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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b677ea29ab3e33a75d5c

Receipt Date : 28-Jun-2021 01:36:31 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000060210

Office Name : SRO - Ranchi

Document Type : Development Agreement

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

GRN Number : 2106155627



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
28-06-2021

DIRECTOR

For Office Use
शुल्की दर 1993 को ताल 5 - 6
कीय को शहर है। शरजीव स्टाम्प कतिपित
399 की अनुसुचि। ग। क।
। पटील बनावत स्टाम्प कतिपित का स्टाम्प शुल्क
केतुपुत्र का जाम्प शुल्क कतिपित की है

Piyush More
28.06.2021

Prateek More
28.06.2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
28-06-2021

DIRECTOR

28/06/2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

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 भास्तीय

Prateek More
28.06.2021



For PANCHRATNA PROMOTERS PRIVATE LIMITED

ति का मू
1,16,00,500/-

दम्प... 100/-... रुपये

U. Caran

936275



DEVELOPMENT AGREEMENT

This agreement is made and entered on this the 28th day of June 2021

BETWEEN

(1) **RAJ KISHORE PRASAD**, Date of Birth : 15.07.1966 (UID: 6542 3510 6417, PAN: AGXPP2408C, MOB: 9835748250) son of late Aditya Narayan Sahu, Grand Son of Late Jagga Sahu, by faith - Hindu, by caste - Teli/Sahu, R/o Nagra Toli, Ranchi P.O : Ranchi, District: Ranchi (Jharkhand) Indian Citizen (2) **SHYAMKISHORE PRASAD** , Date of Birth: 01.02.1967 (UID: 4908 4422 9046, PAN: ADBPP8834B, MOB: 9835124022, son of late Aditya Narayan Sahu, Grand Son of Late Jagga Sahu by faith - Hindu, by caste - Teli/Sahu, Indian Citizen, R/o Nagra Toli, Ranchi P.O : Ranchi, District: Ranchi (Jharkhand), hereinafter called the LANDOWNER / 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 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. PRATEEK MORE**, (DIN: 02817026), Date of Birth : 15.09.1986, UID : 769223170165, Mob. 9835139913, (2) **MR. PIYUSH MORE** (DIN: 2825386), Date of Birth: 14.05.1984, UID: 329253788604, Mob. 9386950092, both sons of Shri Kamal Kumar More, both grandson of Late Satyanarayan More, by faith- Hindu, by Caste- Agrawal/Marwari, 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

PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

वर्षिका पंजी से मिलान किया
न का दर/डी०
II पंजीन का दर/धर्म पीट
III पंजीन का दर/धर्म पीट
IV का दर/धर्म पीट

U. Caran

1 पंजीन का दर/धर्म पीट
2 पंजीन का दर/धर्म पीट
3 पंजीन का दर/धर्म पीट

वेर मा...
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

28.06.2021

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 07 kathas 08 chhataks more or less equivalent to 5400 Sq. Ft. i.e. 12.39 Decimals more or less on R.S. Plot No.-1827, Sub Plot No. 1827M of R.S. Khata No. 359, situated at Missirgonda, atvillage Missirgonda, Thana No. 191, Anchal - Hehal, District - Ranchi, Ward No. 1/B, New Ward No. 02, Old Holding No. 224, Within ward no. 1/B, present New Ward No. 02 of the Ranchi Municipal Corporation, located at Kanke Road, near CMPDI, District - Ranchi, State - Jharkhand which stands morefully and particularly described in schedule "A" below.

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

Signature
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
28-06-2021
DIRECTOR

Gyan Kishore
28-06-2021

SUPER BUILT-UP AREA - means and include the carpet area, stair case, lobby, passages, 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 described as flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out, lock down, epidemic/pandemic and/or any other act or commission beyond the control of the developer.

AND WHEREAS the land Khata No. 67, 359, 75, 333, 185 and 380 situated at Village - Missirgonda alias Pahargonda, P.S. Kanke, P.S. No. 191, Town and District - Ranchi originally belonged to and hold and possessed by Messrs. Jagannath Gupta and Company Private Limited, Calcutta.

AND WHEREAS the above mentioned property was purchased by and out of the income of joint business of Bidya Bhushan Gupta, his wife and children in the name of Shrimati Padmawati Goyal and after the said purchaser the purchaser above named came in absolute possession of the same.

AND WHEREAS said Vidya Bhushan Gupta his wife Srimati Padmavati Goyal and their Children namely Dhiraj Kumar Goyal, Vijay Kumar Goyal, Gopali Goyal, Smt. Rama Devi and Usha Goyal who were the joint owners of the above mentioned property got their names mutated in the Town Anchal, Ranchi and have been paying rent to the State of Bihar.

AND WHEREAS the above named persons including the Padmawati Goyal amicably partitioned the above mentioned property hereby a portion of land and building bearing Khata No. 359 being portion of Plot No. 1827 measuring an area of 7

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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28-05-2021

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28-05-2021

DIRECTOR

Katha 8 Chattak more or less under portion of Holding No. 224, Ward No. 1B within Ranchi Municipality situated at Missirgonda, P.S. Kanke, District - Ranchi have been allotted to Padmawati Goyal.

AND WHEREAS said Padmavati Goyal wife of Sri Bidya Bhusan Gupta alias Vidyadhar Goyal resident of Kanke Road, Ranchi had sold Land measuring 7 Katha 8 Chattak i.e. 12.39 Decimals being portion of R.S. Plot No. 1827, Sub Plot No. 1827/M, under Khata No. 359 corresponding to Municipal Holding No. 224, Ward No. 1B, situated at Village - Missirgonda alias Pahargonda, P.S. Kanke, P.S. No. 191, Town and District - Ranchi to Smt. Sachita Devi daughter of Sri Chhedilal Azad by virtue of a registered Sale Deed No. 5576/3665 dated 02.05.1981 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS Smt. Sachita Devi daughter of Sri Chhedilal Azad got mutated her name in Circle Office, Ranchi vide Mutation Case No. 579/1982-1983 dated 14.10.1982 and she remained in peaceful possession over the said land as absolute owner.

AND WHEREAS said Smt. Sachita Devi wife of Aditya Narayan Sahu died leaving behind her two sons namely Raj Kishore Prasad & Shyam Kishore Prasad as her legal heir and successor.

AND WHEREAS Raj Kishore Prasad & Shyam Kishore Prasad sons of Late Aditya Narayan Sahu, Residents of Beside Nucleus Mall, NagraToli, Circular Road, Lalpur, Ranchi got mutated their names in Circle Office, Ranchi vide Succession Mutation Case No. 1849/2020-2021 dated 30.01.2021 and their name entered in Revenue Record in Register II, Volume No. 18 Page No. 32 and paid rent to the State vide Rent Receipt No. 0452385380 dated 01.02.2021 and are coming in peaceful possession over the said land as absolute owner.

WHEREAS the landowner is the absolute owner over the said land land measuring 07 kathas 08 chhataks more or less equivalent to 5400 Sq. Ft. i.e. 12.39 Decimals more or less on R.S. Plot No. -1827, Sub Plot No. 1827M of R.S. Khata No. 359, situated at Missirgonda, atvillage Missirgonda, Thana No. 191, Anchal - Hehal, District - Ranchi, Ward No. 1/B, New Ward No. 02, Old Holding No. 224, Within

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By [Signature]
29-05-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mohan

DIRECTOR

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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28-06-2021
DIRECTOR

Shyam Kishore
28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mohan
28-06-2021
DIRECTOR

ward no. 1/B, present New Ward No. 02 of the Ranchi Municipal Corporation, located at Kanke Road, near CMPDI, District – Ranchi, State – 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 charges 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 Landowner are the absolute owner and in possession over the same land and said land is free from all encumbrances, lien charges, litigation whatsoever.

AND WHEREAS the said landowners being interested to develop the land more fully described in schedule "A" below by amalgamating their land and 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 Landowner 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 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 36 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

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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28-06-2021
DIRECTOR

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 Landowner 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 36 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 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

For PANCHRATHA PROMOTERS PRIVATE LIMITED

28-06-2021
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For PANCHRATHA PROMOTERS PRIVATE LIMITED

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DIRECTOR

Pratibha Mohan

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For PANCHRATHA PROMOTERS PRIVATE LIMITED

Pratibha Mohan

DIRECTOR

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.

- 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. 20,000/- (Rs. Twenty Thousand Only) in cash equally distributed among the Landowners above named on the execution of this agreement.(The receipt whereof both the Landowners hereby admit and acknowledge)
- 2.D. That The landowners have asked the developer to pay a sum of Rs. Twenty Five Lakhs as refundable interest free amount which they will refund on or before taking the possession of landowners share. The Developer agrees to pay the Landowners refundable interest free amount of Ten Lakhs within one week of execution of the Registered Development Agreement and balance Fifteen Lakhs Only at the time Bhumi Pujan.
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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

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.
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.

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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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.
- 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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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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 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 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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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- 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 :-

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED
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For PANCHRATNA PROMOTERS PRIVATE LIMITED
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 DIRECTOR

- 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 loan taken from the bank or 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 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 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. 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

For PANCHRATNA PROMOTERS PRIVATE LIMITED
[Signature]
 28-06-2021 DIRECTOR

[Signature]
 28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED
[Signature]
 28-06-2021 DIRECTOR

[Signature]
 28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED
[Signature]
 DIRECTOR

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 binding on the/occupant of the new building including the Landowners allocation and the Developer allocation shares.

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 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 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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR
28-06-2021

[Signature]
28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR
28-06-2021

[Signature]
28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR

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.

SCHEDULE - "A"

All that piece and parcel of the land measuring 07 kathas 08 chhataks more or less equivalent to 5400 Sq. Ft. i.e. 12.39 decimals more or less on R.S. Plot No. -1827, Sub Plot No. 1827M 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 No. 224, Within ward no. 1/B, present New Ward No. 01, New Holding No. 0010002822000Z0 of the Ranchi Municipal Corporation, located at Kanke Road, near CMPDI, District - Ranchi, State - Jharkhand, butted and bounded as follows:-

- North :- Part of Plot No. 1827
South :- Village way
East :- Plot No. 1827 Part
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 Building, the Developer shall give **62% constructed super built-up area** on each floor 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 of the building shall also be in the same ratio (i.e. 62% Landowners share and 38% Developer's share)(except the area of common usage such as Head room, Water tanks, Dish Antennas, etc). Parking will be divided in the same ratio (i.e. 62% Landowners share and 38% Developer's share).

[Signature]
28.06.2021

[Signature]
28.06.2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]

DIRECTOR

Page 14 of 19

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
28-06-2021

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
28-06-2021

DIRECTOR

LANDOWNERS SHARE		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
GROUND FLOOR	G06	1115
FIRST FLOOR	104	1135
SECOND FLOOR	204	1135
FOURTH FLOOR	404	2500
SIXTH FLOOR	604	2500
SEVENTH FLOOR	704	2110
TOTAL		10495
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 3498 Sq. Ft. more or less.		

SCHEDULE- "C"

DEVELOPER'S SHARE:-

It shall mean 38% of the constructed super built-up area on each floor of the proposed commercial building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land. The roof right of the building shall also be the same ratio (i.e. 62% Land Owner's share and 38% Developer's share). Parking will be divided in same ratio between the Landowners & the Developer.

DEVELOPER SHARE		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
GROUND FLOOR	G04/PART	683
FIRST FLOOR	102/PART	696
SECOND FLOOR	202/PART	696
THIRD FLOOR	302/PART	1831
FIFTH FLOOR	502/PART	1831
EIGHTH FLOOR	802/PART	1831
TOTAL		7568
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 3498 Sq. Ft. more or less.		

The government value of the above land is 1,16,00,500/- (One Crore Sixteen Lakhs Five Hundred only).

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu More

DIRECTOR

[Signature]
25.06.2021

[Signature]
23.06.2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
28-06-2021

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu More
28-06-2021

DIRECTOR

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/Super Structure	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, Hiralaletc.) & proper water curing.
2	Wall Finish/Elevation	A) All walls cement plastered. B) Finished with a smooth coat of plaster of parish. C) External Acrylic Water Proof Paint on external walls. 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 Lobby/Passage/Stairs. C) Other modern advance flooring mechanism.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratish Kumar
28-06-2021

Pratish Kumar
28-06-2021

28-06-2021

28-06-2021

Pratish Kumar
28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratish Kumar

DIRECTOR

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 Kirloskar, Jackson Cummins, Ashok Leyland or equivalent.
9	Lifts	High speed Lifts for 08 or 10 passengers, as per R.M.C. guidelines.
10	Fire Fighting System	As per standard RRDA/ RMC norms.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

28-06-2021

Gyanendra
28-06-2021

- 03 Phase Electric meters installation & 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 03 phase electric transformer will be divided as per load capacity required by the occupants of the building on actual and proportionate basis.

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

Prateek More
28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

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:

WITNESS

1. 28-06-21
Name: Sunil Kumar
S/Ot Ganesh Agarwal
Advt. Koochai Toli, Chitqa
2. Abhay Kumar Dubey
S/o Sagar Road Dubey
near Bui Wadap Road
Ranchi 28/06/2021

[Handwritten Signature]
28-06-2021



(1) RAJ KISHOR PRASAD

Little	Ring	Middle	Index	Thumb

[Handwritten Signature]
28-06-2021



(2) SHYAM KISHOR PRASAD

Little	Ring	Middle	Index	Thumb

For PANCHIRATNA PROMOTERS PRIVATE LIMITED

For PANCHIRATNA PROMOTERS PRIVATE LIMITED

For PANCHIRATNA PROMOTERS PRIVATE LIMITED

[Handwritten Signature]
28-06-2021

DIRECTOR

[Handwritten Signature]
DIRECTOR

DIRECTOR

[Handwritten Signature]
28-06-2021

(1) PRATEEK MORE
 DEVELOPER
 PANCHRATNA PROMOTERS PRIVATE LIMITED

or PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
 28-06-21 DIRECTOR



Little	Ring	Middle	Index	Thumb

(2) PIYUSH MORE
 DEVELOPER
 PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush M
 25-06-21 DIRECTOR



Little	Ring	Middle	Index	Thumb

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]
 23.06.2021
[Signature]
 23-06-2021

Typed by:- A.K. Sahay

[Signature]
 28-06-2021

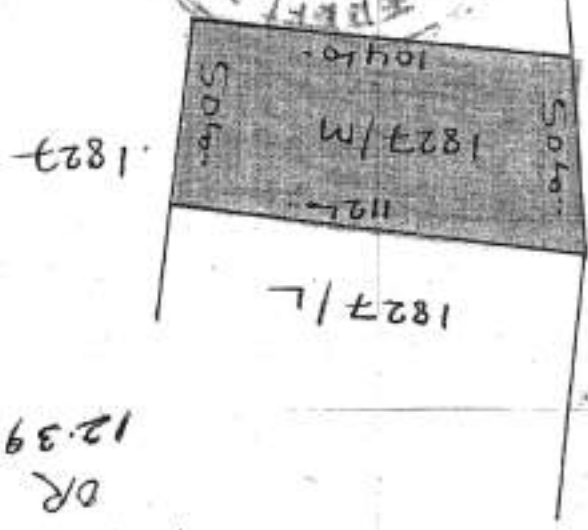
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
 DIRECTOR

Copy
Rice Area

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Director
28-06-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Director
28-06-2021



Area
KA-CH-SFT
7-8-0
OR
12.39 Decma

VILLAGE - MISAPURHADA
THANA - GONDIA
DIST - BANGALURU
R. S. PLANTO - 1827
SUB PLANTO - 1827/M
AREA SHOW IN THE MAP



For PANCHRATNA PROMOTERS PRIVATE LIMITED
Prateek More
DIRECTOR



VILLAGE - MISIRMONDA ALIAS
 PAHAR MONDA THANA N-191
 THANA - GONDA
 DIST - RANCHI
 R. S. PLOT NO - 1827
 SUB PLOT NO - 1827 / M
 AREA SHOWN IN RED WASH

AREA
 KA - CH - SFT
 7 - 8 - 0
 OR
 12.39 Decimal



For PANCHRATNA PROMOTERS PRIVATE LIMITED
 Prateek More
 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED
 Prateek More
 28-06-2021
 DIRECTOR

COPIED BY
 Rishi Arora
 RA

For PANCHRATNA PROMOTERS PRIVATE LIMITED
 Prateek More
 28-06-2021
 DIRECTOR

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT111062021111557**
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : **11-06-2021**
 Old Ward No : **1**
 New Ward No. : **1**
 Holding No : **0010002822000Z0**

Received From Shri / Smt. **RAJ KISHORE PRASAD S/O LATE ADITYA NARAIN SAHU, SHYAM KISHORE PRASAD S/O LATE ADITYA NARAIN SAHU**

Address : **MISIRGONDA BEHIND CMPDI GATE KANKE ROAD RANCHI**

A Sum of Rs. **1159.00** (in words) **One Thousand One Hundred Fifty Nine Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online Bankers Cheque No _____

Dated _____ Drawn on _____

Place Of The Bank _____

Signature of Tax Collector _____

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	1253.24
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2021-2022 I - 2021-2022 IV	0.00
1105203	Health Cess	2021-2022 I - 2021-2022 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
	Total		1253.00
	Rebate on Current Demand		93.99
	Amount Received		1159.00

For **PANCHRATNA PROMOTERS PRIVATE LIMITED**

Prabhu Mohan

DIRECTOR

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 OR 0651-3500700

In Association with
 Sri Publication & Stationers Pvt. Ltd.

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

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 or 0651-3500700

In Collaboration with
 Sri Publication & Stationers Pvt. Ltd.

Sch. XIV—F. No. 180V.

दि० न० ३४, मया ।
करर ईपती ।

वहीद नालयुवारी ।
नाम सफल । नए नोना मय नाम रयत मय वलियत यमावन्दी
बोना हो पाता लकर । । पं नमूनत । नम्वर

389592

11-54

श्री माला प्रोपर्टी लिमिटेड प्रायत ३५२
सुनी १५१ दीव ४६ ०/०
बराजी नकदी बराजी चानकी तमसील त्रिवांग अलग भाषका
नामा नाला वाद सो नाला २६६ का र वीर १२२-२३
६-२-०

बोत का प्रकाना मांय मर तपसील (बकाया वी) मी वी वी वी

भाग बायत	शालाना	वीन वर से				हाड
		ब्यादा ।	बरा वर ।	बरा वर ।	शका वर ।	
गाक- (नकदी)	३.६२				२१-२२ २२-२३	
नजारी (मानकी)					३.६२ ३.६२	
सेव ...						
सुद ...						
मुपकरकात ...					१.०० १.००	
मीवान	३.६२			३.६२ ४.६२		

तमसील बकाया वी । २१-२२ २२-२३

बकायाकारी बायत	बकाया				वितानका हाड	फाजिक
	वीन वर से ब्यादा ।	बरा वर ।	बरा वर ।	शका वर ।		
गाक- (नकदी)					२२-२३	
नजारी (मानकी)					३.६२ ३.६२	
सेव ...						X
सुद ...						
मुपकरकात ...					१.०० १.००	
मीवान बकायाकारी					३.६२ ४.६२ = २:५०	

(१) मीवान भाक (बकाया) - २५०० रूपैया पचासुनी पैस मात्र
(२) नाम बहिनानी की अपरिहत्य नामावली
(३) कुल बकाया
अस महाक का बकाया भाकनुजारी पर (बकाय एव बकाया पर विव) बरा वी वी वी
वारी वी) सुद नदी विव बाया है ।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prakul Moh

DIRECTOR

Form No. 10
 DISTRICT NON SLIP SHOWING AFFILIATION IN RESPECT OF ESTATEES IN ESTATES VESTED IN GOVERNMENT
 District: *Distt* Sub-division: *Distt* Name of estate: *Distt*

1	2	3	4	5	6	7	8	9	10
Serial number	Statement given, in full or in part to the Registrar	Value	Thrust or transfer effected	Mode of acquisition	Authority by which the estate was acquired	Particulars of the estate	Particulars of the estate	Particulars of the estate	Particulars of the estate
<i>861</i>									
<i>2106</i>	<i>Santhosh</i>	<i>4177</i>	<i>2011</i>	<i>2011</i>	<i>2011</i>	<i>Santhosh</i>	<i>Santhosh</i>	<i>Santhosh</i>	<i>Santhosh</i>
<i>22-73</i>		<i>969</i>	<i>2011</i>	<i>2011</i>	<i>2011</i>	<i>Santhosh</i>	<i>Santhosh</i>	<i>Santhosh</i>	<i>Santhosh</i>

Form No.

Date

Forwarded to the Registrar, Estate No.

for information and necessary action

Office of the Registrar, Estate No. *14/10*
 Office/Amolad *Santhosh*

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu Mohan

DIRECTOR



हेहल गिसीरगौन्दा 191 RAJ KISHORE PRASAD, SHYAM KISHORE PRASAD		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
359	1827	0 एकड़ 12.39 डिसमील 0 हेक्टर

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

जौत वर सालाना मांग मय तफसील (बकाया वी हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालबा हाल (2020-2021)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)							
गुजारी (भावली)					10.00		
सेस					2.50		
सूद					5.00		
मुतफरकात					5.00		
मीजान अदायकारी					24.50		

(१) मीजान कुल (तफजौ में) : Twenty Four Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 01-02-2021

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



यह एक कम्प्यूटर जनित प्रति है।

यह गणतन्त्र के अधिकारों की जानकारी के लिए है।

किसी भी प्रकार की अनुचितियों के लिए सम्बन्धित अधिकारियों से संपर्क करें।

वो गज की दूरी का रसो कायल रही है कोरीला का अन्वयण।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

अभिप्रायभाषित सन्धी प्रतिविधि

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



3/24/2021

बिला का नाम राँची

अनुमंडल नाम सदर

अंचल का नाम हैदल

हल्का हल्का-01

इस्टेट का नाम झारखण्ड

भाग वर्तमान(VOL) 18

पृष्ठ संख्या वर्तमान 32

पाना न. 01

क्रमिक संख्या

केस न.

मौजा का नाम/ राजस्व धाना न

धाना का नाम

स्वीकृत द्वारा और तिथि

परिवर्तन प्रकार

अभिप्राय जिसमें नामांतरण संबंधित है खाता भाग पृष्ठ संख्या न. वर्तमान वर्तमान

कारोबार विस्तृत सूचना खाता न. प्लॉट न. शेजफल

तागान

रीजिस्टर 2 अचल मिति प्रमाणिक

11934

1849

/R27

मिसौरगोन्दा/ राँची

300/1/2021

By Succession Deed No. Dated

359 3 46

359 1827 12.39 डिसेमील

10

उत्तराधिकारी का नाम:

(RAJ KISHORE PRASAD)पिता-LATE ADITYA NARAYAN SAHU, जति—, पता-BESIDE NUCLEUS MALL NAGRA TOLL, CIRCULAR ROAD, LALPUR, RANCHI) दंत (SHYAM KISHORE PRASAD)पिता-LATE ADITYA NARAYAN SAHU, जति—, पता-BESIDE NUCLEUS MALL NAGRA TOLL, CIRCULAR ROAD, LALPUR, RANCHI)

जमाबंदी रैख का नाम:

श्रीमति साविता देवी-पति-श्रीदीनल अजाद

पूर्वक:

SACHITA DEVI, पति-LATE ADITYA NARAYAN SAHU, जति—, पता-BESIDE NUCLEUS MALL NAGRA TOLL, CIRCULAR ROAD, LALPUR, RANCHI

राजस्व कर्मचारी हल्का-01 को आवश्यक कार्रवाई एवं सूचनाएँ हस्तांतरित।

यह एक कंप्यूटर जनित प्रति है

यह पत्र केवल पार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Covid-19 से बचाव- कोरोना डरना, भारत जीतना। दो गज की दूरी मास्क है जरूरी। सोशल डिस्टेंसिंग करना होगा, हमें कोरोना से लड़ना होगा।

Digitally Signed By : DILEEP KUMAR
अचलधिकारी हैदल



हरियाणा सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता											
सामिलाल मालिकाना				शरद कामनी दास, जोजे-मनमोहन दास, जाति-क्रीस्तान, निवासी-शकिन कर्कें बहुकुम जनाव शेटाल मिन्ट वयेफिसी साहेब वहादुर मोकदमा न0 287 सन् 1934-1935 हसव दफा 90 छोटानागपुर टेनसी एक खाता न0 359 से खाता केफियन समें छयावादी लगान तेरह रूपैया आठ आना थी वाद मे छयावन्दी खाता न0 67 दर्ज समया जाय											
जिला का रॉंची नाम		अंचल का नाम		हेहल नाम		हलका का नाम		हल्का-01		मौजा का नाम		मिसीरगोन्दा		खाता रैयती का प्रकार	
खेवट नम्बर 15		खाता नम्बर 359		थाना का रॉंची नाम		थाना नम्बर 191									
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त					
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)					
359	1826	दोन राय बहादुर रतन लाल परती पथल	कोठी 0	1 (एकड़) 2 (डिसमील) 0	तार खुटा/1 चकाकुवा/1 वकवजे	छपरबंदी लगान 13-08-0 तेरह रूपया आठ आना । बेलगान	0	0	0	मकान वाडी					
	1827	टाँड कमली दास परती पथल	चरती कदोम 1	0 (एकड़) 92 (डिसमील) 0		छपरबंदी लगान 13-08-0 तेरह रूपया आठ आना । बेलगान	0	0	0	मकान वाडी					
खाता मे कुल प्लोट संख्या 2		खाता का कुल मिजान		1 (एकड़) 94 (डिसमील) 0		खाता का कुल		0 0 0							

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

ऑनलाइन जाँचा

6/28/2021
12:55:10
PM

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratek more

DIRECTOR



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 28, 2021

पंजी 11 प्रति

भाग वर्तमान	18	पृष्ठ संख्या	32										
जिला का नाम	रौंसी	अनुसूचित नाम	रुदर	अर्थात का नाम	हेहल	हलका का नाम	हलका-01	इस्टेट का नाम	JHARKHAND				
मौज का नाम	मिसौरावाड़ा	होस्टिंग संख्या	359	तौली संख्या		पाना नम्बर	191	खाता का प्रकार	—				
RAJ KISHORE PRASAD , SHYAM KISHORE PRASAD , SIKH-LATE ADITYA NARAYAN SAHU. पति —													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				तगान	सेस			
359	1827	0 ए 12.39 डि 0 हे			नामकरण मुकदमा संख्या 1849/2020 - 2021				10	0			
कुल परिवर्तन		0 ए 12.39 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चालु साल	रोड सेस बकाया	रोड सेस चालु साल	विद्या सेस बकाया	विद्या सेस चालु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालु साल	कृषि सेस बकाया	कृषि सेस चालु साल
02-01-2021	0452385380	2020-2021	2020-2021	0	10	0	2.5	0	5	0	5	0	2

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

List Of Case Status Details

Printable

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए संबंधित अधिकारी से संपर्क करे
खाते का नक्का देखने के लिए प्लॉट नंबर क्लिक करे

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Ratuk more
... DIRECTOR

खॉनलुइजा जॉचा

Misirgōnda alias Pahārgōnda

नाममौज़ा मिसिरगोंदा उर्फ पहाड़गोंदा शीट नम्बर ५

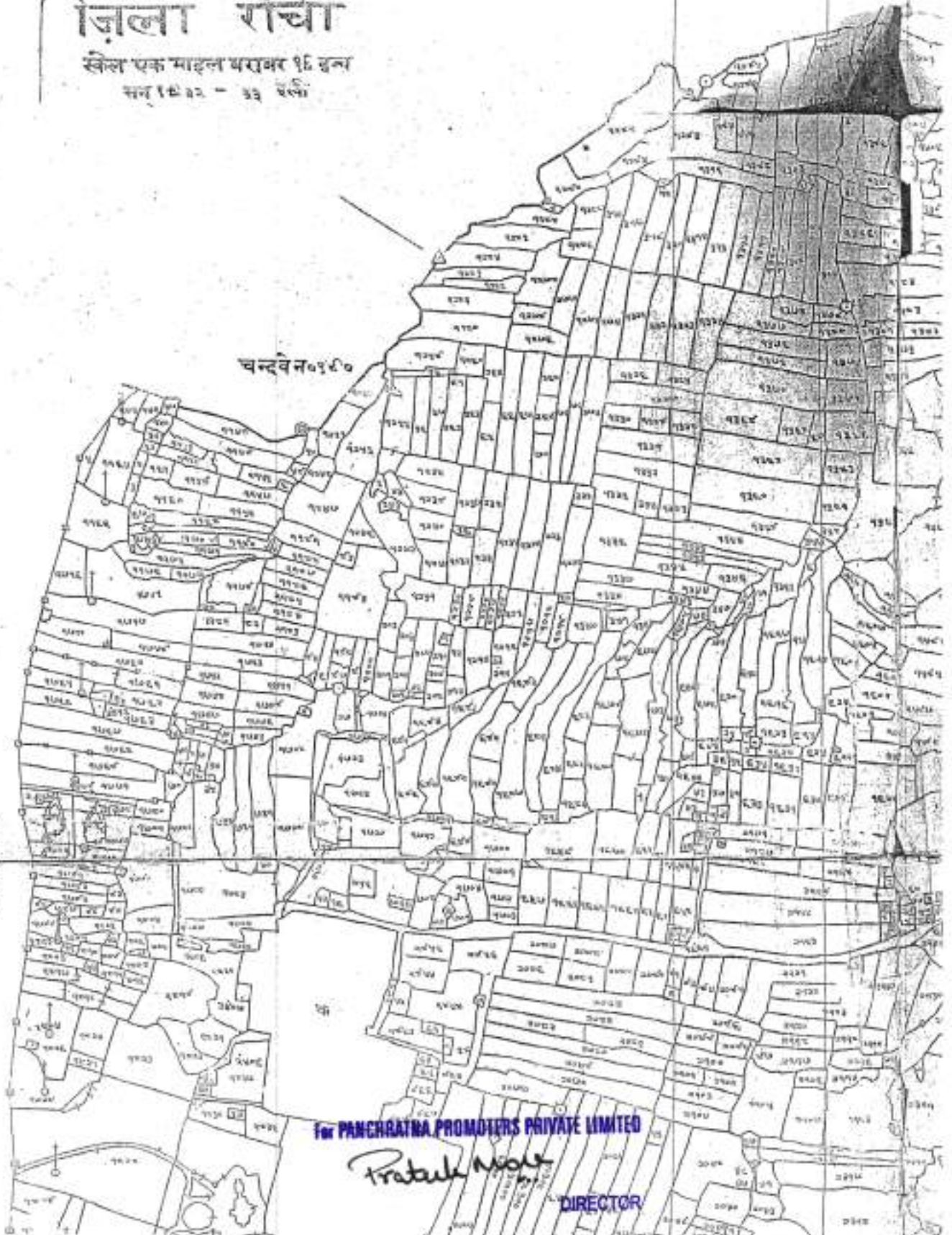
नाम खाना राँची

खाना नम्बर १६१

ज़िला राँची

खेती एक माइल बराबर १६ इन्च

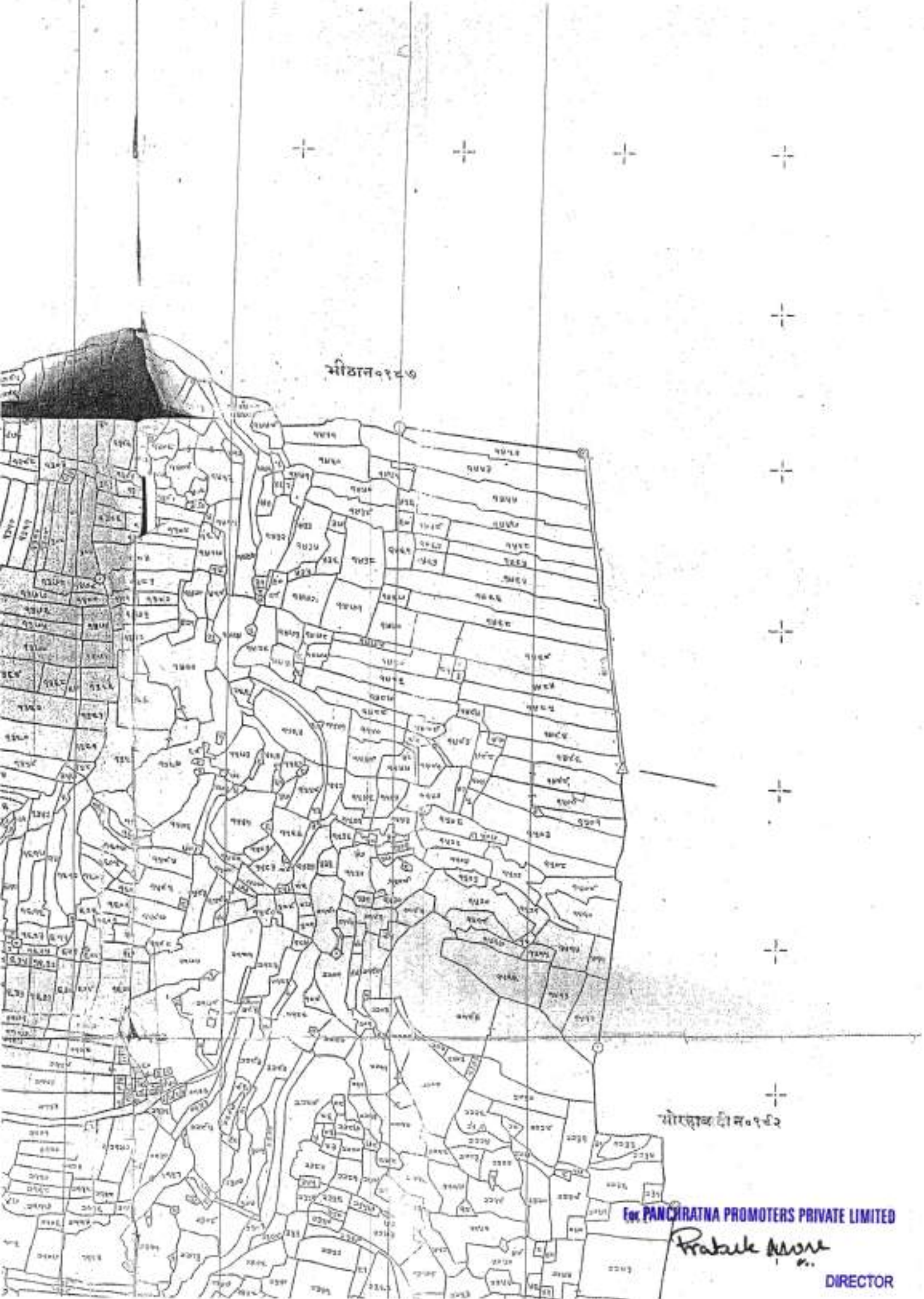
सन १९३३ - ३३ ए.सी.



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu Mohan

DIRECTOR



भोडान १९८७

सौराज दी न १९८२

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu Anand

DIRECTOR

1201-90-87



Prateek More

 <p>भारत सरकार Government of India</p>  <p>पियुष मोर Piyush More जन्म तिथि/DOB: 14/05/1984 पुरुष/ MALE</p>  <p>3292 5378 8604 VID: 9132 4144 3722 9909</p> <p>मेरा आधार, मेरी पहचान</p>	 <p>अद्वितीय पहिचान, सत्यमेव जयते Unique Identification Authority of India</p> <p>पता: श्रीमान: कामेश कुमार मोर, सत्यनारायण चौकपाल, गण्डो रोड, अपर बाजार, रांची जि.प.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 VID: 9132 4144 3722 9909</p>
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Piyush M-

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Prateek More
 ... DIRECTOR

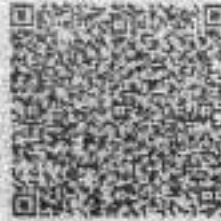


भारत सरकार
GOVERNMENT OF INDIA



प्रतीक मोर
Prateek More

जन्म वर्ष / Year of Birth : 1986
पुरुष / Male



7692 2317 0165

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O कमल कुमार मोर,
सत्यनारायण सीताराम, गांधी चौक अपर
बाजार, रांची जी.पी.ओ., रांची, झारखण्ड,
834001

Address: S/O Kamal Kumar More,
Satyanarayan Sitaram, Gandhi
chowk Upper Bazar, Ranchi
G.P.O., Ranchi G.P.O., Ranchi,
Jharkhand, 834001



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Prateek More

Permanent Account Number
AGXPP2408C

NAME
RAJ KISHORE PRASAD

FATHER'S NAME
ADITYA NARAYAN SAHU

DATE OF BIRTH
15-07-1966

SIGNATURE

COMMISSIONER OF INCOME TAX, BANGALORE

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratula More

DIRECTOR

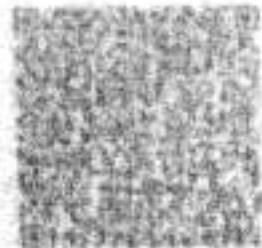


भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण



राज किशोर प्रसाद
Raj Kishore Prasad
जन्म वर्ष / Year of Birth : 1966
लिंग / Male



6542 3510 6417

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारतीय विशिष्ट पहचान प्राधिकरण

पता: S/O ल. व. एम. साहू, रांची विमान
हॉलिंग आर्ट्स ब्लॉक के पीछे, नगड़ा टोली
पोस्ट, थाना- लालपुर, लालपुर, रांची,
झारखण्ड, 834001

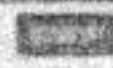
Address: S/O Late A. N. Sahu,
BESIDE RANCHI WOMENS
COLLEGE ARTS BLOCK,
NAGRA TOLI POST, THANA-
LALPUR, LALPUR, Ranchi,
Jharkhand, 834001



1547
1800 180 1807



help@uidai.gov.in



www.uidai.gov.in



PO Box No 1147,
Bengaluru-560 057

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek more

DIRECTOR



भारत सरकार
GOVERNMENT OF INDIA


 नाम/शुद्ध नाम
 Shyam Kishora Prasad
 जन्म वर्ष / Year of Birth - 1957
 पुरुष / Male





4908 4422 9046


आधार - आम आदमी का अधिकार



भारतीय जनसंख्या प्रतिकरण प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: S/O ल. अदित्य नारायण साहू
 Address: S/O Late, Aditya
 नारायण साहू, नगरा टोली, सर्कुलर रोड,
 रांची, झारखण्ड, 834001
 Address: S/O Late, Aditya
 Nariyan Sahu, Near Hostel No-3,
 Nagra Toli, Circular Road, Ranchi,
 Jharkhand, 834001

 1947
 1888 502 1847

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947
 Raipur-502 001

For Director

Pratula Mond

DIRECTOR

शुद्धि कर खाता नंबर / PERMANENT ACCOUNT NUMBER
ADBPP8834B

नाम / NAME
SHYAM KISHORE PRASAD

पिता का नाम / FATHER'S NAME
ADITYA NARAIN SAHU

जन्म तिथि / DATE OF BIRTH
01-02-1967

हस्ताक्षर / SIGNATURE
Shyam Kishore

आयकर अधिकारी, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR

36

5576

3688 7 750

INDIA NON JUDICIAL

9405

R 750

SEVEN HUNDRED & FIFTY RUPEES

Admissible, under Clause 21 duly Stamped under the Indian Stamp Act 1899 & as amended by W. Bengal Stamp Amendment Act-1962 Schedule 1A No. 23

Declaration produced

Fee Paid as follows

A	139.50
9	50.00
25	50.00
H	1.20
<hr/>	
	219.70

Registrar s/o T (S) of Assurances, Calcutta 25-51

80	50.00
80	13.75
<hr/>	
	63.75

THIS DEED OF SALE is made this 2nd day of May, in the year of Christ One thousand Nine hundred and Eighty one B E T W E E N SRIMATI PALMAVATI GOYAL wife of Sri Bidya Bhushan Gupta alias Vidyadhar Goyal by caste Hindu, by occupation Housewife resident of Kanke Road, Ranchi, in the State of Bihar expressed by her Constituted Attorney Sri Bidya Bhushan Gupta, son of Late Jagannath Gupta, residing at 8, Maralidhar Son Lane, Calcutta, hereinafter called the VENDOR or of the ONE PART A N D SRIMATI SACHIT DEVI daughter of Sri Chhedilal Asad, by caste Hindu, by occupation housewife resident of Ms. Nagratoli, Police

A-139-50
9 50-
25 50-
H 1.20

Station ...

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu Mani

DIRECTOR



Admissible under Rule 21 duly Stamped under the Indian Stamp Act 1899 & as amended by W. Bengal Stamp Amendment Act. 1967 Schedule IA No. 23

Declaration is produced

Fee Paid at
 A 139-50
 50-00
 25-00
 4-00
 1-20
 219-70
 80 50-00
 80 13-75
 63-75

Registrar of T. & A. of Assurances, Calcutta. 25-81

THIS DEED OF SALE is made this 2nd day of May, in the year of Christ One thousand Nine hundred and Eighty one B. E. P. W. E. E. N. SRI MATI PADMAVATI GOYAL wife of Sri Bidya Bhushan Gupta alias Vidyashar Goyal by caste Hindu, by occupation Housewife resident of Kanke Road, Ranchi, in the State of Bihar expressed by her Constituted Attorney Sri Bidya Bhushan Gupta, son of Late Jagannath Gupta, residing at 3, Miralidhar Sen Lane, Calcutta, hereinafter called the VENDOR of of the ONE PART A N D SRI MATI SACHIN DEVI daughter of Sri Unhedilal Mead, by caste Hindu, by occupation Housewife resident of No. Wagratali, Police

A-139-50
 9 50-
 25 25-
 4 4-
 1 1-
 219-70

Station ...

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pankaj Moha

DIRECTOR



8.

Police Station Lalpur, District Ranchi, hereinafter called the PURCHASER of the OTHER PART.

The expressions VENDOR and PURCHASER shall unless repugnant to or excluded by the subject or context mean and include their respective heirs, successors, assigns, legal representatives, administrators and executors.

WHEREAS all that piece and parcel of land of Vill. Missirgonda, alias Pahargonda, P.S. Kanke, Thana No.191 District Ranchi, bearing revisional Survey Khata

Nos.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



3.

Survey Khata Nos. 67, 359, 75, 333, 185 and 380 bearing Revisions¹. Survey Plot Nos. 1926/2404, 1826, 1827, 1817, 1824 and 1825 corresponding Municipal Holding No.165 within Ranchi Municipality under Ward No. 1B originally belonged to and hold and possessed by Messrs. Jagannath Gupta and Company Private Limited, Calcutta.

AND WHEREAS the above mentioned property are purchased by and out of the income of joint business of Bidya Bhushan Gupta, his wife and children in the name of Srimati Padmaswati Goyal and after the said purchase the Purchaser above named came in absolute possession of the same.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More

DIRECTOR



4.

AND WHEREAS Sri Vidya Bhushan Gupta, his wife Srimati Padmavati Goyal and their children namely Ithiraj Kumar Goyal, Vijay Kumar Goyal, Gopali Goyal, Smt. Rama Devi and Usha Goyal who were the joint owners of the above mentioned property got their names mutated in the Town Anchal, Ranchi and have been paying rent to the State of Bihar.

AND WHEREAS the above named persons including the Vendor amicably partitioned the above mentioned property hereby a portion of land and building bearing Khata No. 359 being portion of Plot No. 1827 measuring an area of 7 (Seven) Katha 8 Chatick more or less under portion of holding No. 224 Ward No. 1B within Ranchi Municipality, situated at Missaigonda, P.S. Konke, district Ranchi

(Sincerely ...)

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pradeep More

DIRECTOR



5.

(morefully and particularly described in the Schedule herein below and shown in Red wash in the Map attached herewith as part hereof) have been allotted to the Vendor and the Vendor of the said amicably partition came and have been coming in exclusive possession of the same.

AND WHEREAS the Vendor being in need of money offered to sell the above mentioned property morefully and particularly described in the Schedule herein below and shown in Red wash in the map attached herewith on consideration of Rs.15,000/- (Rupees Fifteen thousand) only and Purchaser agreed to purchase the same.

AND WHEREAS the Vendor holds property within the ceiling limit under the Urban Land Ceiling Regulation Act, 1976. AND WHEREAS the Purchaser requires the said property for her residential use and occupation and she has no lands at Ranchi.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More

DIRECTOR

NOW THEREFORE THIS DEED OF SALE WITNESSES :-

- 1.. In pursuance of the said agreement and in consideration of Rs.15,000/- (~~Rupess~~ Five thousand) only which is fair and marketable price (the receipt whereof the Vendor hereby admit and acknowledge for the same as every part thereof for ever) the Vendor doth hereby convey, assign and transfer all the piece and parcel of land morefully described in the schedule herein below and shown in the Red wash in the map attached herewith as part hereof unto the Purchaser absolutely and forever with all right, title, interest, easement and usufruct.
- 2.. The Vendor further covenant with the Purchaser that she has absolute right, title and interest in the property hereby sold and the same is free from all encumbrances and that the Vendor has exclusive and absolute right to transfer the property fully described in the schedule below and that the Purchaser shall have and hold the property absolutely and for ever and shall enjoy the same in any manner he likes without any let and hindrance, interruption or claim from the side of the Vendor or from any person claiming under or through the Vendor and that the Purchaser shall get her name mutated in all public records and shall pay all rents and taxes in respect thereof and that the Vendor shall do all such acts, deeds or things that may be necessary for morefully conveying the said property to the Purchaser that if the Purchaser is deprived of from the property due to defect in title of the Vendor, the Vendor shall adequately compensate the Purchaser.

FOR PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR

3.. That in case due to defect in title and any defect in the power of attorney the Purchaser is dispossessed the Vendor and his attorney shall be liable to return the consideration amount together with the costs of construction if any, made in the demised property including the compound wall and also they shall be liable to pay the expenses incurred in the execution and registration of the sale deed and the costs of stamps etc. The Vendor and the Attorney shall also be liable to pay interest at the rate of 18% per annum from the date of the registration of the Sale deed.

SCHEDULE OF THE PROPERTY :

ALL THAT piece and parcel of land measuring 7 (Seven) Kattaha 8 Chittack be the same or little more or less land and building, ~~watikanat~~ allotted to Vendor bearing portion of Revisional Survey Plot No. 1827, marked in Ned wash in the map (1827/M) attached herewith, and forming part of the Deed and ~~markat~~ attached herewith, situated in Village Missirgonda, alias Pahargonda, corresponding to portion of Municipal holding No. 224 Ward 1B Police Station Kanke in the District of Ranchi in the State of Bihar which is butted and bounded as follows :-

8.

On the North : Plot No. 1827 (Remaining portion)
On the South : Village Road.
On the East : Plot No. 1827 (Remaining portion)
On the West : Kanke Road.

IN WITNESSESS whereof the constituted attorney of the Vendor put his hand after fully understanding the contents of the Deed the day, month and year first above written.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of :-

Ramesh Kumar Kundor
178, Mahatma Gandhi Road
Culcutta - 7

Haradhan Bhattacharya
10/A, Jogipara Lane
Culcutta.

Bidyut Bhunia Esq
As Constituted Attorney
for Padmawati Laya

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

9.

RECEIVED from within named

Purchaser Sri Aditya ~~Singh~~ ^{Narain Sahu}

the sum of Rs. 15,000/-

(Rupees Fifteen thousand)

only as full consideration

money above expressed as

per Memo of Consideration

below :

Rs. 15,000/-

MEMO OF CONSIDERATION

By Draft No. 645608 of

The Central Bank of

India, Dated 25.4.81

in favour of Sri

Vidya Bhushan Gupta, ...

Rs. 15,000/-

WITNESSES :

Ramesh Kumar Khandori

Harsham Bhatnagar

Vidya Bhushan Gupta
As Constituted Authority
For Panchratna Promoters Private Limited

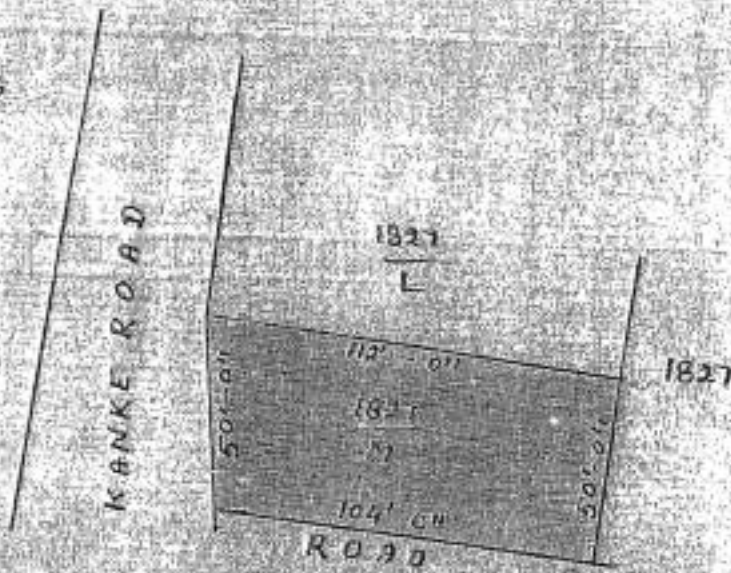
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More

DIRECTOR

ORIGINAL

MAP OF VILLAGE MISIRGONDHALI AS PAHAR GONDA THANA RANCHI
N-191 DIST RANCHI SCALE 80' = 1 INCH SOLD AREA SHOWN IN RED WASH
PORTION OF R.S PLOT N- 1827 (M) AREA K. CH. SFT
1827 7-8-0
M



Witness
Ramkishan Kumar Panchar

Witness
Haradhan Chatterjee

Prof. Bhimendra
As Counsel for attorney
Anand Mohan Singh

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Singh

DIRECTOR

Redd

Book No. 1
Volume No. 165
Pages 124 to 129
Being No. 3665
For the year 1961

DATED THE 2ND MAY, 1981

N.M.W.

B E T W E E N

SRIMATI PADMAVATI GOYAL

A N D

SRIMATI SACHITA DEVI

C O N V E Y A N C E



Mangil
for Registrar of Companies
at Calcutta, West Bengal
9. 5. 82

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu Mohan
DIRECTOR





अनुसूची 13-प्रकार संख्या
(नियम 8 देखिए)



झारखण्ड सरकार
GOVERNMENT OF JHARKHAND
योजना एवं विकास विभाग
(सांख्यिकी एवं मूल्यांकन निदेशालय)
DEPARTMENT OF PLANNING AND DEVELOPMENT
(DIRECTORATE OF STATISTICS AND EVALUATION)

मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

No. A 293476

(जन्म-मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा 12/17 तथा बिहार जन्म मृत्यु रजिस्ट्रीकरण नियमावली 1999 के नियम 8/13 के अंतर्गत जारी किया गया।)
(issued under Section 12/17 of Registration of Births and Deaths Act, 1969 and Rule 8/13 of the Bihar Registration of Births and Deaths Rules 1999)

यह प्रमाणित किया जाता है कि निम्नांकित सूचना मृत्यु के मूल अभिलेख से ली गई है जो कि (स्थानीय क्षेत्र).....तहसील/प्रखण्ड.....के रजिस्टर में उल्लिखित है।
जिला.....राज्य.....

This is to certify that the following information has been taken from the original record of death which is the register for (local area/local body).....of
tahsil/block.....RANCHI MUNICIPAL CORPORATION.....of
territory.....JHARKHAND.....of State/Union

नाम/Name.....SACHITA DEVI.....लिंग/Sex.....FEMALE.....
मृत्यु की तिथि / Date of Death.....Sun, 8 Nov, 2009.....मृत्यु का स्थान / Place of Death.....HOSPITAL/INSTITUTE
NAGARNAL MODI
पिता/पति का नाम / Name of Father/Husband.....LATE ADITYA NARAYAN SAHU.....SEWASADAN

मृतक का मृत्यु के समय का पता / Address of the deceased at the time of death:
.....RANCHI.....

पंजीकरण संख्या / Registration No.....3176.....पंजीकरण दिनांक / Date of Registration.....12/11/2009

टिप्पणी / Remarks (if any).....
दिनांक / Date of issue.....14/11/2009.....
प्राधिकारी के हस्ताक्षर / Signature of the issuing authority
प्राधिकारी का पता / Address of the issuing authority

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR



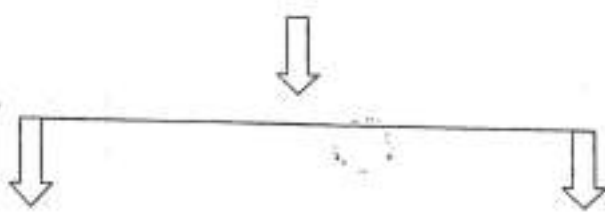
18762
RANCHI

We, SHYAM KISHORE PARSAD & RAJ KISHOR PARSAD, S/O Late Aditya Narayan Sahu, Resident of Besid Nucleus Mall Lane, Nagra Toil P.O-Lalpur P.S- Lalpur, District- Ranchi, Jharkhand, do hereby solemnly affirm o declare as follows :

1. That we are Indian citizen by birth and permanent resident of above mentioned address.
2. That Late Sachita Devi, W/O Late Aditya Naryan Sahu, D/o of Chedi Lal Azad Resident of Beside Nucleus Mall Lane, Nagra Toil P.O-Lalpur P.S- Lalpur, District- Ranchi, Jharkhand, was our Mother was died on 08 of November 2009.
3. That we are the only sons of Late Aditya Narayan Sahu and Late Sachita Devi.
4. That we are the only legal successors of all the movable/immovable properties of Late Aditya Narayan Sahu at Late Sachita Devi after their death.
5. Our current Genealogy is as per below:

LATE SACHITA DEVI
W/O Late Aditya Naryan Sahu
D/o of Chedi Lal Azad

11 DEC 2010



SHYAM KISHORE PARSAD
(S/o Late Aditya Naryan Sahu)

RAJ KISHOR PARSAD
(S/o Late Aditya Naryan Sahu)

6. That above made statement are true and correct, if it is found wrong, I will be fully responsible for the same. Sworn and signed on this the 4th Dec 20 at Ranchi.

The deponent who has been identified
By Sri K.R.
Advocate, Ranchi.



S.K. Prasad
Raj Kishor Parsad
DEPONENT

IDENTIFIED BY ME
4.12.10

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek more

DIRECTOR

C/S
26/6



Pre Registration Docket

Date :- 28-06-2021 01:22 pm

Office Name :- SRO - Ranchi
Token No:- 20210000060210

Appoinment :- 28-Jun-2021 Time:- 14:3

Article	Development Agreement
Pre Registration Date	28-Jun-2021
No. Of Pages	64
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,99,087.

Property Id: **535531**

Valuation No. : 714684 / 2021	:- 2021-2022	User Id : 3516	Date : 28-June-2021 13:23:PM
State : Jharkhand	District : Ranchi		Tahsil : Hehal
Land Type : Urban ✓	Corporation : Ranchi Municipal Corporation Misirgonda		Village/City : Misirgonda ✓
Misirgonda Word No 1 - Main Road			
Volume Number - 18 ✓			
Khata Number - 359 ✓			
Plot Number - 1827 ✓			
Page Number - 32			
Holding Number - 00100002822000Z0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	12.39 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.39 x 936275 = 11600447.25	₹1,16,00,447/-
A	Total		₹1,16,00,447/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,16,00,500/-
Total Amount in Words : One Crore Sixteen Lakhs Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1827/PART, West: KANKE ROAD, South: VILLAGE WAY, North: PART OF PLOT NO. 1827
Area	Land area : 12.39 Decimal
Other Description of the Property	Pin Code - 834008

For **PANCHRATNA PROMOTERS PRIVATE LIMITED**

Prabhu Mohan

DIRECTOR

Government/Market Value	11600447.25
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	-Mr. SHYAM KISHORE PRASAD, Address - NAGRA TOLI RANCHI- ,Father/Husband Name LATE ADITYA NARAYAN SAHU , PAN No.- ,Permission Case No.- , Aadhaar No. *****9046
	-Mr. RAJ KISHORE PRASAD, Address - NAGRA TOLI RANCHI- ,Father/Husband Name LATE ADITYA NARAYAN SAHU , PAN No.- ,Permission Case No.- , Aadhaar No. *****6417

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
--------------------	--

Property Id:53531		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,920
Total		1,920

Property Id:53531		
Fee Rule:Development Agreement		
1	M(b) Fee	150
2	l fee	5,000
3	PR	1
4	LL	3
5	E	2,000
6	A1	2,90,013
Total		2,97,167

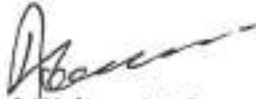
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

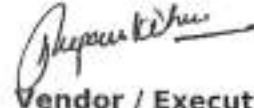
All the entries made, have been verified by me and are found same as the entries of the document presented.

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
Prateek More
Vendee / Claimant



Vendor / Executant

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



Document Registration Summary 1

Date :-28-Jun-2021

- Government/Market Value: ₹11600500/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 488076

Receipt Date : 28-06-2021

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1920
I fee	₹5000
M(b) Fee	₹150
LL	₹16
A1	₹290013
Stamp Duty	₹100

Total

₹296200

On Date 28-06-2021 Presented at SRO - Ranchi

Signature of Presenter:

SRO - Ranchi

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPrateekMoreAndPiyushMore	GRN Number : 2106155627 DEPT Transaction Id : b677ea29ab3e33a75d5c Transaction Type :	100
E	2000	2000	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2106155763 DEPT Transaction Id : 31fe3b77282321d4b585 Transaction Type :	2000
PR	1	1	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2106155763 DEPT Transaction Id : 31fe3b77282321d4b585 Transaction Type :	1
SP	1920	1920	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2106155763 DEPT Transaction Id : 31fe3b77282321d4b585 Transaction Type :	1920
I fee	5000	5000	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2106155763 DEPT Transaction Id : 31fe3b77282321d4b585 Transaction Type :	5000

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

M(b) Fee	150	150	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2106155763 DEPT Transaction Id : 31fe3b77282321d4b585 Transaction Type :	150
A1	290013	290013	0	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2106155763 DEPT Transaction Id : 31fe3b77282321d4b585 Transaction Type :	290013
LL	3	16	-13	GRAS	PanchratnaPromotersPrivateLimitedThroughItsDirectorPiyushMore	GRN Number : 2106155763 DEPT Transaction Id : 31fe3b77282321d4b585 Transaction Type :	16
Sub Total	299091	299200	-109				

Article : Development Agreement Number of Pages : 126

M/p
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
DIRECTOR





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000060210

Deed Type	Development Agreement
Number of Pages	128
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1920, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 290013, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.11600447/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Main Road, Misirgonda Word No 1 Property Boundaries :- East: PLOT NO. 1827/PART, West: KANKE ROAD, South: VILLAGE WAY, North: PART OF PLOT NO. 1827 Khata Number - 359Plot Number - 1827Volume Number - 18Page Number - 32Holding Number - 00100002822000Z0 Area Of Land :- 12.39 Decimal



RAJ KISHORE
PRASAD(Individual)

Sh./Smt.RAJ KISHORE PRASAD s/o/d/o/w/o LATE ADITYA NARAYAN SAHU has presented the document for registration in this office today dated :- 28-Jun-2021 Day :- Monday Time :- 15:36:50 PM






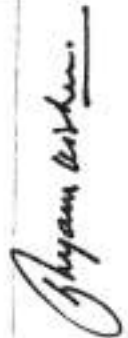
Party Name	Document Type	Document Number
RAJ KISHORE PRASAD	PAN/UID	654235106417

Sr.NO	Party Name and Address	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	RAJ KISHORE PRASAD Address1 - NAGRA TOLI RANCHI, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Raj Kishore Prasad Address:- , BESIDE RANCHI WOMENS COLLEGE ARTS BLOCK, , NAGRA TOLI POST, THANA- LALPUR, LALPUR, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:54			
2	SHYAM KISHORE PRASAD Address1 - NAGRA TOLI RANCHI, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Shyam Kishore Prasad Address:- , Near Hostel No- 3, , Nagra Toli,Circular Road, Ranchi, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:54			

For **PANCHRATNA PROMOTERS PRIVATE LIMITED**

Prateek Mune

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			




For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Identification:

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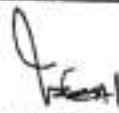
Sr.No	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL GOYAL S/o-D/o GANESH AGARWAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - . . . Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUNIL GOYAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - . . . Jharkhand			


 Signature of Operator



 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

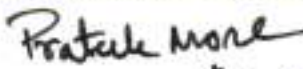
Above mentioned, (**RAJ KISHORE PRASAD , SHYAM KISHORE PRASAD**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SUNIL GOYAL**) Son/Daughter/Wife of (**GANESH AGARWAL**) resident of (**GOSHAI TOLI CHUTIA RANCHI**) and by occupation (**Business**).


 Signature of Registering Officer

Date:- 28-Jun-2021


 Seal and Signature of Registering Officer

For PANCHRATNA PROMOTERS PRIVATE LIMITED


 Prateek More

DIRECTOR



Token No.: 20210000060210

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 29-Jun-2021 by RAJ KISHORE PRASAD, S/O, D/O, W/O LATE ADITYA NARAYAN SAHU resident of NAGRA TOLL RANCHI .. This deed was registered as Document No:- 2021/RAN/3892/BK1/3475 in Book No :- BK1, Volume No :- 444 from Page No :- 1 to 128 at, office of SRO - Ranchi

Date:- 29-Jun-2021


Registering Officer



For PANCHBATNA PROMOTERS PRIVATE LIMITED

DIRECTOR