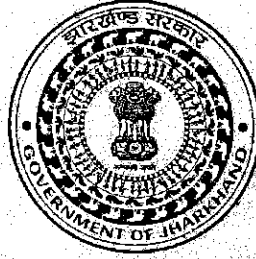


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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : bfa356abea4082675205

Receipt Date : 28-Oct-2023 10:42:32 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

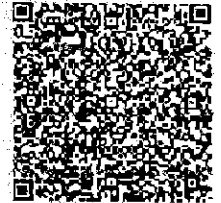
Token Number : 202300142121

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : MOTI INFRAHEIGHTS PVT LTD THRO ITS
ONE OF DIRECTOR CHANDAN KUMAR (Vendeer)

GRN Number : 2319916579



:- For Office Use :-

भारतीय अधिनियम 1989 अर्थात् 4 दिनांक 21/27
के अधिनियम भारतीय स्टाम्प अधिनियम 1899 को अनुरूपी
अधिनियम 1989 के अधिनियम 4 के अन्तर्गत
सहित या स्टाम्प शुल्क का भुगतान या स्टाम्प शुल्क
अपेक्षित नहीं।

निर्देशन पदाधिकारी

28/10/23

28/10/23
28/10/23

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 के अधिनियम 4 के अन्तर्गत भारतीय अपराध है।

Chandan Kumar
Director

G.M.A. 28/10/23

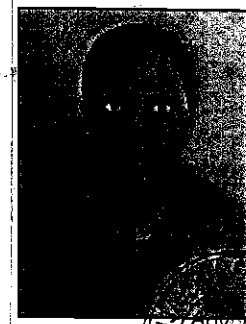
प्राप्त पशुपालन व भूमि घोसला एवं घोसला लीज की सूची में कर्षित प्लॉट एवं नाम दर्ज नहीं है।

G.M.A. 28/10/23

सम्पत्ति का मूल्य - Development Agreement

मुद्रांक - 100/-

T.D.S. - 28/10



मार्ग दक्षिण पंजी से मिलान किया
जमीन का दर/ही. 11,58,065/- (Comm)
कच्चा कमान का दर/वर्ग फीट.....
पक्का कमान का दर/वर्ग फीट.....
प्लेट का दर/वर्ग फीट.....

28/10

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 28th day October, 2023, A.D.

BETWEEN

SAHELINI DEVI (DOB-01.01.1977, PAN- AQUPD5913B, UID - XXXX XXXX 5801, Mob.7004220076) daughter of Late Balpan Sahu, wife of Late Tribeni Sahu, granddaughter of Late Dinanath Sahu, by Caste - General(not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Housewife, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand. Hereinafter called and/or referred to as the "LAND OWNER" (which expression shall unless repugnant to the context or meaning thereto mean and include their respective heirs, administrators, executors, assignees, legal representatives and / or successors in interest) of the FIRST PART;

साहेलनी देवी
28/10/2023

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

सुअर्जन वन भूमि में दर्ज नहीं है।
28/10/23



गेर मजसूबा प्रांतियत सूचि से खाता... 83... प्लॉट... 888 का मिलान किया दर्ज नहीं पाया

28/10

AND

M/s MOTI INFRAHEIGHTS PVT. LTD. (PAN-AAMCM8963F) a company registered under Companies Act, 2013 having its Office at House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand, represented through its one of the Director **CHANDAN KUMAR (DOB-11.07.1987, PAN- ATLPK3850A UID - XXXX XXXX 9859, Mob. - 8051112524)** son of Late Moti Ram Sahu, grandson of Late Doman Ram, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen hereinafter called and /or referred to as the "**DEVELOPER**" which expression shall unless it be repugnant to the context or meaning thereof means and includes its administrators, legal representatives, nominee(s), assignees and /or successors in interest) of the SECOND PART.

WHEREAS the Parties of the First Part are the owner of all the piece and parcel of land bearing Khata no. 83, Plot No. 888 measuring an area 16 decimals situated at Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi corresponding to Ward No. 36 of Ranchi Municipal Corporation, Ranchi and under the jurisdiction of District Sub Registrar, Sadar, Registry office, Ranchi.

AND WHEREAS the said KhataNo. 83 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jitram Mahto son of Dukhiya Mahto by caste Teli in Revisional Survey Record of Right as Kayami.

AND WHEREAS Khatiyani raiyat Jitram Mahto died leaving behind three sons namely (i) Kandru Mahto, (ii) Chuniya Sahu and (iii) Kali Ram. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. That the landowner Kandru Mahto died leaving behind two sons namely (i) Ramlal Sahu and (ii) Surajnath Sahu alias Surajram Sahu. That the said Ramlal Sahu died leaving behind his only one son Tribeni Sahu, who also died leaving behind his wife Sahelini Devi.

AND WHEREAS the said Chuniya Sahu died leaving behind his only one son Bhuneshwar Sahu. That the said Kali Ram died leaving behind his only one son Raja Ram. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof.

MOTI INFRAHEIGHTS PVT. LTD.

(2)

Chandan Kumar
Director

20/11/2017

AND WHEREAS the said (i) Sahelini Devi wife of Late Tribeni Sahu, (ii) Surajnath Sahu son of Late Kandru Mahto, (iii) Bhuneshwar Sahu son of Late Chuniya Sahu and (iv) Rajaram son of Late Kali Ram amicably partitioned the land aforesaid and others by virtue of family partition dated 19.08.2017 and each of them are in peaceful possession over their allotted share of land. As per the said partitioned the land owner **Sahelini Devi** got land of **Khata no. 83, Plot No. 888, area 16 dec. and others land.**

AND WHEREAS the said land owner **Sahelini Devi** wife of Late Tribeni Sahu came in peaceful possession over her allotted share and got mutated her name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. **371R27/2017-18** and her name is also entered in Register II, Volume No. 30, Page No. 96 and paid rent to the state thereto with her own, name right title and interest

AND WHEREAS the land owner interested in getting multistoried residential building/s complex developed and constructed through a reputed developer on the scheduled land and to acquire residential area in the shape of flats and parking spaces as consideration for permitting the developer to construct at its own exclusive cost and expense the multi-storied building/s residential complex over the scheduled land and is in search of a reputed developer who could develop the aforesaid land on reasonable terms and conditions as per the norms of Ranchi Municipal Corporation, Ranchi (R.M.C).

AND WHEREAS the aforesaid developer has offered to construct at its own cost Residential building/s on the owner' land and to give to the owner his shares as per details hereunder:

That the land owner will get share in the following manner out of total constructed area proportionate to their respective land (as maximum permissible) to be constructed on owner land.

In full, final and adequate consideration for the value of the developer's aforesaid land area and proportionate area which shall be conveyed by the owner in favour of the developer and or its nominee, and handing over of the said constructed area of the building hereinafter referred to as the "DEVELOPER'S AREA" for its prospective buyers said as nominee/s who may form an association of buyers or a new co-operative housing society for the purpose of buying and owning flats and parking space in the said building complex.

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

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AND WHEREAS the plan for the construction of building/s on the aforesaid land shall be prepared and put up for sanction before the Ranchi Regional Development Authority / Ranchi Municipal Corporation and after the sanction of the plan by the Ranchi Regional Development Authority / Ranchi Municipal Corporation for the aforesaid land, the area falling under owner' share and developer's share shall be calculated accordingly in the ratio as per schedule "B" & "C" and shall be distributed among them in said proportion as per schedule "B" & "C".

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- A.1. OWNERS shall mean the said **land owners** own the LAND Property and their respective executors, administrators, representatives, heirs, successors in interest.
- A.2. DEVELOPER shall mean the said **M/S MOTI INFRAHEIGHTS PVT. LTD. (PAN - AAMCM8963F)** a company registered under companies Act 1956 firm having its Office at House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand, represented through its one of the Director **CHANDAN KUMAR** Son of Late Moti Ram Sahu, by Occupation - Business, resident of House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand and its successor in interest and assigns.
- A.3. LAND PROPERTY shall mean all that piece and parcel of land being more particularly described in **FIRST SCHEDULE** and shown within red delineation and with measurements in the sketch map attached to this agreement as part hereof.
- A.4. BUILDING shall mean the multistoried building complex to be constructed by name "**PEARL THE CENTRAL PARK**" on the said land property in accordance with the plan sanctioned by the Ranchi Regional Development Authority / Ranchi Municipal Corporation being Building plan case no. **RMC/GH/0806/W36/2022** dated 28.09.2022 for grant of licence on dated **23.09.2023** and the **map sanctioned is under group housing and contain LIG/EWS units** also designed & constructed as per I:S Code & N.E. Code.
- A.5. RESIDENTIAL SPACE shall mean Plinth Area including certain proportionate common areas & facilities as prescribed in Codes.

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Chandan Kumar
Director

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- A.6. PARKING SPACE: It shall mean any place in open/covered area reserved for parking of vehicles.
- A.7. COMMON FACILITIES and amenities shall include corridors, hall ways, stairways, passage ways, shafts drive ways, common lavatories, pump room, tube well, additional common over head tank, water pumps and motor, Lift and Generator and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and / or management of the building.
- A.8. COMMON EXPENSES: It shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property, accruing after handing over of share of the owner. However, once the Agreement is signed all liabilities either Financial or Legal or otherwise of any kind to the Owner will cease to exist.
- A.9. SALEABLE SPACE: It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- A.10. OWNER ALLOCATION: It shall be the constructed area in form of Residential Spaces and parking spaces in the aforesaid building together with the right title interest in common facilities as per specification mentioned in SCHEDULE "B" & "C" herewith and agreed upon by the OWNER.
- A.11. DEVELOPER'S ALLOCATION : It shall mean the balance constructed area as in the aforesaid building together with the right title interest in common facilities and amenities including the right to the use thereof and also the car parking space available at the said premises after providing for OWNER allocation as per specification mentioned SCHEDULE "B" & "C".
- A.12. SUPER BUILT UP AREA: It shall mean and include the carpet area of Residential Space, wall area, verandah, the proportionate area of staircase, guard room and generator room etc. This shall include total covered area.
- B.1. The owner above named have agreed to appoint the aforesaid developer as the exclusive developer of the scheduled land and the developer hereby accepts from the owner the right to develop the land more fully detailed in

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

2024/10/13/22

the schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter appearing.

- B.2. Immediately after the execution of this indenture, the developer at its own cost shall proceed expeditiously with all preliminaries, works relating to development of land like soil testing, measurement etc. and preparation of the plans, design, drawing etc. of the proposed building/s to be constructed on the said land norms of R.R.D.A / R.M.C. (or as per the maximum FAR permitted by R.R.D.A. / R.M.C. BYE -LAWS). The developer shall also be allowed to put up suitable sign boards and hoardings on the land for advertisement of the project. After getting the plans of the proposed building/s signed by the Developer/owner with other necessary papers, declarations etc. The developer shall submit the same to the Ranchi Regional Development Authority / Ranchi Municipal Corporation or to the competent authority for sanction. The developer shall get the plans sanctioned by the R.R.D.A. / R.M.C. at its own cost. the developer shall leave aside the owner' area to the owner on account of consideration for the value of the aforesaid area of land being the undivided such area to be transferred by the owner to the developer or its nominee/s. The owner shall extend their full co-operation to the developer in this regard.
- B.3. The owner will permit the Developer and its employees, agents, workers and representative to enter upon the land along with the existing structures. The owner hereby gives the Developer possession of the said land and allow the developer to demolish any existing structures, and shall give photocopies of papers showing payment of the land, municipal tax, electric bill, land duly mutated in their name and clearing any outstanding dues of any kind of anybody pertaining to the said land, if any, to the developer immediately on receiving a written notice or verbal request in this regard from the developer, expressing its readiness and willingness to commence the work under this agreement.
- B.4. The developer shall leave aside for the owner, the owner's area as considerations for the value of the undivided the aforesaid developed land to be transferred by the owner to the developer or its nominee/s. The developer shall be entitled to allot / enter into agreement for sale in respect of the developer's area to its prospective buyers who intend to purchase / acquire Residential Spaces and parking space to be constructed on the scheduled land.

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- B.5. The owner agree and undertake that simultaneously with execution of indenture, they shall execute and give power of Attorney in favour of the Developer, which shall be registered so that no hindrance or obstruction be caused to the developer and hereby giving the developer authority to enter upon the said land and in doing all such acts, deeds and/or things that may be necessary for the development planning , construction and sale of their constructed area comprising of Residential/Commercial spaces and parking spaces on the said land including getting/obtaining loan from any financial institution for their individual prospective buyers on its area and also to enable the developer to transfer its rights, title and interest of the said land and constructed area falling in its share.
- B.6. The owner shall be entitled to get share as per Schedule "B" & "C" in form of Residential Space and parking space out of the total constructed area as per the structural and architectural specifications detailed in Schedule "B" & "C" of this agreement and hence in future the owner will have no claim whatsoever on the area falling in the share of the developer. Likewise the Developer shall be entitled to get constructed area as per Schedule "B" & "C" and hence in future shall have no claim on the area falling in the share of owner.
- B.7. It is further agreed and undertaken by the developer and the owner that both of them shall have full right, title, ownership, interest over their respective area referred to above allotted to them as their respective share out of the total constructed area including all common area. Both of them shall be fully entitled to enjoy their respective area either by themselves individually or collectively or shall be fully entitled to gift, mortgage, lease, rent, sell, transfer, convey, grant, otherwise alienate or transfer their respective interest in any manner deemed fit by them to any person, association of persons, firms, companies, body corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided individually or collectively. Both the parties shall be entitled to realize the sale proceed of their respective share in the constructed area or retain the same for their own use.
- B.8. As the project land is large the entire construction will be planned and should be completed in phases. The construction of each block is to be completed and the share of the owner in the proposed building/s is made ready and available by the developer to the owner within five years time with a grace period of 11 months from the date of sanction of the building plan by R.R.D.A. / R.M.C.

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R.R.D.A.
R.M.C.

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kermal
Director

- B.9. That, however, if the construction of building is stopped or disturbed or stayed for any period on account of Force Majure causes, availability of essential items for construction, notice from RMC, Govt., demand and supply of goods and services, any land dispute, change policy by the government agencies and on account of any decision of any legal authority and not for any fault of developer, and the period for which the said disturbance remains in operation, such period will not be taken into account while calculating the aforesaid period of completion. Further the owner will grant time extension.
- B.10. The developer shall be free to do all acts, deeds and things, required for development, its completion and thereafter marketing relating thereto at the developers own cost and expenses. The developer shall be entitled to arrange individual loan from the financial institution for its prospective allottees/buyers and the developer can also take project finance for expediting the project. The owner will have to sign all the necessary legal and statutory documents for this purpose without incurring any liability and developer will be solely responsible for liquidation of such loan, if received by it.
- B.11. The developer shall be entitled to develop the aforesaid land by constructing thereon Multi storied building comprising of Residential/commercial utility spaces and car parking space and other tenements in accordance with sanctioned building plans and to allot developer's exclusive area constructed on the scheduled land, layout and location to such person or persons the developer in its discretion thinks fit and to receive and realize the prices in respect of the allotment and sale of such tenements, Residential Spaces and parking space and to appropriate the same and to transfer as and when the said land is developed, or part or parts thereof from time to time to one or even more co-operative society or bodies corporate of the purchaser of tenements for the purpose aforementioned.
- B.12. That the developer shall act as an independent developer in constructing the said building/s over the scheduled land and shall keep the owner indemnified from and against all third parties claims arising out of any act or omission against the development in or relating to construction of the said building/s.

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MOTI INFRAHEIGHTS PVT. LTD.

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Chandan Kumar
Director

B.13. The land owner hereby authorize the developer to do at their cost, if required, all acts, deed, matter, things and in particular subject to other provisions of this agreement:

- (i) To have the plans of the proposed building/s to be constructed on the aforesaid land prepared / amended with rules and regulations of the concerned authorities and to do and sign all writings and undertaking as may be necessary in connection with the approved and sanction of such amendments.
- (ii) To appoint architects, surveyors, engineers and contractors and other person/s.
- (iii) To make applications to the concerned authorities for obtaining electrical connection and permits or quotas for cement, steel and other controlled building materials.
- (iv) To enter into agreements for sale of or otherwise allot Residential/Commercial Spaces and parking space in the aforesaid building/s to the purchaser in respect of the developers' area only as per terms and conditions mentioned above.
- (v) To transfer the developer's area or part or parts thereof time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchaser of Residential Space and parking spaces and tenements in the aforesaid building.
- (vi) To give on ownership basis or other basis the developer's area in the building/s to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.
- (vii) And generally to do all acts, deeds and things for developing the said property mentioned in this agreement.
- (viii) To execute and do all acts, things and deeds or assurances for the completion of the sale deeds of the developed Residential Spaces, allocated to the Developer, as given in the schedule below.
- (ix) To present for registering any document executed by him before the Registering authority and to admit execution thereof.
- (x) To enter into any agreement as Seller, in the Developer's own capacity and on his own account, with intending

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

purchaser/purchasers for sale of the Residential/commercial spaces in the Schedule allocated to the Developer and to sign the agreement and register the same on our behalf, in case required.

- (xi) To Sell the said Residential/commercial spaces in the Schedule allocated to the Developer, in the Developer's own capacity and on his own account, except the Owner's dwelling units, to any interested person and to do all formalities for the same as mentioned in the contract.
- B.14. Whenever required by the developer or the owner, both the parties shall join as the confirming parties in any agreement that the developer or owner may enter into with any person or persons who desires / desire to acquire Residential Spaces or portions in the building/s on ownership basis in their respective shares. All amount receivable under such agreement for sale of their respective portion shall be received respectively by them for their own use.
- B.15. The owner shall make or execute in favour of the developer or their nominee/s said as buyers including co-operative housing society or association or person or a body corporate, a proper conveyance, Power of Attorney which shall be registered in the name of the nominee/s of the developer or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and / or their nominees to the aforesaid developed land.
- B.16. The Land owner hereby declares:-
- (a) That the area of the schedule land described in Schedule A.
 - (b) That the property is freehold and the owners have title to the same free from all encumbrances.
 - (c) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from any encumbrance, debts, liens, charges and attachments and is in marketable condition and the owner have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, trust, assessment, gift, right, lien, leave, license, permission, possession, charge inheritance or any other encumbrances whatsoever.
 - (d) That no notice or notification for acquisition or acquisitions under the statute for the time being enforced, has been received, served or

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issued affecting the said land or any part thereof and the owner are entitled to develop and / or cause to be developed the said entire land.

- (e) That there is no notice or order passed by the Ranchi Regional Development Authority / Ranchi Municipal Corporation or any other body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or effecting the said property or any part thereof.
 - (f) That there are no attachments either before or after judgment and there are no claims, demands, decrees, injunctions, orders, notice, insolvency notice, petitions or adjudication orders made or issued by or at the instant of any part thereof.
 - (g) That apart from the owner, none else is entitled to or has any share, rights, title or interest in the said property or any part thereof either as a partner or any partnership or possession in any joint family or otherwise and that the owner are not benamidar or trustee for any one in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.
- B.18. That owner hereby irrevocably undertake not to sell, dispose, and alienate the said property or any part thereof save and except enabling the developer to do such acts, things and deeds for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed and aforesaid proportions to the developer and the owner or person or persons nominated by the developer and the owner including the society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertake not to do any act, deed, matter or thing as shall be in contravention of the declaration made by them in the present clauses.
- B.19. The development of the said land shall be for and on account of the developer and neither the owner nor any other person or persons claiming through the owner shall have any right or interest in the development of the said land. If any person other than the owner claims his /her stake in the land or constructed area then the owner will be held fully responsible to settle such claims and if any area is to be given to him / her, it will be given out of the area of the owner. The developer shall develop the said land in its own name and at its own cost and shall alone be responsible for the development of the said land.

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

27/11/19

- B.20. All the outgoings in respect of the aforesaid land relating to construction shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the scheduled land relating to the period prior to such development of land, which shall be the liability of the owner alone.
- B.21. That as the owner shall receive the consideration for the scheduled land in shape of constructed area, agreed between the parties as aforesaid, the owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer's share.
- B.22. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
- B.23. That Pearl the Central Park is big project which consists of several blocks, no. of children parks, Swimming Pool and common facilities so on so forth which needs regular maintenance and surveillance so that residents of the society can enjoy their dwellings and amenities in hassles free manner and live safely there with pride and dignity.
- B.23(a) And for that developer M/S MOTI INFRAHEIGHTS PVT LTD has contemplated to form a corpus/ reserve fund with the contributory support of flat owners, as regular maintenance and surveillance can't work without the contributory support of the purchasers and land owners. Contribution of unsold flats owned by land owners shall be borne by their respective land owners.
- B.23(b) That purchasers and land owners (owners of unsold units) shall have to pay one time contribution for the development of the said corpus fund as decided by developer for each unit, whereas after a period of time when escalation in the price of raw materials/ services or to meet any type of urgent situation will take place the contributory amount may be enhanced as per need and allottees shall have to pay the enhanced contribution amount.
- B. 23(c) That purchasers of the flats and land owners (for unsold flats of their shares) shall have to pay one time contribution prior to the registration/ possession of the flat.
- B.24 Day to day maintenance and security of such a huge society is a difficult task and it needs continuous monitoring and surveillance and land owners have no objection regarding aforesaid terms and conditions which is possible only by specialized service provider agencies hence it is decided unanimously in developer -owners meeting that maintenance part of the

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society will be hand over to a service provider agency/ agencies for smooth functioning on the part of maintenance and surveillance.

B.24(a) Developer has been authorized to select a suitable service provider agency/ agencies for that purpose. It is further decided that maintenance of the society will be given to service provider agency on yearly basis with proper due diligence and service provider agency will charge maintenance charge in advance on yearly basis from the flat owners and from the land owners (for unsold flats of their share) and in lieu that the agency / agencies shall be bound to provide hassle free services to the residents of the society

B.25. The developer will developed the infrastructure of the amenities as per development plan such that club house which consist of all the top class amenities and hand over it to the service provider agency/ agencies for smooth functioning. Membership charge of the club house will be decided by developer + monthly charge as per facility.

B.25(a) Pearl The Central Park is a huge project that can be developed in phased manner for that the developer has acquired more near by (adjacent) land by way of development agreement with due diligence by the bonafide land owners/ raiyats. It has been decided that first phase of the development plan will be implemented in 11.43 acres of the said land and rest will be developed in different phases. Land owners / raiyats are agreed on that point and they have given their prior consent for the future expansion of the project that mean there is no need take consent of the land owners every time for future expansion. Land owners / raiyats are agreed that they will not create any hindrance in the progress of ongoing and upcoming project.

B.26. Initially the developer was functioning under the banner of Moti Infrastructure, a duly formed partnership firm and lands from raiyats were acquired on the name of such partnership firm; later on it was decided by the partners of the firm to form a new company on the name and style of Moti Infraheights Pvt. Ltd which has been duly formed. It was also decided by the directors of the company to take over this project with its entire liabilities and assets. Now henceforth Moti Infrastructures is free from all liabilities.

B.27 It is agreed that in all transfers of flat area the purchaser shall bear the cost of stamp duty, court fee and other registration charges.

21/12/2012
10/12/12

- B.28 Any extra work, deviations and alterations if desired by the land owner from standard specification as scheduled in SCHEDULE "B" & "C" of this indenture, will have to be paid by the owner for their share only on actual basis. All charges / deposits paid by the prospective buyers of developers area to the developer such as charges for electricity connection, generator connection, intercom connection, legal expenses, transformer cost, Lift and/or any other charges.
- B.29. That the land owners will pay the GST & other taxes for their allotted share of Flats/land whichever is fixed by the Government Authority or Society/maintenance authority, before taking possession of flats from developer. That the said term & condition also applied for the prospective purchasers of land owner's share.
- B.30 That the land owners give full consent to the developer for amendment/rectification/alteration/expansion/revision in map of the proposed multistoried building, as well as development of other's land for the said project and to obtain necessary permission from the RMC Ranchi or other authorities as may be necessary and decided by developer. That the land owners give their full consent, N.O.C. for the same in this present development agreement, also the prospective purchasers of land owner's share never raise any objection regarding the same.
- B.31 In case of any difference arising out relating to the land or construction thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be settled by a reference to arbitration of arbitrators to be appointed and nominated by the developer the decision of the arbitrator shall be final and binding on both the parties.
- B.32. The owner agree to sign and execute at the costs of the developer in favour of the Developer the Registered Power of Attorney and / or Letters of Authorisation embodying such powers and authorities as may be required for carrying out the said construction works.
- B.33. The Developer shall, be at liberty to make variation of and form the sanctioned building plans specifications, sections, elevations etc.
- B.34. Since the project is being developed by combining land of many land owners, and if the project is effected or delayed by any dispute of any land owners, the builder will not be liable.

24/3/2017
R.P.P.

- B.35. The developer can develop part or whole of the land given for development as the developer and architect deem fit.
- B.36. The developer can provide access, utility services and other amenities to any other land owners, person, entity, project etc as he deems fit inside or outside this project.
- B.37. The owner agree to make and execute in favour of the developer or its nominees and assigns including associations of persons or body corporate at the cost of the developers such conveyance or conveyances or such other deeds in writing as may be deemed necessary for assuring or perfecting the title of the developer and / or its nominees and assigns in transferring or conveying undivided proportionate share and rights in the land. As the developer deem fit, the developer shall be entitled to take all steps as may be necessary for execution and registration of all such document/s, transfer/s and conveyance/s and for the said purpose, the owner do hereby nominate, constitute and appoint two nominees of the developer who may be nominated from time to time by the developer for the said purpose, as its true and lawful attorneys to act jointly and severally who shall be entitled at the cost of the developer to apply for and obtain income tax clearance certificate on behalf of and in name of the owner and also to execute the said documents and transfer/s and / or conveyance/s for and on behalf of and in the name of the owner and also to present and admit execution of the said documents, transfer/s, and / or conveyance/s before the registering authority and do all acts, deeds and things as may be necessary for granting such documents of title to the developer or its nominee/s as the developer deem fit.
- B.38. That it is hereby expressly agreed by and between the parties here to that it will be the responsibility of the land owner to defend all actions and proceedings in respect of the title and/or possession of land property even after the completion of the project.
- B.39. That Landowner and Developers will contribute equally for Group Housing, Affordable Housing, EWS/LIG scheme.
- B.40. That any amount received or will be receive by the landowner from the Developer (Moti Infrastructures or Moti Infraheights Pvt. Ltd.) against the schedule land will be adjusted/ deducted @ 2000/- per sq.ft. out of landowner share.
- B.41. All dispute to be resolved by mutual consent, failing which Courts of Ranchi shall have jurisdiction over all matters or disputes.

(15)

MOTI INFRAHEIGHTS PVT. LTD.

Chandran Kumar
Director

21/12/2019

- C.1 That this Development Agreement is executed as per provision u/s 5(1) of Jharkhand Apartment (Flat) Act between landowner and Developer and both the parties will abide by all the rules and regulation of the Act.
- C.2 That landowner and developer have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment (Flat) Act as details of share is mentioned in the Schedule of this Development and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

ANNEXURE-1 SCHEDULE OF SPECIFICATIONS

FOUNDATION	:	RCC footing and column with anti termite both the foundation and plinth.
STRUCTURE	:	RCC Frame structure with brick works in cement mortar as per design and specification of structural consultants.
DOOR	:	Steel/Wooden Frame, Flush Door/Panel synthetic paint.
WINDOWS	:	Fully glazed Aluminum windows.
FLOORING	:	Marble/Tiles/Moizak
BATHROOM	:	Toilet Floor Ceramic Tiles upto 7' height.
ELECTRICAL	:	Underground Standard wiring.
WALL	:	Bricks with cement, inner walls shall be finished with plaster of Paris and external wall finished with weather coat with colour paint.
WATER SUPPLY	:	Over head water tank of adequate capacity with inside of walls & floors of tank with deep Boring.
COMMON SPACE	:	Tiles and Marble.

NOTE:- All materials to conform to I.S. Code & workmanship to be of superior quality.

21/3/19

SCHEDULE "A" LAND REFERRED TO ABOVE

All that piece and parcel of land measuring 16 decimals situated at Village-Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi within Ward no. 36 of R.M.C, Ranchi under the jurisdiction of District Sub Registrar, Sadar, Registry office, Ranchi and bounded as follows and hereinafter referred to as the "Said Land" under:-

Sl. No.	Name of the land owner	Khata No.	Plot No.	Area (in dec)	Holding no.	Mutation Vol., Page no.
1.	Sahelini Devi	83	888	16.00	0380001012000Z0	371R27/2017-18 V-30, P-96

Boundary of the land :-

North :- Part Plot no. 888
South :- Part Plot no. 888
East :- Part Plot no. 888
West :- Part Plot no. 888.

SCHEDULE-B (Land owners allocation)

That the land owners shall be allotted 54% (Fifty Four Percent) (as per Schedule-A land and F.A.R. achieved against it, excluding EWS/LIG F.A.R.) of the super built-up area passed against the Schedule-A land and undivided proportionate share with proportionate parking space in the residential building "Pearl The Central Park". For the use and possession over the same with an exclusive right to transfer convey sell, grant lease or otherwise alienate his interest to any person or persons, association of persons, firm, body Corporate etc.

SCHEDULE-C (Developers allocation)

That the developers shall be allotted remaining total super built-up area in building to be constructed over the Schedule-A property together with the proportionate undivided share in land and parking space in the residential/commercial building "Pearl The Central Park" after allotment of the owner's allocation as provided in Schedule -B. The allocation of the land owners' share shall be finalized mutually and differential will be compensated to other at the prevailing market price or as decided by the Developer on per sq. ft. basis. The EWS/LIG Flats will be allotted to developer.

(17)

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

20/06/2017

CERTIFICATE

THIS IS TO CERTIFY that the land which is the subject matter of these presents and mentioned in the schedule is not the Government land. The same was neither acquired by the Government for Civil or military purposes nor it is Bhoodan land. The land is outside forest area limit and it does not belong to C.C.L or any other Public Sector Undertaking. It is neither the land of any Temple, Mosque, Church, Math.

It is further certified that the land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque. It is not the Khas Mahal nor Khuntkathi land.

This is to further certify the Landowner do not belong to the Community List of S.T., S.C. and B.C. which comes under the purview of C.N.T. Act 1908.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective and seals on the date and at the place first above written in presence of the witnesses attesting hereunder:-

WITNESSES: .

1. Pratiksh Dusebbh.
S/o - Durga Prasad.
Pundol, Ranchi-7

Signed & Delivered by

सहली नी देवी

28/10/2023

2. मेहेमिमा होरो
मिना-स्व. कमिल होरो
सोम-बरागी
पो 329/71- इरवरी राणी

3. विष्णु कुमार साहू
पत्नी- प्रियंका साहू
पता- 21201051 राणी

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Signed, Sealed & Delivery by for M/S MOTI INFRAHEIGHTS PVT. LTD.



MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director 28/10/23

(CHANDAN KUMAR) Director

Little	Ring	Middle	Index	Thumb

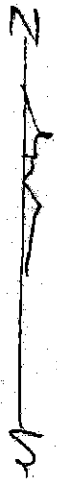
Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

Typed by:-

28/10/23

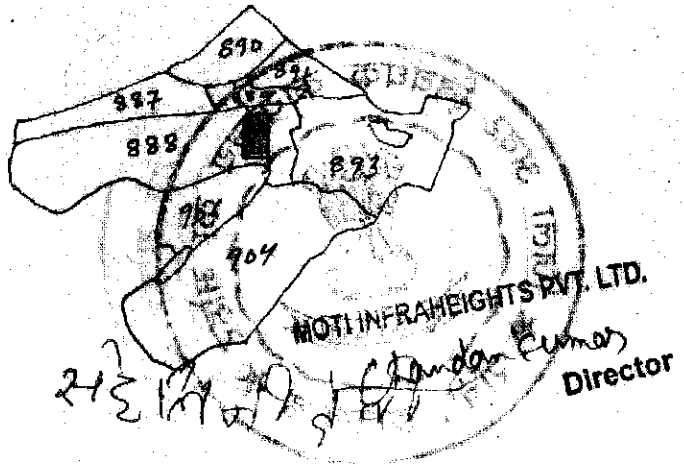
Drafted by

Chandan Kumar
28/10/2023



VILLAGE - ARGORA
MANVA NO - 207
P.S. ARGORA, DIST - RAJASAMANDHAR
PLOT NO - 888
SHOWN IN RECD MAP

AREA
A - 266
D - 16





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदयनाथ साहीदेव	जीतराम महतो, वल्द - वुरजीआ महतो, , जाति- तेली, निवासी- शाकीन देह

जिला का नाम	राँची	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम	अरगोड़ा	खाता का प्रकार	रैयती
खेवट नम्बर 1		खाता नम्बर 83		थाना का नाम	राँची	थाना नम्बर 207			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	(8)	(9)	(10)	(11)	(12)	(13)	
83	888	दोन गोपाल महतो दोन जै नाथ महतो	दोन दो 10	1 (एकड़) 31 (डिसमील) 0			6	7	6	कायमी
	948	रजमुरु महतो टाड़ सहनी उरांव	टाड़ दो 3	1 (एकड़) 32 (डिसमील) 0	वेर/1 लकड़ी लाह वकवजे रैयत फल वकवजे कुल मौजा		6	7	6	
	1072	सहन दोन जगत महतो	दोन तीन 2	0 (एकड़) 60 (डिसमील) 0			6	7	6	
	1087	दोन नान्दु उरांव सहन	टाड़ दो 1	0 (एकड़) 68 (डिसमील) 0			6	7	6	
	2372	मकान जदुपाहन वोगैरह मकान यदु महतो	मकान,सहन/1 0	0 (एकड़) 3 (डिसमील) 0			6	7	6	
	2376	सड़क टाड़ नीज	मकान,सहन/1 0	0 (एकड़) 1 (डिसमील) 0			6	7	6	
	2377	मकान नीज टाड़	टाड़ एक 1	0 (एकड़) 2 (डिसमील) 0	करंज/1 कुलहक		6	7	6	



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

October 28, 2023

भाग वर्तमान	30	पृष्ठ संख्या	96										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोडा	होलिग संख्या	83	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती				
सहेलिनी देवी, पति-स्व० त्रिवेणी साहू, जाति- तेती													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
83	888	0 ऐ 16 डि 0 हे			नामान्तरण मुकदमा संख्या 371/2017 - 2018				80	0			
45	887	0 ऐ 10 डि 0 हे											
83	1072	0 ऐ 20 डि 0 हे											
83	2596	0 ऐ 7.33 डि 0 हे											
83	2377	0 ऐ 2 डि 0 हे											
	कुल परिमाण	0 ऐ 55.33 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
10-12-2017	1507822691	2017-2018	2017-2018	0	80	0	20	0	40	0	40	0	16
01-18-2020	0227991626	2018-2019	2019-2020	80	80	20	20	40	40	40	40	16	16
08-14-2022	0665814874	2020-2021	2022-2023	160	80	40	20	80	40	80	40	32	16

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

बकशा देखें



BACK



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT09113695920220920 Date : 2022-09-09
Ward No : 38
Department / Section : Revenue Section New Ward No : 36
Account Description : Holding Tax & Others Application No SAF/01/038/08152
New Holding No : 0380001012000Z0

Received From Mr / Mrs / Miss : Sahelini devi W/O Tribeni sahu
Address : Argora pundag road ranchi
A Sum of Rs. : 5891.00
(in words) :
Five Thousand Eight Hundred And Ninety One Rupees Only

towards : Holding Tax & Others Vide : CASH

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	3	2017-2018	4	2022-2023	3264.58
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	790.14
				Special Rebate	163.23
				Total Amount	5891.00
				Round Off Amount	-0.49
				Total Paid Amount	5891.00



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

अरगोडा अरगोडा 207 सहेलिनी देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
45,83	1072,2377,2596,887,888	0 एकड़ 55.33 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	80.00			80.00	80.00	80.00
गुजारी (भावली)	20.00			20.00	20.00	20.00
सेस	40.00			40.00	40.00	40.00
सूद	40.00			40.00	40.00	40.00
मुतफरकात	16.00			16.00	16.00	16.00
मीजान	196.00			196.00	196.00	196.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)			80.00	80.00	80.00	
गुजारी (भावली)			20.00	20.00	20.00	
सेस			40.00	40.00	40.00	
सूद			40.00	40.00	40.00	
मुतफरकात			40.00	40.00	40.00	
मीजान अदायकारी			16.00	16.00	16.00	
			196.00	196.00	196.00	

(१) मीजान कुल (लफजों में) : Five Hundred Eighty Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 588.00

तारीख अमला तहसील कुनिन्दा : 14-08-2022

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



Ranchi Municipal Corporation

FORM FOR SANCTION OF GROUP DEVELOPMENT SCHEME

APPENDIX – 'E' /Bye Laws Clause No. 7.1

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

C.KUMAR A.KUMAR R.KUMAR N.KUMAR A KUMAR
A.K.RAM A DEVI D KUMAR G DEVI K.KUMAR M.DEVI
R.R.SAHU S.K.RAM S.RAM B.SAHU P.SAHU S.DEVI A.K
SAHU A.K.SAHU P.K.SAHU B.SAHU S.PRASAD M.KUMAR
N.K.RAM P.PRASAD P.KUMAR S.KUMAR R K SAHU
S.K.SAHU A.K.SAHU R.K.SAHU B.K SAHU R.SAHU S.SAHU
V.K.SAHU M.K.SAHU V.K.RAM V.K.RAM A.K.RAM J.P
SINGH L.SAHU R.KUMAR R.KUMAR A.DEVI A.KUMARI
A.KUMARI B.DEVI C.KUMAR J.DEVI AND OTHERS THR.MS
MOTI INFRAHEIGHTS PVT LTD THR.DIR CHANDAN KUMAR
1862/A NEAR JAYSHREE GREEN CITY ARGORA (PUNDAG
ROAD) P.O.+P.S.-ARGORA RANCHI JHARKHAAND, 834002

Re:sanction of your building plan case no. **RMC/GH/0806/W36/2022** dated **28/9/2022** for grant of license on
Dated **23/9/2023** for the **Group Development Scheme** in Khata No.: **84,79,80,83,34,88,113,18,206,124,188,41**
on RS Plot no.:
890,970,893,889,1048,891,894,895,888,904,905,907,908,906,899,900,901,966,898,1053,1054,1047,958,902,9
03,965,962,910,909,957,897,1055 Situated in Colony/Street: **PUNDAG ROAD** Mohalla/Bazar/Road: **ARGORA**
PUNDAG ROAD.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner
Ranchi Municipal Corporation, under clause no.427(3) of Jharkhand Municipal Act 2011 with following
conditions :

1. You have to pay the balance fee of **RS.6446072/-**
2. You have to furnish & Deposit a Gift Deed of **566.63** sq.mts. of land as road widening keeping the area of
road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.6037855/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

Argora

नाममौज़ा अरगोड़ा सीट नम्बर १

नाम घाना राँची

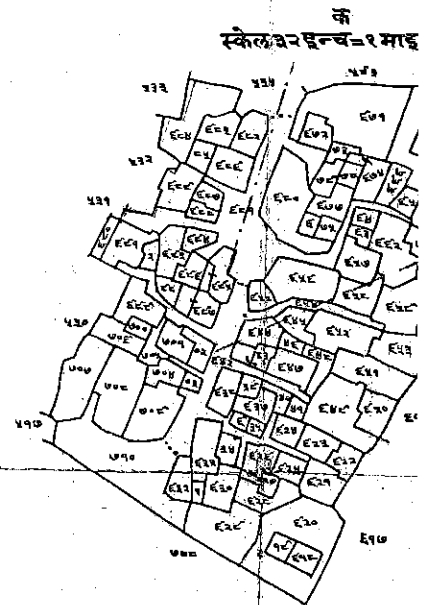
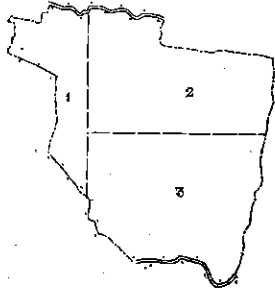
घाना नम्बर २०७

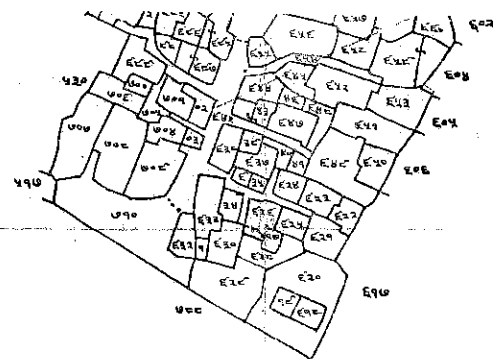
ज़िला राँची

स्केल एक माइल बराबर १६ इंच
सन १९३२ - ३३ वाली



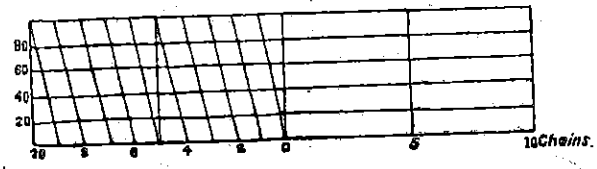
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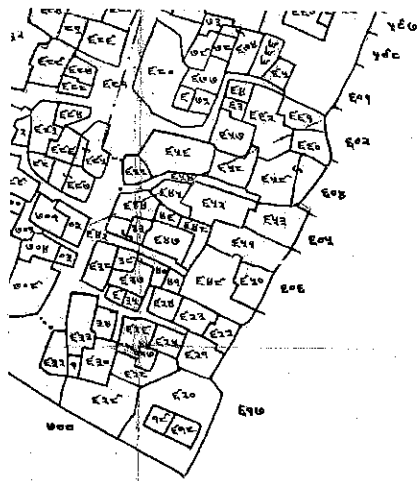


300 400
500 600

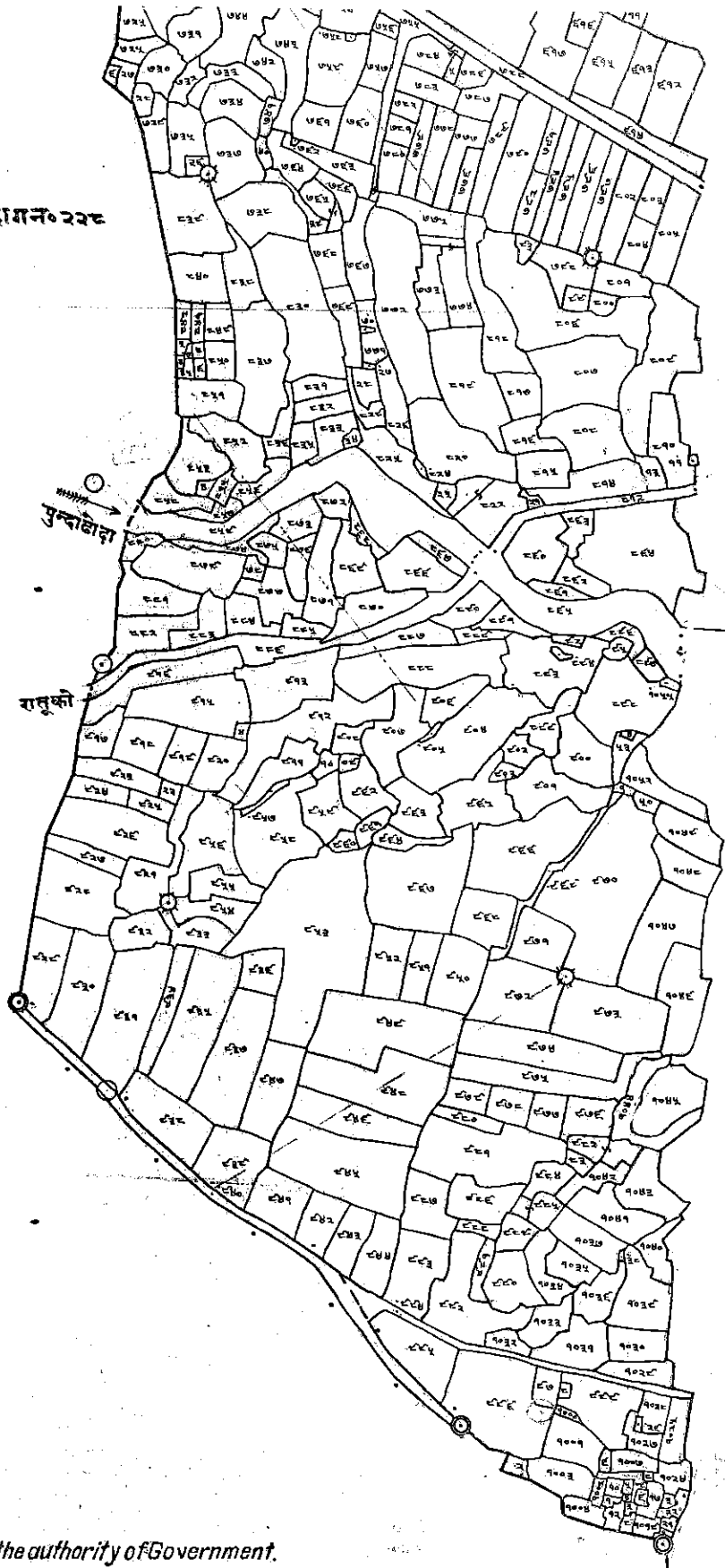
Scale 1/6 Inch = 1 Mile.



Made and



मुन्दागन २२८



मुन्दावादा

रासुफी

मिलानशीट नम्बर ३

Made and published under the authority of Government.

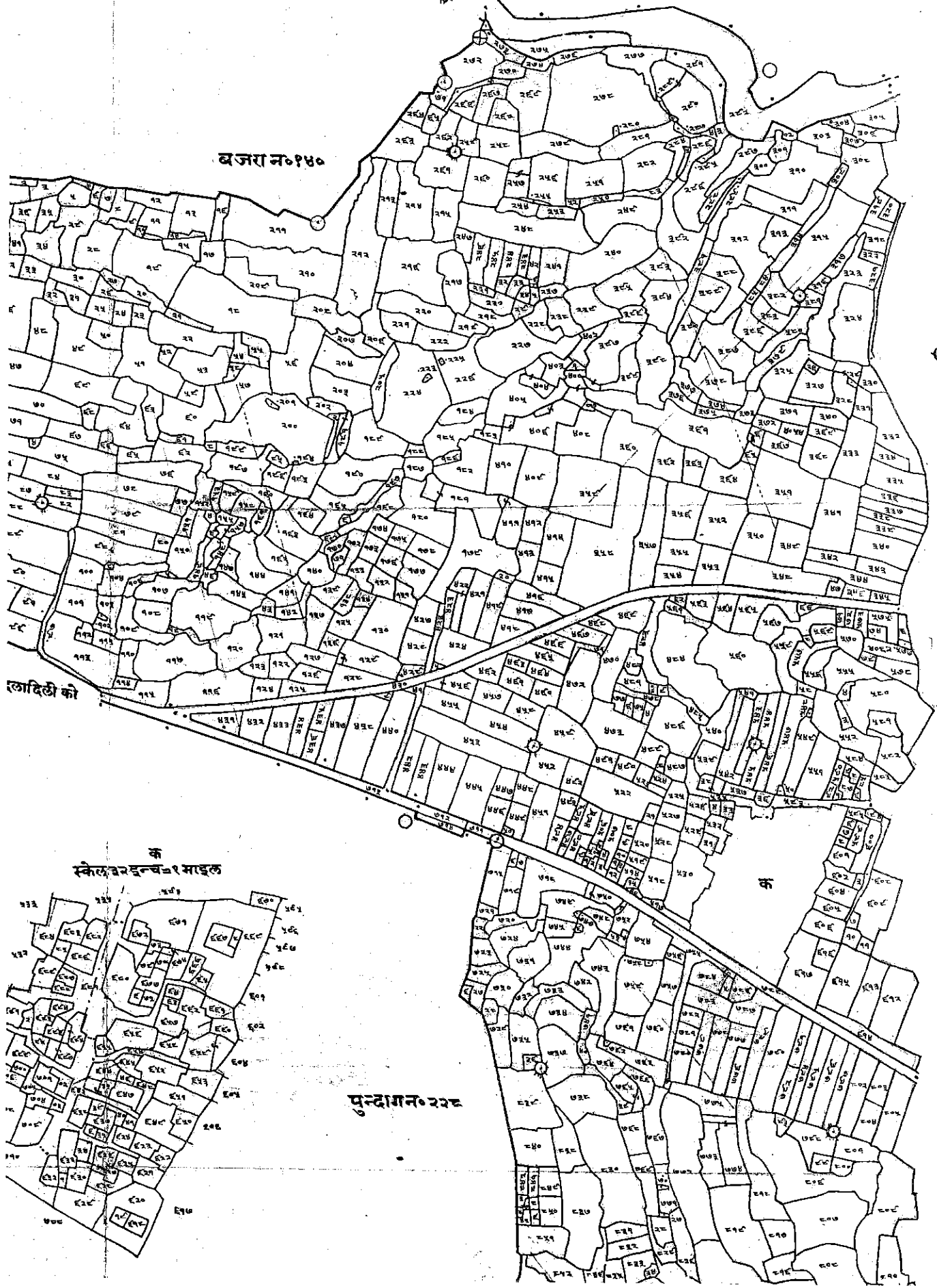
[Handwritten Signature]

Superintendent of Survey.

डाहलतकी

बेहल न० २०३

बजरा न० १४०



लादिली की

स्केल ३२ इन्च = १ माइल

मुन्दागन० २२८

मिलान कीटनम्बर



भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

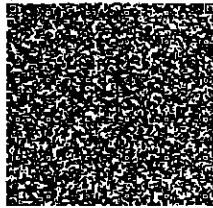
नामांकन क्रम/ Enrolment No.: 0000/00314/19088

Download Date: 22/08/2020

To
सहेलीनी देवी
Sahelini Devi
W/O: Tribeni Sahu
33
Argora
Doranda
Doranda
Ranchi Jharkhand - 834002
9031260090

Issue Date: 07/10/2015

Signature valid
Digitally signed by Sahelini Devi
DN: cn=Sahelini Devi, o=Unique Identification Authority of India, email=Sahelini.Devi@uidai.gov.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

5646 4611 5801

VID : 9191 3742 5901 4598

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 22/08/2020



सहेलीनी देवी
Sahelini Devi
जन तिथि/DOB: 01/01/1977
महिला/ FEMALE

Issue Date: 07/10/2015

5646 4611 5801

VID : 9191 3742 5901 4598

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



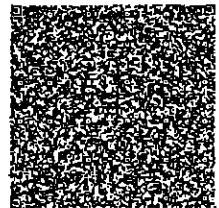
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:

W/O: त्रिबेनी साहू, 33, अरगोड़ा, जोरंडा, राँची,
झारखण्ड - 834002

Address:
W/O: Tribeni Sahu, 33, Argora, Doranda,
Ranchi,
Jharkhand - 834002




5646 4611 5801


VID : 9191 3742 5901 4598

1247


help@uidai.gov.in

www.uidai.gov.in


भारत सरकार
GOVERNMENT OF INDIA




चन्दन कुमार
Chandan Kumar
 जन्म वर्ष / Year of Birth: 1987
 लिंग / Male





3610 8646 9859


भारत - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p> पता - S/O. ल. जमी. पण्डा रोड, 7-12/1, म. शरणी ग्रीन सिटी, राधा अर्गोरा पुण्डा रोड, राधा, झारखण्ड, 834002 </p>	<p> Address: S/O Late Muni Ram Sonu, HOUSE NO-1862/A, NEAR JAYSHREE GREEN CITY, ARGORA PUNDAG ROAD, Raoda, Jharkhand, 834002 </p>
--	--


1800 121 234


uaid@uaid.gov.in


www.uaid.gov.in


1800 121 234

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

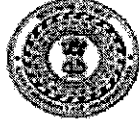
क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	अतियान की सत्यापित प्रति	✓	
	अतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त - (i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा (ii) भू-स्वामित्व प्रमाण पत्र अथवा (iii) शुद्धि पत्र (iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने 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।	✓	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन		
7	PAN सत्यापन		
8	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित

28/10/23



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 27-10-2023 08:21 pm

Office Name :- SRO - Ranchi

Token No:- 202300142121

Appoinment :- 28-Oct-2023 Time:- 12:9

Article	Development Agreement
Pre Registration Date	27-Oct-2023
No. Of Pages	39
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 41,174.

Property Id: 1093161

Valuation No. : 1483022 / 2023	:- 2023-2024	Date : 27-October-2023 20:48:PM	
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora	
Argora Ward No 36 Village Code 207 - Main Road			
Khata Number - 83			
Plot Number - 888			
Volume Number - 30			
Page Number - 96			
Holding Number - 0380001012000Z0			
Property Rates			
Commercial Land (Y)			
₹1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	16 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16 x 1158065=18529040	₹1,85,29,040/-
A	Total		₹1,85,29,040/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,85,29,100/-
Total Amount in Words : One Crore Eighty Five Lakhs Twenty Nine Thousands One Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: PART PLOT NO. 888, West: PART PLOT NO. 888, South: PART PLOT NO. 888, North: PART PLOT NO. 888
Area	Land area : 16.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	18529040
Transaction Amount	18529100

CLAIMANT	-Ms. MOTI INFRAHEIGHTS PVT LTD THRO ITS ONE OF DIRECTOR CHANDAN KUMAR, ,Father/Husband Name LATE MOTI RAM SAHU , PAN No.- Date Of Birth-11-Jul-1987,Permission Case No.- , Aadhaar No. *****9859, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
EXECUTANTS	-Mrs. SAHELINI DEVI, ,Father/Husband Name LATE BALPAN SAHU , PAN No.- Date Of Birth-01-Jan-1977,Permission Case No.- , Aadhaar No. *****5801, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002

Witness Information	Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD
---------------------	---

Identifier Details	Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,170
Total		1,170

Fee Rule:Development Agreement		
1	A1	4,63,228
2	LL	3
3	PR	1
Total		4,63,232

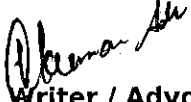
Sr.No. Exemption Detail Amount

Exemption for Low Income Group

1 A1 423228

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.



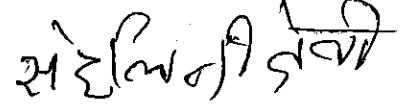
Deed Writer / Advocate

MOTI INFRAHEIGHTS PVT. LTD.



Director

Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-28-Oct-2023

- Government/Market Value: ₹18529100/-
- Transaction Amount: ₹18529100 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 923567

Receipt Date : 28-10-2023

Presenter Name: - *Sahelini Devi*

On Date 28-10-2023 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

PR	₹1
SP	₹1170
LL	₹3
A1	₹40000
Stamp Duty	₹100

Total	₹41274
--------------	---------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MotiInfraheightsPvtLtdThroltsOneOfDirectorChandanKumar	GRN Number : 2319916579 DEPT Transaction Id : bfa356abea4082675205 Transaction Type :	100
PR	1	1	0	GRAS	MotiInfraheightsPvtLtdThroltsOneOfDirectorChandanKumar	GRN Number : 2319917204 DEPT Transaction Id : 5a6aac65264c68e5b79f Transaction Type :	1
SP	1170	1170	0	GRAS	MotiInfraheightsPvtLtdThroltsOneOfDirectorChandanKumar	GRN Number : 2319917204 DEPT Transaction Id : 5a6aac65264c68e5b79f Transaction Type :	1170
A1	40000	40000	0	GRAS	MotiInfraheightsPvtLtdThroltsOneOfDirectorChandanKumar	GRN Number : 2319917204 DEPT Transaction Id : 5a6aac65264c68e5b79f Transaction Type :	40000

LL	3	3	0	GRAS	MotiInfraheightsPvtLtdThroltsOneOfDirectorChandanKumar	GRN Number : 2319917204 DEPT Transaction Id : 5a6aac65264c68e5b79f Transaction Type :	3
Sub Total	41178	41274	-96				

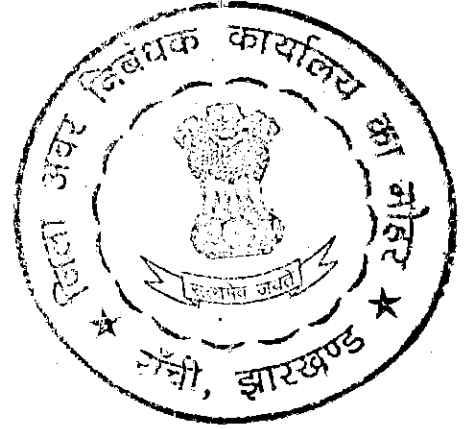
Article : Development Agreement Number of Pages : 78

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	423228 /-

Myc
Signature of Operator

K. S. S.
Signature of Head Clerk

f
Signature of Registering Officer




OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Ranchi
District Name :- Ranchi
State Name :- Jharkhand
Deed Endorsement
Token No :- 202300142121





Deed Type	Development Agreement
Number of Pages	78
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1170, A1 :- Rs. 40000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.18529040/- , Transaction Amount :- Rs.18529100/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PART PLOT NO. 888, West: PART PLOT NO. 888, South: PART PLOT NO. 888, North: PART PLOT NO. 888 Khata Number - 83Plot Number - 888Volume Number - 30Page Number - 96Holding Number - 0380001012000Z0 Area Of Land :- 16.00 Decimal

Sh./Smt.SAHELINI DEVI s/o/d/o/w/o LATE BALPAN SAHU has presented the document for registration in this office



today dated :- 28-Oct-2023 Day :- Saturday Time :- 14:52:43 PM


SAHELINI DEVI(Individual)

Party Name	Document Type	Document Number
SAHELINI DEVI	PAN/UID	564646115801

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SAHELINI DEVI Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sahelini Devi Address:- 33, , , Argora, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:46			<i>Sahelini Devi</i>
2	MOTI INFRAHEIGHTS PVT LTD THRO ITS ONE OF DIRECTOR CHANDAN KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Chandan Kumar Address:- HOUSE NO- 1862/A, NEAR JAYSHREE GREEN CITY, , ARGORA PUNDAG ROAD, Ranchi, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:36			<i>Chandan Kumar</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRATISH SWETABH S/o-D/o DURGA PRASAD Address1 - BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI, Address2 - , , , Jharkhand PAN No.:			<i>Pratih Swetabh</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRATISH SWETABH Address1 - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI, Address2 - ,,, Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SAHELINI DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (PRATISH SWETABH) Son/Daughter/Wife of (DURGA PRASAD) resident of (BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 28-Oct-2023

Seal and Signature of Registering Officer



Token No.: 202300142121

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **28-Oct-2023** by **SAHELINI DEVI, S/O, D/O, W/O LATE BALPAN SAHU** resident of ARGORA BASTI, ARGORA, RANCHI, RANCHI. This deed was registered as Document No:- **2023/RAN/9420/BK1/8669** in Book No :- **BK1**, Volume No :- 1161 from Page No :- 247 to 324 at, office of **SRO - Ranchi**.

Date:- **28-Oct-2023**

Registering Officer

