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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 17f98fce66a8dfbab6cc

Receipt Date : 21-Aug-2021 01:23:04 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000088169

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PIYUSH MORE AND PRATEEK MORE (Vendee)

GRN Number : 2107098317



:- For Office Use :-

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... 209 ...
... 21/08/2021 ...

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

DIRECTOR

21/08/2021
23/08/2021

PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

CONSTRUCTION

Prateek More
21-08-2021

DIRECTOR

Prateek More
21-08-2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक मूलक का भुगतान के प्रमाण हेतु से किया जा सकता है। पुनः प्रिन्ट कर उपयोग कोटो कॉपी अदि द्वारा वही रसीद का पुनः दस्तावेज पर मुद्रांक मूलक का भुगतान के प्रमाण हेतु उपयोग नालाग्य।



21/08/2021

22/08/2021

THE BRITISH AND INDIAN AIRLINES PRIVATE LIMITED

DIRECTOR



*Finger
21/8*

DEVELOPMENT AGREEMENT

This agreement is made and entered on this the 21st day of August 2021.

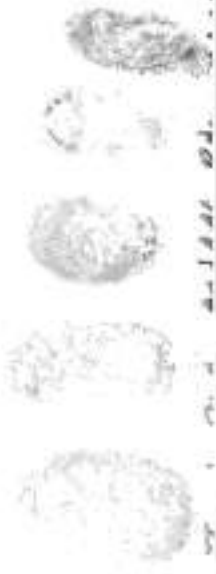
BETWEEN

(1) **ARCON CONSTRUCTION PRIVATE LIMITED** (PAN: AADCA0934F) a company registered under the companies Act 1956 having its registered office at - GEL Church Complex, Ground Floor, Opposite A.C. Market, Main Road, Ranchi - 834001 (Jharkhand) through its Director Devansh Gadodia, Date of Birth - 20.04.1990 son of Sri Sandeep Gadodia and Grand Son of Late S.B. Gadodia, by Caste - General, (Uncovered from CNT - ACT- 1908), by faith - Hindu, Indian Citizen, resident of Beside S.S. Memorial College, Mohalla Kathargonda, Kanke Road, Police Station - Gonda, P.O.- Ranchi University, District - Ranchi - 834008 (Jharkhand) (PAN : AOJPG3930Q, UID : 2036 1616 9408, Mob: 9931029055) (2) **SMT. ANITA GADODIA** Date of Birth - 09.06.1960, wife of Sri

Handwritten notes in Hindi, including '21/8' and 'Anita Gadodia'.

*Anita Gadodia
21.08.2021*

Suresh Kumar Gadodia D/o Late Kanhaiya Lal Ji Khaitan and Grand Daughter of Late Nandkishor Khaitan, by Caste - General, (Uncovered from CNT - ACT- 1908), by Faith - Hindu, Indian Citizen, R/o Beside S.S. Memorial College, Mohalla - Kathargonda, Kanke Road, P.S. - Gonda, Thana No. - 191, P.O. - Ranchi University, District - Ranchi - 834008 (Jharkhand) (U.I.D: 300127426423& PAN: ABBPG9967C, Mob: 9431170740) hereinafter called the LANDOWNERS / FIRST PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART.



AND

PANCHRATNA PROMOTERS PRIVATE LIMITED (PAN - AAFCP4668P) (GSTIN: 20AAFCP4668P1ZZ) (CIN: U45200JH2010PTC014022), a Company incorporated

FOR PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush...
DIRECTOR
21-08-2021

Prateek...
DIRECTOR
21-08-2021

Handwritten notes in Hindi at the bottom right, including '359' and '327'.



ARCON CONSTRUCTIONS PVT. LTD
21/08/2021
DIRECTOR



21/08/2021

Devansh Cradod
S. Cradod

Kanke Road for the
Business

21/08/2021
23/08/2021

under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3rd Floor Panchratna Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) MR. PIYUSH MORE (DIN: 2825386), Date of Birth: 14.05.1984, UID: 329253788604, Mob. 9386950092, (2) MR. PRATEEK MORE, (DIN: 02817026), Date of Birth: 15.09.1986, UID: 769223170165, Mob. 9835139913, both sons of Shri Kamal Kumar More, both grandson of Late Satyanarayan More, by faith- Hindu, Caste - General. (Uncovered from CNT - ACT- 1908), by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand (Indian Citizen), hereinafter called the Developer / OTHER PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the OTHER PART;

IN THIS AGREEMENT UNLESS IT IS CONTRARY TO OR REPUGNANT TO THE CONTEXT THE TERMS OR EXPRESSION AFOREMENTIONED SHALL MEAN AND HAVE THE FOLLOWING MEANINGS:-

LANDOWNERS- shall mean the Owners above named and their besides legal heirs, successors, in-interest, executors administrators, legal representative's and other assigns.

LAND PROPERTY- means all that piece and parcel of the land measuring 10Kathasmore or less equivalent to 7200 Sq. Ft. more or less along with an old building standing on R.S. Plot No. - 1827, Sub Plot No. - 1827K of R.S. Khata No. 359, situated at Missirgonda, at Village Missirgonda, Thana No. 191, Anchal - Hehal, District - Ranchi, Ward No. 1/B, New Ward No. 02, Old Holding Number 224A/10, New Holding No. -0020006504000A1, within Ward No. 1/B, Present New Ward No. 2 of the Ranchi Municipal Corporation, located at Kanke Road, Near CMPDI, District - Ranchi, State - Jharkhand which stands more fully and particularly described in schedule A below.

BUILDING - shall mean a Multi-storied commercial building consisting of several units for commercial use to be constructed on the land given in schedule- "A" of this agreement by the Developer at its own cost and expenses as per plan duly

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
21-08-2021
DIRECTOR

Prateek More
21-08-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

ARCON CONSTRUCTIONS PVT. LTD.

Arcon
21-08-2021

Anshu Gadoolia
21-08-2021

sanctioned or deemed sanctioned by competent authority of R.M.C. Ranchi or any other competent authority.

DEVELOPER - shall mean the above named Second Party and their legal representative, successors, executors, administrators and assigns.

UNIT - shall mean a covered area available for independent use and occupation for commercial purpose i.e. entire covered areas as per sanctioned building plan map by competent authority of R.M.C. Ranchi or any other competent authority of Jharkhand and shall include the plinth area of the unit, Plinth area, open space, stair case and also thickness of the wall (external, internal & pillars).

COMMON PART- shall mean common passage, corridors, stair case, common lavatories, pump room, and tube well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

SUPER BUILT-UP AREA - means and include the carpet area, stair case, thickness of the walls, common part, etc. of the proposed multi storied building.

LAND OWNER'S SHARE - It shall be 62% constructed super built-up area of the proposed commercial building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land out of total super built up area in the proposed building mentioned in the Schedule "B" below as agreed upon the Landowners and developer.

DEVELOPER'S SHARE - It shall mean 38% of the constructed super built-up area of the proposed commercial building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land more fully described in Schedule "C".

FORCE MAJEURE- shall be described as flood, earthquake, riot, war storm, tempest, civil commotion, pandemic, epidemic, lockdown, strike, lock out and/or any other act or commission beyond the control of the developer.

WHEREAS the Landowners are the absolute owner and in possession over the total land measuring 10 Kathas more or less equivalent to 7200 Sq. Ft. more or less along with an old building standing on R.S. Plot No. - 1827, Sub Plot No. - 1827K of R.S. Khata No. 359, situated at Missirgonda, at Village Missirgonda, Thana No. 191, Anchal - Hehal, District - Ranchi, Ward No. 1/B,

ARCON CONSTRUCTIONS PVT. LTD.
21-08-2021
DIRECTOR

Anshu Gendhadia
21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Prateek Kumar
DIRECTOR
21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Prateek Kumar
DIRECTOR
21-08-2021

New Ward No. 02, Old Holding Number 224A/10, New Holding No. - 0020006504000A1, within Ward No. 1/B, Present New Ward No. 2 of the Ranchi Municipal Corporation, located at Kanke Road, Near CMPDI, District - Ranchi, State - Jharkhand.

WHEREAS all that piece and parcel of land of village Missirgonda alias Pahargonda, P.S. - Kanke, Thana No. 191, District - Ranchi, bearing Revisional Survey Khata Nos. 67, 359, 75, 333, 185 and 380 bearing Revisional Survey Plot Nos. 1926, 2404, 1826, 1827, 1817, 1818, 1824 and 1825 corresponding Municipal Holding No. 165 within Ranchi Municipality under Ward No. 1/B originally belonged to Sarat Kamni Das in the Revisional Survey record of right and the said recorded Raiyat hold and possessed the same as the absolute owner of the same.

AND WHEREAS by a duly Registered deed of sale dated 3rd day of June 1937 for the consideration therein mentioned Mrs. Sarat Kamni Das wife of Dr. Man Mohan Das of Ranchi sold and conveyed to Sri Jagannath Gupta son of Late Patram Gupta, all that R.S. Plot No. - 1826 and 1827 of Khata No. 359 situated at Village - Missirgonda, Thana no - 191, P.S. and District - Ranchi and put him in possession of the same.

AND WHEREAS by a duly Registered Deed no. 361 of the year 1941 to M/S Jaggannat Gupta and Company Pvt. Ltd. of Calcutta became owner of the said land along with other properties.

AND WHEREAS by a duly Registered Deed of sale being Deed No. 1300 of the year 1958, the said Jagannath Gupta and Company Pvt. Ltd. Calcutta for the consideration therein mentioned sold and conveyed to Smt. Padmavati Goel wife of Sri Vidya Bhusan Gupta of Calcutta and put her in possession of the same.

AND WHEREAS the above mentioned property were purchased by and out of the total income of Bidya Bhushan Gupta HUF being joint family business of Bidya Bhushan Gupta, his wife and children in the name of Smt. Padmavati Goel and after the said purchase Sri Bidya Bhushan Gupta his wife Smt. Padmavati Goel and their children namely Dhiraj Kumar Goel, Vijay Kumar Goel, Gopali Goel, Smt. Rama Devi and Usha Goel who were the joint owners of the aforesaid property came into joint possession of the same.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
21-08-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR

21-08-2021
[Signature]
DIRECTOR

21-08-2021
[Signature]

AND WHEREAS Shri Bidya Bhushan Gupta his wife Smt. Padmavati Goel and their children namely Dhiraj Kumar Goel, Vijay Kumar Goel, Gopali Goel, Smt. Rama Devi and Usha Goel who were the joint owners and in possession of the above mentioned property got their names mutated in the town Anchal, Ranchi and paid rent to the state.

AND WHEREAS the above named persons including Miss Rama Devi Goel daughter of Sri Bidya Bhushan Gupta Alias Vidyadhar Goel amicably partitioned the above mentioned property hereby a portion of land and building and well bearing Khata No.- 359 being portion of plot no. 1827 measuring an area of 10 Kathas more or less under portion Holding No. 165, Ward number 1/B within Ranchi Municipality situated at Missirgonda, P.S – Kanke, Thana No. – 191, District – ranchi(more fully and particularly described in the schedule herein below) have been allotted to Miss. Rama Devi Goel and the said Miss. Rama Devi Goel came in exclusive possession over the same.

AND WHEREAS the said Miss. Ram Devi Goel daughter of Sri Bidya Bhushan Gupta alias Vidyadhar Goel through her constituted attorney Sri Bidya Bhushan Gupta sold and transferred the aforesaid property to Ram Kumar Rattan Lal (H.U.F.) by virtue of Registered Deed of Sale dated 02-05-1981 registered before the Sub Registrar of Assurances, Calcutta and entered in Book No. 1, Vol. No. 138, Page – 162-168 being Deed No. 3657 for the year 1981 for valuable consideration and came into peaceful possession of the same as an absolute owner of the same.

AND WHEREAS the said purchaser Ram Kumar Rattan Lal (H.U.F.) through its Karta Rattan LalBhartiya son of Ram Kumar Bhartiya due to legal necessity sold and transferred the aforesaid all that piece and parcel of land being portion of R.S. Plot 1827, Sub Plot no. 1827K of Khata No. 359 area 10 (Ten) Kathas more or less corresponding to Holding No. 224A/10 within ward No. 1/B of the Ranchi Municipality now Ranchi Municipal Corporation, Ranchi to Smt. Kanchan Devi Mohta wife of Nand Lal Mohta and Smt. Sandhya Mohta wife of Gopal Das Mohta by virtue of Registered Deed of sale dated 28-02-1985

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21-08-2021
DIRECTOR

Prateek More
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

ABGON CONSTRUCTIONS PVT. LTD.

Prateek More
DIRECTOR

Anjali Gaudhali
21-08-2021

registered before the Registrar of Assurance, Calcutta and entered in Book No.1, Vol No.55, Pages 484 to 492 being Deed No. 3282 for the year 1985.

AND WHEREAS the names of Smt. Kanchana Devi Mohta and Smt. Sandhya Mohta have been duly mutated before the Circle Officer, Sadar, Ranchi vide Mutation Case No.7367 R27/2011-12 and they paid rent to the State.

AND WHEREAS the names of Smt. Kanchana Devi Mohta and Smt. Sandhya Mohta have also got their names mutated before the Ranchi Municipal Corporation, Ranchi being Holding No.224/A10 within Ward No.2 and paid taxes in their names.

AND WHEREAS in an amicable family settlement followed by Memorandum of Family Settlement dated 14-11-2012 (1) Smt. Kanchana Devi wife of Sri Nand Lal Mohta and (2) Sri Nand Lal Mohta son of Late Rattan Lal Mohta have obtained and acquired the Schedule- A property being the aforesaid property of area 10 Kathas or less duly with building standing on portion of R.S. Plot No. 1827, Sub Plot No. 1827K with Ranchi Municipal Corporation Ward No. 1B Holding No. 224A/10 situated at Missirgonda, Kanke Road, Near CMPDI, P.S.- Kanke, Thana No. 191, District - Ranchi.

AND WHEREAS Nand Lal Mohta being the applicant filed Pre - Litigation Case No. 33/2017 before the Secretary, District Legal Services Authority, Ranchi for the confirmation and settlement of disputes and on 29-04-2017 the Honorable LOK ADALAT, Ranchi, Bench No. 6 passed award in Pre-Litigation Case No. 33/2017 and accordingly the memorandum of family settlement dated 14-11-2012 has been confirmed and accordingly award has been passed by the Honorable LOK ADALAT, Ranchi.

AND WHEREAS said (1) Smt. Kanchana Devi Mohta wife of Sri Nand Lal Mohta D/o Prayag Chand Somani and Grand Daughter of Badri Narayan Somani, (2) Sri Nand Lal Mohta son of Late Rattan Lal Mohta grandson of Late Chhagan Lal Mohta both Vendor (1) & (2) by caste - Marwari, by faith - Hindu, India Citizens, residents at Missirgonda, P.O - Ranchi University, Town & District - Ranchi, Pin - 834008 had sold the aforesaid land on R.S. Plot No. 1827, Sub Plot No. 1827/K of R.S. Khata No. 359 Area 10 Kathas more or less along with building

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu More
21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu More 21-08-2021

DIRECTOR

AMCOB CONSTRUCTIONS PVT. LTD.

[Signature]
21-08-2021

DIRECTOR

Anshu Gadhvi

standing thereon being Holding No. 224A/10 present new Holding No. 0020006504000A1 within Ward No. 1/B present new Ward No. 02 of the Ranchi Municipal Corporation, Ranchi situated at Missirgonda, Kanke Road, Near CMPDI Ltd, P.S - Gonda ,Thana No.-191,District-Ranchi Pin - 834001 to (1) **ARCON CONSTRUCTION PRIVATE LIMITED** (PAN: AADCA0934F) a company registered under the companies Act 1956 having its registered office at - GEL Church Complex, Ground Floor, Opposite A.C. Market, Main Road, Ranchi - 834001 (Jharkhand) through its Director Devansh Gadodia , Date of Birth - 20.04.1990 son of Sri Sandeep Gadodia and Grand Son of Late S.B. Gadodia by Caste - Marwari, by faith - Hindu, Indian Citizen, resident of Beside S.S. Memorial College, Mohalla Kathargonda, Kanke Road, Police Station - Gonda, P.O.- Ranchi University, District - Ranchi - 834008 (Jharkhand) (PAN : AOJPG3930Q, UID : 2036 1616 9408, Mob: 9931029055) (2) **SMT. ANITA GADODIA** Date of Birth - 09.06.1960, wife of Sri Suresh Kumar Gadodia D/o Late Kanahiya Lal Ji Khaitan and Grand Daughter of Late Nand Kishor Khaitan by Caste - Marwari, by Faith - Hindu, Indian Citizen, R/o Beside S.S. Memorial College, Mohalla - Kathargonda, Kanke Road, P.S. - Gonda, Thana No. - 191, P.O. - Ranchi University, District - Ranchi - 834008 (Jharkhand) (U.I.D: 3001 2742 6422 & PAN: ABBPG9967C, Mob: 9431170740) being all that piece and parcel of 10 Kathas more or less along with the building standing on R.S. Plot No.1827, Sub Plot No.1827K of R.S.KhataNo.359 being Holding No:-0020006504000A1 within ward No. 1B present New Holding No.2 of Ranchi Municipal Corporation, Ranchi situated at Missirgonda, Kanke Road, Near CMPDI, P.S.- Gonda, Thana No.-191,District-Ranchi -834008 in the state of Jharkhandby virtue of Registered Deed of Sale dated 21.06.2019 and the same was registered as Document No. 2019/RAN/4667/BK1/4118 in Book No. BK1, Vol No, 493 from Page No. 217 to 444, at office of SRO-Ranchi.

AND WHEREAS Arcon Construction Pvt. Ltd. was entitled for 2/3rd share and interest over the scheduled property and Smt. Anita Gadodia was entitled 1/3rd share and interest over the scheduled property.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyu K
21-08-2021
DIRECTOR

Pratek More
21-08-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratek More
DIRECTOR

ARCON CONSTRUCTIONS PVT. LTD.

Arcon
21-08-2021
DIRECTOR

Anita-Gadodia
21-08-2021

AND WHEREAS Arcon Construction Pvt. Ltd. and Smt. Anita Gadodia jointly got their name mutated through mutation case No. 782/R27 2019 – 2020 dated 08/08/2019 and paid revenue rent to the state and became absolute owner with indefeasible right, title, interest, share, and possession over the property being R.S. Plot No. 1827, Sub Plot No. 1827/K of R.S. Khata No. 359 Area 10 Kathas more or less along with building standing thereon being Holding No. 224A/10 present new Holding No. 0020006504000A1 within Ward No. 1/B present new Ward No. 02 of the Ranchi Municipal Corporation, Ranchi situated at Missirgonda, Kanke Road, Near CMPDI Ltd, P.S-Gonda, Thana No.-191, District-Ranchi, Jharkhand.

AND WHEREAS the Landowners above named covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and they have good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner.

AND WHEREAS the said Landowners are the absolute owner and in possession over the said land and the said land is free from all encumbrances, lien, charges or litigation whatsoever.

AND WHEREAS the said Landowners being interested to develop the land more fully described in schedule "A" below by constructing Multistoried Commercial Building as per plan sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and in lieu of the land the Landowners wanted entitlement for 62% Super Built-Up Area more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid Developer offered to construct at its own cost a Multistoried Commercial Building over the Schedule "A" land as per plan map sanctioned by the competent authority of R.M.C., Ranchi, Jharkhand or any other authority which is required for the same and give the Land Owner's share out of the total super built-up area as mentioned above and also more fully described in schedule "B" below as agreed for the value of the said land and to sell the remaining super built-up area of the said proposed Building with undivided

for PANCHRATNA PROMOTERS PRIVATE LIMITED

for PANCHRATNA PROMOTERS PRIVATE LIMITED

Signature
21-08-2021

for PANCHRATNA PROMOTERS PRIVATE LIMITED, DIRECTOR

Prateek More

DIRECTOR

ARCON CONSTRUCTIONS PVT. LTD.
Signature
DIRECTOR

Anita Gadodia
21-08-2021

share of land to the prospective purchasers. (Developer share mentioned in the Schedule- "C" below). The proposed building will be constructed by the Developer within 42 months from the date of sanction of plan map with 06 months grace period and if such period is lost by any force Majeure etc. occurs then for the same the Landowners hereby agreed that the period here in above may be extended so lost. However the period stipulated here in above may be extended mutually for such period as the parties may deem fit and proper. It is also mentioned here that the Landowners shall hand over the said land, relevant documents, there after the Developer shall prepare the plan map and submit the same before competent authority/R.M.C, Ranchi, Jharkhand for sanction, and the period of this agreement will run from the date of sanction of plan map.

AND WHEREAS certain terms and conditions were agreed to by and among the Landowners and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

1. That pursuant to the above mentioned consideration the Developer will develop and construct the Multi-storied Commercial Building over the Schedule- "A" land as per the plan prepared by the Developer and approved by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 42 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same with 06 month grace period and extended by such period lost by any force Majeure and Landowners also agreed for the same. However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that after execution of this agreement the Landowners shall give peaceful possession of schedule-"A" property to the Developer and thereafter Developer shall proceed for development of the said land.
- 2.A. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied commercial building over the schedule - A land and after construction to leave aside, allocate and make ready for the

ABCOB CONSTRUCTIONS PVT. LTD.
21-08-2021
DIRECTOR

Anshu Gohar
21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratula M...
21-08-2021

Pratula M...

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

Pratula M...

DIRECTOR

Landowners share of the total super built up area more fully described in schedule "B" below. In respect of the remaining share of the total super built up area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER's Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landowner's share of the total super built up area to be made ready, leave aside and allocated for the Landowner will include the portion comprising of commercial building and also all other portions such as common part will be the same ratio (i.e. 62% Land Owner's share and 38% Developer's share) and the roof right will also be the same ratio (i.e. 62% Land Owner's share and 38% Developer's share), except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction over the roof of the proposed building the Land Owners shall have right to 62% and Developer shall have right to 38%.

2.B. That it is also made clear that the Developer shall enter into the similar Development Agreement with other Landowners of adjacent land of the Schedule property, Developer shall construct multi storied building over the said land and allot & give super built up area for their respective land in proportion out of total super built up constructed area. That after completion of the said proposed building the remaining vacant land shall always jointly and undivided for all occupiers as well as all Landowners. If in future any major construction shall be permitted by the competent authority of R.M.C., Ranchi or any other authority which is required for the same, in that event the Developer shall full right and authority to construct further major construction over the said land and/or over the proposed building in the same terms and conditions of this agreement and for which the Landowners also agreed for the same.

2.C. That the Developer has paid a sum of Rs. 10,000/- (Rupees Ten Thousand Only) in cash equally distributed among the Land Owners above named on the execution of this agreement (the receipt whereof doth the landowners hereby admit and acknowledge).

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

By 21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

AMBON CONSTRUCTIONS PVT. LTD.

21-08-2021
DIRECTOR

Anshu Gahadia

- 3. That the Landowners do hereby put the Developer in actual physical possession and hand over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied Commercial Building and Developer shall have the right to put their sign board over the said land for construction.
- 4. That the Developer shall without delay draw plan for construction of the proposed multistoried building and will get it done by an Architect without delay.
- 5. The Developer shall have full right to deal with the rest of the super built-up area 38% other than the Landowner's share of 62% along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Landowners shall be bound to sign conveyance in favor of the purchasers/nominees of the Developer either personally or through his power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building/unit with and according to terms and conditions of this agreement.
- 6A. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and Developer shall simultaneously hand over the portion of the Landowner's share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
- 6B. That the Developer has already entered into the Development Agreement with the Landowners of the adjacent land and agrees to construct the multistoried building after amalgamating the same, the landowner also agree on the same and has no objection for the amalgamation of the adjacent land.

ABCON CONSTRUCTIONS PVT. LTD.

[Signature]
DIRECTOR

[Signature]
21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]

DIRECTOR

21-08-2021

7. In furtherance of the intention of the agreement the Landowner do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things :-
- A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
 - B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
 - C. To accept service of any writ summons or other legal process or notice and to appear and represent the Landowner in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Landowner arising after the execution of the agreement between the Landowners and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Landowners against any cause of action arising due to the development work.
 - D. To enter into agreement for sale or otherwise allot commercial unit tenements in the aforesaid Building/Buildings to purchasers except of the Land Owner's area as described in Schedule "B" and be entitled to the consideration thereof.
 - E. To mortgage said property or any portion thereof except the portion allotted to the Landowners as described in schedule "B" with and/or financial institutions to enable it's purchasers obtain loan for purchase of commercial units etc. as the said Developer will decide at its sole discretion or purpose of the Developer.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

21-08-2021

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR

ABCOR CONSTRUCTIONS PVT. LTD.

DIRECTOR

Amit Gadhvi

- F. The Developer shall install and maintain for the benefit of the Landowners and others prospective purchasers of the proposed building deep tube-well overhead storage tank, public water supply connection; pump-set for lifting water to storage tanks and the Land Owners will enjoy all relevant facilities.
- G. The Developer shall provide ancillary electric generation and supply for the benefit of the Landowners and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Landowners will enjoy all relevant facilities.
8. The Landowners agrees that they will execute and give a separate general power of Attorney (if required by the Developer) under the terms and conditions of this agreement in favour of the Developer or his nominee for 38% of the Developers share only so that there is no hindrance or obstruction in execution of the construction of the building and registration of the appropriate sale deed in favour of purchasers, subject to this agreement. However, the Developer does hereby covenant with the Landowners that the aforesaid Power of Attorney shall be governed by the provisions of this agreement. Under no any circumstances the Landowners shall revoke the said power of attorney.
9. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landowner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.
10. The Landowners hereby covenant with the Developer as follows:-
- A. That the property is free hold and the Landowners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A property in this

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

21-09-2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratula More

DIRECTOR

ARCO CONSTRUCTIONS PVT. LTD.

Pratula More
21-09-2024
DIRECTOR

Anshu - Gaudhari

circumstances the Landowner shall execute further agreement with the Developer for proper confirming of title of the Landowner.

- B. That Landowners have not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Landowners have not entered in to any agreement in respect of Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this development agreement.
 - C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
 - D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
 - E. That apart from the Landowners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.
 - F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone till the completion of the building and the Landowners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer.
11. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
 DIRECTOR
 21-08-2021

[Signature]
 DIRECTOR
 21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
 DIRECTOR

PANCHRATNA CONSTRUCTIONS PVT. LTD.
 DIRECTOR

Anil Gadhvi

The Developer shall indemnify the Landowners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Landowners against any claim, action or proceeding which may be brought, or taken against the Landowners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Landowners against any claim, compensation, action or proceedings which may brought or taken against the Landowners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNER'S area that if, after receiving their share of built-up area as per Schedule "B", the LANDOWNERS will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with units in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or his nominee/nominees.

- 12. In due course of search by the Developer if found the Schedule - A property is encumbered or any defect of the title of the Landowners in that circumstances Landowners will liable therefore and they will liable to prosecute under legal action.
- 13. That the Landowners shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any Bank or other financial institutions. The entire liability of payment to the parties or the loan taken from the Bank or other financial institutions or party shall be of Borrower.
- 14. That the Developer shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing

For PANCHRATNA PROMOTERS PRIVATE LIMITED

or PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
 21-08-2021
 DIRECTOR

[Signature]
 21-08-2021
 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
 DIRECTOR

DIRECTOR

ALL THE INSTRUCTIONS ARE TO BE FOLLOWED
[Signature]

Anshu Gadehi

maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.

- 15. That likewise the Landowners shall have right to sell, transfer, enter into agreement of sale or transfer of the unit(s) to the extent of his share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser(s), transferee(s) and the Landowners shall have also right to deliver possession of such vended unit(s) to the purchaser(s) transferee(s).
- 16. That the Landowners, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Developer or any person claiming through or under them.
- 17. That after the completion of the proposed multistoried commercial building the Common Area Maintenance charges including guards, lifemen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 62% of the total charges will be paid by the Landowners or their tenants/purchasers and 38% of the total charges will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge is hereby also authorized to give part of the common areas for advertisement spaces, hoardings etc. of the proposed Building on lease. The maintenance-in-charge is hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

18. SCHEDULE FOR MANAGEMENT:

A schedule shall be formed by the parties herein due course for the management/administration of the new building including the portion in common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

P. J. K. M.
21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Karna

DIRECTOR

AGORA CONSTRUCTIONS PVT. LTD.
Prateek Karna
21-08-2021
DIRECTOR

Anil K. Gendabhai
21-08-2021

binding on the/ occupant of the new building including the Landowners allocation and the Developer allocation shares. After the completion of the proposed multistoried commercial building the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 62% of the total charges will be paid by the Landowners or their tenants/purchasers and 38% of the total charges will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge is hereby also authorized to give part of the common areas for advertisement spaces, hoardings etc. of **Panchratna Centre** on lease. The maintenance-in-charge is hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

19. **BREACH OF DEVELOPMENT AGREEMENT:**

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Developer or the Landowners the defaulting party will be liable for legal action and compensation as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.

20. That the LANDOWNERS agrees that if any G.S.T./charges and/or any other taxes imposed by government of Jharkhand/India or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LANDOWNERS and their PURCHASERS and DEVELOPER and their PURCHASERS of the Unit jointly in the same proportion as their respective shares of super built-up area in the proposed building.

21. The name of the Commercial Building shall be "PANCHRATNA CENTRE".

22. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21-09-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More 21-09-2021
DIRECTOR
DIRECTOR

ABCON CONSTRUCTIONS PVT. LTD.
Prateek More
 DIRECTOR

Prateek More
 DIRECTOR

agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as ne nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and to proceed in a summary manner with regard to adjudication of the disputes and differences between the parties. The Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

ALCON CONSTRUCTIONS PVT. LI
DIRECTOR
21-08-2021

Anish Gendachia

SCHEDULE - "A"

All that piece and parcel of the land measuring 10 Kathas more or less equivalent to 7200 Sq. Ft. more or less equivalent to 16.5 Decimals along with an old building standing on R.S. Plot No. - 1827, Sub Plot No. - 1827K of R.S. Khata No. 359, situated at Missirgonda, at Village Missirgonda, Thana No. 191, Anchal - Hehal, District - Ranchi, Ward No. 1/B, New Ward No. 02, Old Holding Number 224A/10, New Holding No. - 0020006504000A1, within Ward No. 1/B, Present New Ward No.2 of the Ranchi Municipal Corporation, located at Kanke Road, Near CiviPDI, District - Ranchi, State - Jharkhand butted and bounded as follows:-

North :- 15' wide Road Saubhagya Apartment
 South :- Open Portion of Plot No. 1827 of Sri Gyan Prasad Budhia
 East :- Plot of Saubhagya Apartment
 West :- Kanke Road

SCHEDULE - "B"

LANDOWNER'S SHARE:-

That in lieu of the land provided by the Landowners to the Developer for constructing the Multi-storied Commercial Building, the Developer shall give 62% super built-up area of the proposed commercial building to the Landowners for their respective land in proportion out of total super built up constructed area with undivided share of land and all common facilities and amenities. The roof right and frontage of the building shall be also be the

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Page 4-
21-08-2021
DIRECTOR

Prateek More
For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

Prateek More
DIRECTOR

DIRECTOR

same ratio (i.e. 62% Land Owner's share and 38% Developer's share)(except the area of common usage such as Head room, Water tanks, Dish Antennas, etc.)

LANDOWNERS SHARE		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
GROUND FLOOR	G01	1485
FIRST FLOOR	101	1515
SECOND FLOOR	201	1515
FOURTH FLOOR	401	1515
SIXTH FLOOR	601 & 602	3865
SEVENTH FLOOR	701	1515
EIGHTH FLOOR	801	2195
TOTAL		13605
Along with Car parking in the same ratio (i.e. 62% Land Owner's share and 38% Developer's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 3887 Sq. Ft. more or less.		

SCHEDULE- "C"

DEVELOPER'S SHARE

The Developer shall have right to 38% super built-up area on each floor of the proposed commercial building out of total super built up constructed area with undivided share of land and all common facilities and amenities. The roof right and frontage of the building shall be also be in the same ratio (i.e. 62% Land Owner's share and 38% Developer's share)(except the area of common usage such as Head room, Water tanks, Dish Antennas, etc.)

DEVELOPER SHARE		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
GROUND	G02 & G03 PART	2495
FIRST	102 PART	2530
SECOND	202 PART	2530
THIRD	301 & 302 PART	2688
FOURTH	403 PART & 404 PART	929
FIFTH	501 & 502 PART	2444
SEVENTH	702 PART	929
EIGHTH	802 PART	503
TOTAL		15048

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
21-08-2021 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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21-08-2021 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR

ARCON CONSTRUCTION'S PVT. L.
DIPLOMA
[Signature]
21-08-2021

[Signature]
21-08-2021

Along with Car parking in the same ratio (i.e. 62% Land Owner's share and 38% Developer's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 4299 Sq. Ft. more or less.

SCHEDULE- "D"

Schedule-D above referred to: The Commercial Multistoried Building Specification

The Commercial Multistoried Building Specification particularly The Unit.		
GENERAL SPECIFICATION		
1	Foundation/Structure/ Structure	Super A) Earthquake resistant RCC mixed with chemicals. B) Footing, Foundation & Framed structure. C) Brick work in cement mortar in ratio 1:6. D) As per specification of structural consultant/Architect. E) ISO Certified branded cement (Nuvoco/Lafarge, ACC, etc), Quality blue/black chips & branded TMT Rods (Tata Tiscon, Electrosteel, Prestige etc). F) Use of Water proofing chemicals. G) Casting in ratio 1:2:3 or from Renowned Ready Mix Concrete (Nuvovo/Lafarge, Hiralal etc) & proper water curing.
		A) All walls cement plastered. B) Finished with a smooth coat of plaster of parish. C) External Acrylic Water Proof Paint on external walls.
2	Wall Finish/Elevation	D) ACP/HPL Elevation, Toughened Glass, Stainless Steel Railings and an improved/modern elevation on the Front Side Elevation of the Building. E) Bold name of building on the top in stainless steel or other modern advanced mechanism.
3	Shutters	Rolling Shutters with Solid / Perforated Profile.
4	Flooring	A) Branded Best Quality ISI Marked Vitrified Tiles inside the office/Shop. B) Italian Marble/Granite/White Marble on the

of PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21-08-2021
DIRECTOR

of PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21-08-2021
DIRECTOR

ABCON CONSTRUCTIONS PVT. LTD.
21-08-2021
DIRECTOR

Anshu Gadhia
21-08-2021

		Lobby/Passage/Stairs. C) Other modern advance flooring mechanism.
5	Common Toilets	White Glazed Vitreous Sanitary Ware, Western Pan, Anti-Skid Floor Tiles / Marble Floors in Toilets, Door height Wall Tiles, Jaguar Continental or equivalent CP Sanitary Fittings.
6	Electrification	A) Concealed Electrical Wiring with Good quality ISI Mark fire & heat resistant PVC Copper Wires & ISI Mark modular Switches, ISI Mark MCB, One AC point, Cable TV, Telephone Point. (Tube Lights, Fans & other fixtures will not be provided). B) Separate Meter for each Unit. C) 01 No. Dedicated Transformer for the Commercial Complex.
7	Water Supply	Through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of Galvanized Iron or PVC.
8	Generator Facility	Soundless Generator of Ashok Leyland, Kirloskar, Jackson Cummins, or equivalent.
9	Lifts	High speed Lift for 08 or 10 passengers, as per R.M.C. guidelines.
10	Fire Fighting System	As per standard RRDA/RMC norms.

❖ THE OCCUPANTS/LAND OWNERS SHALL MAKE THE FOLLOWING PAYMENTS TO THE DEVELOPER:

- 3 Phase Electric meters installation & JSEB charges on actual basis or connection to be arranged by developer, cost to be borne by both the Landowners and the developer on ratio of shares basis.
- Cost of 3 phase electric transformer will be divided as per load capacity required by the occupants of the building on actual and proportionate basis.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

P. M. M.
21-08-2021
DIRECTOR

Prateek More
DIRECTOR

21-08-2021
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

ARGON CONSTRUCTIONS PVT. LTD.
DIRECTOR
21-08-2021

Amit Gadhokia
21-08-2021

This Development agreement is executed as per provision u/s 5 (1) of Jharkhand Apartment Act between landowners and Developers and both the parties will abide by all the rules and regulation of the act.

That Landowners and Developers have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment Act details of share is mentioned in the schedule B & C of this Development Agreement and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presences of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of:

In the presence of WITNESSES:-

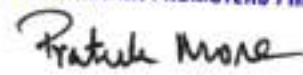
1. Signature : 
 Name: Deep Kumar Batabyal
 Address : S/o Navkisha Batabyal
 At+Po. Padadahi, Sondahi, Ranchi - 835102
2. Signature : 
 Name : Sumit Gupta
 Address : Gussai Toli
 Chitra, Ranchi - Jharkhand.

ALCOB CONSTRUCTIONS PVT. LTD.

 21-08-2021

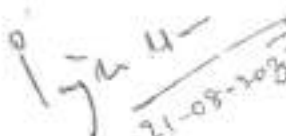
Ankur Gaudhio
 21-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED



DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED


 21-08-2021
 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED








21-08-2021

DIRECTOR

(1) ARCON CONSTRUCTION PRIVATE LIMITED






ARCON CONSTRUCTION PRIVATE LIMITED
 21-09-2021
 DIRECTOR

				
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(2) SMT. ANITA GADODIA

Anita gadodia
 21-09-2021

				
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नोट :- विहित डी डी बूक सीमा - 1 (रु०)
 ५ लॉडिंग सीमा लॉडिंग सीमा - 10 (रु०) में
 D/o Late Kanhaiya Lal Ji Khaitan
 से संचालित किया गया है जो सही है।

Anita gadodia
 21-09-2021

Prateek More
 21-09-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR






PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
 21-09-2021

(1) PIYUSH MORE
DEVELOPER
PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
21-08-2021
DIRECTOR






				
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(2) PRATEEK MORE
DEVELOPER
PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21-08-2021
DIRECTOR

				
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Certified that the fingerprint of the left hand of each person whose Photograph is affixed in the document have been obtained by me or before me.

Drafted by:- *[Signature]*
21-08-2021

Typed by:- *A.K. Gull*

[Signature]
21-08-2021
Anurag Gurbani
21-08-2021

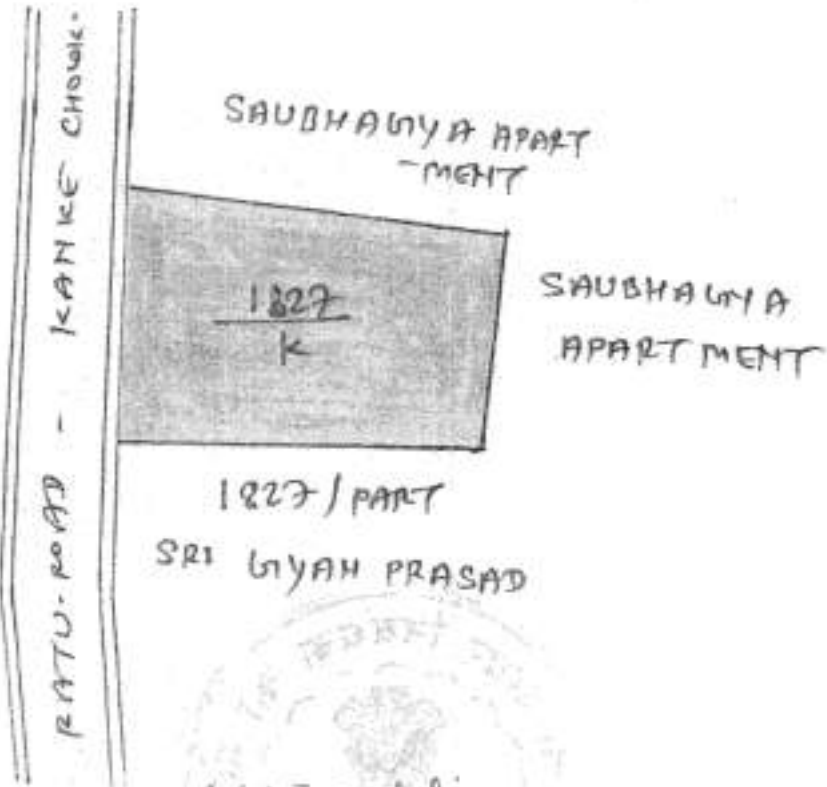
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

N
S

VILLAGE - MISSIRIONDA
THANA No - 191
THANA - LIONDA
DIST - RANCHI
P.S. PLOT No - 1827
SHOWN IN RED WASH

SUB PLOT No	AREA
1827/K	0-16.50



ARON CONSTRUCTION PVT LTD
21-08-2021
DIRECTOR

Prateek Mohan
21-08-2021

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mohan
DIRECTOR

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21-08-2021

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सरकल । नाम मौजा मय

घाना को याना नम्बर



फरद मलकी / फरद रेयती Page No : 93
नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 16
वी सकुनत नम्बर) Receipt No : 0224904466

हेहल मिसीरगोन्दा 191 Arcon Const. Pvt. Ltd Thro Dir. Devansh Gadodia, Smt. Anita Gadodia		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
359	1827	0 एकड़ 16.5 डिसमील 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिंसाब लगान भावली
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जौत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	40.00					40.00
गुजारी (भावली)	10.00					10.00
सेस	20.00					20.00
सूद	20.00					20.00
मुतफरकात	8.00					8.00
मीजान	98.00					98.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					40.00	
गुजारी (भावली)					10.00	
सेस					20.00	
सूद					20.00	
मुतफरकात					8.00	
मीजान अदायकारी					98.00	

(१) मीजान कुल (लफजों में) : Ninety Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 21-07-2021

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



पर एक अमलदार जमिना करि है।

३० वर्ष केवल बाकी को जमानकारी के लिए है।

सकल को पक्कर की अनुद्विचो के लिए सम्बन्धित अदायकारिजारी से संपक न।

त नका सं सूती का २०२० २०२१ के तारीख का जमानकारी

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



Annual Report 2023-24



Sl. No.	Name of the Member	Address	Age	Gender	Religion	Occupation	Signature	Date
1	Mr. Anil Kumar
2
3
4
5

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Anil Kumar
Anil Kumar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

#RATEEK MORE
KAMAL KUMAR MORE

15/09/1986
Permanent Account Number
ALNPM4077F

Prateek More
Signature



of PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
s.

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
s.

DIRECTOR



भारत सरकार
Government of India



प्रतीक मोर
Prateek More
जन्म तिथि/ DOB: 15/09/1986
पुरुष / MALE



7692 2317 0165

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O कमल कुमार मोर, सरयानारायण
सी.ए.ए.एम, गंधी चौक अपर बाजार,
रांची जी.पी.ओ., रांची,
झारखण्ड - 834001

Address:
S/O Kamal Kumar More,
Sayanarayan Snaram, Gandhi
chowk Upper Bazar, Ranchi
G.P.O., Ranchi,
Jharkhand - 834001

7692 2317 0165



www.pds.gov.in

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

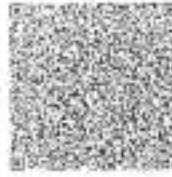
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCP4668P



पैन : Name
PANCHRATNA PROMOTERS PRIVATE LIMITED

निगम/पदा की तारीख
Date of Incorporation/Formation
24/02/2010

0504009

for PANCHRATNA PROMOTERS PRIVATE LIMITED

P. J. M.

DIRECTOR

for PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

 <p>भारत सरकार Government of India</p>  <p>पियूष मोर Piyush More जन तिथि/DOB: 14/05/1984 पुल्ल/MALE</p>  <p>3292 5378 8604 UID: 9132 4144 3722 9000</p> <p>मेरा आधार, मेरी पहचान</p>	 <p>भारतीय विशिष्ट-पहचान प्राधिकरण Unique Identification Authority of India</p> <p>पता: कमल कुमार मोर, सत्यनारायण चौक, शहीद बाजार, अपर बाजार, शहीद वि.न.ओ., रांची, झारखण्ड - 834001</p> <p>Address: S/O: Kamal Kumar More, Satyanarayan Sitaram, Gandhi Chowk, Upper Bazar, Ranchi G.P.O., Ranchi, Jharkhand - 834001</p>  <p>3292 5378 8604 UID: 9132 4144 3722 9000</p>
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of PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR



of PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Kamal Kumar More
DIRECTOR

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. OLP28062021020657

Date : 28-06-2021

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No. : 2

Holding No : 224/A10

New Holding No : 0020006504000A1

Received From Shri / Smt. SMT. KANCHAN MOHTA AND OTHERS

Address : NEAR CMPDI KANKE ROAD PO RU P5 GONDA RANCHI

A Sum of Rs. 17057.00 (in words) Seventeen Thousand Fifty Seven Rupees Only

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No order HSQ8qUE3gFS3f1

Dated 28-06-2021 Drawn on

RazorPay Place Of The Bank.

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2020-2021 I - 2020-2021 IV	8636.56
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	8636.56
1100200A	Water Tax Arrear	2020-2021 I - 2020-2021 IV	0.00
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2020-2021 I - 2020-2021 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 I - 2021-2022 IV	0.00
1105203	Health Cess	2020-2021 I - 2021-2022 IV	0.00
1718002	Interest on Holding Tax Receivable	2020-2021 I - 2020-2021 IV	647.74
		Total	17921.00
		Rabate on Current Demand	863.66
		Amount Received	17057.00

For Details Please Visit : www.ranchimunicipal.com
OR Call us at 13002904115 OR 031-3500700

In Association with
Sa Publication & Stationers Pvt. Ltd.

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Rateek Mohan
DIRECTOR

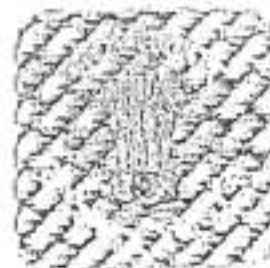
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEVANSH GADODIA
SANDEEP GADODIA

20/04/1990
Permanent Account Number
AOJPG3930Q



30042008

Devansh Gadodia
Signature

Shikha

ARUN CONSTRUCTIONS PVT. LTD.
Shikha
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



96

E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 2017/60107/04602

Date: 15/03/2013

Devansh Gadodia (देवांश गडोदिया)
S/O: Sandeep Gadodia, GEETA BHAVAN, KANKE
ROAD, BESIDE S.S.MEMORIAL COLLEGE Morabadi,
Ranchi University, Ranchi
Jharkhand, 834008

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/Your Aadhaar No.:

2036 1616 9408



आधार - आम आदमी का अधिकार

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Digitally signed by
Kharakwal Amitabh
Date: 15/03/2013



1547



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bangalore-560 001

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत-सरकार
GOVERNMENT OF INDIA

देवांश गडोदिया
Devansh Gadodia
जन्म वर्ष/Year of Birth: 1990
पुरुष Male

2036 1616 9408



भारतीय विशिष्ट-पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: संदीप गडोदिया, गीता
भवन, कंके रोड, एस
एस मेमोरियल कॉलेज के
बगल में मोराबादी, रांची
मुनिवसिटी, रांची
झारखण्ड, 834008

Address:
S/O: Sandeep Gadodia,
GEETA BHAVAN, KANKE
ROAD, BESIDE
S.S.MEMORIAL COLLEGE
Morabadi, Ranchi University,
Ranchi
Jharkhand, 834008

आधार - आम आदमी का अधिकार

Aadhaar - Aam Aadmi ka Adhikar

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar

DIRECTOR

Amitabh

Amitabh

21-08-2021

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
AADCA0934F	
नाम /NAME	
ARCON CONSTRUCTION PRIVATE LIMITED	
निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION	
24-03-2000	
	
	आयकर आयुक्त, रांची COMMISSIONER OF INCOME TAX, RANCHI

Adh/Lia.

ARCON CONSTRUCTIONS PVT. LTD.
Adh/Lia.
21-07-2021
Date: 2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार



Unique Identification Authority of India
Government of India

E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1119/20102/00411

Case: UID/03/2013

Anita Gadodia (अनीता गडोदिया)
W/O: Suresh Kumar Gadodia, Geeta Bhawan, Kanke
road, Beside S.S Memorial College Ranchi, Morabadi,
Ranchi University, Ranchi
Jharkhand, 834008

सूचना

- आधaar पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/Your Aadhaar No.:

3001 2742 6423



आधार - आम आदमी का अधिकार

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Anita gadodia

Digitally signed by
Kharikwal Anitab
Date: 08/06/2013

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947,
Bangalore-500 001

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज करें. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सक्षमियत होगी.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

 भारत सरकार GOVERNMENT OF INDIA	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 अनीता गडोदिया Anita Gadodia जन्म वर्ष/YoB: 1960 लिंग/ Gender: Female	पता: W/O: सुरेश कुमार गडोदिया, गीता भवन, कान्के रोड, एच.एस. मेमोरियल कॉलेज के बगल में रांची, मोरबादी, रांची ज़ारखण्ड, 834008 Address: W/O: Suresh Kumar Gadodia, Geeta Bhawan, Kanke road, Beside S.S Memorial College Ranchi, Morabadi, Ranchi University, Ranchi Jharkhand, 834008
 3001 2742 6423	
आधार - आम आदमी का अधिकार	Aadhaar - Aam Aadmi ka Adhikar

Anita Gadodia

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prakash more

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANITA GADODIA

KANHAIYA LAL KHETAN

09/06/1960

Permanent Account Number

ABBPG9967C

Anita Gadodia

Signature



03112015

Anita Gadodia

Anita Gadodia

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR

Misirgoda alias Pahargoda

नामसौजा सिमिगोडाउर्फपहाडगोडा शीत प्रमत्ता

नाम चाना संक्षी

चाना नयार १६१

जिंला रंजी

सिंला चाना नयार १६१

साल १६१३ - ११ पक्षी

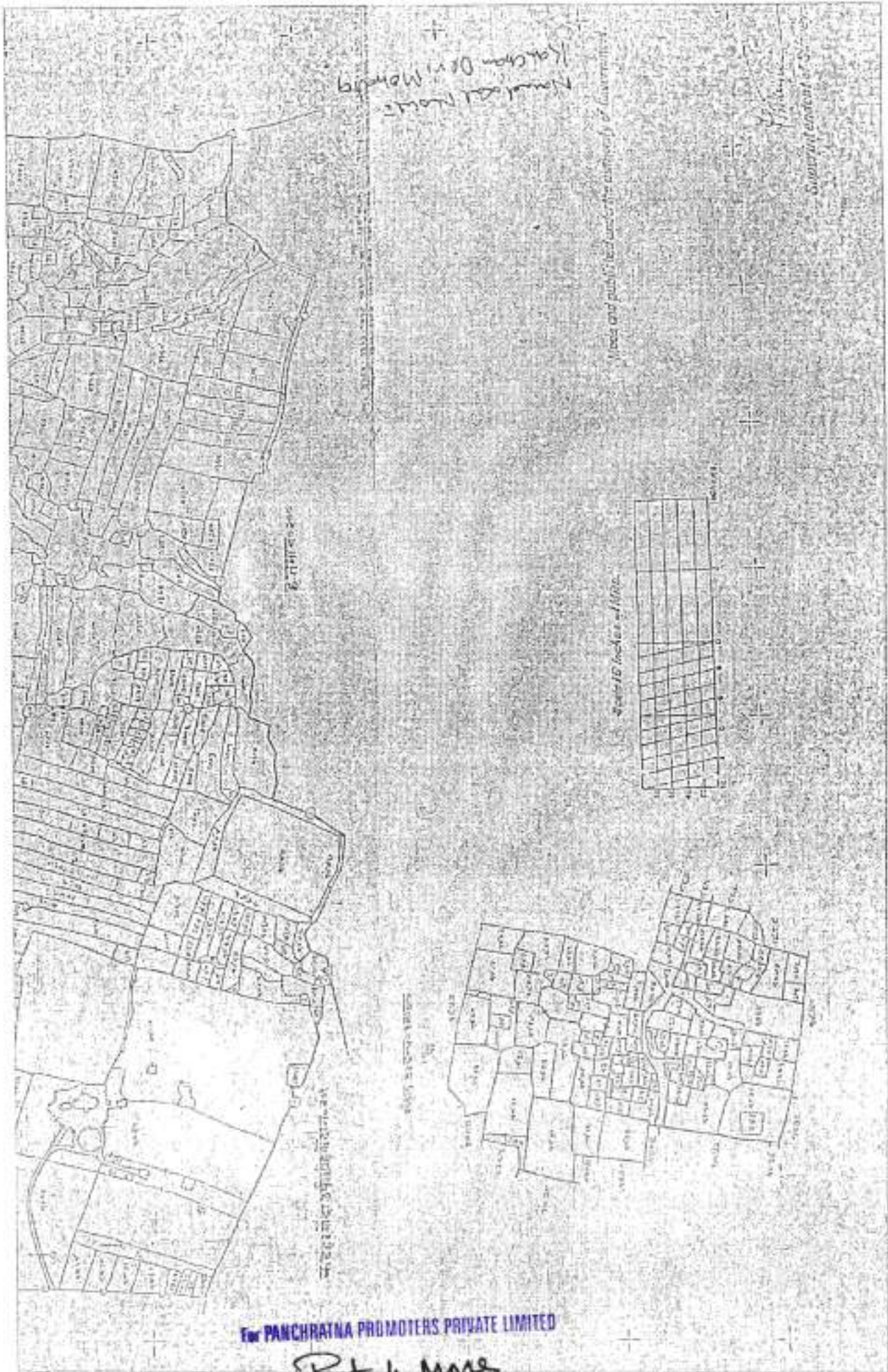


For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR

Pratibha More - Kanchan Devi Mahapatra





Handwritten notes:
 Nandlal More
 Kanchan Devi More

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

<p>Form 2</p>	<p>Number and date of application 2495 26/4/15</p>	<p>1</p>
<p>नाम लिखें</p>	<p>Specimen location as to description of the copy required</p>	<p>2</p>
<p>L.G. of RS</p>	<p>Specification of which the copy required is to be made</p>	<p>3</p>
<p>कतौम</p>	<p>Court of and District</p>	<p>4</p>
<p>सीजा - डिस्ट्रिक्ट</p>	<p>Ordinary or extra</p>	<p>5</p>
<p>याजा - 214</p>	<p>Stamp or Seal</p>	<p>6</p>
<p>याजा 214</p>	<p>Number of sheets plain paper filled with application</p>	<p>7</p>
<p>याजा - 191</p>	<p>Stamp for certify copies or other use</p>	<p>8</p>
<p>291/15 = 358</p>	<p>Name of office or department where the paper in question is to be found</p>	<p>9</p>
<p>पुस्तिका - 4827</p>	<p>Date and (if extra searching fee have been paid) hour by which copy is to be ready</p>	<p>10</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>11</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>12</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>13</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>14</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>15</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>16</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>17</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>18</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>19</p>
<p>पुस्तिका - 4827</p>	<p>Signature of officer receiving application and date</p>	<p>20</p>

The fee for this application is Rs. 10/- (Ten Rupees) and the fee for the copy is Rs. 1/- (One Rupee) per page.



Name and Address: Kanchan Devi Mohanty

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Nave

DIRECTOR

Signature of Prateek Nave

M

Original Photo Copy
Compared by 7/5/19



रिजि. 2495
21/11/19

श्री. वि. वि. 2495 म. प्र. प्र. 2495

FNO-3136
7/5/19

2/5/19
20/1/19

श्री. प्रशासी अधिकारी
राजीव प्रशासन, रोड
मुंबई

REGISTERED TO BE...



- 1. प्रशासनिक खर्च
- 2. प्रशासनिक खर्च
- 3. प्रशासनिक खर्च
- 4. प्रशासनिक खर्च
- 5. प्रशासनिक खर्च
- 6. प्रशासनिक खर्च
- 7. प्रशासनिक खर्च

5.00
5.00
20.00
30.00
50.00

श्री. प्रशासी अधिकारी
राजीव प्रशासन, रोड
मुंबई

श्री. प्रशासी अधिकारी
राजीव प्रशासन, रोड
मुंबई

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

6/14/2019

पृष्ठ संख्या



हजारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार जर्नल

खेता का नाम, अधिभावक का नाम, विपदा											
अरुण कान्त डाम, जेले-मनमोहन डाम, जति-क्रीष्णन, निवर्ती-अविन कर्क कुकुम जगद देवत मिन ज्येतिनी महेश कादुर मोहनदा नं. 287 सन् 1934-1955 हस्त दफा 00 सोलानापुर देवती एक खेत नं. 159 के द्वारा कैम्पेन सर्वे उपखण्डी खान देवत लक्ष्मी जठ अथ नै लद में उपखण्डी खेत नं. 67 हस्त सगंध पाम											
खेता का नाम	रौबी	अर्बल का नाम	हेटल	हस्तका का नाम	हस्तका-01	मौजा का नाम	मिसीरगोन्दा	खेता का प्रकार	रेयती		
खेता नम्बर	15	खेता नम्बर	359	धाना का नाम	रौबी	धाना नम्बर	191				
खेता नम्बर	खेता नम्बर	चौकटी उत्तर 3 चौकटी दक्षिण 4	क्रिया वर्गीकृत	मिजान	कैम्पेन / अभ्युक्ति	हाकिम के लक्षणीकता भूताधिक सगान/ सैक	सगान			खेत वर्गी	
(1)	(2)	(3)	विपदी संख्या (4)		(5)	(6)	री (10)	आ (11)	ई (12)	(13)	
359	1826	1. दीग सग कादुर सग खेत 2. परती परल	कोटी 0	1 एकड़	2 टिाभैत	तार शूटा/ पकसुया/ पकयो	उपखण्डी सगान 13-08-0 तेरह सगंध खेत आन 1 पैरगान	0	0	0	सगंध खेती
	1827	3. रौंड कपली खेत 4. परती परल	अदनी कदोम 1	0 एकड़	22 टिसनीत		उपखण्डी सगान 13-08-0 तेरह सगंध खेत आन 1 पैरगान				सगंध खेती
खेता में कुल खेत संख्या 2			खेता का कुल मिजान (खतिधान के अनुसार)		1	94	खेता का कुल सगान			0 0 0	

यह एक कंप्यूटर जनित प्रति है
यह प्रथम 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 अधिकारी से संपर्क करें।

6/14/2019

*Naund and more
Kanchan Devi Mohanty*

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek more

DIRECTOR



Form 1

Maintenance of records Form of Continuous Khatian to be maintained by the Anchal Adhikari under Section 3(1) (See Rule 4)

Continuous Khatian

Anchal- रोहता Rev P.S- रौंसी State of- झारखण्ड Police Station- रौंसी R.L.No- 191 Khata Type- देवली

खता संख्या	खेत का नाम/पिता का नाम एवम जाति	खेत संख्या	घोड़ों	ए	डे	बे	समान	कैलिबरा / अनुपात	भाग वर्तमान खत संख्या
350	खेत कबिली दास, पिता-गणमोहन दास, जाति- _____	1826 1827		1 ऐ 0 ऐ	34 डि 0 डि	0 ऐ 0 ऐ	13.0	पुरा भूमि विहारी हो गया है देखो भाग संख्या 3 पृष्ठ संख्या 8 फॉर्म नं-8 पोल्सुम-9 वें	1 / 350
359	श्री प्रमना कुमार विचरेवाल, पिता-श्री रामधर विचरेवाल, जाति- _____ एवं रामधर विचरेवाल, पिता-श्री अनादल दास विचरेवाल, जाति- _____	1820		17 फेंडा	15 ड.	0 वर्गफुट	0.12	1) नामानुसंग बंद संख्या 620 आर 27 वर्ष 1981-82 अधीन विधि 28.10.1981 अंतर्गत पदाधिकारी पद पर अंतर्गत रौंसी के अधीनस्थान नाम प्रविष्ट किया हुआ संख्या 87+329+75+333+8 पृष्ठ संख्या 3 पृष्ठ संख्या 0 बीमती मकब्रती खेत से उत्सर्जन हुआ	3 / 03
359	श्री देवनाथ प्रसाद, पिता-श्री दहरी लाल प्रसाद, जाति- _____	1820		0 कठ	0 ड.	0 वर्गफुट	0	1) नामानुसंग बंद संख्या 620 आर 27 वर्ष 1981-82 अधीन विधि 28.10.1981 अंतर्गत पदाधिकारी पद पर अंतर्गत रौंसी के अधीनस्थान नाम प्रविष्ट किया हुआ खेत संख्या 87+359+75+333+8 भाग संख्या 3 पृष्ठ संख्या 8 बीमती मकब्रती खेत से उत्सर्जन हुआ 22/13	3 / 25
350	श्री हरिजीव अग्रवाल, माया प्रकाश अग्रवाल, पिता-श्री एवम सुन्दर अग्रवाल, जाति- _____	1826 1827		16 कठ 1 फेंडा	0 ड. 0 ड.	0 वर्गफुट 0 वर्गफुट	0.5	1) नामानुसंग बंद संख्या 621 आर 27 वर्ष 1981-82 अधीन विधि 28.10.1981 अंतर्गत पदाधिकारी पद पर अंतर्गत रौंसी के अधीनस्थान नाम प्रविष्ट किया हुआ खेत संख्या 87+359+75+333+8 भाग संख्या 3 पृष्ठ संख्या 8 बीमती मकब्रती खेत से उत्सर्जन हुआ	3 / 06

*Handed over to
Kanchan Devi Mohanty*

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

397	श्रीमति प्रमला चव्हाण, पिता-श्री विवेक कुमार चव्हाण, जति- _____	1827	2 फटा	3 छ.	0	कार्पोरेट	1,12	1) नामान्वय वाद संख्या 632 और 27 वर्ष 1981-82 अर्द्ध वृत्ति 28.10.1981 अंततः पदाधिकारी चहर अंततः रांची के अर्द्धवृत्तियुक्त नाम प्रविष्ट किया (तुल साता संख्या 67-359-75-333/8 भाग संख्या 3 पृष्ठ संख्या 8 शीर्षक) पदावधि योगत वैभव से हटाकर हुआ	3 / 27
350	श्रीमति कौशल्या देवी भारतीय, पति-श्री रमन लाल भारतीय, जति- _____	1826	0 फटा	0 छ.	0	कार्पोरेट	1	1) नामान्वय वाद संख्या 633 और 27 वर्ष 1981-82 अर्द्ध वृत्ति 28.10.1981 अंततः पदाधिकारी चहर अंततः रांची के अर्द्धवृत्तियुक्त नाम प्रविष्ट किया (तुल साता संख्या 67-359-75-333/8 भाग संख्या 3 पृष्ठ संख्या 8 शीर्षक) पदावधि योगत वैभव से हटाकर हुआ	3 / 28
		1826	0 फटा	0 छ.	0	कार्पोरेट	5		
		1827	0 फटा	0 छ.	0	कार्पोरेट			
		1827	0 फटा	0 छ.	0	कार्पोरेट			
399	श्री राम कुमार रमन लाल, पिता-श्री रमन लाल भारतीय, जति- _____	1827	0 फटा	0 छ.	0	कार्पोरेट	4	1) नामान्वय वाद संख्या 634 और 27 वर्ष 1981-82 अर्द्ध वृत्ति 28.10.1981 अंततः पदाधिकारी चहर अंततः रांची के अर्द्धवृत्तियुक्त नाम प्रविष्ट किया (तुल साता संख्या 67-359-75-333/8 भाग संख्या 3 पृष्ठ संख्या 8 शीर्षक) पदावधि योगत वैभव से हटाकर हुआ 208/11	3 / 28
350	श्री रमन लाल, पिता-श्री विष्णुचंद प्रसाद, जति- _____	1827 अंश	4 फटा	3 छ.	0	कार्पोरेट	2	1) नामान्वय वाद संख्या 1130 और 27 वर्ष 1981-82 अर्द्ध वृत्ति 1.3.1982 अंततः पदाधिकारी चहर अंततः रांची के अर्द्धवृत्तियुक्त नाम प्रविष्ट किया (तुल साता संख्या 67-359-75-333 भाग सं.3 पृष्ठ संख्या 8 शीर्षक) पदावधि योगत वैभव से हटाकर हुआ	3 / 34
		1827 अंश	4 फटा	3 छ.	0	कार्पोरेट	1		
		1827 अंश	4 फटा	3 छ.	0	कार्पोरेट			
399	श्री सुब्रह्मण्य प्रसाद साहू, पिता-श्री रामेश्वर प्रसाद साहू, जति- _____	1827 अंश	0 फटा	0 छ.	0	कार्पोरेट	3.6	1) नामान्वय वाद संख्या 1131 और 27 वर्ष 1981-82 अर्द्ध वृत्ति 1.3.1982 अंततः पदाधिकारी चहर अंततः रांची के अर्द्धवृत्तियुक्त नाम प्रविष्ट किया (तुल साता संख्या 67-359-75-333 भाग सं.3 पृष्ठ संख्या 8 शीर्षक) पदावधि योगत वैभव से हटाकर हुआ	3 / 35



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

350	श्रीमति शक्ति देवी, पति-हेदीराम आनंद, जति- _____	1827	7 कटा	8 रु.	0	उपरोक्त	3.75	समाप्तपत्र क्रम संख्या 579 अर 27 मई 1982-83 अर्थात् दिनांक 11, 10, 1982 अर्थात् पंचरात्रा प्रमोटर प्राइवेट लिमिटेड के आदेशानुसार नाम प्रविष्ट किया। कुल खंड संख्या 87+350+79+333 अर्थात् संख्या 3 पंच माला 8 शीर्षकी पंचरात्रा गोपनीयता से हस्ताक्षर हुआ।	3 / 40
350	शक्ति देवी, पति-राम देवीराम, जति- _____	1827	4 कटा	2 रु.	0	उपरोक्त	2	1) पंचरात्रा प्रमोटर प्राइवेट लिमिटेड 1382/89-89 के आदेश पर खंडा खोला गया।	4 / 67
359	श्री राम प्रसाद कुपिया, पति-श्री राम प्रसाद कुपिया, जति- _____	1827	7 कटा	8 रु.	5	उपरोक्त	1	1) पंचरात्रा प्रमोटर प्राइवेट लिमिटेड 599 अर 27 / 80-81 दिनांक 21.3.87	4 / 127
		1827	7 कटा	8 रु.	5	उपरोक्त			
359	अनंद श्री ओ. पी. सिंह, पति-श्री. पी. सिंह, जति- _____	1826	8 कटा	0 रु.	0	उपरोक्त	6	पंचरात्रा प्रमोटर प्राइवेट लिमिटेड संख्या 240 अर 27/85-85 अर्थात् दिनांक 7-8-85 के आदेश पर पंचरात्रा काया किया गया।	6 / 73
		1827	0 कटा	0 रु.	0	उपरोक्त			
359	श्री अशोक कुमार, पति-श्री महावीर प्रसाद कुमार, जति- _____	1826	8 कटा	0 रु.	11	उपरोक्त	10	वा. ख. वा. सं. 1998 R 27 / 2009-10 23/11	10 / 214
		1826	6 कटा	0 रु.	11	उपरोक्त			
		1827	0 कटा	0 रु.	0	उपरोक्त			
		1827	6 कटा	0 रु.	0	उपरोक्त			
359	श्रीमती हरिदा देवी कुंवर, पति-श्री महावीर प्रसाद कुमार, जति- _____ एवं श्री अशोक कुमार, पति-श्री महावीर प्रसाद कुमार, जति- _____	1826	7.82 कटा	0 रु.	0	उपरोक्त	4	वा. ख. वा. सं. 1997 R 27 / 2008-10	10 / 225
		1826	7.84 कटा	0 रु.	0	उपरोक्त			
		1827	0 कटा	0 रु.	0	उपरोक्त			

*Nand Lal Mohli
Kanchan Devi Mohli*

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

		1827	0 कटा	0 रु.	0	सर्वाधिक			
359	सौम्यी सहित देवी मठवा, पति-महावीर प्रसाद मठवा, जति-	1826	7 कटा	0 रु.	0	सर्वाधिक	4	दा. सा. घट नं. 8459 म 27 / 2000-10 28/8	10 / 227
358	नेहा पामुनी बिष्टान् प्रॉपर्टिज लि. द्वारा विदेवरा श्री अशोक कुमार, जित-रु. सीता राम पांडेयिया, जति-	1826	1 कटा	0 रु.	10	सर्वाधिक	70	दा. सा. घट संख्या 1275 म 27 / 2011-12	11 / 162
		1826	1 कटा	0 रु.	10	सर्वाधिक			
		1826	1 कटा	80 रु.	0	सर्वाधिक			
		1826	1 कटा	80 रु.	0	सर्वाधिक			
		1826	12 कटा	3 रु.	0	सर्वाधिक			
		1826	12 कटा	3 रु.	0	सर्वाधिक			
		1827	0 कटा	0 रु.	0	सर्वाधिक			
		1827	0 कटा	0 रु.	0	सर्वाधिक			
358	कंचन देवी, पिता-नरद राव मंडल, जति- एवं भाना मंडल, जति-मंडल दास मंडल, जति-	1827	0 कटा	0 रु.	12.5	सर्वाधिक	0	दा. सा. घट संख्या 7367 म 27 / 2011-12	11 / 208
		1827	0 कटा	0 रु.	12.5	सर्वाधिक			
359	उत्तम कुमार टिबरोवाल, पिता-राम कुमार टिबरोवाल, जति-	1820					3	सामयक घट संख्या 4167 म 27 / 2013-14 आदेश दिनांक 08.03.14 के द्वारा अधीकृत 8123	12 / 89
		1826							



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

350	miru marketing private limited through its dir. Mohi Jalan , पिरि-राजुन प्रसाद जलन, पति: -----	1626	5.61 टि	0 बट्टी	0 वर्गफीट	7	पञ्चरात्रन सुमदमा संस्था 762/2016 - 2017	14 / 38
		1626	5.61 टि	0 बट्टी	0 वर्गफीट			
359	miru marketing private limited through its dir. Mohi Jalan , पिरि-राजुन प्रसाद जलन, पति: -----	1626	6 टि	0 ट्टे	0 वर्गफीट	8	पञ्चरात्रन सुमदमा संस्था 764/2016 - 2017	14 / 40
		1626	6 टि	0 ट्टे	0 वर्गफीट			
358	Kanchan devi mohta , पति:-naad lai mohta, पति:- एन राद लाल मोहा , पिरि:-late shri ratan lai mohta, पति: ---	1627	0 वी	16.5 टि	0 ट्टे	20	पञ्चरात्रन सुमदमा संस्था 583/2016 - 2019	16 / 13

यह एक कंप्यूटर जनित प्रति है

6/14/2019

यह प्रकर केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी म्युजालम में स्वयं के रूप में नहीं किया जा सकता है।

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

Nand Lal Mohta
Kanchan Devi Mohta

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Rakesh More

DIRECTOR



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

पंजी 11 प्रति

August 18, 2021

भाग वर्तमान 16 पृष्ठ संख्या 93

जिला का नाम राँची भूमिगत नाम सटर भूगत का नाम रैल रेलका का नाम इन्फ-01 इस्टेट का नाम JHARKHAND
मौजा का नाम त्रिशीरगोन्दा शिल्डिंग संख्या 359 तीली संख्या शाना नम्बर 191 खाना का प्रकार

Arcon Const. Pvt. Ltd Thro Dir. Devansh Gadodia,

पिता-Sri Sandeep Gadodia, जति-..... एवं Smt

Anita Gadodia, पति-Sri Suresh Kumar Gadodia,

जति-.....

खता नम्बर	स्कीट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	रकबा	सेस								
359	1827	0 रे 16.5 डि 0 वर्गफिट	नामान्तरण मुकदमा संख्या 782/2019 - 2020	40	0								
कुल परिमाण 0 रे 16.5 डि 0 वर्गफिट													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत धानू साल	शेड सेस बकाया	शेड सेस साल	शिक्षा सेस बकाया	शिक्षा सेस धानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस साल	कृषि सेस बकाया	कृषि सेस धानू साल
08-27-2019	0939997997	2019-2020	2019-2020	0	40	0	10	0	20	0	20	0	0
09-26-2020	0836982674	2020-2021	2020-2021	0	40	0	10	0	20	0	20	0	0
07-21-2021	0224904466	2021-2022	2021-2022	0	40	0	10	0	20	0	20	0	0

List Of Case Status Details

For PANCHAYAT PROMOTERS PRIVATE LIMITED

Prateek more

DIRECTOR



Pre Registration Docket

Date :- 20-08-2021 06:21 pm

Office Name :- SRO - Ranchi
Token No:- 20210000088169

Appoinment :- 21-Aug-2021 Time:- 11:21

Article	Development Agreement
Pre Registration Date	20-Aug-2021
No. Of Pages	59
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,33,012.

Property Id: **574788**

Valuation No. : 769500 / 2021	:- 2021-2022	User Id : 3516	Date : 20-August-2021 18:20:PM
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda	Village/City : Misirgonda	
Misirgonda Word No 2 - Main Road	-		
Volume Number - 16			
Page Number - 93			
Holding Number - 0020006504000A1			
Khata Number - 359			
Plot Number - 1827			
Valuation Rule : Commercial land			
Property Details			
1	Land area	16.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.5 x 785666=12963489	₹1,29,63,489/-
A	Total		₹1,29,63,489/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,29,63,500/-
Total Amount in Words : One Crore Twenty Nine Lakhs Sixty Three Thousands Five Hundred Rupees Only.			

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
D.S.

DIRECTOR

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT OF SAUBHAGYA APARTMENT, West: KANKE ROAD, South: OPEN PORTION OF PLOT NO. 1827 OF SRI GYAN PRASAD BUDHIA, North: 15 FEET WIDE ROAD SAUBHAGYA APARTMENT
Area	Land area : 16.50 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	12963489
Transaction Amount	-

CLAIMANT	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PIYUSH MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name KAMAL KUMAR MORE , PAN No.- ,Permission Case No.- , Aadhaar No. *****8604
	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PRATEEK MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name KAMAL KUMAR MORE , PAN No.- ,Permission Case No.- , Aadhaar No. *****0165
EXECUTANTS	-Ms. ARCON CONSTRUCTION PRIVATE LIMITED THROUGH ITS DIRECTOR DEVANSH GADODIA, Address - BESIDE S.S. MEMORIAL COLLEGE MOHALLA KATHARGONDA KANKE ROAD RANCHI- ,Father/Husband Name SANDEEP GADODIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****9408
	-Mrs. ANITA GADODIA, Address - BESIDE S.S. MEMORIAL COLLEGE MOHALLA KATHARGONDA KANKE ROAD GONDA RANCHI- ,Father/Husband Name LATE KANHAIYA LAL JI KHAITAN , PAN No.- ,Permission Case No.- , Aadhaar No. *****6423

Witness Information	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI-, Father/Husband Name-GANESH AGARWAL
---------------------	--

Identifier Details	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI-, Father/Husband Name-GANESH AGARWAL
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,770
Total		1,770

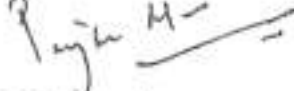
Fee Rule:Development Agreement		
1	AI	3,24,088
2	For PANCHRATNA PROMOTERS PRIVATE LIMITED	2,000
3	Prateek More Director	3

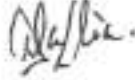
4	PR	1
5	l fee	5,000
6	M(b) Fee	150
Total		3,31,242

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


Prateek More
Vendee / Claimant

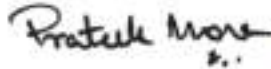

Anshu Gadhur
Vendor / Executant

कोरोना को डरना है सफाई को अपनाव है



दो मज को दूरी मानक है जरूरी

For PANCHRATNA PROMOTERS PRIVATE LIMITED


Prateek More

DIRECTOR



Date :-23-Aug-2021

Document Registration Summary 1

- Government/Market Value: ₹12963500/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 23-08-2021 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Receipt : 521011

Receipt Date : 23-08-2021

Presenter Name :-

E	₹2000
PR	₹1
SP	₹1770
Fee	₹5000
M(b) Fee	₹150
LL	₹41
A1	₹324088
Stamp Duty	₹100

Total ₹333150

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2107098317 DEPT Transaction Id : 17f98fce66a8dbae6cc Transaction Type :	100
E	2000	2000	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number 2107095779 DEPT Transaction Id 2c3a02b722b94d44818a Transaction Type :	2000
PR	1	1	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2107095779 DEPT Transaction Id 2c3a02b722b94d44818a Transaction Type	1
SP	1770	1770	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2107095779 DEPT Transaction Id 2c3a02b722b94d44818a Transaction Type	1770
Fee	5000	5000	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2107095779 DEPT Transaction Id : 2c3a02b722b94d44818a Transaction Type :	5000

For PANCHRATNA PROMOTERS PRIVATE LIMITED

" DIRECTOR

M(b) Fee	150	150	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2107095779 DEPT Transaction Id : 2c3a02b722b94d44818a Transaction Type	150
A1	324088	324088	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2107095779 DEPT Transaction Id : 2c3a02b722b94d44818a Transaction Type	324088
LL	3	41	-38	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2107095779 DEPT Transaction Id : 2c3a02b722b94d44818a Transaction Type	41
Sub Total	333016	333150	-134				

Article : Development Agreement Number of Pages : 118

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
P..

DIRECTOR





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000088169

Deed Type	Development Agreement
Number of Pages	118
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1770, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 324088, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.12963489/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Main Road, Misirgonda Word No 2 Property Boundaries :- East: PLOT OF SAUBHAGYA APARTMENT, West: KANKE ROAD, South: OPEN PORTION OF PLOT NO. 1827 OF SRI GYAN PRASAD BUDHIA, North: 15 FEET WIDE ROAD SAUBHAGYA APARTMENT Volume Number - 16 Page Number - 93 Holding Number - 0020006504000A1 Khata Number - 359 Plot Number - 1827 Area Of Land :- 16.50 Decimal

Sh./Smt. PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PRATEEK MORE s/o/d/o/w/o KAMAL KUMAR MORE has presented the document for registration in this office

today dated :- 23-Aug-2021 Day :- Monday Time :- 12:34:30 PM



PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PRATEEK MORE (Individual)







Party Name	Document Type	Document Number
PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PRATEEK MORE	PAN/UID	769223170165

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More



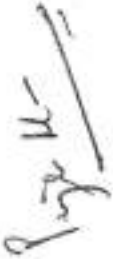



DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ARCON CONSTRUCTION PRIVATE LIMITED THROUGH ITS DIRECTOR DEVANSH GADODIA Address1 - BESIDE S.S. MEMORIAL COLLEGE MOHALLA KATHARGONDA KANKE ROAD RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Devansh Gadodia Address:- GEETA BHAVAN, BESIDE S.S.MEMORIAL COLLEGE, KANKE ROAD, , Morabadi, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:31			
2	ANITA GADODIA Address1 - BESIDE S.S. MEMORIAL COLLEGE MOHALLA KATHARGONDA KANKE ROAD GONDA RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Anita Gadodia Address:- Geeta Bhawan, Beside S.S Memorial College, Kanke road, Ranchi, Morabadi, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:61			

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PIYUSH MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Piyush More Address:- Satyanarayan Sitaram, , Gandhi Chowk, Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:37			
4	PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PRATEEK MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Prateek More Address:- , Satyanarayan Sitaram, , Gandhi chowk Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:34			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL GOYAL S/o-D/o GANESH AGARWAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - , , , Jharkhand PAN No.:			

Witness:


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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p style="text-align: center;">SUNIL GOYAL</p> <p>Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - ... Jharkhand</p>			

Signature of Operator 

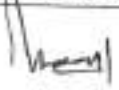

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (ARCON CONSTRUCTION PRIVATE LIMITED THROUGH ITS DIRECTOR DEVANSH GADODIA , ANITA GADODIA), has/have admitted the execution before me, He/ She/ They has / have been identified by (SUNIL GOYAL) Son/Daughter/Wife of (GANESH AGARWAL) resident of (GOSHAI TOLI CHUTIA RANCHI) and by occupation (Business).


Signature of Registering Officer

Date:- 23-Aug-2021


Seal and Signature of Registering Officer

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pankaj More
DIRECTOR



Token No.: 20210000088169

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 23-Aug-2021 by PANCHRATNA PROMOTERS PRIVATE LIMITED THROUGH ITS DIRECTOR PRATEEK MORE, S/O, D/O, W/O KAMAL KUMAR MORE resident of GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI. This deed was registered as Document No.: 2021/RAN/6415/BK1/5804 in Book No :- BK1, Volume No :- 770 from Page No :- 449 to 566 at, office of SRO - Ranchi

Date:- 23-Aug-2021



Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR