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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 169d0f41c960e1a2f5f8

Receipt Date : 21-Nov-2022 09:08:33 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000137737

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : MINU ENHANCE DEVELOPERS (Vendee)

GRN Number : 2214405057



For Office Use :-

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Asst. Commr. Secy

MINU ENHANCE DEVELOPERS

Yash Swaha

Authorized Signatory

Minu Enhance Developers
Mehi Palan
Partner

23/11/2022

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

सम्पत्ति का प्रकार
 मुद्रांक 1007
 T.D.S. 23/11



माता की सेवा करने के लिए किया गया
 प्रमाण पत्र - 49 3106 / (Comm)
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Photograph and finger impressions of Sri Ajay Kumar Jain

23/11/22
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23/11/22

Photograph and finger impressions of Sri Pawan Kumar Agarwal



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23/11/22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at Ranchi on this 23rd day of November, 2022.

BETWEEN

(1) **SRI AJAY KUMAR JAIN (PAN No. ABRPJ 0146J) (UID No. xxxx xxxx 5608) (Mobile No. 94311-01118) (aged about 50 years), son of Late Manik Chand Jain and grandson of Late Nathmalji Sarawgi, by Occupation - Business, by Faith Hindu, by Caste-General (Do not come under CNT Act, 1908), resident of 7A, Rajasthan Gardens, Kanke Road, P.S. Kanke, District Ranchi-834008, Jharkhand, Indian Citizen,**

MINU ENHANCE DEVELOPERS

Yash Swaha
 Authorized Signatory

भारतीय न्याय मंत्रालय
 में दर्ज नहीं है।
 23/11

Page 2 of 24
 Minu Enhance Developers
 Partner

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Asok Kumar Jain
23/11/2022



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Minu Enhance Developers

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Minu Enhance
Partner

(2) **SRI PAWAN KUMAR AGARWAL (PAN No. ABOPA 4676R) (UID No. xxxx xxxx 3502) (Mobile No. 94150-50887) (aged about 65 years)**, son of Manohar Lal Agarwal and grandson of Jwala Prasad Agarwal, by Occupation Business, by Faith Hindu, by Caste-General (Do not come under CNT Act, 1908), resident of 7/77, Tilak Nagar, Opposite Rave-3, Kanpur Nagar, Uttar Pradesh-208001, Indian Citizen (hereinafter jointly called the "LANDOWNERS/FIRST PARTY") of the **FIRST PART**;

AND

MINU ENHANCE DEVELOPERS, PAN ABSFM7415L, a Partnership Firm registered within the meaning of Partnership Act 1932 and having its office at **7th floor, Pulsar Plaza, Line Tank Road, Ranchi - 834001**, represented through its authorized signatory **SRI YASH SUREKA (Aadhar No. xxxx xxxx 9395) (Mobile No. 80924-98565) (date of birth 02.11.2000)**, son of Sri Sushil Sureka and grandson of Late Gauri Shankar Sureka, by occupation Service, by faith Hindu, by caste General, resident of Third Street, P.S. Hindpiri, P.O. G.P.O., District Ranchi, Jharkhand, Indian Citizen (hereinafter called the "DEVELOPER/SECOND PARTY") of the **SECOND PART**;

The Terms party "OWNER"/"First party" and "DEVELOPER"/"Second party" shall unless excluded by or repugnant to the context mean and include their respective heir(s), legal representative(s) administrator(s), successors in interest and assign(s).

WHEREAS the Land appertaining to Khata No.7, being R.S. Plot No. 19 (area 80 Decimal) and R.S. Plot No. 20 (Area 92 Decimal) along with other plots of Village Gari, P.S. Ranchi now Sadar, Thana No. 194, District Ranchi was recorded in the name of Atwa Oraon as kaimi right;

AND WHEREAS, aforesaid Atwa Oraon died leaving behind his two sons namely (1) Bisu Oraon and (2) Sanicharwa Oraon as his legal heirs and successors of his property.

AND WHEREAS, the aforesaid (1) Bisu Oraon and (2) Sanicharwa Oraon (the descendants of the recorded Raiyat), had obtained permission u/s 49 of CNT, Act 1908 vide Misc Case No. 103R8 II of 1964-65, and sold and transferred the said Land having an area 80 Decimal out of R.S. Plot No. 19 and area 92 Decimal out of R.S. Plot No 20, both under Khata No.7 of Village Gari, Thana Sadar, Thana No. 194, District Ranchi to M/s Arun Kumar Mahendra Kumar by virtue of a registered deed of sale being Deed No. 2439 dated 16.03.1965, entered in book no.1, volume no.16, at pages 558 to 564, for the year 1965 of the office of DSR, Ranchi and put them in possession over the same as absolute owner;

AND WHEREAS, the aforesaid M/s Arun Kumar Mahendra Kumar got their names mutated before the office of Circle Office, Town Anchal (now Baragai Anchal), Ranchi with regard of aforesaid property and are paying rent and taxes in its own names;

From Kumar Sureka

Yash Sureka
23/11/22

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Yash Sureka
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AND WHEREAS, the aforesaid M/s Arun Kumar Mahendra Kumar through its Partners sold and transferred the said Land having an area 80 Decimal out of R.S. Plot No. 19 and area 92 Decimal out of R.S. Plot No 20, both under Khata No.7 of Village Gari, Thana Sadar, Thana No. 194, District Ranchi to Ajay Kumar Jain and Pawan Kumar Agarwal (the Landowners/First Parties hereto) by virtue of a registered deed of sale being Document No. 2021/RAN/7135/BK1/6428 dated 14.09.2021, entered in book no. BK1, volume no.852, at pages 173 to 306, for the year 2021 of the office of DSR, Ranchi and put them in possession over the same as absolute owner;

AND WHEREAS, the aforesaid Landowners (the FIRST PARTY hereto) got their respective names mutated before the office of Circle Officer, Baragai Anchal, Ranchi vide mutation case no. 1864 R27/2021-22 dated 08.11.2021 and are paying rent in their own names;

AND WHEREAS

1. The OWNERS desirous of developing 'The Said Property' by constructing Multi-Storied Building approached the developers and developers agreed upon the same on terms and conditions mentioned below.
2. At the request of the LAND OWNERS, the Developer have agreed to get 'the said property' developed by constructing Multi-Storied Building named as "Signature Homes" as per the plan sanctioned by Ranchi Municipal Corporation, Ranchi.

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. "BUILDING" shall mean the Multi-Storied Building complex being constructed upon the land as described in Annexure "A" of this deed, consisting of 2 Commercial Blocks consisting of 1 Basement Floor for car park/utility space, Ground Floor and 16 Upper Floors for residential/Commercial use and one Commercial Block consisting of 1 Basement Floor for car park/utility space, Ground Floor and 5 Upper Floors to be used as commercial space to be constructed on "The Said Property" according to plan to be sanctioned and permitted under the Rules of Ranchi Planning Standards and Building By-Laws and also as per permission and/or clearance of the authorities of the R.M.C., Jharkhand State Electricity board, Jharkhand Fire Fighting Department, P.H.E.D., etc. and shall be known and referred to as 'Signature Homes'.

- b. "COMMON FACILITIES & AMENITIES" shall mean and include Stairways, Drive Ways, Landings, Machine Room, Stair Case, passage, Lift Shafts, Lifts, Pump room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pump, Generator, Rain Water Harvesting Pit, Guard Room and

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other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and maintenance of the building.

- c. **"SUPER BUILTUP AREA"** shall mean super built-up area "as per land use permissible under Building law" and shall include walls, pillars, area within the walls and portion of the area occupied by lift landing, stair case, deep boring, water tank, septic tank, entrance corridors, lobbies, generator room, security guard's room, area meant for Fire Fighting arrangement, and other common areas in the building.
- d. **"SAID UNITS"** shall mean and include the individual residential flats/ units, with or without car parking space to be constructed on 'the Said Property'.
- e. **"SALEABLE SPACE"** shall mean the space in the said Building available for independent use and occupation, after making due provision for common facilities and amenities required in the building which space of Developer is entitled to sell to prospective purchasers subject to the terms as mentioned herein below:
- f. **"OWNER'S ALLOCATION"** shall mean 47% of the total saleable Space in Residential Blocks and 50% of the total saleable Space in Commercial block more particularly described in **SCHEDULE "B"**, in the Building **"Signature Homes"** being constructed on the land as mentioned in **SCHEDULE "A"** of this deed shall be allocated to the Owner as the part of Owner's portion in accordance with the terms and conditions as mentioned in this deed including the proportionate share to the said extent in the Common Facilities & Amenities as defined in Clause I (e) above. The number of flats/units and car parking spaces to be allocated to the OWNER will be the part of the agreement, however, the same shall be subject to revision as per sanction of the building plan by the R.R.D.A./RMC if any.
- g. **"DEVELOPER'S ALLOCATION"** shall mean 53% of the total saleable Space in Residential Blocks and 50% of the total saleable Space in Commercial block more particularly described in **SCHEDULE "C"**, in the Building **"Signature Homes"** being constructed on the land as mentioned in **SCHEDULE "A"** of this deed shall be retained by the developer as the part of Developer's portion in accordance with the terms and conditions as mentioned in this deed including the proportionate share to the said extent in the Common Facilities & Amenities as defined in Clause I (e) above. The number of flats/units and car parking spaces to be allocated to the developer will be the part of the agreement, however, the same shall be subject to revision as per sanction of the building plan by the R.R.D.A./RMC if any.

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M. Aggarwal
Partner
23/11/22

Yash Swaha
Authorized Signatory

- h. **"THE ENGINEER/ARCHITECT"** shall mean, the consulting Engineers who shall be appointed by Developer for designing and planning of the building or any other persons, firm or company who may be appointed hereafter for the similar purpose;
- i. **"THE BUILDING PLAN"** shall mean such plan sanctioned by the authority i.e. Ranchi Municipal Corporation, Ranchi vide **B.C. Case No. RMC/BP/0318/W09/2022.**
- j. **"R.M.C."** means Ranchi Municipal Corporation, Ranchi which is competent to approve and sanction the plan for the proposed Multi-Storied Building namely **"Signature Homes"**.
- k. The following rules of interpretation shall apply to this agreement:
- i. Irrelevance of Gender and Plurality. The definitions in Clause above shall apply equally to both the singular and plural forms of the terms defined. Whenever the context may require, any pronoun shall include the corresponding masculine, feminine and neuter forms. All references herein to Clauses, Schedules and Annexures shall be deemed to be references to Clauses of, and Schedules and Annexures to, this Agreement unless the context shall otherwise require. All Schedules attached hereto shall be deemed incorporated herein as if set forth in full herein. The words "hereof," "herein" and "hereunder" and words of similar import when used in this Agreement shall refer to this Agreement as a whole and not to any particular provision of this Agreement. The words "include", "includes", and "including" shall be deemed to be followed by the words "without limitation".
 - ii. Default Rules. Unless expressly contradicted or otherwise qualified, (i) all references to a Person also refer to that Person's successors and permitted assigns, and (ii) all references to and definitions of any agreement, deed, instrument or statute herein or in any agreement or instrument referred to herein mean such agreement, instrument or statute, as from time to time may be amended, modified, supplemented or restated, including (in the case of agreements or instruments) by waiver or consent and (in the case of statutes) by succession of comparable successor statutes and references to all attachments thereto and instruments incorporated therein.
 - iii. Drafting. The Parties have participated jointly in the negotiation and drafting of this Agreement; accordingly, in the event an ambiguity or a question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties, and no presumption or

Arvi Kumar
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T. Agarwal

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Yash Suresh
Authorized Signatory

burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any provisions of this Agreement.

iv. Time is of the essence. Time is of the essence in the performance of the Parties' respective obligations.

2. It is agreed that in residential portion 47% of the developed portion (super built-up area) will be OWNER'S Allocation and 53% of the developed portion (super built-up area) will be Developer's portion.

3. It is further agreed that in commercial portion 50% of the developed portion (Saleable Space) will be OWNER'S allocation and 50% of the developed portion (Saleable Space) will be Developer's portion.

4. **OWNERS' COVENANT:**

a. That the OWNERS are seized and possessed of or otherwise well find sufficiently entitled to as the absolute owner in respect of the 'Said Property' more fully described in Schedule "A" below and the same are free from all encumbrances or litigations and the OWNERS have acquired a good, clear and marketable title over the said property.

b. That the OWNER declare that the land is free from any attachment order of any Court of Law and is not the subject matter of any claims, demands, suits, decrees, injunctions, orders, its pendants, notices, petitions or adjudication orders, affecting the said property or any part thereof in any manner.

c. That the said Property has neither been acquired, requisitioned or otherwise encumbered nor any notice for acquisition, requisition or restoration of the same under any statutes of past or present have been received by the OWNER from any Competent Government authority for acquisition, requisition or restoration of the same.

d. That apart from the OWNER none else is entitled to or has any share, right title or interest, over and in respect of the said property.

e. That the OWNER hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the building 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 allocated portion in the Said Building.

f. That the OWNER further declare that they have not agreed, committed to or contracted or entered into agreement for sale, lease or any mode of transfer effectively either directly or indirectly the development of "The Said Property" or any part thereof with any person other than the Developer

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P. Aggarwal

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Yash Surobe
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and that they have not created any lien, charge, mortgage or encumbrance on the said property and that they would keep "The Property" free from all encumbrances during the subsistence of these presents.

- g. That the OWNER further declare that they have not done any act, deed, thing or matter whereby or by reason whereof the development and construction of the said property and/or building may be affected or prevented in any manner whatsoever.
- h. That the OWNER covenant with the Developer that the delay in the progress or completion of the project due to any court order, litigation regarding land title, delays in obtaining rent receipts or obtaining the Miscellaneous No Objection certificates from the any statutory body the OWNER shall exclude such period of stoppage of work from the time duration fixed for completion of project.
- i. That the OWNER covenant with the Developer that if any dispute regarding title of the OWNER brought by any person in any court the same shall be looked after by the owners at their own cost and efforts and in such case the OWNER shall also indemnify the Developer against all costs and any damages or additional costs to the developer might have suffered.
- j. That the Owner agree and undertake to hand over vacant possession of the aforesaid landed property to the Developer immediately after the signing of this agreement.
- k. That the OWNER further agrees that existing structure standing on the demised land shall be deemed to be the part and parcel of the land being the subject matter of the agreement and as such shall stand transferred to the Developer & shall not be called in question at any point of time.

5. DEVELOPER COVENANTS

- a. That the Developer shall carry out the development of the "Said Property" and construction of the said building thereon in accordance with the plan approved by the Owner and sanctioned by RMC and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, if any and direction, time to time issued by local authorities;
- b. In case of any change in the building Plan, It will be the duty of the Developer to get the same vetted by the OWNER. Until such change is required due to any norms of any government body or technically required and felt necessary by the architects/engineers of the said building subject such modifications are permissible and/or within the provisions of building bye-laws or as per approved scheme laid down by RMC or other Competent Authority and do not violate any law.

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Asmit Kumar Jain
Asmit Kumar Jain
23/11/22

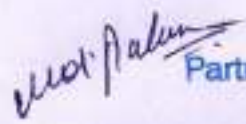
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- c. The Developer shall bear costs and expenses whatsoever including the Architect's fee, costs for obtaining necessary sanction/permission, Developer Agreements/Gift Deeds etc. and/or clearance of the building plan, including any modified plan together with all other expenses for the demolition and construction of the New Multistoried Building. The OWNER shall have no responsibility for bearing such expenses whatsoever.
- d. Until the completion of the Building, the Developer shall hold possession of the said property and during the period of construction all related expenses incurred for maintaining peaceful possession thereof, shall be borne by the Developer.
- e. That 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 multi-storied building thereon. The OWNER shall not be responsible for any of the matters hereinabove.
- f. That on completion of the said building "Signature Homes" and after obtaining the completion certificate from the RMC the Developer shall give notice of 30 days to the OWNER in writing to take possession of the owners share known as "the Owner's Allocation" from the date of taking possession of allocated portion in the building the Owner shall be liable to pay all rates, taxes, service charges, maintenances and other outgoing in respect of common facilities in the Building, proportionate to the area known as The Owner's Allocation".
- g. That the developer hereby agrees that till formation of society the builder will make arrangement for maintenance of building after taking contribution from Apartment owner for a maximum period of one year from the date of hand-over/possession of apartment to Owners, however the Owner agrees to pay the proportionate cost of maintenance if they took possession earlier to formation of flat owner's society.
- h. The Developer shall frame the bylaws, rule and regulations of owner association and set the functioning SOP of the society before handing over the society to owner's association.
- i. The Developer will update the OWNER details of the progress of development of the project at least once in three months by email on jainmayank9091@gmail.com.
- j. That the Developer shall indemnify the OWNER against all actions, demands, suits, proceedings and claim arising out of accidents and mishaps occurring and happening at the site of the said property during

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 Partner

construction period or that may arise out of the Developer's negligence with regard to the Development of the Said Property.

6. DEVELOPER'S RIGHTS:

- a. That the Developer shall be entitled to advertise in its own name about the development of 'the Said Property' and proposed sale of flats/units, with or without car parking space in the building to be constructed and to put up Advertisement Board on 'the Said Property' for entire lifetime of the said building complex.
- b. The Developer shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician and 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/units etc. with or without car parking space or rights in the building 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. That however, the Developer may immediately after the building plan has been sanctioned by RMC, start booking of units from out of the portion known as the Developer's Allocation.
- e. The Developer through this deed is deemed to be authorized 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 connection of Water Supply, electricity, and/or other facilities required for the building.

7. MUTUAL RIGHTS: -

- a. That on completion of the Building Signature Homes, the OWNER shall be entitled to the saleable space in the building known as "OWNER'S Allocation" and described in the Schedule "B" below, PROVIDED ALWAYS that the Owners shall be at liberty to enter into such agreement for sale of flat/units/Car parking space from out of Owners' allocation as it may deem fit and proper at any time after execution of this agreement.
- b. However, the owners have agreed to enter into agreement to sale or sale deed with any one in relation to this said project "Signature Homes" only in formats provided and vetted by the developers.

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Yash Suresh
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- c. That likewise on completion of construction of the Building the Developer shall be entitled to the Saleable Space 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 flat/units/Car parking space from out of Developer's allocation as it may deem fit and proper at any time after execution of this agreement.
- d. That the Common area of the building Signature Homes shall be controlled by the Developer, or Association of flat/unit OWNER or a Co-Operative Society formed by the occupant of the building for management of the building and welfare of the occupant.
- e. That the agreement or agreements entered into by the Developer with prospective purchasers shall in no way bind the OWNER in any manner what so ever but it will further be obligatory upon the Developers in every such agreement to include the following clauses:
 - i. on-fulfilment of any of the obligations on its part will only entitle the said prospective purchasers to compensation from the Developers 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 flats 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 including but not limited to House Tax, Water Tax, Latrine Tax, Electricity charges, holding tax, or any statutory taxes/charges, repairs, maintenance replacement of certain equipment's etc. in addition to being Liable for such charges in-respect of their own flats allotted to them or owned by them or possessed by them.
- f. 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 or a joint venture or association between them.
- g. It is also agreed by and between the parties hereto that the part roof over the Top Floor shall be used for installation of Overhead Water Tank. Dish Antenna, solar power etc. and also from time to time visit by the technicians' plumbers, lift-man and engineers etc., (appointed by the Developer and or the Flat Owners Association or a body formed by the occupant of the building for the purpose of repair and inspection of the lift/lift room, overhead water reservoir etc.)

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- h. For the maintenance of the building and for looking after the common facilities in the building, the Developer shall form as it deems best, a Body corporate/ Flat owner's association, of all the persons owing tenements, in the said Building. The Owner and their nominees shall become members of such society 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 society from time to time and they shall be bound to contribute towards the cost of formation of such society and such other expenses as may be fixed by the society in the interest of the holders of the flats.
- i. The common areas shall jointly be owned and used by all the Owner of all the portions of the said building with equal entitlement to all common areas and facilities intended for utilization by the occupants of the said building Signature Homes on identical terms and conditions applicable to one and all.

8. Society Corpus fund:

Both the parties have agreed to collect and deposit a society corpus fund of **Rs.30/- Per Square foot on salable area for Residential Portion and Rs.50/- Per Square foot on salable area for commercial portion** with the developer and the developer shall handover this corpus fund to the owner's association at the time of handover of the society. Developer shall not be bound to pay any interest on this amount. For unsold units the developer/owners shall deposit society corpus fund at the time of handover of the building to the Owners association and the developer/owner can collect it from the buyer later on.

9. POWER OF ATTORNEY

That besides the registered power of attorney agreed to be given by the OWNER to the Developer or its nominee for execution of proper conveyance/s with respect to the portion known as Developer's Allocation they shall also give to the Developer or its nominee, immediately after execution of such agreement a duly registered General power of Attorney in favor of the Developer investing with specific power required for development of "the Said Property" beginning from preparation submission and sanction of the building plans up to the completion of the project including the powers to arrange for prospective purchasers, enter into agreement with them, receive advance and other consideration money. The OWNER shall also, by the General power of Attorney, empower the Developer to sue for or defend any legal action, civil or criminal, arising out of or related to the said property and for that purpose engage lawyer/ Advocate sign Vakalatnama, Plaints; written statement, petitions and rejoinder and to do all that may be necessary for

As per Minu Enhance Devs
 23/11/22
 [Signature]

MINU ENHANCE DEVELOPERS

Yash Surocha
 Authorized Signatory

protection of the Owner's interest in 'the said property' and for successful completion of the said project "Signature Homes".

10. Time duration for Construction:

The Developer undertakes to finish the project within **60 months** (Subject to force Majeure) from the date of sanctioning of the building plan from all competent authorities including but not limited to Ranchi Municipal Corporation, ministry of forest environment and climate change, Jharkhand Real Estate Regulatory Authority etc or date of development agreement whichever is later and handover owners share along with Completion and Occupancy certificate.

11. Penalty:

In Case the developer fails to complete the said building complex within the time duration mentioned in this deed the Developer shall pay a penalty of Rs. 50,000/- (Rupees Fifty Thousand Only) per month to both the owners combined in equal ratio.

12. RATES & TAXES:

- a. From the date of taking over possession of the schedule land and until completion of the Project, the Developer shall be liable to pay all taxes and dues, if any, on the Said Property & thereafter the Owner, Developer, purchasers of flat/Dwelling unit in the building, shall pay/bear the same in proportion to the area held by them.
- b. That the Owner hereby agreed that they shall unconditionally pay all applicable GST, or any taxes or levies with regard of their shares in the proposed multi storied building if any.

13. SERVICES & CHARGES:

- a. From the date of their taking possession of their allocation in the Building the Owner will be responsible to pay and bear the proportionate operation and maintenance/service charge for the common facilities in the building **Signature Homes**.
- b. Additional operation and maintenance/service charges may also be charged for such other services as may be provided over and above those mentioned in Clause 9 (a) above.

14. FORCE MAJEURE:

That it is agreed that in the event of any air raids, strike, lockout and/ or any notice/ from Municipal Corporation or any other statutory body, Fire, Natural Calamity, such as storm, cyclone, Flood, Tempest, pandemic, epidemic, Labour

MINU ENHANCE DEVELOPERS
Yash Suresh
Authorized Signatory
Manoj Kumar
23/11/22

Unrests, Local Problem such as Riot, Mob-Violence, Bandh, Strike, Threat and Terrorist Attack, War, Delay in obtaining any utility connection any kind of civil unrest Any order from a Court of Law any statutory authority as the case may be, Any hindrance in obtaining raw materials due to orders of any statutory body or court of law or any other reasons mentioned above which is beyond control of the developers or any prohibitory order of Court restraining the construction of the 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 developer hereof, the date of completion of the building will be further extend as may be required and mutually agreed upon by the parties subject to minimum for days equal to the days for which the work was hindered. The developer agrees to maintain a list of such period along with reason and shall present it to the owners as and when required.

15. TITLE DEEDS

The Owner shall handover the registered Title Deeds with all other relevant papers in respect of the schedule property at the time of signing of this agreement.

16. CONFIDENTIALITY:

Both the parties, its/ their employees, agents, representatives or anyone connected, shall not at any time, divulge or allow to be divulged to any third person/party any confidential information from time to time relating to the said business, except where required by law or any rule, notification, direction or order of any government or semi-government authority or agency or body acting on their behalf, to provide the same. However, the parties shall be free to furnish the copy of this deed or any other relevant details or documents to financial institutes, bank or any Statutory body or lawyers concerned with this matter.

17. SEVERABILITY:

The Parties hereto agree that if at any time, any of the clause terms, conditions and or provisions of this Deed is declared to be invalid or unenforceable to any extent under the applicable laws or under directions or orders of any judicial or other competent authority, this Deed shall continue to be in force, in respect of the other clauses as if such clause/terms and conditions were never in existence.

18. PRINCIPAL TO PRINCIPAL

Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of master and servant, principal and agent or partnership or of a joint venture. It is understood and agreed that neither any provision contained herein nor any act of the parties hereto shall be deemed to create any relationship between the parties hereto other than the relationship of the Developer and Land Owners.

Praveen Kumar Singh
25/11/22

19. CLERICAL ERRORS:

Neither party shall take any advantage of any clerical error or mistake which may occur, not limiting to the description of the Demised Premises or clause number in respect of cross references in connection with this Deed and such clerical errors or mistakes shall be brought to the notice by one to the other immediately and same shall be rectified without any demur.

20. NOTICES:

All approvals, consents and notices to be given under these presents shall be in writing, signed by the Party giving it and shall be considered duly served if the same is delivered or posted by Registered A.D. or by Electronic Mail at the addresses mentioned herein below:

<p>FOR THE Developer: Partner, Minu Enhance Developers 7th Floor, Pulsar Plaza, Line Tank Road, Ranchi - 834001, Jharkhand Email: mohit@minumarketing.com, legal@minumarketing.com.</p>	<p>FOR both the Owners: Ajay Kumar Jain 3N, Gopal Complex, Kutchery Road, Ranchi 834001 Email: jainmayank9091@gmail.com</p>
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21. ARBITRATION:

That in the event of any dispute, differences or any claim arising out of or in connection with or incidental to this Deed or the construction or interpretation of any clause of this Deed hereof or anything done or omitted to be done pursuant hereto, the parties shall first endeavour to amicably settle such disputes, differences or claims, failing which the same shall be referred to the arbitration of a sole arbitrator to be mutually appointed by the parties in writing and their decision shall be binding on both the parties. Such Arbitration shall otherwise be in accordance with the provision of the Arbitration & Conciliation Act, 1996. The place of Arbitration shall be Ranchi and language of arbitration shall be Hindi only.

22. JURISDICTION:

That in case of any dispute arising out of this lease or in connection with the Demised Premises shall be resolved by mutual discussion between the Parties at the first instance, failing which the aggrieved Party shall be entitled to approach competent Local District **Court of Ranchi** for appropriate reliefs.

Particulars
 23/11/22
 Minu Enhance Developers
 Yash Suresh
 Authorized Signatory

23. GOVERNING LAW:

This Lease Deed shall be governed by and construed in accordance with the laws of India.

Schedule of property above referred to: SCHEDULE- 'A'

Description of the land

ALL THAT PIECE AND PARCEL of Land having an area 80 Decimal out of R.S. Plot No. 19 and area 92 Decimal out of R.S. Plot No 20, both under Khata No.7 of Village Gari, Thana Sadar, Thana No. 194, District Ranchi comprised within Municipal Holding No. 0080008253000A2, in Ward No. 06, **new ward no. 8**, at present ward no.9 of Ranchi Municipal Corporation with all rights of easements and inheritance thereof, Butted and bounded is as follows:

NORTH	:R.S. Plot No. 1 and 18
SOUTH	:R.S. Plot No. 23
EAST	:R.S. Plot No.21
WEST	:Path Simana Village Bariatu

VALUATION

For purpose of calculation of stamp duty and registration fee, commercial value of land as per govt. norms is as follows:-

Value of Land (172 Decimal) Rs. 8,48,14,232/-

SCHEDULE 'B'

(OWNER' Allocation)

47% of the super built up area, commercial and residential as well as the Roof Rights in the building "Signature Homes" constructed as per the building plan sanctioned by RMC, Ranchi and according to the specifications in Schedule "D" below as follows:

Share of Landowner namely Sri Ajay Kumar Jain

In Residential Blocks

Category	Block	Floor	Flat No	Unit No.	Chargeable Area
Residential	A	2	3	A-203	1994
Residential	A	4	3	A-403	1994
Residential	A	6	3	A-603	1994

Aradhya Khanna 23/11/22

Residential	A	8	3	A-803	1994
Residential	A	8	4	A-804	1944
Residential	A	10	2	A-1002	1985
Residential	A	12	3	A-1203	1994
Residential	A	14	2	A-1402	1985
Residential	A-PH	15	1	A-PH-1501	3643
Residential	A-PH	15	4	A-PH-1504	3450
Residential	B	3	3	B-303	2061
Residential	B	4	2	B-402	2090
Residential	B	4	3	B-403	2064
Residential	B	7	1	B-701	2914
Residential	B	8	1	B-801	2864
Residential	B	8	3	B-803	2064
Residential	B	9	1	B-901	2914
Residential	B	11	3	B-1103	2061
Residential	B	12	1	B-1201	2864
Residential	B	12	3	B-1203	2064
Servant Room	SQ	G	10	SQ-G010	
Servant Room	SQ	G	11	SQ-G011	
Servant Room	SQ	G	12	SQ-G012	
Servant Room	SQ	G	13	SQ-G013	
Total Area					46937

In Commercial Block

Category	Floor	Shop No	Unit No.	Chargeable Area
Shop/Office	Ground	1	Com-001	891
Shop/Office	1	1	Com-101	1014
Shop/Office	2	3	Com-203	926
Shop/Office	3	2	Com-302	1567
Shop/Office	4	1	Com-401	1178
				5576

**Share of Landowner namely Sri Pawan Kumar Agarwal
In Residential Blocks**

Category	Block	Floor	Flat No	Unit No.	Chargeable Area
A. Flat	A	1	1	A-101	2072
A. Flat	A	2	1	A-201	1935
A. Flat	A	2	2	A-202	1985
A. Flat	A	2	4	A-204	1944
A. Flat	A	3	1	A-301	1935
A. Flat	A	3	2	A-302	1985
A. Flat	A	4	4	A-404	1944

Agarwal
25/11/22

A. Flat	A	5	1	A-501	1935
A. Flat	A	5	2	A-502	1985
A. Flat	A	6	4	A-604	1944
A. Flat	A	7	1	A-701	1935
A. Flat	A	7	2	A-702	1985
A. Flat	A	10	1	A-1001	1935
A. Flat	A	11	1	A-1101	1935
A. Flat	A	11	2	A-1102	1985
A. Flat	A	12	4	A-1204	1944
A. Flat	A	13	1	A-1301	1935
A. Flat	A	13	2	A-1302	1985
A. Flat	A	14	1	A-1401	1935
A. Flat	B	3	1	B-301	2914
A. Flat	B	3	2	B-302	2083
A. Flat	B	8	2	B-802	2090
A. Flat	B	11	2	B-1102	2083
Servent Room	SQ	G	14	SQ-G014	
Servent Room	SQ	G	15	SQ-G015	
Servent Room	SQ	G	16	SQ-G016	
Servent Room	SQ	G	17	SQ-G017	
					46408

In Commercial Block

Category	Floor	Shop No	Unit No.	Chargeable Area
Shop/Office	Ground	2	Com-002	891
Shop/Office	1	1	Com-101	1014
Shop/Office	2	1	Com-201	1178
Shop/Office	3	3	Com-303	926
Shop/Office	4	2	Com-402	1567
Total				5576

- I. Proportionate share in the car parking space for vehicles in the Basement/open Floor except the parking kept reserved for essential services and visitors.
- II. Proportionate share in the land and common facilities and amenities like lift, electricity 24 hours water supply, generator, security guard etc. as defined above, and provided for the benefit of all the occupants in the building and maintained by the Flat owner's Association formed by the flat OWNER.

**SCHEDULE 'C'
(DEVELOPER'S ALLOCATION)**

- III. After setting aside the "OWNER'S Allocation", as detailed in Schedule 'B' above the 53% of the Super Built up area in the building Signature Homes will be retain by the Developer with lift facility and proportionate share in land and

Minu Enhance Developers
 23/11/22

MINU ENHANCE DEVELOPERS
 Yash Suresh
 Authorized Signatory

common facilities and Amenities as defined above as its share for its own use and/or sale. Other than the area known as "Owners' Allocation", the rest left out portion including proportionate area in the common space, which the Developer shall be entitled to sale, transfer, lease, and/or otherwise deal with the remaining saleable space in the building, as it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any party or parties in regard to disposal thereof as follows: -

Developer's Share in Residential (Blocks)

Category	Block	Floor	Flat No	Unit No.	Chargeable area
A. Flat	A	1	2	A-102	2216
A. Flat	A	1	3	A-103	2131
A. Flat	A	1	4	A-104	2081
A. Flat	A	3	3	A-303	1994
A. Flat	A	3	4	A-304	1944
A. Flat	A	4	1	A-401	1935
A. Flat	A	4	2	A-402	1985
A. Flat	A	5	3	A-503	1994
A. Flat	A	5	4	A-504	1944
A. Flat	A	6	1	A-601	1935
A. Flat	A	6	2	A-602	1985
A. Flat	A	7	3	A-703	1994
A. Flat	A	7	4	A-704	1944
A. Flat	A	8	1	A-801	1935
A. Flat	A	8	2	A-802	1985
A. Flat	A	9	3	A-903	1994
A. Flat	A	9	4	A-904	1944
A. Flat	A	10	3	A-1003	1994
A. Flat	A	10	4	A-1004	1944
A. Flat	A	11	3	A-1103	1994
A. Flat	A	11	4	A-1104	1944
A. Flat	A	12	1	A-1201	1935
A. Flat	A	12	2	A-1202	1985
A. Flat	A	13	3	A-1303	1994
A. Flat	A	13	4	A-1304	1944
A. Flat	A	14	3	A-1403	1994
A. Flat	A	14	4	A-1404	1944
A. Flat	A-PH	15	2	A-PH-1502	3693
A. Flat	A-PH	15	3	A-PH-1503	3499
A. Flat	B	1	2	B-102	2340
A. Flat	B	1	3	B-103	2369
A. Flat	B	2	1	B-201	2864
A. Flat	B	2	2	B-202	2090

M. Aggarwal, Joint Kumar Sin
26/11/20

MINU ENHANCE DEVELOPERS
Yash Swaha
Authorized Signatory

A. Flat	B	2	3	B-203	2064
A. Flat	B	5	1	B-501	2914
A. Flat	B	5	2	B-502	2083
A. Flat	B	5	3	B-503	2061
A. Flat	B	6	1	B-601	2864
A. Flat	B	6	2	B-602	2090
A. Flat	B	6	3	B-603	2064
A. Flat	B	9	2	B-902	2083
A. Flat	B	9	3	B-903	2061
A. Flat	B	10	1	B-1001	2864
A. Flat	B	10	2	B-1002	2090
A. Flat	B	10	3	B-1003	2064
A. Flat	B	11	1	B-1101	2914
A. Flat	B	13	1	B-1301	2914
A. Flat	B	13	2	B-1302	2083
A. Flat	B	13	3	B-1303	2061
A. Flat	B	14	1	B-1401	2864
A. Flat	B	14	2	B-1402	2090
A. Flat	B	14	3	B-1403	2064
A. Flat	B - PH	15	1	B - PH-1501	5543
A. Flat	B - PH	15	2	B - PH-1502	4033
A. Flat	B - PH	15	3	B - PH-1503	3989
Servent Room	SQ	G	1	SQ-G01	
Servent Room	SQ	G	2	SQ-G02	
Servent Room	SQ	G	3	SQ-G03	
Servent Room	SQ	G	4	SQ-G04	
Servent Room	SQ	G	5	SQ-G05	
Servent Room	SQ	G	6	SQ-G06	
Servent Room	SQ	G	7	SQ-G07	
Servent Room	SQ	G	8	SQ-G08	
Servent Room	SQ	G	9	SQ-G09	
					128324

Pragathi
Asst. Manager
 23/11/22

Developers share In Commercial Block

Category	Floor	Shop No	Unit No.	Chargeable area
Shop/Office	0	3	Com-003	1784
Shop/Office	1	3	Com-103	2027
Shop/Office	2	2	Com-202	1567
Shop/Office	3	1	Com-301	1178
Shop/Office	4	3	Com-403	926
Shop/Office	5	1	Com-501	1178
Shop/Office	5	2	Com-502	1567
Shop/Office	5	3	Com-503	926
Total				11153

MINU ENHANCE DEVELOPERS

Yash Swaha
 Authorized Signatory

Proportionate share in the car parking space for vehicles in the Basement/open Floor except the parking kept reserved for essential services and visitors.

Proportionate share in the land and common facilities and amenities like lift, electricity 24 hours water supply, generator, security guard etc. as defined above, and provided for the benefit of all the occupants in the building and maintained by the Flat owner's Association formed by the flat OWNER.

The Developer may immediately after the building plan has been sanctioned by RMC shall start booking of units from out of the portion known as the Developer's Allocation.

SCHEDULE "D"
(TECHNICAL SPECIFICATIONS)

1. Structure and Foundation:

RCC frame structure as per the drawings of Structural architect.

2. Exterior Walls:

250 mm thick walls of Autoclaved Aerated Concrete blocks/ Fly-Ash bricks made with cement mortar or Adhesive with both side Cement plaster. Finished with one coat of texture finish, one coat of water primer and two coats of weather proof paint on exterior and required coat of plaster of paris and one coat of water-based primer from inside.

3. Interior Walls:

125 mm thick walls of Autoclaved Aerated Concrete blocks/ Fly-Ash bricks made with cement mortar or Adhesive with both side Cement plaster, required coat of plaster of paris and one Coat of water-based primer.

4. Door frames:

Sal Wood door frames along with 35 mm Flush Doors for Main Door and 30 mm flush door for interior doors of reputed brand ISI Mark.

5. Windows & Ventilators

UPVC or anodized Aluminum three track windows with 4mm float glass.

6. Flooring:

- a. 600mm x 600mm vitrified flooring with 4-inch-high skirting on all side.
- b. Toilets to have anti-Skid vitrified tiles floor and glazed tile dado up to 7-foot height.
- c. kitchen to have anti-Skid Vitrified Ceramic tiles.

M. Agarwal
Asst. Manager
23/11/22

d. Kitchen Platform will have marble/granite top and Stainless-steel sinks.

7. Toilets:

- a. Floors to have 600mm x 600mm anti-Skid vitrified flooring with 4-inch-high skirting on all side.
- b. Walls to have glazed Ceramic/Vitrified titles up to 7-foot heigh.
- c. Wight colored standard wall hung commode with flushing cistern of reputed brand
- d. Wight colored standard wash basin of reputed brand
- e. Showers, taps, health faucets will be commercial range of reputed brand with provision of hot & cold water (Geyser Not included)

8. Kitchen:

- a. Floors to have 600mm x 600mm anti-Skid vitrified flooring with 4-inch-high skirting on all side.
- b. Walls to have glazed Ceramic/Vitrified titles up to 2-foot heigh from kitchen Slab area.

9. Kitchen Platform to have marble/granite top and Stainless-steel sinks and commercial range CP fitting of reputed brand with provision of hot & cold water (Geyser Not included)

10. Balconies:

- a. Floors to have 600mm x 600mm anti-Skid vitrified flooring with 4-inch-high skirting on all side.
- b. 1200 mm high SS Railings.

11. Plumbing:

- a. All water lines will be of UPVC/CPVC pipes of required thickness.
- b. All sanitary lines will be of PVC pipes of required thickness.
- c. Over Head water tank for domestic water supply will be of sufficient capacity.
- d. All the required pumps will be of CRI or equivalent.
- e. Sufficient capacity Underground water reservoir will be provided.

Amal Kumar Sinha
23/11/22
K. Agarwal

- f. All the plumbing work will be done as per the drawings of architect/consult.

12. Electrical:

- a. Concealed electrical wiring with insulated copper or aluminum wires/cables with required conductor capacity will be Provided.
- b. Required Power Points as per standard drawing of architect will be provided with switches and sockets only

13. Common Area:

- a. Elevators
- i. Two 8 Passenger Elevator with Auto Door and SS Finish will be provided in commercial block of reputed brand.
 - ii. Two 8 Passenger and one Stretcher compatible Elevator with Auto Door and SS Finish will be provided in commercial block of reputed brand.
- b. All the common stair case will be of finished with granite finish and Stainless-steel railings.
- c. All Common corridors/amenities will be of High Strength Double Charged vitrified floor tiles.
- d. All common interior walls will be finished with Cement plaster, required coat of plaster of paris and one Coat of water-based primer.

Specifications can be changed in accordance with the guidelines from environmental department/IGBC, Ranchi Municipal Corporation or any other statutory body or due to any upgradation in technology or can be replaced with new products.

In witness whereof Mr. Ajay Kumar Jain and Mr. Pawan Kumar Agarwal the LANDOWNERS and Mr. Yash Sureka, authorized signatory of Developer's firm have set out their respective hands on this agreement on this the 23rd day of November, 2022 at Ranchi.

<p>For Owner</p> <p>Ajay Kumar Jain 23/11/22</p> <p>Ajay Kumar Jain</p>	<p>For Owner</p> <p>Pawan Kumar Agarwal 23/11/22</p> <p>Pawan Kumar Agarwal</p>
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MINU ENHANCE DEVELOPERS

Ajay Kumar Jain
23/11/22

P. Agarwal

Yash Sureka
Authorized Signatory

For Developer	MINU ENHANCE DEVELOPERS
Signature	<i>Yash Sureka</i>
Designation: Authorized Signatory	Authorized Signatory
Minu Enhance Developers	<i>23/11/22</i>

Photograph and finger impressions of Sri Yash Sureka (Authorized Signatory, Minu Enhance Developers)



Left Thumb	Left Index	Left Middle	Left Ring	Left Little

Agarwal
Asst Manager Jt 7
23/11/22

Witnesses:

<p><i>Umang Jalan</i> <i>23/11/22</i></p> <p>Signature</p> <p>Name: Umang Jalan Father: Late Giridhari Lal Jalan Address: 1C, Shubham Apartment, Kanke Road Ranchi - 834008</p>	<p><i>Sourav Agarwal</i> <i>23/11/22</i></p> <p>Signature</p> <p>Name: Sourav Agarwal Father: Shri Kishan Agarwal Address: Kanke Road, Ranchi</p>
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Drafted By

Bhaiya
23/11/22
Bhaiya Anand Kumar
Advocate
En No -4317/05

Certified that the fingers print of left hand of each person whose photographs are affixed in this document has been obtained before me.

Minu Enhance Developers

Mohit Prakash
Partner

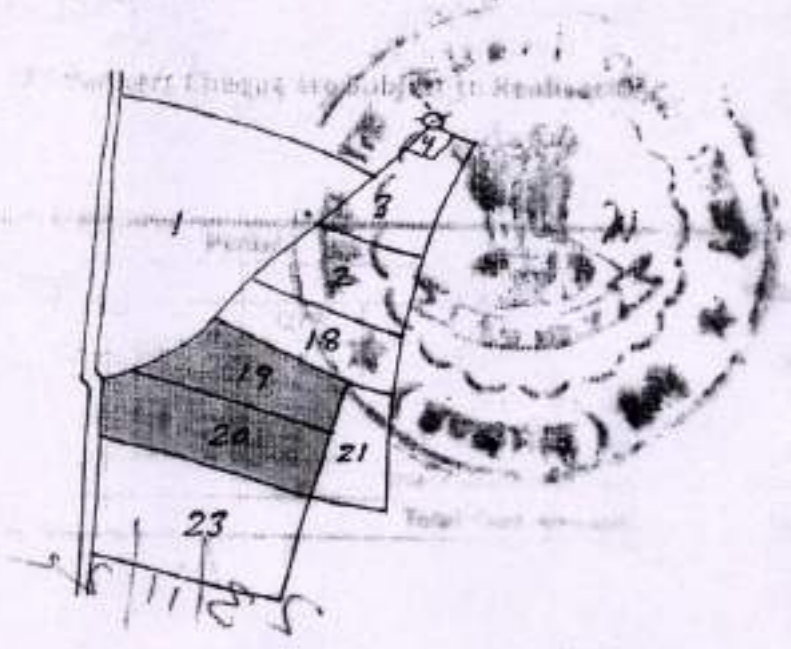
Bhaiya
23/11/22
Bhaiya Anand Kumar
Advocate
Page 24 of 24
En No -4317/05



RANCHI MUNICIPAL CORPORATION
VILLAGE - GARI
THANA NO - 194
THANA & DIST - RANCHI
SHOWN IN RED WASH.

R.S. PLOT NO	AREA
	A-DEL
19 - - -	0 - 80
20 - - -	0 - 92
<u>TOTAL → 1 - 72</u>	

Computer-generated receipt
 Amount: One Hundred And Fifty Two Rupees Only
 ONLINE



Asst. Commissioner
 23/11/22
 T. Agarwal
 Yash Swaha
 23/11/22

Minu Enhance Developers
 Partner



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP21115584420221113

Date : 2022-11-21

Ward No : 8

Department / Section : Revenue Section

New Ward No : 9

Account Description : Holding Tax & Others

Holding No. : 0080008253000A2

New Holding No : 0080008253000A2

Received From Mr / Mrs / Miss. : PAWAN KUMAR AGARWAL S/O MANOHAR LAL AGARWAL, AJAY KUMAR JAIN S/O MANIK CHAND JAIN

Address : CHESHIRE HOME ROAD BARIATU

A Sum of Rs. : 1752.00

(in words) : One Thousand Seven Hundred And Fifty Two Rupees Only

towards : Holding Tax & Others Vide : ONLINE

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	1610.88
				Online Rebate	90.54
				1% Monthly Penalty	31.69
				Total Payable Amount	0.00
				Total Paid Amount	1752.00



This is a computer-generated receipt and it does not require a signature.

viinu Enhance Developers

Mani Pal
Partner

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सर्वकत । नाम गौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 47

Vol. No. : 30

Receipt No. : 0780275426

बडागाई गाडी 194 AJAY KUMAR JAIN, PAWAN KUMAR AGARWAL		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
7	19,20	0 एकड़ 172 डिसमील 0 हेक्टर

अराज्गी नकदी	अराज्गी भावली	तफसील हिसाब तगान भावती
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जोत का सालाना मांग मय तफसील (बकाया वो हात) मौजूदा साल का।

मांग बावत	साताना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष	
मात (नकदी)	430.00					430.00
गुजारी (भावली)	107.50					107.50
सेस	215.00					215.00
सूद	215.00					215.00
मुतफरकत	86.00					86.00
मौजान	1053.50					1053.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष		
मात (नकदी)					430.00	
गुजारी (भावली)					107.50	
सेस					215.00	
सूद					215.00	
मुतफरकत					86.00	
मौजान अदायकारी					1053.50	

(१) मौजान कुल (तफसील में) : One Thousand Fifty Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1053.50

तारीख अमला तहसील कुनिन्दा : 13-04-2022

खास महल का बकाया मातगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जात है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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

Minu Enhance Developers

Partner

ऑनलाइन जाँचा



Continuous Form (Lower half)
Name of Village **KHATIAN**
Thana Name

बाना.अंधा

Thana Number 906

Name of Landholder **शे.रा.अ.अ.प.ठ**
Page 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
6	पुनव. शिव कारी					वा.श.दी.ग. ६	६	६	६	६						३१	३१
	०००६ अ.ग.					वा.श.दी.ग. ६	६	६	६	६						३२	३२
	०२१० अ.ग.					वा.श.दी.ग. ६	६	६	६	६						३३	३३
	०२१० अ.ग.					वा.श.दी.ग. ६	६	६	६	६						३४	३४
	०२१० अ.ग.					वा.श.दी.ग. ६	६	६	६	६						३५	३५
	०२१० अ.ग.					वा.श.दी.ग. ६	६	६	६	६						३६	३६
	०२१० अ.ग.					वा.श.दी.ग. ६	६	६	६	६						३७	३७
	०२१० अ.ग.					वा.श.दी.ग. ६	६	६	६	६						३८	३८
	०२१० अ.ग.					वा.श.दी.ग. ६	६	६	६	६						३९	३९
	०२१० अ.ग.					वा.श.दी.ग. ६	६	६	६	६						४०	४०



CERTIFICATE TO BE...
CHHOTANAGPUR SETTLEMENT DEPARTMENT

Minu Enhance Developers

Partner

15/01/2011

9/1/20
21/1/20
29/1/20
30/1/20
31/1/20

मूल मतिमान से
मिलान किया
2011



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 22, 2022

पंजी II प्रति

भाग वर्तमान	30	पृष्ठ संख्या	47										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	गाड़ी	होलिंग संख्या	7	तौजी संख्या		धाना नम्बर	194	खाता का प्रकार	—				
AJAY KUMAR JAIN, पिता-LATE MANIK CHAND JAIN, जाति- — एवं PAWAN KUMAR AGARWAL, पिता-LATE MANOHAR LAL AGARWAL, जाति- —													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
Z	19	0 ऐ 80 डि 0 हे			नामान्तरण मुकदमा संख्या 1864/2021 - 2022				430	0			
Z	20	0 ऐ 92 डि 0 हे											
कुल परिमाण		0 ऐ 172 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चातु सात	रोड सेस बकाया	रोड सेस चातु सात	शिक्षा सेस बकाया	शिक्षा सेस चातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु सात	कृषि सेस बकाया	कृषि सेस चातु सात
2021-11-09 00:16:46	0753866682	2021-2022	2021-2022	0	430	0	107.5	0	215	0	215	0	86
04-13-2022	0780275426	2022-2023	2022-2023	0	430	0	107.5	0	215	0	215	0	86

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

Mutation Cases Not Found !!

List Of Case Status Details

अवतार देते हैं

← BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर दिखाएँ

	दोन बीज		अरु ओ अरु (डिसमील) ()	उरांव पेटा रेषता।				
279	दोन बीज दोन मिळता उरांव	दोन दो 1	0 (एकड़) 5 (डिसमील) ()	वकवजे वीथु उरांव पेटा रेषता।	2	5	6	कायमी
280	दोन बीज दोन मिळता उरांव वकवजे	दोन एक 2	0 (एकड़) 26 (डिसमील) ()	वकवजे वीथु उरांव पेटा रेषता।	2	5	6	कायमी
281	दोन पगरू उरांव दोन बीज	दोन एक 2	0 (एकड़) 22 (डिसमील) ()	वकवजे शनीचरवा उरांव पेटा रेषता।	2	5	6	कायमी
282	दोन मुनुआ उरांव दोन बीज	दोन दो 2	0 (एकड़) 13 (डिसमील) ()	वकवजे शनीचरवा उरांव पेटा रेषता।	2	5	6	कायमी
283	दोन बीज दोन सावता उरांव	दोन दो 2	0 (एकड़) 12 (डिसमील) ()	वकवजे वीथु उरांव पेटा रेषता।	2	5	6	कायमी
284	दोन बीज दोन सावता महतो	दोन दो 1	0 (एकड़) 12 (डिसमील) ()	वकवजे वीथु उरांव पेटा रेषता।	2	5	6	कायमी
285	दोन मुनुआ उरांव दोन बीज	दोन दो 1	0 (एकड़) 11 (डिसमील) ()	वकवजे शनीचरवा उरांव पेटा रेषता।	2	5	6	कायमी
291	टाड मोइन्दा उरांव टाड हुतान शनीचरवा	टाड दो 1	0 (एकड़) 41 (डिसमील) ()	वकवजे वीथु उरांव पेटा रेषता।	2	5	6	कायमी
346	दोन जगदीप महतो दोन वरजु महतो	टाड दो 1	1 (एकड़) 81 (डिसमील) ()	वकवजे मुनुआर उरांव पेटा रेषता।	2	5	6	कायमी
347	दोन बीज टाड मका उरांव	टाड दो 1	2 (एकड़) 0 (डिसमील) ()	वकवजे शनीचरवा उरांव पेटा रेषता।	2	5	6	कायमी
392	दोन वरजु उरांव मका उरांव	टाड दो 2	0 (एकड़) 46 (डिसमील) ()		2	5	6	कायमी
592	टाड शनीचरवा उरांव रास्ता	टाड दो 2	0 (एकड़) 50 (डिसमील) ()		2	5	6	कायमी
602	दोन मुनु वडाइक रास्ता	टाड दो 1	0 (एकड़) 41 (डिसमील) ()	वकवजे शनीचरवा उरांव पेटा रेषता इमती/1 जामुन/1 वडहल/1 लकडी- वकवजे रेषता। फल कुल वकवजे कुल मीचा करेज/3 कुलहक वकवजे रेषता।	2	5	6	कायमी
687	दोन पगरू उरांव मका बीज	मकान/1, सहन/1 0	0 (एकड़) 3 (डिसमील) ()	वकवजे शनीचरवा उरांव पेटा रेषता।	2	5	6	कायमी
688	मकान बीज रास्ता	मकान/2, सहन/1 0	0 (एकड़) 6 (डिसमील) ()	वकवजे वीथु उरांव पेटा रेषता।	2	5	6	कायमी
खाता मे कुल प्लॉट संख्या 26		खाता का कुल मिजान	12 (एकड़) 23 (डिसमील) ()	खाता का कुल	2 5 6			

यह एक कंप्यूटर जनित प्रति है

11/22/2022 3:46:05
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Minu Enhance Developers

Minu Enhance
Partner

30
11/5/20

Gairi
नाममौला गाडी
नाम कला
कला नामक
जिला राँची
जिला एक नगरपालिका क्षेत्र
पिनकोड - 83 1001

111127000001911-01



winu Enhance Developers

Winu Parker
Partner



Minu Enhance Developers

Ulat Nulani
Partner



Supervisor of Survey

Made and published for the authority of Government

Scale of the map

Minu Enhance Developers

Minu Enhance
Partner



சென்னை மாநகராட்சி
பொதுப்பணித்துறை

புதுப்பணி

புதுப்பணி
புதுப்பணி
புதுப்பணி

புதுப்பணி - (மாடு)



Minu Enhance Developers

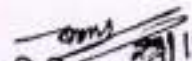
Max Palani
Partner

अवर निबंधन कार्यालय,

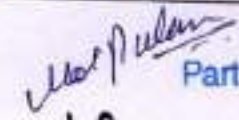

राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र. सं.	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	पंजी- II का भोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	मुद्रांक शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	आधार सत्यापन	<input type="checkbox"/>	<input type="checkbox"/>
7	PAN सत्यापन	<input type="checkbox"/>	<input type="checkbox"/>
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	<input type="checkbox"/>	<input type="checkbox"/>

Mitu Enhance Developers


जाँच लिम्पिक का हस्ताक्षर
तिथि सहित




Partner

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

12
G.M.
22/11/22



Pre Registration Docket

Date :- 21-11-2022 08:32 pm

Office Name :- SRO - Ranchi
Token No:- 20220000137737

Appoinment :- 23-Nov-2022 Time:- 11:0

Article	Development Agreement
Pre Registration Date	21-Nov-2022
No. Of Pages	37
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 21,23,472.

Property Id: **852253**

Valuation No. : 1154238 / 2022	:- 2022-2023	Date : 21-November-2022 20:18:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Gari	Village/City : Gari
Gari Word No 8 - Other Road		
Volume Number - 30		
Page Number - 47		
Khata Number - 7		
Plot Number - 19		
Holding Number - 0080008253000A2		
Ward Number - 8		

Property Rates

Commercial Land (Y)

₹493106/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	80 Decimal
---	-----------	------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 80 x 493106=39448480	₹3,94,48,480/-
A	Total		₹3,94,48,480/-

Note : Final Valuation is Rounded to Next 100/-

Total Value (A)	₹3,94,48,480/-
Total Amount in Words	Three Crore Ninety Four Lakh Eighty Four Thousand Four Hundred Eighty Four Only

Minu Enhance Developers

Minu Enhance
Partner

Land measurement, Sub Part and House No.	Property Boundaries East: RS PLOT NO. 21, West: PATH SIMANA VILLAGE BARIATU, South: RS PLOT NO. 23, North: RS PLOT NO. 1 AND 18
Area	Land area : 80.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	39448480
Transaction Amount	-

Property Id: **852254**

Valuation No. : 1154241 / 2022	:- 2022-2023	Date : 21-November-2022 20:20:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Gari	Village/City : Gari	
Gari Word No 8 - Other Road			
Volume Number - 30			
Page Number - 47			
Khata Number - 7			
Holding Number - 0080008253000A2			
Ward Number - 8			
Plot Number - 20			
Property Rates			
Commercial Land (Y)			
₹493106/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	92 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	92 x 493106 = 45365752	₹4,53,65,752/-
A	Total		₹4,53,65,752/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,53,65,752/-
Total Amount in Words (Four crore fifty three lakh six thousand five hundred and fifty two)			
Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: RS PLOT NO. 21, West: PATH SIMANA VILLAGE BARIATU, South: RS PLOT NO. 23, North: RS PLOT NO. 1 AND 18
Area	Land area : 92.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	45365752

Minu Enhance Developers

Minu Enhance
Partner

Transaction Amount	-
--------------------	---

CLAIMANT	-Mr. MINU ENHANCE DEVELOPERS THRO ITS AUTHORIZED SIGNATORY YASH SUREKA, Address - THIRD STREET HINDPIRI RANCHI- ,Father/Husband Name SUSHIL SUREKA , PAN No.- ,Permission Case No.- , Aadhaar No. *****9395
EXECUTANTS	-Mr. PAWAN KUMAR AGARWAL, Address - 7/77 TILAK NAGAR OPPOSITE RAVE 3 KANPUR NAGAR UTTAR PRADESH- ,Father/Husband Name MANOHAR LAL AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****3502
	-Mr. AJAY KUMAR JAIN, Address - 7A RAJASTHAN GARDENS KANKE ROAD KANKE RANCHI- ,Father/Husband Name LATE MANIK CHAND JAIN , PAN No.- ,Permission Case No.- , Aadhaar No. *****5608

Witness Information	Mr. SOURAV AGARWAL , Address - KANKE ROAD RANCHI- ,Father/Husband Name-SHRI KISHAN AGARWAL
---------------------	--

Identifier Details	Mr. SOURAV AGARWAL , Address - KANKE ROAD RANCHI- ,Father/Husband Name-SHRI KISHAN AGARWAL
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,110
Total		1,110

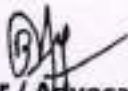
Fee Rule:Development Agreement		
1	A1	21,20,358
2	E	2,000
3	LL	3
4	PR	1
Total		21,22,362

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.

Minu Enhance Developers

Just Minu
Partner


Deed Writer / Advocate

Yash Swirke
Vendee / Claimant

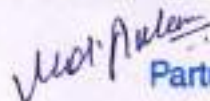
Aradhya Singh
T. K. Agarwal
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Minu Enhance Developers


Partner



Document Registration Summary 1

Date :-23-Nov-2022

- Government/Market Value: ₹84814300/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 23-11-2022 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi *Anurag Kumar Jaiswal*

Receipt : 739933

Receipt Date : 23-11-2022

Presenter Name: -


E	₹2000
PR	₹1
SP	₹1110
LL	₹31
A1	₹2120358
Stamp Duty	₹100

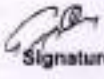
Total ₹2123600

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MinuEnhanceDevelopers	GRN Number : 2214405057 DEPT Transaction Id : 169d0f41c960e1a2f5f8 Transaction Type :	100
E	2000	2000	0	GRAS	MinuEnhanceDevelopersThroItsAuthorizedSignatoryYashSureka	GRN Number : 2214410280 DEPT Transaction Id : 599a5e8fc5cbb5f22657 Transaction Type :	2000
PR	1	1	0	GRAS	MinuEnhanceDevelopersThroItsAuthorizedSignatoryYashSureka	GRN Number : 2214410280 DEPT Transaction Id : 599a5e8fc5cbb5f22657 Transaction Type :	1
SP	1110	1110	0	GRAS	MinuEnhanceDevelopersThroItsAuthorizedSignatoryYashSureka	GRN Number : 2214410280 DEPT Transaction Id : 599a5e8fc5cbb5f22657 Transaction Type :	1110
A1	2120358	2120358	0	GRAS	Minu Enhance Developers MinuEnhanceDevelopersThroItsAuthorizedSignatoryYashSureka <i>Minu Enhance Developers Partner</i>	GRN Number : 2214410280 DEPT Transaction Id : 599a5e8fc5cbb5f22657 Transaction Type :	2120358

LL	3	31	-28	GRAS	MinuEnhanceDevelopersThroitsAuthorizedSignatoryYashSureka	GRN Number : 2214410280 DEPT Transaction Id : 599a5e8fc5cbb8f22657 Transaction Type :	31
Sub Total	2123476	2123600	-124				

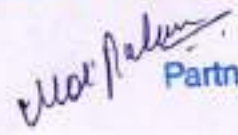
Article : Development Agreement Number of Pages : 74

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 



Minu Enhance Developers

Partner



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000137737

Deed Type	Development Agreement
Number of Pages	74
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1110, A1 :- Rs. 2120358, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.39448480/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 8 Property Boundaries :- East: RS PLOT NO. 21, West: PATH SIMANA VILLAGE BARIATU, South: RS PLOT NO. 23, North: RS PLOT NO. 1 AND 18 Volume Number - 30Page Number - 47Khata Number - 7Plot Number - 19Holding Number - 0080008253000A2Ward Number - 8 Area Of Land :- 80.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.45365752/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 8 Property Boundaries :- East: RS PLOT NO. 21, West: PATH SIMANA VILLAGE BARIATU, South: RS PLOT NO. 23, North: RS PLOT NO. 1 AND 18 Volume Number - 30Page Number - 47Khata Number - 7Holding Number - 0080008253000A2Ward Number - 8Plot Number - 20 Area Of Land :- 92.00 Decimal

Sh./Smt.AJAY KUMAR JAIN s/o/d/o/w/o LATE MANIK CHAND JAIN has presented the document for registration in this office

today dated :- 23-Nov-2022 Day :- Wednesday Time :- 13:35:21 PM







Minu Enhance Developers

Minu Enhance
Partner

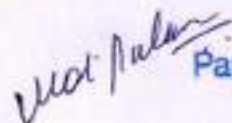




AJAY KUMAR JAIN(Individual)

Party Name	Document Type	Document Number
AJAY KUMAR JAIN	PAN/UID	481737925608



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PAWAN KUMAR AGARWAL Address1 - 7/77 TILAK NAGAR OPPOSITE RAVE 3 KANPUR NAGAR UTTAR PRADESH, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Pawan Kumar Agarwal Address:- 7/77,Tilak Nagar, Opposite Rave 3, , , Kanpur Nagar, , Kanpur Nagar, 208001, , Uttar Pradesh, India		EXECUTANTS Age:65			
2	AJAY KUMAR JAIN Address1 - 7A RAJASTHAN GARDENS KANKE ROAD KANKE RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Ajay Kumar Jain Address:- 7A,Rajasthan Garden, Near Holiday Home Hotel, Kanke Road, P.O-Ranchi University, Morabadi, , Ranchi, , 834008, , Jharkhand, India		EXECUTANTS Age:50			

Minu Enhance Developers


 Partner

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	MINU ENHANCE DEVELOPERS THRO ITS AUTHORIZED SIGNATORY YASH SUREKA Address1 - THIRD STREET HINDPIRI RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Yash Sureka Address:- .. Thana - Hindpiri, Third Street Hindpiri, , Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:22			<i>Yash Sureka</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SOURAV AGARWAL S/o-D/o SHRI KISHAN AGARWAL Address1 - KANKE ROAD RANCHI, Address2 - ... Jharkhand PAN No.:			<i>Sourav Agarwal</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SOURAV AGARWAL Address1 - KANKE ROAD RANCHI, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

[Handwritten Signature]

Above signature & thumb Impression are affixed in my presence.

Minu Enhance Developers
[Handwritten Signature]
 Partner

Above mentioned, (**PAWAN KUMAR AGARWAL , AJAY KUMAR JAIN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SOURAV AGARWAL**) Son/Daughter/Wife of (**SHRI KISHAN AGARWAL**) resident of (**KANKE ROAD RANCHI**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 23-Nov-2022

Seal and Signature of Registering Officer



Minu Enhance Developers

Minu Palan
Partner

Token No.: 20220000137737

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **23-Nov-2022** by **AJAY KUMAR JAIN**, S/O, D/O, W/O **LATE MANIK CHAND JAIN** resident of 7A RAJASTHAN GARDENS KANKE ROAD KANKE RANCHI ..

This deed was registered as Document No:- **2022/RAN/8121/BK1/7273** in Book No :- **BK1**, Volume No :- 970 from Page No :- 509 to 582 at, office of **SRO - Ranchi**

Date:- **23-Nov-2022**

Wf
23/11/22
Registering Officer

Minu Enhance Developers
Partner

Minu Enhance Developers

Partner
Partner

