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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 08f0b5b49e5159e8b7f7

Receipt Date : 22-Apr-2022 11:37:41 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

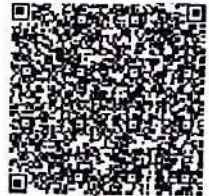
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Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : MS POORVANJALI BUILDERS PVT LTD
Through Its Managing Director Mr Sanjay
Kumar Pandeya (Vendee)

GRN Number : 2210954372



अधिनियम 21 के अन्तर्गत ...
नेसी एक्ट 1968 के द्वारा के अधीन
भारतीय स्टाम्प अधिनियम 1899 के अन्तर्गत
। अ। का सं. ... अधीन यथावत स्टाम्प
(स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
वापसित नहीं)

निबंधन पदाधिकारी
शहरी क्षेत्र-3, राँची

Asahay
Mandya
Nupur Selva
Poorvanjali Builders Pvt. Ltd.
Managing Director

22-4-2022

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

प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।



Mandeya 22/04/2022
Sahay 22/04/2022
Nupur Sahay 22/4/2022

D. Agreement

V. Com

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हिसा 22/04/2022 को निर्माण आ
यका या निर्माण करी-ने
खाना नो 252 28 निर्माण
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Finger prints of Minakshi
Mandeya

Finger prints of Nupur Sahay

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Ranchi on this 22nd day of April 2022.

BETWEEN

(1) Dr. Smt. ASHA SAHAY (AADHAR No. XXXX XXXX 3136, PAN- AJMPS 4940G, Mobile No. 8986791107), date of birth- 19.05.1943, W/o Late Uma Shankar Prasad, D/o Late Akhauri Rajbansh Sahay, grand father's name Late Akhauri Lal Krishna Sahay, by faith Hindu, By Category- General, by occupation- Service, resident of House No. M.I.G.- 1/A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi, in the State of Jharkhand Nationality- Indian;

(2) Smt. NUPUR SAHAY (AADHAR No. XXXX XXXX 6089, PAN- ASVPS 8725P, Mobile No. 9910037838), date of birth. 26.03.1973, W/o Mr. Mayank Jha, D/o Late

Finger prints of Ms. Asha Sahay

Finger prints Rajni Ranjan

Poorvanjali Builders Pvt. Ltd.
22/4/22
Managing Director



Ashahay
22/4/22

Finger points of Mrs. Asha Sahay

22-4-2022

क.पु.स.न/अप.स.न. 10.00
निबंधन कार्यलय श्री ...
श्री ...
पेशा ...
अवर निबंधक ... द्वारा प्रमाणित
... सब के अधीन
... में से एक श्री
... में निबंधन के लिए पेश किया



निबंधन पदाधिकारी
शहरी खेब-3, ककि.नं.1

22-4-2022

Uma Shankar Prasad, grand father's name Late Dhaneshwar Prasad, by faith Hindu, By Category- General,, by occupation- Service, resident of House No.- M.I.G.- 1/A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi, in the State of Jharkhand, Nationality- Indian;

Neeraj Saha
22/4/22

- (3) Mr. RAJIV RANJAN (AADHAR No. XXXX XXXX 5177, PAN- ADBPR 1720L, Mobile No. 8141267800), date of birth- 15.08.1967, S/o Mr. Mithilesh Prasad Verma, grand father's name- Late Shiv Nandan Prasad, by faith Hindu, By Category- General, by occupation- Service, resident of House No.- M.I.G.- A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi, in the State of Jharkhand, Nationality- Indian;

Mandey
22/04/22

- (4) Mrs. MINAKSHI PANDEYA (UID No. XXXX XXXX 0187), PAN- ADQPJ 7769N, Mobile No. 9470800003, W/o Mr. Sanjay Kumar Pandeya, D/o Late Chandra Kant Jha, grand father's name - Late Niras Jha, by faith - Hindu, By Category- General, by occupation- Pvt. Service, resident of Jeevan Nilay, Gandhi Nagar, Second Gali, Hinoo, P.S.- Doranda, Dist - Ranchi in the state of Jharkhand Nationality - Indian;

Sanjay Kumar

All the persons named above are hereinafter jointly referred to as "LANDOWNERS"/ First party (which term or expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representatives, executors, administrators and assignees) of the ONE PART.

Sanjay Kumar
22-4-22
Poorvanjali Builders Pvt. Ltd.
Managing Director

AND

M/S **POORVANJALI BUILDERS PVT. LTD.**, a Company, incorporated under the Indian Companies Act, bearing registration No.- U45200JH2007-PTC012888, having its registered office at 5, Niwaranpur, P.S.- Chutia, Ranchi - 2, Jharkhand, through it's Managing Director Mr. SANJAY KUMAR PANDEYA (ADHAR NO. XXXX XXXX 7255; PAN-

Sanjay
22/4/22

AFPPP 1913F; Mobile No.- 9470800002) son of Dr. Rajni Kant Pandeya, grand father's name - Late Brijkishore Pandeya, by occupation- Business, by faith Hindu, By Category- General, resident of Jeevan Nilay, New area Gandhi Nagar, Second Gali, Hinoo, P.S.- Doranda, Dist - Ranchi in the State of Jharkhand (hereinafter referred to as "DEVELOPER"/"BUILDER" (which term or expression unless excluded by or repugnant to the subject or context shall mean and include his legal heirs, successors, inheritors, representatives, administrators, executors, and assignees) of the OTHER PART;

~~WHEREAS the Khata N: 252 of village Pundag was recorded in the name of Mahabohar & others.~~

WHEREAS the Member of the First Part No.- 1 & 2 are the joint owner of land measuring an area of 4.5 Kathas (more or less) being Revisional Survey Plot No. 190, Sub Plot no - 190/V3, Khata No- 252, Thana No. 228, situated in Village - Pundag, Police Station -Jagarnathpur, within Town and District of Ranchi, in the State of Jharkhand, more fully described in PART-I of the First Schedule hereunder

And whereas the Member of the First Part No.- 03 is the owner of land measuring an area of 4.5 Kathas (more or less) being Revisional Survey Plot No. 190, Sub Plot no - 190/V4, Khata No- 252, Thana No. 228, situated in Village - Pundag, Police Station --Jagarnathpur, within Town and District of Ranchi, in the State of Jharkhand, more fully described in PART-II of the First Schedule hereunder

And whereas the Member of the First Part No. 04 is the owner of land measuring an area of 04 Kathas (more or less) being Revisional Survey Plot No. 183, Sub Plot no - 183/V-5, Khata No- 252, Thana No. 228, situated in Village - Pundag, Police Station -Jagarnathpur, within Town and District of Ranchi, in the State of Jharkhand, more fully described in PART-III of the First Schedule hereunder.

And whereas the members of the First parties, in order to develop their respective land have amalgamated the same into one unit having total area of 13 kathas more or less

Nrupen Sahay
24/9/2022

M Pandey
22/04/22

M. J. Singh
22/04/22

Poorvanjali Builders Pvt. Ltd.
Manoj Singh
22-4-22
Managing Director

Asahay
22/4/22

more fully described in Part IV of First Schedule hereunder and shown in red wash in the map attached herewith forming part of this agreement.

And whereas the landowners are in exclusive possession with absolute right, title, interest and possession over their respective land and the same is free from all encumbrances, debts, liens, charges or attachment and in marketable condition and they have in themselves good right, full power and absolute authority having perfect title to transfer the whole or part of their land.

And whereas the landowners have represented that they are absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of vacant land measuring 13 Kathas more or less, particularly described in Part-IV of the First Schedule to the Agreement.

And whereas the Landowners have agreed that the property described in the said First Schedule, be developed into a Multi-storeyed Residential Apartment comprising of ownership residential flats.

And whereas the builder has agreed with the Owners, to develop the said land and construct a Multi-storeyed Residential Apartment thereon consisting of Flats on the terms and conditions hereinafter mentioned, subject to the OWNERS establishing a marketable title, in respect of the said property.

And whereas in pursuance of the above agreement and in terms of the said agreement the Landowners put the Developer in peaceful possession over the schedule land. In terms of the said agreement the Developer filed a building plan application for a commercial cum residential building on 25.04.2020 in the name of the Landowners, being Building Plan No. RRDA/BP/0064/2020 dt. 09.02.2022 and the said building plan have been sanctioned for two

Neeraj Salgotra
22/4/2022

Mandya
22/04/22

Mujir
22/4/22

Poorvanjali Builders Pvt. Ltd.
dms copy 22-4-22
Managing Director

Ashay
22/4/22

separate Blocks i.e. Block-A and Block B. The name of proposed buildings is "**UMA- ASHA ENCLAVE**"

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND BUILDER AS FOLLOWS:

ARTICLE-I

Definitions:

- 1.1 **Land Property:** Land property shall mean and include all that piece and parcel of vacant land measuring 13 Kathas more fully described in the First Schedule below, in this Agreement.
- 1.2 **Building :** Building shall mean the building to be constructed on the land property, in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation/ any Competent Authority.
- 1.3 **Units:** Shall mean a Super built-up area and covered area, consisting of Flats, common space, car parking space as per the layout plan.
- 1.4 **Parking Space:** Shall mean any place in covered area of the Building/open space for parking of Midsize Motor cars/Vehicles. The parking space will not be treated as common area with respect to using the same as parking.
- 1.5 **Common Facilities:** Common facilities and amenities shall include Corridors, Hall ways, Stair ways, Passage ways, Septic tank, Drive ways, Common lavatories, Water pump & Motor, Tube well, Overhead tank, Pump house, Telephone and T.V. points, Lift, Gen-set, and other facilities, which may be mutually agreed upon between the parties and required for the Establishment location, enjoyment, maintenance and for management of the Building, particularly mentioned in the Third Schedule of this Agreement.

Nrupen Sahay
22/4/22

Mandya
22/04/22

Shyam
22/4/22

Poorvanjali Builders Pvt. Ltd.
Shyam
22-4-22
Managing Director

Asahay
22/4/22

1.6 Common Expenses:

Shall mean and include a proportionate share of the cost, charge and expenses for working, maintenance, up-keep, repair, replacement of common parts and common facilities, including proportionate share of Municipal Tax/Levies and related to or connected with the said building and land property, more particularly described in the Fourth Schedule below to this Agreement.

Nirup-Saha
22/04/2022

1.7 Saleable Space:

It should mean the space in the Building available for independent use and occupation, after making due provisions for common facilities and the space required thereof.

Handing
22/04/22

1.8 Super Built-up Area:

Super Built-up area shall mean and include the carpet area of the flats, the proportionate area of the lobby, stair-case, lift well, underground tank, septic tanks, guard Room, Generator Room, pump house and panel board area, if any.

Abhishek
22/4/22

1.9 Carpet Area: As defined in Real Estate (Regulation and Development Act, 2016.

1.9 Words importing Singular shall include plural and vice-versa.

1.10. Words importing masculine gender shall include feminine gender and masculine gender, likewise words importing feminine gender shall also include masculine gender.

Poorvanjali Builders Pvt. Ltd.
Abhishek
22-4-22
Managing Director

ARTICLE II :

TITLE OF THE PROPERTY

The Landowners hereby declares and covenant with the Builder as follows:

Asahay
22/4/22

THAT the Landowners are the absolute Owner of the "Land Property" described in the First Schedule of the Agreement.

That the said Land Property is free from all encumbrances, charges, liens, demands whatsoever.

That there is no attachment order under the Income Tax Act, Public Demand Recovery Act or any other Act, in respect of the said land Property.

That the Landowners have full and absolute right to enter into this Agreement with the Builder and/or his nominee/nominees.

ARTICLE-III

Commencement:

This agreement shall be deemed to have commenced from the date of execution of this Agreement. The Proposed building shall be constructed within 36 months with a grace period of six months.

ARTICLE -IV

The Scheme:

The Scheme as formulated by the Builder and the landowner provides as follows:

1. The Builder will invite and select Purchaser/Purchasers agreeing to acquire on ownership basis Flat/Flats/shop/s in the building on the land property specified in PART- IV of the First schedule. The Builder will construct the Flats/ shop/s along with other common parts, common amenities and common facilities appertaining to the same.
2. The Builder shall enter into a formal agreement with intending Purchaser for the sale of the unit/units with an undivided proportionate share of the land property. That is also agreed hereunder that, in case of any dispute with regards to sale/transfer of flats/ shop/s with the intending

Nurpen Salay
21/04/22

Mandarya
22/04/22

By: [Signature]
22/4/22

Poorvanjali Builders Pvt. Ltd.
[Signature]
Managing Director
22-4-22

Asahay
22/4/22

purchasers, the Landowners shall not be responsible for any such disputes and if the occasion demands for the refund/return of any sum of money/valuable consideration in lieu of sale of flat/ shop/s the builder undertakes to refund the same.

3. That Builder got necessary building plan sanctioned by the R.R.D.A. and the Landowners hereby empowers the Builder to sign any document required for obtaining such sanction of the Building Plan. The LANDOWNERS have agreed to grant a separate unregistered Power of Attorney, for the purpose in favour of the Builder.

Nepur-Salun
22/04/22

Mandey
22/04/22

ARTICLE-V

Builder's Rights and Obligation:

The LANDOWNERS hereby grant subject to what has been hereinafter provided the exclusive right to the Builder to build, construct, erect and complete the said Building and to commercially exploit the same by entering into agreement of Sale and/or transfer and/or construction in accordance with the Plan sanctioned by the R.R.D.A. with or without amendment or modification made or caused by the BUILDER.

M. J. S. / 4/22

The Builder shall be entitled to modify or alter the Plan and to submit the same to the R.R.D.A. in the name of the Landowner as may be required under the R.R.D.A. Rules and Regulations, at Builder's own cost.

The Builder shall pay all fees including Architects and expenses required to be paid for obtaining the sanction of the R.R.D.A. for the construction of the building, provided however, that the BUILDER shall be exclusively entitled for refund of any or all amounts, payments of which has been made by the BUILDER.

Poorvanjali Builders Pvt. Ltd.
Managing Director
22.4.22

ARTICLE -VI **Consideration:**

Asahay
22/4/22

For the purpose of this agreement, the consideration is as follows:

- A. And whereas the Builder and Landowners have jointly assessed, based on presently permissibly F.A.R. of 2.0 as per applicable building bylaws. The Builder will provide jointly to the Landowners 38% of super-built - up area, comprising of / shop/s /flats with proportionate Car Parking Space in the ground floor of the building against the total FAR achieved/ allowed by the sanctioning authority.
- B. The said undivided proportionate Share or Interest in the land shall be transferred in favour of the Builder and/or its nominees and for the purpose of the same, the cost, charges and expenses incurred for completion of the Owner's allocation shall be the consideration for Sale and Transfer of the said undivided proportionate share in the Land in the said premises in favour of the Builder or its nominee or nominees. The said consideration amount shall be apportioned in various deeds of conveyance or conveyances to be executed by the Landowners in favour of Builder or his nominee or nominees at the cost of the Builder and/or his nominees.
- C. The Builder shall bear all cost, charges and expenses for the preparation of the design and sanction of the Plan.
- D. The Builder shall at its own cost to obtain all necessary permission and approvals from respective Govt. Departments.
- E. The Builder shall pay all costs of supervision of the development and construction of the building at the said premises.
- F. The Builder shall bear all costs, charges and expenses for construction of the building at the said premises.

Nrupen Salay
22/04/22

Landowners
22/04/22

22/04/22

Poorvanlal Builders Pvt. Ltd.
Managing Director
22/04/22

Asahay
22/4/22

G. The Builder undertake to complete the construction work in all respect as per schedule mentioned below within 30 working months after receipt of sanctioned plan from R.R.D.A. A further period of grace to the Builder for completing including all facilities as per Second Schedule. In event the Developer fails to complete the said building within 36 working months except on account of force measure, which would include storm, tempest, flood, earth quake, riots, war etc. whereby the Builder is prevented to carry on and/or complete the construction of the said property by any act of GOD or state, litigation or by any circumstances beyond the control of the Developer in that event the period lost shall be added in completion period.

Nrupun Salay
22/9/2022

Mandeya
22/04/22

II. It is agreed that the roof space right shall be vested with both Builder and Landowners in the agreed proportion i.e. 62% and 38%. In the event of any construction carried out by the Builder in future either on the roof or within the premises, the Landowners shall be entitled to 38% share without any payment thereof.

Manjiv
22/4/2022

ARTICLE-VII
Owner's Share

1. The LANDOWNERS shall jointly get 38% of super-built-up area of the building constructed over the land mentioned in the First Schedule of this Agreement.
2. It is agreed between the parties that the Landowners shall be allotted flats in the area equivalent to 38% of total built-up-area as Owner's Allocation/Share. However difference in area shall be calculated at the then prevailing rate per Sq.ft.
3. That being the building plan has been sanctioned by the competent Authority, hence in order to avoid future dispute the parties hereto have earmarked their respective shares in the proposed building.

Poorvanjali Builders Pvt. Ltd.
Manjiv
22.4.22
Managing Director

Asahay
22/4/22

That the shares jointly allotted to the First party No. 1 & 2 has been more fully described in Article-VII/ A, against their full and final value of the land along with proportionate shares in the land mentioned in PART-IV of the First Schedule.

Nirupama Salay
22/04/22

That the shares allotted to the First party No. 3 has been more fully described in Article-VII/ B, against her full and final value of the land along with proportionate shares in the land mentioned in PART-IV of the First Schedule..

Mandya
22/04/22

That the shares allotted to the First party No. 4 has been more fully described in Article-VII/ C, against her full and final value of the land along with proportionate shares in the land mentioned in PART-IV of the First Schedule.

Devi
22/4/22

ARTICLE-VII/ A

(Landowner No. 1 and 2's shares in the proposed building against their land mentioned in PART-I of the First Schedule.)

Sl. No.	Flat No.	Floor	Block	Carpet Area in Sq.M	Built-up Area sq.ft	Super Built-up Area in Sq.ft
01	02	Third	A	81.691	879.00	1143.00
02	03	Fourth	A	90.33	972.00	1263.00

03 Two (2) nos. of car parking space on the ground floor of the building.

Prasanna
22.4.22
Managing Director
Poorvanjari Builders Pvt. Ltd.

ARTICLE-VII/ B

(Landowner No. 3's shares in the proposed building against their land mentioned in PART-II of the First Schedule.)

Sl. No.	Flat No.	Floor	Block	Carpet	Built-up Area	Super Built-
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Asahay
22/4/22

				Area in Sq.M	sq.ft	up Area in Sq.ft
01	01	First	A	92.286	993.00	1290.00
02	02	First	A	81.691	879.00	1143.00

03 Two (2) nos. of car parking space on the ground floor of the building

ARTICLE-VII/ C

(Landowner No. 4's shares in the proposed building against their land mentioned in PART-III of the First Schedule.)

Sl. No.	Flat No.	Floor	Block	Carpet Area in Sq.M	Built-up Area sq.ft	Super Built-up Area in Sq.ft
01	03	Third	B	122.211	1315.00	1710.00
02	04	Fourth	B	122.211	1315.00	1710.00

03 Two (2) nos. of car parking space on the ground floor of the building

ARTICLE-VIII

Builder's Share:

1. In consideration of the above, the Builder shall be entitled to the rest of the saleable space of the entire building, to be constructed on the land property together with the proportionate undivided 62% share on the said land and also together with proportionate undivided share in the common parts and facilities including space on the roof top excluding the area covered by stair case, lift room, overhead water tanks, solar and/or antenna system's equipments etc. in the said building and the Builder shall be entitled to enter into an agreement for sale and transfer the unit/units to intending purchaser along with undivided proportionate share of the land and to receive, realize and collect all money in respect

Nrupen Sahay
22/04/2022

Handover
22/04/22

Asahay
22/4/22

Poorvanjali Builders Pvt. Ltd.
Asahay
22.4.22
Managing Director

Asahay
22/4/22

thereof and it is hereby expressly agreed by and between the parties that for that purpose of entering into such agreement it shall not be obligatory on the part of the Builder to obtain any further consent of the Landowners and this agreement by itself be treated as consent by the Landowners. That is also agreed hereunder that, in case of any dispute with regards to sale/transfer of flats, shops with the intending purchasers, the Landowners shall not be responsible for any such disputes and if the occasion demands for the refund/return of any sum of money/valuable consideration in lieu of sale of flat/shops the Builder undertakes to refund the same.

Narpen Salay
22/04/22

Nandya
22/04/22

2. The Developer shall have following shares in the proposed building.

(Developer's shares in the proposed building)
Residential Flats

Major
22/4/2022

Sl. No.	Flat No.	Floor	Block	Carpet Area in Sq.M	Built-up Area sq.ft	Super Built-up Area in Sq.ft
01	03	First	A	90.33	972.00	1263.00
02	01	Second	A	92.286	993.00	1290.00
03	01	Third	A	92.286	993.00	1290.00
04	02	Third	A	81.691	879.00	1143.00
05	03	Third	A	90.33	972.00	1263.00
06	01	Fourth	A	92.286	993.00	1290.00
07	02	Fourth	A	81.691	879.00	1143.00
08	03	Fourth	A	90.33	972.00	1263.00
09	01	First	B	122.211	1315.00	1710.00
10	02	Second	B	122.211	1315.00	1710.00

Poorvanjali Builders Pvt. Ltd.
Managing Director
22-4-22

11. Ten (10) nos. of car parking space on the ground floor of the building

Asahay
22/4/22

Shops

Sl. No.	Shop No.	Floor	Block	Carpet Area in Sq.M	Built-up Area sq.ft	Super Built-up Area in Sq.ft
01	01	Ground	B	12.36	133.00	150.00
02	02	Ground	B	12.36	133.00	150.00
03	03	Ground	B	11.15	120.00	140.00
04	04	Ground	B	8.55	92.00	105.00

3. The Builder shall not be liable to any obligation if the performance of the relevant obligations be suspended for flood, earth quake, riot, war, storm, civil commotion, strike, lockout or any other act or commission beyond the control of the Builder.

ARTICLE-IX

Miscellaneous:

1. The Landowners and the Builder have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Builder and Landowners or a Joint venture between the parties hereto.
2. It is understood that from time to time to facilitate the construction of the building by the Builder and transfer of Units to various purchasers, various deeds, matters and things not herein mentioned, may be required to be done by the Builder for which they may require authority of the Landowners and various applications and documents may be required to be signed or made by the Landowners relating to which the Landowners hereby undertake to do all such acts, deeds and things that may be reasonably required to be done in the matter and the Landowners also undertake to sign and execute all such additional applications and other documents as may be required, which do not in any way infringes on the

Neeraj Salgi
22/04/22

Handwritten signature
22/04/22

Handwritten signature

Poorvanjali Builders Pvt Ltd.
Handwritten signature
Managing Director
22.4.22

Asahay
22/4/22

rights of the Landowners or go against the spirit of this agreement. The Landowners also undertakes to execute and register irrevocable General Power of Attorney in favour of the Builder or to its nominee immediately within fifteen days from the date of sanction of the building plan.

Nrupin Sahay
24/07/2022

3. Any notice required to be given by the Builder shall without prejudice to any other mode of service available, deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by pre-paid Registered Post with acknowledgement due, bc deemed to have been served on the Builder.

Landowner
22/04/22

4. That there is no existing agreement regarding the development or sale of the said premises and that all other arrangements and agreements if any, prior to the agreement, have been cancelled and superseded by this agreement.

Builder
22/04/22

5. That it is clearly agreed between the parties that the Sale Deed executed by the Landowners in favour of the Builder or his nominees, all the consideration money for sale of Flat/Flats/ shops shall be actually paid to the Builder with respect to the Builder's share.

6. It shall be obligatory on the part of the Landowners to become members of the Flat Owner' Association formed by Association of the Flat Owner and shops owner will repair and maintain the property and which shall pay all the charges and Govt. duties and taxes or any other outgoing relating to the said property. The expenses accrued on all these accounts or any other accounts relating to the said land property and the building shall be payable by all the Flat Owners. The Flat Owner' Association shall be apex body to protect the interest of all the Flat OWNERS and shall work for the peaceful living of all the members.

Poorvanjali Builders Pvt. Ltd.
Managing Director
22/04/22

Asahay
22/04/22

7. That the building shall be completed within 36 working months from the date of Approval of Plan by R.R.D.A., which includes completion of Building and handing over the flats/ shop/s to individuals as the case may be, subject to Force Majeure clause .
8. The Municipal Tax, land Revenue, Electricity etc. will be borne by the Builder from the date the Builder take possession of the Land Property and or receiving the sanctioned Building Plan from the R.R.D.A..
9. The landowners shall pay the Service Tax, VAT etc. against their shares (If applicable)

Nerpen Salay
22/04/22

Landowner
22/04/22

ARTICLE- X
Legal Proceedings:

1. It is mutually agreed by and between the parties that it will be the responsibility of the Landowners and the Builder jointly to defend all actions and proceedings in respect of only the title of the aforesaid Land Property. It is hereby expressly agreed between the Builder and the Landowners that in case of any dispute/disputes with regards to sale/transfer of builder's allocation, specification and type of construction in such cases the Landowners shall not be responsible for any claim/legal proceedings whatsoever.
2. The Landowners also give General Power of Attorney in favour of the Builder by which the Builder is authorized to develop the Land Property, to nominate the purchasers and in general carry out all the necessary activities required for the purpose of construction and disposal of the Flat/ shops.
3. The Landowners along with this agreement also handed over to the Builder all other relevant documents related to their title over their respective land. The Landowners further assured and confirm to provide the Builder any other documents which may

Builder
22/4/22

Poorvanjali Builders Pvt. Ltd.
Managing Director
22.4.22

Asahay
22/4/22

be required for the said Land Property within a reasonable time at their own expenses.

ARTICLE - XI

Force Majeure

The BUILDER shall not be liable to any obligation if the performance of the relevant obligations be suspended for flood, earth quake, riot, war, storm, civil commotion, strike, lockout or any other act or commission beyond the control of the Builder.

ARTICLE - XII

Jurisdiction:

Courts at Ranchi alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these present between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND PROPERTY

PART- I

(LAND JOINTLY BELONGS TO FIRST PARTY NO-1& 2)

(Dr. Smt. Asha Sahay & Smt. Nupur Sahay)

All that piece and parcel of land measuring an area of 4.5 Kathas (more or less) being Revisional Survey Plot No. 183 & 190, Sub Plot no -190/V3, Khata No- 252, Thana No. 228, situated in Village - Pundag, Police Station - Jagarnathpur, within Town and District of Ranchi, in the State of Jharkhand which is butted and bonded as follows;-

PART- II

(LAND JOINTLY BELONGS TO FIRST PARTY NO-03)

(Mr. Rajiv Ranjan)

All that piece and parcel of land measuring an area of 4.5 Kathas (more or less) being Revisional Survey Plot No. 183 & 190, Sub Plot no -190/V4, Khata No- 252, Thana No. 228, situated in Village - Pundag, Police Station - Jagarnathpur, within Town and District of Ranchi, in the

Nupur Sahay
26/04/2022

Randev
22/04/22

Rajiv Ranjan

Poorvanjali Builders Pvt. Ltd.
Rajiv Ranjan
Managing Director 22.4.22

Asha
22/4/22

State of Jharkhand which is butted and bonded as follows;-

PART- III

(LAND JOINTLY BELONGS TO FIRST PARTY NO.-04)

(Mrs. Minakshi Pandeya)

All that piece and parcel of land measuring an area of 04 Kathas (more or less) being Revisional Survey Plot No. 183, Sub Plot no -183/V-5, Khata No- 252, Thana No. 228, situated in Village - Pundag, Police Station - Jagarnathpur, within Town and District of Ranchi, in the State of Jharkhand which is butted and bonded as follows;-

PART- IV

(Details of land after amalgamation of the Part -I, II and III land)

All that piece and parcel of land measuring an area of 13 Kathas (more or less) ^{21.48 decimals} being Revisional Survey Plot No. 183 & 190, Sub Plot no -190/V3, Sub Plot no -190/V4, and Sub Plot No. -183/V-5, Khata No- 252, Thana No. 228, situated in Village - Pundag, Police Station - Jagarnathpur., within Town and District of Ranchi, in the State of Jharkhand, shown in the RED WASH in the map attached herewith and the land is butted and bonded as follows;- ^{ward No. 37}

- North - Part of R.S.Plot No. 183
- South - 20' wide Road.
- East - Part of R.S.Plot No. 18/ House of Anchal Sinha
- West - Existing Road.

Note:- Out of the total land mentioned above, the Landowners have left 42.19 Sq.M of land partly in Western side and southern side.

SECOND SCHEDULE ABOVE REFERRED TO UNITS

Neeraj Singh
22/4/22

Minakshi Pandeya
22/04/22

Neeraj Singh
22/4/2022

Poorvanjali Builders Pvt. Ltd.
Anchal Sinha
Managing Director 22.4.22

Anchal
22/4/22

Neeraj Singh
22-4-22

The specification of Building shall be as follows:

(For Residential area)

- Staircase : Marble/ Kaddapa stone cast-in-situ flooring.
- Foundation/Structure : RCC framed structure with infill brick walls.
- Walls : Red Bricks/ Fly ash bricks
- Wall Finish Internal : All walls & ceiling cement plastered and finished with Plaster of Paris
- External Wall :Plaster and Cement Based Paint.
- Floors :24"X24"Vitrified/Ceramic Tiles Flooring
- Doors :Wooden Door Frame with Flush Doors.
- Windows :Three Track Aluminum Sliding windows without Grill.
- Water Arrangements :24 hour water supply from own deep tube well.
- Toilets :Flooring of 12"X12" non skid tiles with C.P. fittings of Standard make.

Nrupen Salay
24/4/22

M Pandey
22/04/22

24/4/22

Poorvanjali Builders Pvt Ltd.
Managing Director 22-4-22

Asalay
24/4/22

- Sanitary Fittings** :While glazed vitreous sanitary ware but cistern of PVC in white colure.
- Electrical** :Concealed conduit wiring & accessories of Standard make, one T.V. & Telephone point will be provided. A chart showing other points details would be provided.
- Lifts** :Lifts & Elevators as per the Plan will be provided.
- Electric Supply** :Individual meter & supply shall be taken from Jharkhand State Electricity Board, at extra cost.
- Generator Facility** :Will be provided at 300w with separate circuit breaker for each flat.
- Transformer** :Will be provided at extra cost as per R.R.D.A. instruction.
- (For shops)
- Foundation/Structure** : RCC framed structure with infill brick walls.
- Walls** : Red Bricks/ Fly ash bricks
- Wall Finish Internal** : All walls & ceiling cement plastered and finished with Plaster of Paris

Nrupun Sahay
- 22/4/22

Mandeyya
22/04/22

Asahay
22/4/22

Poorvanjali Builders Pvt.Ltd.
Managing Director
22-4-22

Asahay
22/4/22

External Wall :Plaster and Cement Based Paint.

Doors : Shutter.

Note. Generator facility, lift, stairs, interest on roof of building will not be given to the shop/s owners. The shop owners will not be allowed to put any hording on the building except on the space provided to them.

Neeraj Salgot
21/4/22

Manoj
22/04/22

THIRD SCHEDULE REFERRED TO ABOVE COMMON FACILITIES

1. The foundation, columns, beams, stairs, stair-ways, landings, entrance and exits.
2. Pump installations, Pump rooms & room for staff or workers if any.
3. Common passage, driveways except car parking areas.
4. Tube well, water pump, water tank, reservoir, water pipes and other common plumbing.
5. Electric wiring, meters and fixtures, T.V. and Telephone wiring.
6. Drainage, sewerage and rain water pipe lines.
7. Boundary including outside walls of the said building and the main gate.
8. Such other common parts, areas, equipments, installations, fixtures & fittings.

Sanjay
21/4/22

Poorvanjali Builders Pvt. Ltd.
Sanjay
Managing Director
22-4-22

FOURTH SCHEDULE REFERRED ABOVE TO COMMON EXPENSES

The expenses of administration, maintenance, repair, replacement of the common parts and equipments, white washing or painting and decorating the outer portion of the said building and the boundary walls,

Asahay
21/4/22

entrance, stair-case, landing, rainwater, lift, pipes, motor pumps, tube well, wiring and installation of reservoirs, drain and all other common parts fixtures and fittings, required in and upon the Building enjoyed and used in common by the LANDOWNERS, intending purchasers. However one year free maintenance of inside flats and outside Building in to be provided by the Builder.

1. The cost of cleaning, maintenance and lighting of the main entrance, stair- case and other parts of the Building used in common.
2. The expenses for the service of clerks, bill collectors, chowkidars/s, pump-operators, electricians, sweepers, if any.
3. Municipal taxes and other outgoing etc.
4. Insurance of the Building against earthquake, fire, mob damages and civil commotions etc.

FIFTH SCHEDULE REFERRED ABOVE TO PARKING SPACE

Parking space which is not the part of common areas, shall be used for parking of cars etc. as per the allotment made by the Builders.

Certificate:-

Certified that as per the Khatian the properties mentioned in Schedule below is neither a Govt. land nor has been acquired by the Govt. (either for armed force or otherwise). This land is also not a Bhudan land. The Schedule property is out of the forest area. This is neither CCL, BCCL nor ECL land. This is also certified that this land neither belong to Tribal Khata nor related to any tribal. The land is free from ceiling act. This land does not belong to any Math, Mandir, Church or Mosque.

Neeraj Salgotra
22/4/22

Mandeyya
22/04/22

Neeraj Salgotra
22/4/22

Poorvanjali Builders Pvt. Ltd.
Managing Director
22-4-22

Asahay
22/4/22

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on this day of ...22-4-2022, at Ranchi after fully understanding the contents of these presents.

WITNESSES

1 Tanuja Prasad
TANUJA PRASAD
w/o PAJIV RANJAN
1201 Tower 6
MC-75 NOIDA

1 Asahay
22/4/22
2 [Signature]
22/4/22
3 Neeru Sahay
22/4/22
4 Mandeya
22/4/22

FIRST PARTY/ LANDOWNERS

Poorvanjali Builders Pvt. Ltd.
Managing Director

SECOND PARTY/ DEVELOPER



[Signature]
22-4-22



Finger prints of Mr. Sanjay Prasad

2. [Signature]
Rajesh Kumar Singh
B/602, VGH.S.
Baniyala, Ranchi

Drafted by
[Signature]

Certified that the fingers Prints of the hand of each person whose photographs is affixed in the documents have been obtained by me.

[Signature]
(P. R. D.)
E. N. 2299/03



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

मीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
झा लाल कन्दनाथ शाहदेव	अज्ञात, _____, जाति _____, निवासी- मोताबिक मोकदमा न, 328 सन् 1935-36 हसब दफा 85 माल मोवलिंग 2-12-0 दो रूपया बारह आना सम्वत् 1993 साल तारिख 2-10-35 द हाकिम

जिला का नाम	राँची	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	मौजा का नाम	पुन्दाग	खाता का प्रकार	रैयती
ब्लैट नम्बर 2		खाता नम्बर 252		थाना का नाम	राँची	थाना नम्बर 228			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		केफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)	ऐ			डिस	रौ (10)	आ (11)	
282	163	? अज्ञात ? अज्ञात	टाड़ तीन 3	1	76			0	0	0	कायमी
	0	? अज्ञात ? अज्ञात	टाड़ तीन 2	0	57			0	0	0	कायमी
	195	? अज्ञात ? अज्ञात	परती कदीम 1	0	53			0	0	0	कायमी
	202	? टाड़ नीज ? दोन वंचना तेली ब गैरह	दोन दो 3	0	0			0	0	0	कायमी
	203	? टाड़ नीज ? टाड़ घासी तेली	परती नाला 1	0	0			0	0	0	कायमी
	253	? परती कादीम ? परती नाला	दोन एक 2	0	10			0	0	0	कायमी
खाता मे कुल प्लोट संख्या		6	खाता का कुल मिजान	3	71	खाता का कुल		0	0	0	

6/27/2019
8:05:37
PM

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

April 22, 2022

भाग वर्तमान 9		पृष्ठ संख्या 221											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	झारखण्ड				
मोजा का नाम	पुन्दाग	होलिग संख्या	252 मथे	तौजी संख्या	0	थाना नम्बर	228	खाता का प्रकार	—				
श्री राजीव रंजन , पिता-मिथिलेश प्रसाद वर्मा, जाति- —													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
252	183	0 ऐ 0.43 डि 0 हे		दाखिल खारिज वाद संख्या 91 आर 27 / 02-03				1	1.45				
252	190	0 ऐ 7 डि 0 हे											
	कुल परिमाण	0 ऐ 7.43 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चातु साल	रोड सेस बकाया	रोड सेस चातु साल	शिक्षा सेस बकाया	शिक्षा सेस चातु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु साल	कृषि सेस बकाया	कृषि सेस चातु साल
12-13-2017	1513175554	2002-2003	2017-2018	15	1	3.75	0.25	7.5	0.5	7.5	0.5	3	0.2
06-27-2019	0464126241	2018-2019	2019-2020	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2
06-17-2020	0274362725	2020-2021	2020-2021	0	1	0	0.25	0	0.5	0	0.5	0	0.2

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

Mutation Cases Not Found !!

List Of Case Status Details

बगल देखें

← BACK

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

ऑनलाइन पंजीकरण
22/04/2022



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 22, 2022

पंजी 11 प्रति

भाग वर्तमान	9	पृष्ठ संख्या	204										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	पुन्दाग	होलिग संख्या	252 मधे	तोड़ी संख्या	0	धाना नम्बर	228	खाता का प्रकार	—				
श्रीमति आशा सहाय, श्रीमति नूपुर सहाय, पिता-उमार्शंकर प्रसाद, जाति-													
खाता नम्बर	फ्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
252	190	4.5 कठ) छ. 0 वर्गफीट		दाखिल खारिज वाद संख्या 96 आर 27 / 02-03				1	1.45				
कुल परिमाण		4.5 कठ) छ. 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चात् साल	रोड सेस बकाया	रोड सेस चात् साल	शिक्षा सेस नकाया	शिक्षा सेस चात् साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चात् साल	कृषि सेस बकाया	कृषि सेस चात् साल
12-13-2017	1513175253	2002-2003	2017-2018	15	1	3.75	0.25	7.5	0.5	7.5	0.5	3	0.2
08-27-2019	021/917142	2018-2019	2018-2020	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2
00-17-2020	0859090478	2020-2021	2020-2021	0	1	0	0.25	0	0.5	0	0.5	0	0.2

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

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

ऑनलाइन जाँच
22/04/2022

कमब देस

BACK



Pre Registration Docket

Date :- 22-04-2022 12:09 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 20220000050992

Appointment :- 22-Apr-2022 Time:- 13:20

Article	Development Agreement
Pre Registration Date	22-Apr-2022
No. Of Pages	49
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 4,81,329.

Property Id: 725387

Valuation No. : 976489 / 2022	:- 2022-2023	User Id : 6411	Date : 22-April-2022 12:14:PM
State : Jharkhand	District : Ranchi	Tahsil : Nagri	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag	Village/City : Pundag	
Pundag Word No 37 - Other Road			
Volume Number - 9 9 48			
Page Number - 204 221 47			
Khata Number - 252 252			
Plot Number - 190 183			
Valuation Rule : Commercial land			
Property Details			
1	Land area	21.48 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21.48 x 893568=19193840.64	₹1,91,93,841/-
A	Total		₹1,91,93,841/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,91,93,900/-
Total Amount in Words : One Crore Ninety One Lakhs Ninety Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Part of R.S. Plot No. 183/ House of Anchal Sinha, West: Existing Road, South: 20' wide Road, North: Part of R.S. Plot No. 183
Area	Land area : 21.48 Decimal

Other Description of the Property	Pin Code - 834004
Government/Market Value	19193840.64
Transaction Amount	-

CLAIMANT	-Ms. POORVANJALI BUILDERS PVT LTD Through Its Managing Director Mr Sanjay Kumar Pandeya, Address - Jeevan Nilay, New Area Gandhi Nagar, Second Gali, Hinoo, P.S. - Doranda, Dist - Ranchi- ,Father/Husband Name Rajni Kant Pandeya , PAN No.- ,Permission Case No.- , Aadhaar No. *****7255
EXECUTANTS	-Dr. ASHA SAHAY, Address - House No. M.I.G.- 1/A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi- ,Father/Husband Name Late Akhauri Rajbansh Sahay , PAN No.- ,Permission Case No.- , Aadhaar No. *****3136
	-Mrs. NUPUR SAHAY, Address - House No. M.I.G.- 1/A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi- ,Father/Husband Name Late Uma Shankar Prasad , PAN No.- ,Permission Case No.- , Aadhaar No. *****6089
	-Mr. RAJIV RANJAN, Address - House No. M.I.G.- A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi- ,Father/Husband Name Mithilesh Prasad Verma , PAN No.- ,Permission Case No.- , Aadhaar No. *****5177
	-Mrs. MINAKSHI PANDEYA, Address - Jeevan Nilay, Gandhi Nagar, Second Gali, Hinoo, P.S. - Doranda, Dist - Ranchi- ,Father/Husband Name Late Chandra Kant Jha , PAN No.- ,Permission Case No.- , Aadhaar No. *****0187

Witness Information	Mrs. Tanuja Prasad , Address - Flat No-1201, Tower-6, Golf Avenue-2, Sector-75, Noida Gautam Buddha Nagar, Uttar Pradesh-, Father/Husband Name-Late Umashankar Prasad
---------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Identifier Details	Mr. Rajesh Kumar Singh , Address - B/602, Vansudhara Garden, Harihar Singh Road, Morabadi, P.S.-Bariatu, District-Ranchi-, Father/Husband Name-Sita Ram Singh
--------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,470
Total		1,470

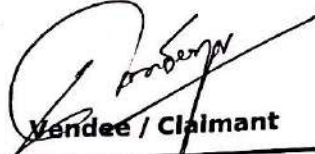
Fee Rule:Development Agreement		
1	A1	4,79,848
2	LL	8
3	PR	3
Total		4,79,859

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

Mandeya
Asahay
Nepur Sahay
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-22-Apr-2022

- Government/Market Value: ₹19193900/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 22-04-2022 Presented at SRO - Ranchi Urban3

Signature of Presenter *Asahay*

SRO - Ranchi Urban3

Receipt : 640561

Receipt Date : 22-04-2022

Presenter Name: - *Asahay Sahay*

PR ₹3
SP ₹1470
LL ₹8
A1 ₹479848
Stamp Duty ₹100

Total ₹481429

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsPoorvanjaliBuildersPvtLtdThroughItsManagingDirectorMrSanjayKumarPandeya	• GRN Number : 2210954372 • DEPT Transaction Id : 08f0b5b49e5159e8b7f7 • Transaction Type :	100
PR	3	3	0	GRAS	MsPoorvanjaliBuildersPvtLtdThroughItsManagingDirectorMrSanjayKumarPandeya	• GRN Number : 2210954763 • DEPT Transaction Id : 20b9b1ab78d1218f4b41 • Transaction Type :	3
SP	1470	1470	0	GRAS	MsPoorvanjaliBuildersPvtLtdThroughItsManagingDirectorMrSanjayKumarPandeya	• GRN Number : 2210954763 • DEPT Transaction Id : 20b9b1ab78d1218f4b41 • Transaction Type :	1470
A1	479848	479848	0	GRAS	MsPoorvanjaliBuildersPvtLtdThroughItsManagingDirectorMrSanjayKumarPandeya	• GRN Number : 2210954763 • DEPT Transaction Id : 20b9b1ab78d1218f4b41 • Transaction Type :	479848
LL	8	8	0	GRAS	MsPoorvanjaliBuildersPvtLtdThroughItsManagingDirectorMrSanjayKumarPandeya	• GRN Number : 2210954763 • DEPT Transaction Id : 20b9b1ab78d1218f4b41 • Transaction Type :	8
Sub Total	481333	481429	-96				

Article : Development Agreement Number of Pages : 98

Signature of Operator *Asahay*

Signature of Head Clerk *A*

Signature of Registering Officer *f*



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000050992

Deed Type	Development Agreement
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 3, SP :- Rs. 1470, A1 :- Rs. 479848, LL :- Rs. 8.
Property No.	1
Valuation Details	Value :- Rs.19193841/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 37 Property Boundaries :- East: Part of R.S. Plot No. 183/ House of Anchal Sinha, West: Existing Road, South: 20' wide Road, North: Part of R.S. Plot No. 183 Volume Number - 9 9 48Page Number - 204 221 47Khata Number - 252 252Plot Number - 190 183 Area Of Land :- 21.48 Decimal

Sh./Smt.ASHA SAHAY s/o/d/o/w/o Late Akhauri Rajbansh Sahay has presented the document for registration in this office






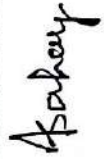



today dated :- 22-Apr-2022 Day :- Friday Time :- 13:55:19 PM







ASHA SAHAY(Individual)

Party Name	Document Type	Document Number
ASHA SAHAY	PAN/UID	839511613136

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAJIV RANJAN Address1 - House No. M.I.G.- A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rajiv Ranjan Address:- Flat 1201 Tower 6, , Golf Avenue 2, Sector- 75, Noida, , Gautam Buddha Nagar, 201301, , Uttar Pradesh, India		EXECUTANTS Age:54			
2	ASHA SAHAY Address1 - House No. M.I.G.- 1/A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Asha Sahay Address:- M.I.G-A/2, , , Harmu Housing Colony, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:79			
3	MINAKSHI PANDEYA Address1 - Jeevan Nilay, Gandhi Nagar, Second Gali, Hinoo, P.S. - Doranda, Dist - Ranchi, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Minakshi Pandeya Address:- Jeevan Nilay, , 2nd Lane, New Area Gandhi Nagar,Hinoo Ranchi, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:43			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	NUPUR SAHAY Address1 - House No. M.I.G.- 1/A/2, Harmu Housing Colony, P.S- Argora, District - Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Nupur Sahay Address:- H N 1203, Tower 6, Aims Golf Avenue 2, Tahsil-dadri, P S Sector 49, , Sector 75, Noida, , Gautam Buddha Nagar, 201301, , Uttar Pradesh, India		EXECUTANTS Age:49			<i>Nupur Sahay.</i>
5	POORVANJALI BUILDERS PVT LTD Through Its Managing Director Mr Sanjay Kumar Pandeya Address1 - Jeevan Nilay, New Area Gandhi Nagar, Second Gali, Hinoo, P.S. - Doranda, Dist - Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Pandeya Address:- Jeevan Nilay, , 2nd Lane, New Area Gandhi Nagar, Hinoo Ranchi, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:54			<i>Sanjay M Pandeya 72.4.22</i>

Identification:




Sr.NO

Party Name and Address

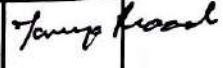
Photo


FingerPrint

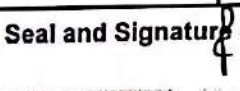
Signature

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Rajesh Kumar Singh S/o-D/o Sita Ram Singh Address1 - B/602, Vansudhara Garden, Harihar Singh Road, Morabadi, P.S.-Bariatu, District-Ranchi, Address2 - ... , Jharkhand PAN No.:			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Tanuja Prasad Address1 - Flat No-1201, Tower-6, Golf Avenue-2, Sector-75, Noida Gautam Buddha Nagar, Uttar Pradesh, Address2 - ... , Jharkhand			

Signature of Operator


Seal and Signature of Registering Officer


Above signature & thumb Impression are affixed in my presence.

Above mentioned, (ASHA SAHAY , NUPUR SAHAY , RAJIV RANJAN , MINAKSHI PANDEYA), has/have admitted the execution before me. He/ She/ They has / have been identified by (Rajesh Kumar Singh) Son/Daughter/Wife of (Sita Ram Singh) resident of (B/602, Vansudhara Garden, Harihar Singh Road, Morabadi, P.S.-Bariatu, District-Ranchi) and by occupation (Business).

Signature of Registering Officer

 Seal and Signature of Registering Officer

Date:- 22-Apr-2022

Token No.: 20220000050992

CERTIFICATE

Office of the SRO - Ranchi Urban3

This Development Agreement was presented before the registering officer on date 22-Apr-2022 by ASHA SAHAY, S/O, D/O, W/O Late Akhauri Rajbansh Sahay resident of House No. M.I.G.- 1/A/2, Harmu Housing Colony, P.S.- Argora, District - Ranchi ,.
This deed was registered as Document No:- 2022/RANU3/1018/BK1/934 in Book No :- BK1, Volume No :- 104 from Page No :- 1 to 98 at, office of SRO - Ranchi Urban3

Date:- 22-Apr-2022


Registering Officer

VILLAGE - PUNDAG

THANA - NO - 228

P.S. JAGANNATHPUR, DIST RAJGIRI

R.S. PLOT NO - 183 & 190

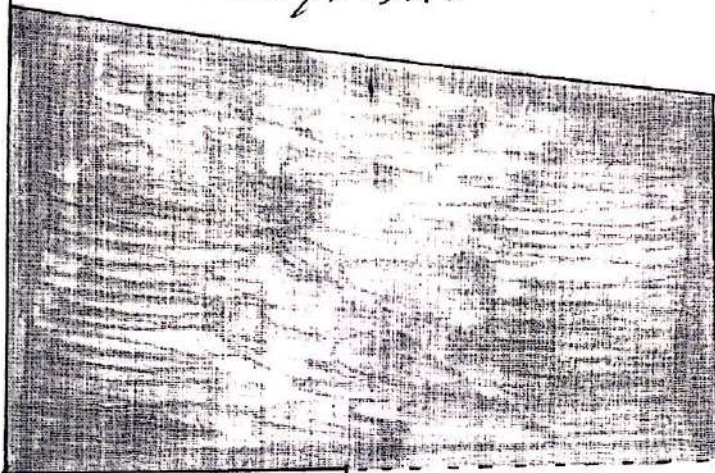
SUB PLOT NO - 190/V3, 190/V4, 183/V5

AREA

13 KATHA

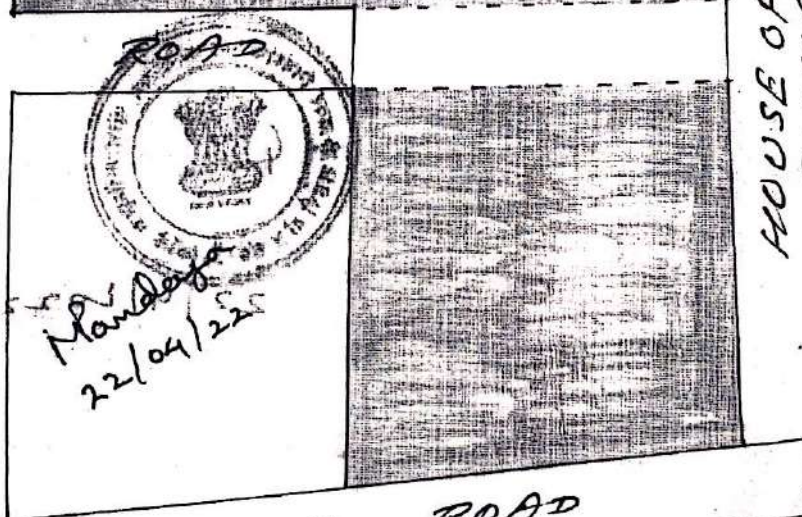


183 / PART



HOUSE OF ANIMAL
SIRMA
183 / PART

WIDE ROAD



Mandate
22/04/22

WIDE ROAD

Neeraj Sahay
22/4/22

Asachay
22/4/22

Neeraj
22/4/22

Poorvanjali Builders Pvt. Ltd
Managing Director
22.4.22