisition or restoration of the same;
- iii. That apart from the OWNER, none else is or are entitled to or has or have any share, right, title, or interest, over and in respect of

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director



Swarup Kumar  
17/6/21

the said property or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner howsoever.

- iv. The OWNER hereby agrees and covenants with the DEVELOPER not to cause any interference or hindrance in the matter of development of the Said Property and/or construction thereon of the New Buildings being made by the DEVELOPER nor to do any act or deed or thing whereby the DEVELOPER may be prevented from booking, selling, assigning and/or disposing of any of the DEVELOPER's allocated portion in the New Buildings.
- v. The OWNER declares that it has not agreed, committed to or contracted or entered into agreement for sale, lease or transfer by any mode or for the development of "The Said Property" or any part thereof with any person other than the DEVELOPER and that it has not created any lien, charge, mortgage or encumbrance on the said property and that they would keep "The Said Property" free from all encumbrances during the subsistence of these presents.
- vi. The OWNER further declares that it has not done any act, deed, thing or matter whereby or by reason whereof the development of 'the Said Property' and construction of the two new buildings thereon may be affected or prevented in any manner whatsoever.
- vii. The OWNER covenants with the DEVELOPER that in the event of any delay in the progress or completion of the project due to any court order, litigation, forcible occupation or disturbance by third party claimants, it would exclude such period of stoppage of work from the time fixed for completion of project and shall also indemnify the DEVELOPER from loss or damaged suffered, if any.
- viii. In the event of the OWNER either retaining or transferring its share known as the OWNER'S Allocation, in the New Buildings it or its transferee/s shall be liable to pay for following amenities, like :
- a. Deposits for forming a Corpus Fund for Society/Association of Residential .
- b. Monthly maintenance and security charges.
- ix. In the event of any difference in the constructed area to be allocated to the OWNER and known as the OWNER's Allocation, the price for the area in difference shall be payable at the then prevailing market rate.

Anjan Developer's & Realtor's Pvt. Ltd.  
Managing Director



Swami Purohit  
17/6/21

4. **DEVELOPER COVENANTS:** That,

- (a) The DEVELOPER shall carry out the development of 'the Said Property' in Schedule A below and shall construct New multi-storied Residential Buildings in accordance with the plan approved by OWNER and sanctioned by RMC, Ranchi and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, if any, and directions time to time issued by local authorities and as per the specifications detailed in Schedule "E";
- (b) The DEVELOPER shall arrange from its own sources, finances and/or funds, time to time required for the development of the said property or for constructions of the said New Building thereon. The OWNER shall not be responsible for any of the matters hereinabove.
- (c) The DEVELOPER shall indemnify the OWNER against all actions, demands, suits, costs proceedings and claims arising out of accidents and mishaps occurring and happening at the site of the said property or that may arise out of the DEVELOPER's negligence with regard to the Development of 'the Said Property' during the development of 'the Said Property' and/or construction of the new buildings thereon.
- (d) On completion of the New Buildings and issuance of 'Completion Certificate' the DEVELOPER shall first give notice to the OWNER in writing to take possession of the constructed portions, (Residential Building) known as "OWNER Allocation", as described in Schedule B below.
- (e) The DEVELOPER hereby agrees and covenants with the OWNER not to violate or contravene any of the provisions or rules applicable for construction of the New Buildings.
- (f) That DEVELOPER hereby agrees and covenants with the OWNER not to do any act, deed or thing by which the OWNER may be prevented from enjoying, selling, assigning and/or disposing of its allocated portions in the New Residential Building as described in Schedule 'B' below. The DEVELOPER FURTHER agrees that the Residential flats/dwelling units shall be sold by mutual consent and proceeds be shared in the ratio of 40%(SIXTY) of the constructed area spread over all the floors to the landowner and 60%(Forty) of the constructed area spread over all the floors of the constructed area to the Developer.
- (g) The DEVELOPER and the OWNER further agrees that for the purposes of raising any fund for the aforesaid purposes, it shall

Aryan Developer's & Realtor's Pvt. Ltd.  
Managing Director



Swami Lal Mohan  
17/6/21

not create any encumbrance or charge on 'the Said Property' by creating any mortgage over the same in favour of any bank or financial institution or any third party whomsoever.

- (h) Any notice required to be given by the Developer shall be served upon the Owner either delivered by hand or through registered post with acknowledgement shall likewise be deemed to have been served upon the land owner if delivered by hand or sent by registered post to the owner at his/her/their Last known address or mentioned in the first/ title pages of this development agreement.

Aryan Developer's & Realtor's Pvt. Ltd.  
Managing Director

5. **TIME FOR COMPLETION OF PROJECT:**

The DEVELOPER shall complete the construction of the New Building within 36 months from the date of sanction/approval of the building plan or within 36 months from the date when the DEVELOPER enters into peaceful vacant possession of 'the Said Property', whichever is later. However, in the event of the DEVELOPER being unable to complete the project within the stipulated period aforesaid, it may be granted additional 06 months of grace period, excluding the period affected by *force majeure*.

6. **TIME IS ESSENCE OF THE CONTRACT:**

Subject to the DEVELOPER being put in peaceful possession of the said property, the DEVELOPER agrees to complete the project within the stipulated period.

However, in the event of the DEVELOPER being unable to complete the project within the stipulated period aforesaid, excluding the period affected by '*force majeure*' or other circumstances beyond its control, the DEVELOPER shall be allowed a further grace period of 6 months PROVIDED that in the event of the DEVELOPER failing to adhere to the time fixed above, the consideration for this agreement paid in the manner stated in clause 2 (e) above shall stand forfeited and the OWNER becoming free to get the construction completed through other DEVELOPER.

7. **FORCE MAJEURE:**

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of *force majeure* and such obligation shall remain suspended through out the duration of the *force majeure*. In this regard, *Force Majeure* shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lockout and/or any notice from Ranchi Municipal Corporation or any other statutory

  
17/6/21

body or any prohibitory order of Court restraining the construction of the New Building on 'the Said Property' or restraining construction in general and/or changes in any building bye-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.

8. **DEVELOPER'S RIGHTS:**

- (a) The DEVELOPER shall be entitled to advertise in its own name about the development of 'the Said Property' and proposed sell of flats/Residential units in the Residential Building to be constructed and to put up Advertisement Board on 'the Said Property'. The Residential flats/apartments/dwelling units, with or without car parking space in the New multi-storied Residential Building.
- (b) The DEVELOPER shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, Plumber etc. and to appoint agents at its own costs, risks and expenses.
- (c) The DEVELOPER shall further be entitled to book and allot flats/Residential units etc. with or without car parking space or rights in the New Buildings with proportionate share in the said property to prospective purchasers in so far as they relate to DEVELOPER's Allocation and to enter into agreements and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt thereto without in any way creating any liability upon the OWNER.
- (d) However, although the DEVELOPER may, immediately after the building plan has been sanctioned by R.M.C. Ranchi, start booking of units from out of the portion known as the DEVELOPER's Allocation, yet it cannot deliver possession of the same to the purchasers, unless possession of the constructed area known as "the OWNER' Allocation" in the New Buildings have been delivered to the OWNER in completely finished condition to the satisfaction of the OWNER.

9. **MUTUAL RIGHTS:**

- (a) Immediately after completion of the New Buildings, the OWNER shall be entitled to the constructed areas known as "OWNER' Allocation" in the New Buildings and described in the Schedule 'B' below.
- (b) Likewise on completion of construction of the New Buildings the DEVELOPER shall be entitled to the Saleable space in the

Anand Developers & Realtor's Pvt. Ltd.  
Managing Director

Swami Prasad  
12/11/21

Residential Building as particularly mentioned in the Schedule 'C' and known as "DEVELOPER's Allocation", PROVIDED ALWAYS that the DEVELOPER shall be at liberty to enter into such agreement for sale of the flats/office spaces and other Residential units /Car parking spaces from out of DEVELOPER's Allocation as it may deem fit and proper at any time after execution of this agreement.

- (c) The Common Areas in the New Buildings shall be controlled by the OWNER and the DEVELOPER and/or their transferees or Association of Residential Unit Owners as well as Dwelling Unit owners or a Co-Operative Society formed by the occupants for the management of the buildings and welfare of its occupants.
- (d) That the agreement or agreements entered into by the DEVELOPER with prospective purchasers shall in no way bind the OWNER in any manner whatsoever but it will further be obligatory upon the DEVELOPER in every such agreement to include the following clauses:
- (i) Non-fulfillment of any of the obligations on its part will only entitle the said prospective purchasers to compensation from the DEVELOPER but not any claim from the OWNER.
- (ii) The prospective purchasers shall be bound by the condition that during their ownership or possession over the aforesaid Residential Units and/or flats/dwelling units as also their successors-in-interest shall be bound to proportionately share all charges and expenses arising or accruing in connection with all the common amenities in the said building such as House Tax, Water Tax, Latrine Tax, Electricity charges for the stair case, compound, other common portion in addition to being liable for such charges in respect of their own units allotted to them or owned by them or possessed by them and,
- (iii) The Residential units like Flats/Office spaces and Flats/Dwelling units shall be used exclusively for Residential purposes, as the case may be, without causing any nuisance or annoyance or inconvenience to occupiers of various units owners.
- (e) The OWNER and the DEVELOPER have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as Joint Venture or Adventure

Arjan Developer's & Realtor's Pvt. Ltd.  
Managing Director

Swasth  
17/6/21

between them and the parties hereto do not constitute an association.

- (f) It is also agreed by and between the parties hereto that the roof over the Top Floor shall be used for installation of Overhead Water Tank, Disc Antenna, etc., and also from time to time visit by the technicians, plumbers, lift-man and engineers etc., (appointed by the DEVELOPER and or the Unit Owners' Association, Co-operative Society or a body formed by the occupants of the building), for the purpose of repairs and inspection of the Lift/lift room, Overhead Water reservoir, Disc antenna etc. However, the roof rights over the two new buildings shall be held by the OWNER and the DEVELOPER proportionate to their share in the constructed areas, in the ratio of 40%(SIXTY) of the constructed area spread over all the floors of the constructed area spread over all the floors in the Residential Area to the landowner and 60%(Forty) of the constructed area spread over all the floors of the constructed area to the Developer.
- (g) For the maintenance of the buildings, and for looking after the common facilities in the buildings, the DEVELOPER shall form, as it deems best, a Co-operative Society/Association of persons/Body Corporate, of all the persons owning various units/tenements, in the New Buildings. The OWNER and its nominees shall become members of such an organisation formed by the DEVELOPER and the OWNER, their nominees, respective agents, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as may be framed by the organisation from time to time and they shall be bound to contribute towards the cost of formation of such organisation as well as to pay the regular maintenance charges as be fixed for maintenance and management of the entire buildings complex known as "AGHYUT ENCLAVE".
- (h) The common areas shall jointly be owned by all the unit owners of all the portions with equal entitlement to use all common areas and facilities intended for utilisation by the occupants of the said buildings on the same terms and conditions applicable to all for such utilisation.
- (i) That the DEVELOPER and the OWNER shall faithfully follow all rules and guidelines of RMC, Jharkhand Real Estate (Regulation and Development) Act, 2016, and any other law applicable. Violation of any of the rules and guidelines aforesaid shall be entirely at the risk and responsibility of the

Aryan Developer's & Realtor's Pvt. Ltd.  
Managing Director

Swan  
17/11/2017

DEVELOPER who shall indemnify the OWNER for the loss or damage suffered by it in consequence thereof.

10. **RATES & TAXES:**

Till the completion of the Project the DEVELOPER shall be liable to pay all taxes and other dues, if any, on the 'the Said Property', thereafter the OWNER, DEVELOPER and/or purchasers of Flat/Residential units in the New Building, shall pay/bear the same in proportion to the area held by them. Any type of Tax or duty levied by either state or central government will be borne by OWNER and DEVELOPER for their respective shares. HOWEVER, any Tax or duty levied by either state or central government on construction related activities shall be payable by the DEVELOPER.

11. **SERVICES & CHARGES:**

- (a) From the date of it taking possession of its allocated area in the New Residential Building, and after the ASSOCIATION/Co-operative Society has been formed as described in Schedule B the OWNER will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the New Building.
- (b) Additional operation and maintenance/service charged may also be charged for such other services as may be provided over and above those mentioned in Clause 11 (a) above.

12. **TITLE DEEDS:**

A. Original or copies of the Title Deeds in respect of the said property shall be given by OWNER to the DEVELOPER as and when required until the New Buildings are completed and the possession thereof is made over as provided to the OWNER of the portion known as "OWNER' Allocation" then the Original deeds shall be handed over to the Association of the Unit OWNERS or the Co-operative Society formed for the management of the New Buildings.

B. THAT IF ANY DISPUTE, CASE ETC. ARISE IN RESPECT OF SCHEDULE 'A' LAND THEN LANDOWNER WILL CLEAR THE SAME AND IN ANY TIME DEVELOPER SHALL BE INDULGE IN ANY DISPUTE.

C. That there are some error in the correction slip and rent receipt which must be rectified by the landowners and handover the copy of the same with uptodate receipt to the developer.

Swani Developers & Realtors Pvt. Ltd.  
Managing Director



Swani Developers  
17/6/21

**13. ARBITRATION:**

It is hereby agreed by the Parties that all disputes and difference arising out of and in relation to these presents or touching the Development of 'the Said Property', construction of New Building and related matters thereto shall be referred to Arbitration under the Arbitration & Conciliation Act, 1996 and the decision of the Arbitrators, appointed for the said purpose shall be final and binding on both the parties.

**SCHEDULE "A" (the Said Property)**

**ALL THAT PIECE AND PARCEL** of all that piece and parcel of **10.1 Katha i.e. 16.70 decimals** being portion of Plot No. 348, under Khata No. - 129 situated at Mouza -Tupudana, Thana No. 267, P.S. Hatia, District - Ranchi bearing holding no. 0550004243000Z0 of Old ward No. 55, New Ward No. 53.

- NORTH : Village Road  
 SOUTH : Land of Defendant  
 EAST : 5 feet wide Gali and Sub Plot No. 348/A/1D  
 WEST : Sub Plot No. 348/A/1

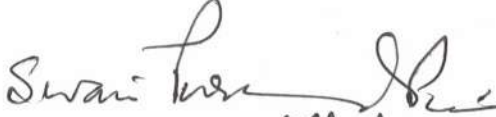
Valuation of land measuring **10.1 Katha i.e. 16.70 decimals** for registration is Rs. 65,52,500/- as per commercial rate.

**SCHEDULE 'B' (OWNER' Allocation)**

40%(SIXTY) of the constructed area spread over all the floors as per details given below with lift facility and proportionate share in land and common facilities and Amenities as its share for its own use and/or for sale which is as follows :-

Flat No.	Floor	Super Built up Area	Super Built up Area	Carpet Area
101	1st Floor	1430 sq.ft.	1075 sq.ft.	815 sq.ft.
102	1st Floor	1060 sq.ft.	797 sq.ft.	602 sq.ft.
103	1st Floor	1299 sq.ft.	976 sq.ft.	789 sq.ft.
104	1st Floor	1338 sq.ft.	1006 sq.ft.	776 sq.ft.
301	3rd Floor	1430 sq.ft.	1075 sq.ft.	815 sq.ft.
303	3rd Floor	1299 sq.ft.	976 sq.ft.	789 sq.ft.

That according to mutual consent between the landowner and the Developer the landowner is entitled to get 40% share i.e. 6160 sq.ft. of the builtup area in the proposed multistoried building but due to physical measurement of the builtup area of landowner's share its came to 5726 sq.ft. in the building.

  
 17/6/24

That it is decided between the landowner and the Developer, the Developer shall for the difference of Builtup area i.e. 261 sq.ft. @ Rs. 2500/- per sq.ft. and today the Developer is paying total Rs. 7,00,000/- vide cheque No. 869676 dated 16.06.2021 & 869677 dated 16.06.2021 of Indian Overseas Bank, Bariatu Branch, Ranchi to compensate for the land owner's share and landowner is hereby accepted the same.

### SCHEDULE 'C' (DEVELOPER's Allocation)

After setting aside the "OWNER Allocation", as detailed in Schedule 'B' above, the rest 60%(Forty) of the constructed area spread over all the floors of the constructed area will be retained by the DEVELOPER with lift facility and proportionate share in land and common facilities and Amenities as its share for its own use and/or for sale.

which is as follows :-

Flat No.	Floor	Super Built up Area	Super Built up Area	Carpet Area
201	2nd Floor	1430 sq.ft.	1075 sq.ft.	815 sq.ft.
202	2nd Floor	1060 sq.ft.	797 sq.ft.	602 sq.ft.
203	2nd Floor	1299 sq.ft.	976 sq.ft.	789 sq.ft.
204	2nd Floor	1338 sq.ft.	1006 sq.ft.	776 sq.ft.
302	3rd Floor	1060 sq.ft.	797 sq.ft.	602 sq.ft.
304	3rd Floor	1338 sq.ft.	1006 sq.ft.	776 sq.ft.
401	4th Floor	1430 sq.ft.	1075 sq.ft.	815 sq.ft.
402	4th Floor	1060 sq.ft.	797 sq.ft.	602 sq.ft.
403	4th Floor	1299 sq.ft.	976 sq.ft.	789 sq.ft.
404	4th Floor	1338 sq.ft.	1006 sq.ft.	776 sq.ft.

### SCHEDULE "D"

The Residential Building in the following manner :

- i. The OWNER and the DEVELOPER shall jointly and or by mutual consent sell various Residential /dwelling units in the Multi-storied Residential Building and distribute/share the proceeds by and between them in the ratio of 40%(SIXTY) of the constructed area spread over all the floors of the constructed area spread over all the floors in the Residential Area to the landowner and 60%(Forty) of the constructed area spread over all the floors of the constructed area to the Developer as per details given in Schedule "D" below.
- ii. The dwelling units/Flats/apartments shall be sold at the rate mutually decided/fixed and within a mutually agreed time.

*Shanti Prasad*  
17/6/21

Aryan Developer's & Realtor's Pvt. Ltd.  
Managing Director

- iii. All the money collected from the allottees shall be collected by the DEVELOPER and the proceeds will be shared with the OWNER.
- iv. Units remaining unsold within the stipulated time shall be divided between the OWNER and the DEVELOPER in the ratio of 40%(SIXTY) of the constructed area spread over all the floors of the constructed area spread over all the floors in the Residential Area to the landowner and 60%(Forty) of the constructed area spread over all the floors of the constructed area to the Developer.

Arya Developer's & Realtor's Pvt. Ltd.  
Managing Director


### SCHEDULE 'E' (Specifications)

SI No	Particulars	Specification	
1	Living and Dining Area and Bedrooms	Flooring	Vitrified Tiles or as specified by Architect
		Wall/Ceiling Finish	P.O.P
2	Kitchen	Flooring	Vitrified Tiles or as specified by Architect
		Counter/Dado	Granite slab and Dado of ceramic tiles.
		Water Connection	Provision of Hot and Cold lines with heavy duty Pipe and fittings of reputed make.
		Fittings/ Fixtures	Stainless Steel Sink and mixture
		Wall/ceiling Finish	P.O.P
3	Toilets	Flooring	Anti-Skid Tiles/Vitrified Tiles or as specified by Architect
		Wall Finish	Vitrified/Ceramic tiles
		Water Connection	Provision of Hot and Cold lines with heavy duty Pipe and fittings of reputed make.
		Sanitary Ware	Superior quality Sanitary wares and CP fittings will be provided. (CERA /

Suman Kumar  
17/11/21

Arpan Developer's & Realtor's Pvt. Ltd.  
  
 Managing Director

		/CP Fittings	KOHLER/GROHE or equivalent.
		Ceiling Finish	P.O.P
4	Fire Fighting System		As per Fire department standards, an efficient system is planned as per consultant's recommendation.
5	Doors /windows Apartment	Internal Doors	Good Quality Flush doors
		Windows	Three Track sliding UPVC windows or as specified by Architect
Electricals			
		Generator	Sound Proof Generator
		Electric Panel-Mains	Individual Electrical Meter for each Apartment/Unit as per rules.
		Electrical distribution box	Electric panel with L&T or Equivalent Switchgear, MCB etc. Mains and Generator.
		Transformer	Transformer of reputed make as per requirement.
Communication			
		Telephone	Pre wired for telephone upto a point in individual apartment
		Cable Television	Pre wired for Satellite Television upto the Individual apartment
		Intercom	Intercom connecting to the Concierge desk, security office, Health club, Community hall and Parking upto a point in individual apartment.
9	Main Structure	Foundation & Structure	Building designed to be Earth Quake resistant, structure designed for the Highest Seismic consideration of ZONE II as stipulated by B/S codes. RCC framed structure as per codes. RCC framed.
		Walls	As per Architects specification.
10.	Security Camera	Main Entrance	One Close Circuit Camera in front of main entrance gate to be install
11.	Lift	Building	Specification of Lift is 6 passenger having 408 kg.

  
 17/6/21

IN WITNESS WHEREOF landowners and Developers have set out their respective hands on this Agreement at Ranchi on the day, month and year first above written.






WITNESSES.

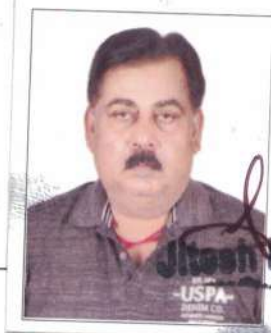
1. Rajesh Kumar Srivastava  
Late - B. Prasad  
Gandarpuri Rd. No-06  
Ratu Rd. Ranchi

*[Signature]*  
OWNER 17/6/21

2. Manoj Kumar Verma  
S/O Late B. P. Verma  
Beside Rashya Eye Hospital  
Pwulga Road  
Ranchi





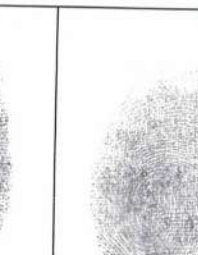
1.

				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb



*[Signature]*  
Jitesh Kumar Sinha  
Advocate

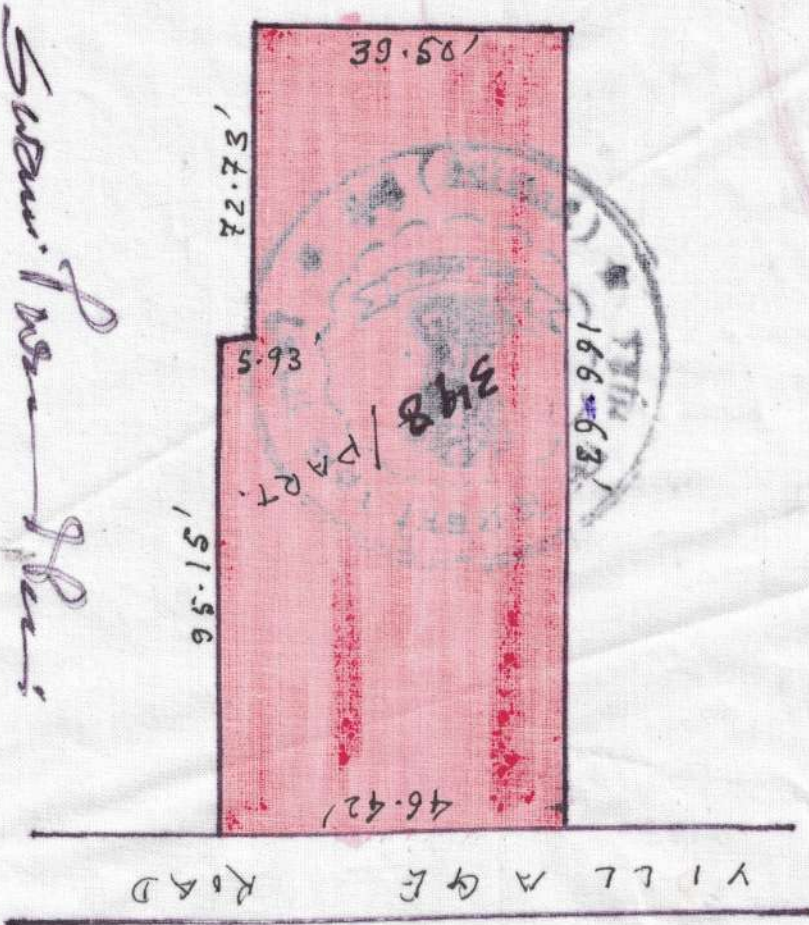
*[Signature]*  
Aryan Developer's & Realtor's Pvt. Ltd.  
17/6/21  
DEVELOPER  
Managing Director

				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

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

Drafted by : *[Signature]*  
Jitesh Kumar Sinha  
Advocate

VILLAGE TUPUDANA THANA NO 267 THANA  
 & DIST. RANCHI  
 Area of Poshed of R.S. Plot No 348 Sub.  
 Plot No 348/Part = 16.76 Dissmil Sawn  
 in Red Glass.



*Suvarin for Bee*

Anjan Developer's & Realtor's Pvt. Ltd.  
 Managing Director

17/6



## Pre Registration Docket

Date :- 17-06-2021 11:37 am

Office Name :- SRO - Ranchi  
Token No:- 20210000054116

Appointment :- 17-Jun-2021 Time:- 12:21

Article	Development Agreement
Pre Registration Date	15-Jun-2021
No. Of Pages	39.
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,70,137.

Property Id: **526886**

Valuation No. : 703140 / 2021 :- 2021-2022 User Id : 30126 Date : 17-June-2021 11:23:AM

State : Jharkhand District : Ranchi Tahsil : Namkum

Land Type : Urban ✓ Corporation : Ranchi Municipal Corporation Tupudana Village/City : Tupudana ✓

Tupudana Word No 55 - Other Road

Khata Number - 129 ✓

Plot Number - 348 ✓

Holding Number - 0550004243000Z0

Volume Number - 17

Page Number - 51

Valuation Rule : Commercial land ✓

### Property Details

1 Land area 16.70 Decimal

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.7 x 392361=6552428.7	
A	Total		₹65,52,429/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹65,52,500/-

Total Amount in Words : Sixty Five Lakhs Fifty Two Thousands Five Hundred Rupees Only.

### Property Boundaries

Land measurement, Sub Part and House No. East: 5 Feet Wide Gali And Sub Plot No. 348/A/1D, West: Sub Plot No. 348/A1/1, South: Land of Defendant, North: Village Road

Area	Land area : 16.70 Decimal
Other Description of the Property	Pin Code - 835221
Government/Market Value	6552428.7
Transaction Amount	6552500

4

CLAIMANT	<b>-Ms. Aryan Developers And Realtors Pvt Ltd Through Director Amrendra Kumar Sinha, Address - Manda Bagicha Harihar Singh Road Morabadi Bariatu Ranchi- ,Father/Husband Name Late Bama Shankar Prasad , PAN No.- ,Permission Case No.- , Aadhaar No. *****2312</b>
EXECUTANTS	<b>-Mr. Swami Purnanand Puri, Address - Parmarth Sewa Sadan Adwait Swarup Ashram Pram Path Hatia Tupudana Ranchi- ,Father/Husband Name Swami Param Gyanand Puri Ji Maharaj , PAN No.- ,Permission Case No.- , Aadhaar No. *****9480</b>

Witness Information	<b>Mr. Manoj Kumar Verma , Address - Purulia Road Ranchi-, Father/Husband Name-B P Verma</b>
---------------------	--

Identifier Details	<b>Mr. Rajesh Kumar Shrivastava , Address - 701, Z/192, Indrapuri Road No. 6, Near Kathar Gonda Basti, Hehal Sukhdeonagar Ranchi-, Father/Husband Name-Bhuvneshwar Prasad</b>
--------------------	---

Property Id:526886		
<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,170
<b>Total</b>		<b>1,170</b>
Property Id:526886		
<b>Fee Rule:Development Agreement</b>		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	A1	1,63,813
<b>Total</b>		<b>1,68,967</b>

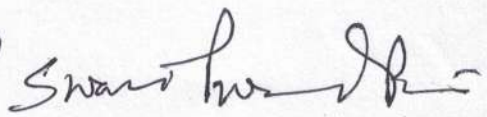
All the entries made, have been verified by me and are found same as the entries of the document presented.

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





## Document Registration Summary 1

Date :-17-Jun-2021

- Government/Market Value: ₹6552500/-
- Transaction Amount: ₹6552500 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 481750

Receipt Date : 17-06-2021

Presenter Name: - *Swarni Purnanand Auri*

PR	₹1
SP	₹1170
l fee	₹5000
M(b) Fee	₹150
LL	₹133
A1	₹163813
Stamp Duty	₹100

On Date 17-06-2021 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total

₹170367

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2105977775 DEPT Transaction Id : ea6f2a27fcc7b6e97c26 Transaction Type :	100
PR	1	1	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2105977744 DEPT Transaction Id : b08fe3a2f1aa6bf23d1f Transaction Type :	1
SP	1170	1170	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2105977744 DEPT Transaction Id : b08fe3a2f1aa6bf23d1f Transaction Type :	1170
l fee	5000	5000	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2105977266 DEPT Transaction Id : a70df3c7fa41c12f9f5f Transaction Type :	4871
				GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2105977744 DEPT Transaction Id : b08fe3a2f1aa6bf23d1f Transaction Type :	129

M(b) Fee	150	150	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2105977266 DEPT Transaction Id : a70df3c7fa41c12f9f5f Transaction Type :	150
A1	163813	163813	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2105977266 DEPT Transaction Id : a70df3c7fa41c12f9f5f Transaction Type :	163813
LL	3	133	-130	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2105977266 DEPT Transaction Id : a70df3c7fa41c12f9f5f Transaction Type :	133
Sub Total	170141	170367	-226				

Article : Development Agreement Number of Pages : 78

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20210000054116

Deed Type	Development Agreement
Number of Pages	78
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1170, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 163813, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6552429/- , Transaction Amount :- Rs.6552500/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Tupudana Location :- Other Road, Tupudana Word No 55 Property Boundaries :- East: 5 Feet Wide Gali And Sub Plot No. 348/A/1D, West: Sub Plot No. 348/A1/1, South: Land of Defendant, North: Village Road Khata Number - 129Plot Number - 348Holding Number - 0550004243000Z0Volume Number - 17Page Number - 51 Area Of Land :- 16.70 Decimal



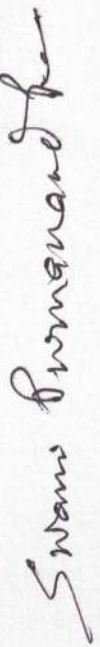



Sh./Smt.Swami Purnanand Puri s/o/d/o/w/o Swami Param Gyanand Puri Ji Maharaj has presented the document for registration in this office today dated :- 17-Jun-2021 Day :- Thursday Time :- 13:25:24 PM





Swami Purnanand Puri(Individual)

Party Name	Document Type	Document Number
Swami Purnanand Puri	PAN/UID	482659309480

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>Swami Purnanand Puri</b> <b>Address1 -</b> Parmarth Sewa Sadan Adwait Swarup Ashram Pram Path Hatia Tupudana Ranchi, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Swami Purnanand Puri <b>Address:-</b> Parmarth Seva Sadan, Adwait Swarup Ashram, , Pram Path, Hatia, Tupudana, , Ranchi, 834003, , Jharkhand, India		EXECUTANTS Age:72			
2	<b>Aryan Developers And Realtors Pvt Ltd Through Director Amrendra Kumar Sinha</b> <b>Address1 -</b> Manda Bagicha Harihar Singh Road Morabadi Bariatu Ranchi, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Amrendra Kumar Sinha <b>Address:-</b> , MANDA MANDIR, , HARIHAR SINGH ROAD,MANDA BAGICHA ,MORABADI, Morabadi, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:57			


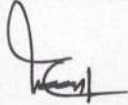
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>Rajesh Kumar Shrivastava</b> S/o-D/o <b>Bhuvneshwar Prasad</b> <b>Address1 - 701, Z/192, Indrapuri Road No. 6, Near Kathar Gonda Basti, Hehal Sukhdeonagar Ranchi, Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			<i>Rajesh Kumar Shrivastava</i>

**Witness:**


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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Manoj Kumar Verma</b> <b>Address1 - Purulia Road Ranchi, Address2 -</b> , , , Jharkhand			


Signature of Operator Seal and Signature of Registering Officer 

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( **Swami Purnanand Puri**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Rajesh Kumar Shrivastava**) Son/Daughter/Wife of (**Bhuvneshwar Prasad**) resident of (**701, Z/192, Indrapuri Road No. 6, Near Kathar Gonda Basti, Hehal Sukhdeonagar Ranchi**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- 17-Jun-2021

Seal and Signature of Registering Officer 

Token No.: 20210000054116

## CERTIFICATE

### Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **17-Jun-2021** by **Swami Purnanand Puri, S/O, D/O, W/O Swami Param Gyanand Puri Ji Maharaj** resident of Parmarth Sewa Sadan Adwait Swarup Ashram Pram Path Hatia Tupudana Ranchi ,.  
This deed was registered as Document No.: **2021/RAN/3506/BK1/3126** in Book No :- **BK1**, Volume No :- 395 from Page No :- 381 to 458 at, office of **SRO - Ranchi**

Date:- **17-Jun-2021**

Registering Officer

