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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6e2885940b52b9057514

Receipt Date : 07-Apr-2022 12:13:22 pm

Receipt Amount : 100/- ✓

Amount In Words : One Hundred Rupees Only

Token Number : 20220000044578

Office Name : SRO - Ranchi

Document Type : Development Agreement

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

GRN Number : 2210727549



	<p>For Office Use :-</p> <p>जिस प्रकार की यह रसीद प्राप्त होगी, उसी प्रकार 1988 की धारा 47(1) के अन्तर्गत मुद्रांक शुल्क का भुगतान किया जा सकता है।</p> <p>07/04/2022</p> <p><i>Prateek More</i></p>	<p>For PANCHRATNA PROMOTERS PRIVATE LIMITED</p> <p><i>Prateek More</i></p> <p>07-04-2022</p> <p>For PANCHRATNA PROMOTERS PRIVATE LIMITED</p> <p><i>Piyush More</i></p>
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इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

का मूल्य
2,97,32,900/-

स्वाम्यः..... रूपये



मार्ग दर्शिका...
जम्मा... 1140938/-
... 07/12/22

Gilsh...
6/4/22

मुसल पशुपालन की...
एन खाशगहज...
बनितु एंस्ट बर...

DEVELOPMENT AGREEMENT

This agreement is made and entered on this the 06th day of April 2022.

BETWEEN

LALIT KUMAR JAIN (H.U.F), (PAN: AAAHL5066R) represented by its Karta Lalit Kumar Jain Date of Birth : 09.12.1951 (UID: XXXX XXXX 9866; PAN: ABVPJ9282F, MOB: 9334702827) son of Late Rai Bahadur Harak Chand Jain, Grand Son of Late Surajmull Jain, by faith - Hindu, by Caste - General, (Uncovered from CNT - ACT- 1908), by occupation - Professional Chartered Accountant, R/o A/4A, Belair, Main Road, District - Ranchi, Jharkhand, Indian Citizen 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 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:-

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

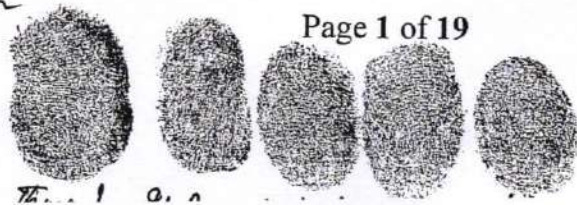
For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

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खाता...
का मिलाव किया द.न न...
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06/04/22



LANDOWNER- 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 15 kathas 09chhataks more or less equivalent to 11213 Sq. Ft. on M.S. Plot No.-1785, Sub Plot No. 1785/Cbearing Holding No.436, Ward No.III (Old) within Ranchi Municipal Corporation situated at Village – Hindpiri, P.S. – Hindpiri, 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.

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 69% 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

(Sd/-) Kameela Jha
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

(Sd/-) M. Jha
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DIRECTOR

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DIRECTOR

up area in the proposed building mentioned in the Schedule "B" below as agreed upon the Landowner and developer.

DEVELOPER'S SHARE – It shall mean 31% 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.

WHEREAS land being M.S. Plot No. 1785 Holding No. 49 of Ranchi Municipal Corporation situated at Village - Hindpiri, P.S. Hindpiri, Thana No. 209, District - Ranchi is recorded in the name of E Eye Railway EdeganExtention Min Janib Secretary Office Counsel.

AND WHEREAS aforementioned land which measures a total area 5.799 Acres of land was acquired by Prabodh Chandra Choudhary and Prabhat Chandra Choudhary by virtue of a registered Sale Deed No. 2155 dated 17.08.1934 executed by the then Secretary of State for India. The said deed is entered and registered in Book No. I, Volume No. 26, Pages 267 to 275 for the year 1934 in the office of the DSR Ranchi. The said property sold the same with Mokarari right to said to Prabodh Chandra Choudhary and Prabhat Chandra Choudhary subject to the payment of rent to the landlord at the rate of Rupees Three and annas eight per acres as stipulated by the Indenture dated 02.09.1918 and made between Maharaja PratapUdaiNathSahdeo the landlord of the one part and J.W.M. Hawas of the other part which is entered and registered in the Office of Sub Registrar, at Ranchi.

AND WHEREAS by a registered deed of Partition made on 02.12.1935 between Prabodh Chandra Choudhary and the said Prabhat Chandra Choudhury, the said Probodh Chandra Choudhury was allotted the plot and parcel of land marked as Sub Plot 'C' in the plan annexed to the said Deed of Partition, measuring about 4 bighas and 8 Kathas, be the same more or less, with the buildings and their appurtenances and fixtures standing thereon and the said Prabhat Chandra Choudhuri the brother of Shri Probodh Chandra Choudhuri was allotted the rest of the premises No. 57, Main Road,

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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06/04/22
D.R.
DIRECTOR

Ranchi i.e. two plots and parcels marked as Sub Plots 'A' and 'B' in the plan annexed to the said Deed of Partition, measuring respectively about 8 bighas and 12 Chattaks and 6 bighas 19 chattaks be the same more or less respectively.

AND WHEREAS by a Deed made on the 29.03.1941 between the said Probodh Chandra Choudhuri the said Prabhat Chandra Choudhuri, the said Prabhat Chandra Chaudhuri and Sachindra Nath Chaudhuri, the said Probodh Chandra Chudhuri declared that he was a benamindar of Sachindra Nath Choudhary and acted as agent and representative of said Sachindra Nath Chaudhuri in purchasing the premises No. 57, Main Road, Ranchi and that he only lent his name and that the consideration money for the said purchased was paid by the said Sachindra Nath Chaudhuri and Prabhat Chandra Chaudhuri out of their own earnings the letter being the real owners thereof.

AND WHEREAS by the said deed, the said Probodh Chandra Chudhuri disclaimed all rights, title, interest in respect of the said premises No. 57, Main Road, Ranchi.

AND WHEREAS in the said deed in consideration of the exchange by Prabhat Chandra Chaudhuri of the piece or parcel of land measuring approximately 4 Bighas 8 Kathas and 6 Chattaks being the back portion of the land marked as Sub Plot 'B' in the plan annexed to the Deed of Partition dated the 2nd December, 1935 and marked and bounded with violet border and by the letters HGFROK in the plan annexed to the said Registered Deed dated the 29th day of March 1941, the said Sachindra Nath Chaudhuri transferred land measuring 2 Bighas 11 Kathas and 3 Chattaks being portion of Sub Plot marked 'C' in the plan annexed to the Registered Deed of Partition dated the 02.12.1935 violet border and by the letters LMNR in the plan annexed to the said Registered Deed dated 29.03.1941.

AND WHEREAS in consideration of the above mentioned exchange by Sachindra Nath Chaudhuri the said Prabhat Chandra Chaudhury conveyedtransferred and assigned unto the said Sachindra Nath Chaudhuri 4 Bighas 8 Kathas and 6 Chattaks of land more or less being the back portion of Sub Plot marked 'B' in the registered deed of partition dated 02.12.1935 in the registered deed dated 23.03.1941.

AND WHEREAS said Sachindra Nath Chaudhuri son of Shri Prabodh Chandra Chaudhuri sold the land measuring 6 Bighas 5 Kathas 3 Chhatak being portion of Plot

For PANCHRATNA PROMOTORS PRIVATE LIMITED

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No. 1785 to Harak Chand Jain, Tara Chand Jain, Gyan Chand Jain and Prakash Chand Jain sons of Shri Surajmull Jain vide Sale Deed no. 1150 dated 14.02.1959.

AND WHEREAS LAIT KUMAR JAIN, AHOK KUMAR JAIN and ANIL KUMAR JAIN filed a mutation case No. 16R27/1971-72 dated 10.07.1972 in the court of circle officer town anchal Ranchi and through Degree LALIT KUMAR JAIN became the owner of 1/3 of 52 Decimals equivalent to 17.40 Decimals in M.S. Plot No. 1785.

AND WHEREAS Lalit Kumar Jain S/o Late Harak Chand Jain was in absolute possession and ownership over the land of Plot No. 1785 measuring 87 Kari equivalent to 8.70 Decimals by virtue of Succession and got his name mutated in Town Anchal, Ranchi vide Mutation Case No. 1420R27 - 1975/76 dated 12.02.1976, an up to date rent receipt was issued in his name bearing Page No.325, Vol No. I, Receipt No. 0450040818 dated 21.08.2021.

AND WHEREAS as per deed of partition dated 05.04.2011, Schedule 02 Point No. 03 Page No. 11, LALIT KUMAR JAIN became the absolute owner and titled and possession over an area of 15 kathas 09 chhataks more or less equivalent to 11213 Sq. Ft. on M.S. Plot No.-1785, Sub Plot No. 1785/C bearing Holding No.436, Ward No.III (Old) within Ranchi Municipal Corporation situated at Village = Hindpiri, P.S. - Hindpiri, District - Ranchi, State - Jharkhand.

AND WHEREAS Lalit Kumar Jain also got his name mutated in Town Anchal, Ranchi for land measuring 17.36 Decimals vide Mutation Case No.1626-R27/2021-2022 dated 21.03.2022 and the same is entered in Register II, Volume No. 9, Page No. 5 and an up to date Rent Receipt No. 0157228671 dated 22.03.2022 for the year 2021-22 is issued in his name he also got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0270003089000Z0 within ward No. 23 of Ranchi Municipal Corporation, Ranchi and coming in peaceful possession over the said land as absolute owner.

WHEREAS the landowner is therefore the absolute owner over the said land measuring 87 Kari equivalent to 8.70 Decimals (Mutation Case No. 1420R27 - 1975/76 dated 12.02.1976) and land measuring 17.36 Decimals (Mutation Case No.1626-R27/2021-2022 dated 21.03.2022), **TOTAL LAND MEASURING 26.06**

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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

Prateek More
DIRECTOR

DECIMALS equivalent to 15 KATHAS 09 CHHATAKS MORE OR LESS on M.S. Plot No.-1785, Sub Plot No. 1785/Cbearing Holding No.436, Ward No.III (Old) within Ranchi Municipal Corporation situated at Village – Hindpiri, P.S. – Hindpiri, District – Ranchi, State – Jharkhand

AND WHEREAS the landowner 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, dept, 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 is 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 landowner 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., Ranchior any other authority which is required for the same and in lieu of the land the Landowner wanted entitlement for 69% 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 Buildingover the Schedule "A" land as per plan map sanctioned by the competent authority of R.M.C., Ranchi, Jharkhandor any other authority which is required for the sameand 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 Landowner 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 Landowner shall hand over the said land,

For PANCHRATNA PROMOTORS PRIVATE LIMITED

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DIRECTOR
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For PANCHRATNA PROMOTORS PRIVATE LIMITED

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Pratibha Mune
DIRECTOR

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 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 Landowner 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 Landowner 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 Landowner 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

For PANCHRATNA PROMOTORS PRIVATE LIMITED

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For PANCHRATNA PROMOTORS PRIVATE LIMITED

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v.r.
DIRECTOR

portions such as common part will be the same ratio (i.e. 69% Land Owner's share and 31% Developer's share) and the roof right will also be the same ratio (i.e. 69% Land Owner's share and 31% Developer's share) except the area of common usage such as Head room, Water tanks, Dish Antennas, etc.

- 2.B. That the Developer has paid a sum of Rs. 1,00,000/- (Rupees One Lakhs Only) through HDFC Bank Cheque No. 001222 dated 13.08.2021 as refundable Interest free amount. The same shall be refunded by the Landowner before taking possession over their share.
3. That the Landowner 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. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowner 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.
6. 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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratule Mune
DIRECTOR

- 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 Landowner and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Landowner 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 Landowner 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 Landowner 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 Landowner and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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payment of consumption charge calculated by the Developer and the Landowner will enjoy all relevant facilities.

7. 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.
8. The Landowner hereby covenant with the Developer as follows:-
 - A. That the property is free hold and the Landowner 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 Landowner 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 Landowner 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.
 - 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.

For PANCHRATNA PROMOTORS PRIVATE LIMITED

Pratule More
DIRECTOR
06/04/22

For PANCHRATNA PROMOTORS PRIVATE LIMITED

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DIRECTOR

- E. That apart from the Landowner 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 Landowner 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.
9. 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 Landowner 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 Landowner against any claim, action or proceeding which may be brought, or taken against the Landowner 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 Landowner against any claim, compensation, action or proceedings which may brought or taken against the Landowner 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 LANDOWNER 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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR
06/04/22

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Rajiv M
DIRECTOR
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Prateek More
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DIRECTOR

DIRECTOR

10. That the Landowner 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.
11. 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.
12. That likewise the landowner 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 landowner shall have also right to deliver possession of such vended unit (s) to the purchaser (s), transferee (s).
13. That the landowner, 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.
14. 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. 69% of the total charges will be paid by the Landowner or their tenants/purchasers and 31% of the total charges will be paid by the Developer or his tenants/purchasers.

15. **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 Landowner allocation and the Developer allocation shares.

(A-1-15 Keme) 17
06/04/22

For PANCHRATNA PROMOTORS PRIVATE LIMITED

Prateek More
v. DIRECTOR
06/04/22

For PANCHRATNA PROMOTORS PRIVATE LIMITED

Prateek More
v. DIRECTOR
06/04/22

Prateek More
v.

DIRECTOR

16. **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 Landowner 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.

17. That the LANDOWNER agrees that if 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 LANDOWNER 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.

18. The name of the Commercial Building shall be "PANCHRATNA R.S. TOWER".

19. 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 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"

The total land measuring more or less **26.06 DECIMALS** equivalent to **15 KATHAS 09 CHHATAKS MORE OR LESS** on M.S. Plot No.-1785, Sub Plot No. 1785/C bearing Holding No.436, Ward No.III (Old) within Ranchi Municipal Corporation situated at Village - Hindpiri, P.S. - Hindpiri, District - Ranchi, State - Jharkhand, butted and bounded as follows:-

Prateek More
06/04/22

Prateek More
r.

For PANCHRATNA PROMOTORS PRIVATE LIMITED

Prateek More
r. DIRECTOR
06/04/22

For PANCHRATNA PROMOTORS PRIVATE LIMITED

Prateek More
r. DIRECTOR
06/04/22

North : Plot No.1785 (Part);
 South : 30 Ft wide Private Road;
 East : 30 Ft. wide Private Road;
 West : Plot No.1785/B.

SCHEDULE- "B"

LANDOWNER'S SHARE:-

That in lieu of the land provided by the Landowner to the Developer for constructing the Multi-storied Building, the Developer shall give **69% constructed super built-up area** on each floor of the proposed commercial building to the Landowner 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. 69% Landowner share and 31% 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. 69% Landowner share and 31% Developer's share).

LANDOWNERS SHARE		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
GROUND	G02	3276
FIRST	102	3204
SECOND	202	4121
THIRD	301	5492
FIFTH	501	5598
TOTAL		21691
Along with 18 Car parking in the basement floor, few two wheeler parking and undivided proportionate share of land 7697 Sq. Ft. more or less.		

SCHEDULE- "C"

DEVELOPER'S SHARE:-

It shall mean 31% 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. 69% Land Owner's share and 31% Developer's share). Parking will be divided in same ratio between the Landowner & the Developer.(i.e. 69% Landowner share and 31% Developer's share).

Prateek More
06/04/22

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR
06/04/22

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR
06/04/22

DEVELOPERS SHARE		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
GROUND	G01	1472
FIRST	101	1440
SECOND	201	1400
FOURTH	401	5598
TOTAL		9910

Along with 8 Car parking in the basement floor, few two wheeler parking and undivided proportionate share of land 3516 Sq. Ft. more or less.

The government value of the above land is 2,97,32,900/- (Rupees Two Crore Ninety Seven Lakhs Thirty Two Thousand Nine Hundred only).

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, Hiralal etc.) & 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

Prateek Kumar Jain
06.04.2022

Page 15 of 19
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar
"r"

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar
"r" DIRECTOR
06/04/22

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar
"r" DIRECTOR
06/04/22

		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.
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 standardRRDA/ RMC norms.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratule More
2nd DIRECTOR
06/04/22

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratule More
2nd DIRECTOR
06/04/22

(Pratule More)
06/04/22

Pratule More
2nd

- 03 Phase Electric meters installation & charges on actual basis or connection to be arranged by developer, cost to be borne by both the Landowner 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 landowner and Developers and both the parties will abide by all the rules and regulation of the act.

That Landowner 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).

For PANCHRATNA PROMOTORS PRIVATE LIMITED

Pratibha More
r.r. DIRECTOR
06/04/22

For PANCHRATNA PROMOTORS PRIVATE LIMITED


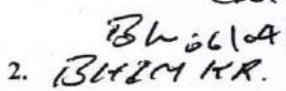
Pratibha More
r.r. DIRECTOR
06/04/22


Pratibha More
06/04/22

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.


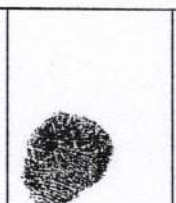



Signed, Sealed and Delivered at Ranchi in presence of:

WITNESS:

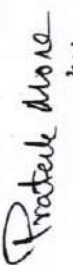
1.  06/04/2022
Sunil Kumar
S/O of Anand Kumar
Chitra.
2.  06/04/22
P.N. BORA
S/O, Turkeswar Id.
A.F.: P.N. BORA
Company
Lalpur, Ranchi


06/04/22

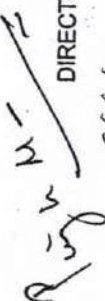
LALIT KUMAR JAIN 'HUF'

				
Little	Ring	Middle	Index	Thumb

For PANCHRATNA PROMOTERS PRIVATE LIMITED


Prateek More
DIRECTOR
06/04/22

For PANCHRATNA PROMOTERS PRIVATE LIMITED


Prateek More
DIRECTOR
06/04/22



VILLAGE - HINDPURI

THANA - HINDPURI

DIST - RANCHI, WARD NO - III

M.S. PLOT NO - 1785

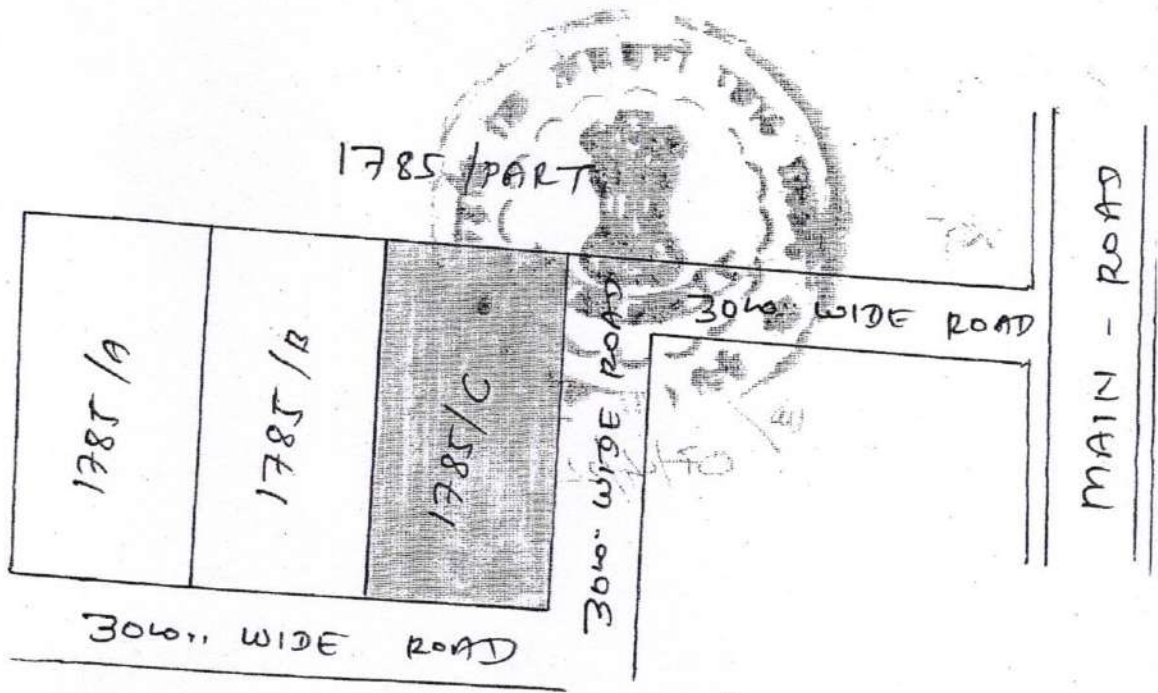
SUB PLOT NO - 1785/C

SHOWN IN RED WAY

AREA

A-366

D-26.06



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

06-04-2022

For PANCHRATNA PROMOTERS PRIVATE LIMITED

P Singh

DIRECTOR

06.04.2022

Col R

Rajni Kumar Jais

06.04.2022

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



Pre Registration Docket

Date :- 07-04-2022 12:54 pm

Office Name :- SRO - Ranchi
Token No:- 20220000044578

Appoinment :- 07-Apr-2022 Time:- 13:24

Article	Development Agreement
Pre Registration Date	06-Apr-2022
No. Of Pages	94
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 7,48,147.

Property Id: **715891**

Valuation No. : 964256 / 2022	:- 2022-2023	User Id : 3516	Date : 07-April-2022 12:59:PM
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hindpiri	Village/City : Hindpiri	
Hindpiri Word No 27 - Other Road			
Volume Number - 19			
Page Number - 325 5			
Holding Number - 0270003089000Z0			
Khata Number - 00			
Plot Number - 1785			
Valuation Rule : Commercial land			
Property Details			
1	Land area	26.06 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 26.06 x 1140938=29732844.28	₹2,97,32,844/-
A	Total		₹2,97,32,844/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,97,32,900/-
Total Amount in Words : Two Crore Ninety Seven Lakhs Thirty Two Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE PRIVATE ROAD, West: PLOT NO. 1785/B, South: 30 FEET WIDE PRIVATE ROAD, North: PLOT NO. 1785/PART
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More

1 / 3
DIRECTOR

Area	Land area : 26.06 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	29732844.28
Transaction Amount	-

CLAIMANT	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED 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
	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED 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
EXECUTANTS	-Mr. LALIT KUMAR JAIN HUF REPRESENTED BY ITS KARTA LALIT KUMAR JAIN, Address - A/4A BELAIR MAIN ROAD RANCHI- Father/Husband Name LATE RAI BAHADUR HARAK CHAND JAIN , PAN No.- ,Permission Case No.- , Aadhaar No. *****9866

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	2,820
Total		2,820

Fee Rule:Development Agreement		
1	A1	7,43,323
2	E	2,000
3	LL	3
4	PR	1
Total		7,45,327

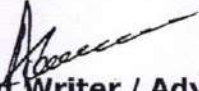
All the entries made, have been verified by me and are found same as the entries of the document presented.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
Vr

DIRECTOR

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

BT-F Kumar Joshi

Vendor / Executant

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

v.r.

DIRECTOR



Document Registration Summary 1

Date :-07-Apr-2022

- Government/Market Value: ₹29732900/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 07-04-2022 Presented at SRO - Ranchi
Signature of Presenter

Satish Kumar Jain
SRO - Ranchi

Receipt : 633557

Receipt Date : 07-04-2022

Presenter Name : -

E	₹2000
PR	₹1
SP	₹2820
LL	₹56
A1	₹743323
Stamp Duty	₹100

Total	₹748300
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Payment lead	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.
Stamp Duty	4	100	-96	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMore	GRN Number : 2210727549 DEPT Transaction Id : 6e2885940b52b905751 Transaction Type :
E	2000	2000	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2210727766 DEPT Transaction Id : 1630a3592ad25c3941f Transaction Type :
PR	1	1	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2210727766 DEPT Transaction Id : 1630a3592ad25c3941f Transaction Type :
SP	2820	2820	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2210727766 DEPT Transaction Id : 1630a3592ad25c3941f Transaction Type :
A1	743323	743323	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2210727766 DEPT Transaction Id : 1630a3592ad25c3941f Transaction Type :
LL	3	56	-53	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2210727766 DEPT Transaction Id : 1630a3592ad25c3941f Transaction Type :

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Prateek More
21.5

DIRECTOR
1/2

Sub Total	748151	748300	-149	
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Article : Development Agreement Number of Pages : 188

MIS

Signature of Operator

At MS Rana

Signature of Head Clerk

W

Signature of Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000044578

Deed Type	Development Agreement
Number of Pages	188
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2820, A1 :- Rs. 743323, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.29732844/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hindpiri Location :- Other Road, Hindpiri Word No 27 Property Boundaries :- East: 30 FEET WIDE PRIVATE ROAD, West: PLOT NO. 1785/B, South: 30 FEET WIDE PRIVATE ROAD, North: PLOT NO: 1785/PART Volume Number - 1 9Page Number - 325 5Holding Number - 0270003089000Z0Khata Number - 00Plot Number - 1785 Area Of Land :- 26.06 Decimal





Sh./Smt.LALIT KUMAR JAIN HUF REPRESENTED BY ITS KARTA
LALIT KUMAR JAIN s/o/d/o/w/o LATE RAI BAHADUR HARAK CHAND
JAIN has presented the document for registration in this office
today dated :- 07-Apr-2022 Day :- Thursday Time :- 14:56:13 PM



LALIT KUMAR JAIN HUF
REPRESENTED BY ITS
KARTA LALIT KUMAR
JAIN(Individual)

Party Name	Document Type	Document Number
LALIT KUMAR JAIN HUF REPRESENTED BY ITS KARTA LALIT KUMAR JAIN	PAN/UID	988537429866



Party Name and Sr.NO Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Finger Print	Signature
						Party_Photo For PANCHRATNA PROMOTERS PRIVATE LIMITED

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	LALIT KUMAR JAIN HUF REPRESENTED BY ITS KARTA LALIT KUMAR JAIN Address1 - A/4A BELAIR MAIN ROAD RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	LALIT KUMAR JAIN Address:- Flat No.- 4A, A Block, Belair Apartment, , Jokhiram Durgadutt Lane, Main Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:70			<i>Lalit Kumar Jain</i>
2	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED 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			<i>Piyush More</i>



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush 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 REPRESENTED 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:35			<i>Prateek More</i>

Identification:

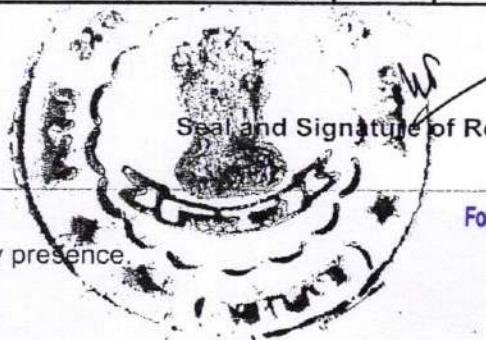
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL GOYAL S/o-D/o GANESH AGARWAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - , , , Jharkhand PAN No.:			<i>[Signature]</i>

Witness:

/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 *[Signature]*



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

Above mentioned, (**LALIT KUMAR JAIN HUF REPRESENTED BY ITS KARTA LALIT KUMAR JAIN**), 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 (**GOSHAJ TOLI CHUTIA RANCHI**) and by occupation (**Business**).

WS

Signature of Registering Officer

Date:- 07-Apr-2022

WS

Seal and Signature of Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Token No.: 20220000044578

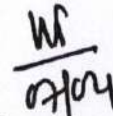
CERTIFICATE

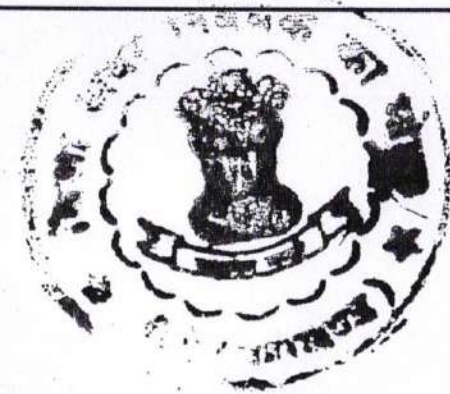
Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **07-Apr-2022** by **LALIT KUMAR JAIN HUF REPRESENTED BY ITS KARTA LALIT KUMAR JAIN, S/O, D/O, W/O LATE RAI BAHADUR HARAK CHAND JAIN** resident of A/4A BELAIR MAIN ROAD RANCHI ,.

This deed was registered as Document No:- **2022/RAN/2682/BK1/2370** in Book No :- **BK1**, Volume No :- 316 from Page No :- 265 to 452 at, office of **SRO - Ranchi**

Date:- **07-Apr-2022**


Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Kradul Mani

DIRECTOR