

Development Agreement
 सम्पत्ति का मूल्य
 मुद्रांक - 500 /-
 T.D.S. - 19/11



मार्ग दर्शिका पंजी से विनिर्दिष्ट
 जमीन का दर/डी. 1199722/Comm
 व. कमान का दर/वर्ग फीट
 प. कमान का दर/वर्ग फीट 19/11/22
 प्लॉट का दर/वर्ग फीट



प्राप्त पशुपालन वी. सुविधा
 एवं खाद्यमूल्य लीज की सूची में
 वर्णित शर्त दर्ज नहीं है।

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on 19th day of November, 2022 at Ranchi;

BY

- (1) **SHRI GHANSHYAM RAJGARIAH** (UID- XXXX-XXXX-0549, PAN-ADZPR1208H), Son of Late Durga Prasad Rajgariah, resident of Flat No. 1E, Block -C, Spring Valley Phase II, Lalpur, Ranchi; and by Profession - C.A.
- (2) **SHRI ASHOK KUMAR RAJGARHIA** (UID- XXXX-XXXX-3066, PAN-ABQPR7180K), Son of Late Sanwar Mull Rajgariah, resident of Albert Ekka Chowk, Main Road, Ranchi ; and
- (3) **SHRI ANIL KUMAR RAJGARIAH** (UID- XXXX-XXXX-0747, PAN-ABOPR0243H), Son of Late Shravan Kumar Rajgariah, resident of Flat No. 3D, Block - D, Spring Valley Phase II, Lalpur, Ranchi; and

PRARTHANA CREATIONS PVT. LTD.

19/11/22 DIRECTOR

19-11-22
 विक्रम कुमार राजगरीह

श्री अजय कुमार राजगरीह
 Anil K. Rajgariah

Mansi Rajgariah
 मंशा राजगरीह 19/11/22

यैर मजसुबा श्रीविक्रम सुबि से
 खाता... कोट 2058
 का निशान है व दर्ज नहीं है।

विकास कुमार राजगरीह
 Manoj Kumar Rajgariah
 विकास राजगरीह
 विकास कुमार राजगरीह

पुनर्जन वन भूमि
 में दर्ज नहीं है।
 19/11

19/11/22

Anil Kumar Rajgariah,
 19-11-2022

19-11-2022



CS Rajgariah
19-11-2022



19/11/2022 ————— 10/01

Ghanshyam Rajgariah

late D. R. Rajgariah

Calpur Ranchi

Business / Probate / CA

(Signature)

19/11/2022

[Handwritten signature]

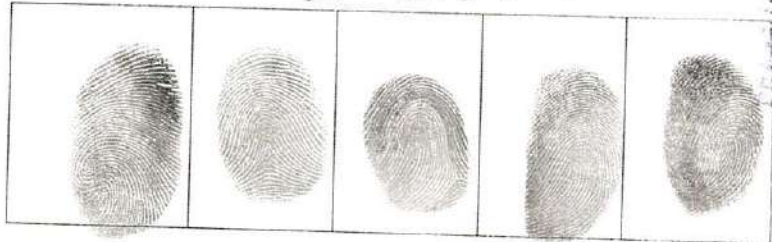
19-11-2022



Left Thumb Left Index Left Middle Left Ring Left Little

Anil K. Rajgariah

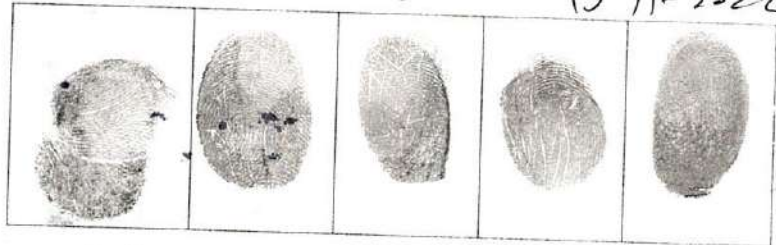
19-11-2022



Left Thumb Left Index Left Middle Left Ring Left Little

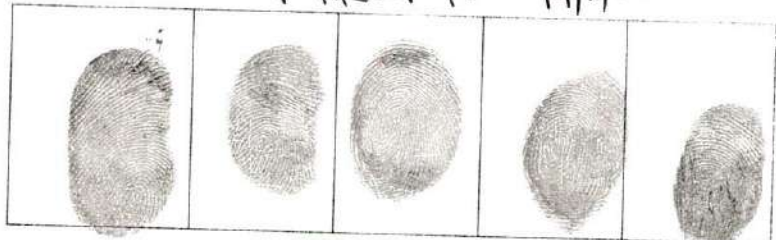
Arun Kumar Rajgariah

19-11-2022



Left Thumb Left Index Left Middle Left Ring Left Little

Muni Rajgariah
19/11/22



Left Thumb Left Index Left Middle Left Ring Left Little

PRAARTHANA CREATIONS PVT. LTD.
Vice Mr
19/11/22
DIRECTOR

6



Manoj Kumar Mishra
19-11-2022



Left Thumb Left Index Left Middle Left Ring Left Little

7



Dinesh Kumar Singh
19-11-2022

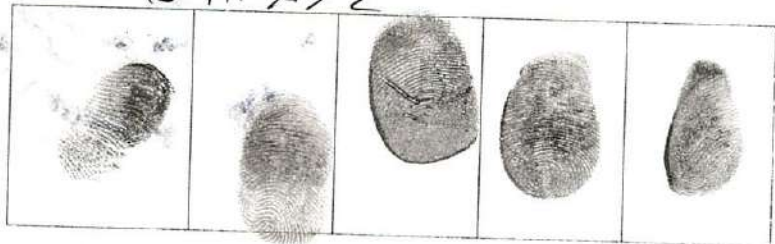


Left Thumb Left Index Left Middle Left Ring Left Little

8



Mahesh Bahadur Singh
19-11-2022



Left Thumb Left Index Left Middle Left Ring Left Little

9



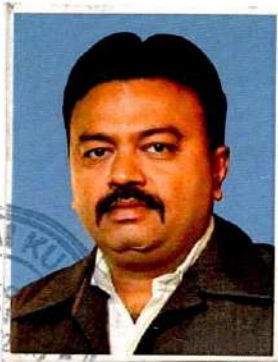
Rajan Kumar Singh
19-11-2022



Left Thumb Left Index Left Middle Left Ring Left Little

Ujjwal Kumar DIRECTOR
19/11/22

(1)



गौतम कुमार खन्ना
12-11-2022



Left Thumb Left Index Left Middle Left Ring Left Little

PRARTHANA CREATIONS PVT. LTD

19/11/22

DIRECTOR

(11)



गौतम कुमार खन्ना
12-11-2022

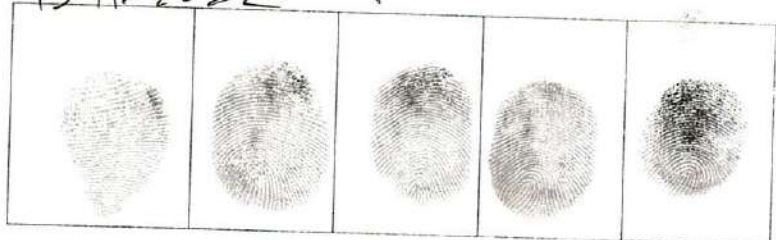


Left Thumb Left Index Left Middle Left Ring Left Little

(12)



गौतम कुमार खन्ना
12-11-2022



Left Thumb Left Index Left Middle Left Ring Left Little

- (4) **SHRI ARUN KUMAR RAJGARIAH** (UID- XXXX-XXXX-2206, PAN-ABQPR7165J), Son of Late Sanwar Mull Rajgariah, resident of Albert Ekka Chowk, Main Road, Ranchi; and
- (5) **SHRI MURARI LAL RAJGARIAH** (UID- XXXX-XXXX-3251, PAN-AAUPR7107D), Son of Late Sanwar Mull Rajgariah, resident of Flat No. 2D, Block -D Spring Valley Phase II, Lalpur, Ranchi ; and
- (6) **SHRI MANOJ KUMAR RAJGARIAH** (UID- XXXX-XXXX-2413, PAN-AAUPR7106C), Son of Late Sanwar Mull Rajgariah, resident of Albert Ekka Chowk, Main Road, Ranchi ; and
- (7) **SHRI DINESH KUMAR RAJGARIA** (UID- XXXX-XXXX-8881, PAN-ABQPR7178D), Son of Late Jugal Kishore Rajgaria, resident of Albert Ekka Chowk, Main Road, Ranchi ; and
- (8) **SHRI MAHESH RAJGARIA** (UID- XXXX-XXXX-5636, PAN-AKMPR2468K), Son of Late Jugal Kishore Rajgaria, resident of Albert Ekka Chowk, Main Road, Ranchi ; and
- (9) **SHRI SANJAY KUMAR RAJGARIA** (UID- XXXX-XXXX-8158, PAN-ADZPR1248R), Son of Late Balgovind-Prasad Rajgaria, resident of Albert Ekka Chowk, Main Road, Ranchi ; and
- (10) **SHRI VIKASH KUMAR RAJGARIA** (UID- XXXX-XXXX-1268, PAN-ACPPR8129L), Son of Late Raj Kishore Rajgaria, resident of Albert Ekka Chowk, Main Road, Ranchi ; and
- (11) **SHRI KRISHNA KUMAR RAJGARIA** (UID- XXXX-XXXX-5170, PAN-AECPR1100C), Son of Late Vinod Kumar Rajgariah, resident of Albert Ekka Chowk, Main Road, Ranchi ; and
- (12) **SHRI VIJAY RAJGARIA** (UID- XXXX-XXXX-3059, PAN-AECPR1113D), Son of Late Vinod Kumar Rajgaria, resident of Albert Ekka Chowk, Main Road, Ranchi ;

G. S. Singh
 19/11/22
 Prarthana Creations Pvt. Ltd.
 19/11/22

::5::

Manoj Kumar Rajgaria
 19/11/22
 Son Kumar Rajgaria

Anil K. Rajgaria
 19/11/22

[All by Caste General (Unaffected by CNT Act) hereinafter jointly called the **LAND OWNERS** for the sake of brevity, which expression shall unless excluded or repugnant to the subject or context mean and include their legal heirs, successors, executors, legal representatives, administrators, and assigns] of the **ONE PART**;

AND

PRARTHANA CREATIONS PRIVATE LIMITED, a Company Incorporated under the Indian Companies Act, 1956, having its registered Office at 601, Modi Heights Phase II, Opposite All India Radia, Ratu Road, Ranchi-834001, Jharkhand, represented through one its Directors **SHRI VIKASH MODI**, son of Ravindra Modi, both by Faith Hindu, by Caste General Caste (unaffected By CNT Act, 1908), by Occupation Business, resident of Nand Kanan, Lake Avenue, Kanke road, District Ranchi, State Jharkhand [hereinafter called **THE DEVELOPER** which expression shall unless excluded or repugnant to the subject or context mean and include his legal heirs, successors, executors, legal representatives, administrators, and assigns] of the **SECOND PART**;

UID: XXXX-XXXX-0256

PAN: AAECR0074J

Mob. 9934300551

AND

(1) **SMT. MEERA DEVI RAJGARIA** [UID- XXXX-XXXX-0206] wife of Late Jugal Kishore Rajgaria and (2) **SMT. SUSHILA DEVI RAJGARIA** [UID- XXXX-XXXX-0143] wife of Late Binod Kumar Rajgaria both residents of Albert Ekka Chowk, Main Road, Ranchi hereinafter jointly called the **CONFIRMING PARTY** for the sake of brevity, which expression shall unless excluded or repugnant to the subject or context mean and include their legal heirs, successors, executors, legal representatives, administrators, and assigns] of the **THIRD PART**.

WHEREAS the land under M.S. Plot No. 2058 measuring an area 10.7 Decimals (107 Kari) situated at Village - Chadri, Thana No. 199, District - Ranchi stands recorded at Municipal Record of Rights in the name of Ramrikh Das son of Mangal Chand Ranchi.

AND WHEREAS the legal heir of Khatiyani Raiyat namely Mamraj Marwari Son of Babu Ramrikh Das sold a double storied house along with land under M.S. Plot No.

Handwritten notes and signatures:
Mamraj Marwari
Son of Babu Ramrikh Das
M.S. Plot No. 2058
Ranchi
Mamraj Marwari
11/11/22

PRARTHANA CREATIONS PVT. LTD

11/11/22
19/11/22
DIRECTOR

Handwritten signature

Handwritten notes:
Gopabandhu
Ranchi
11/11/22

2058, situated at Village - Chadri, Thana No. 199, District - Ranchi to Smt. Basanti Devi Rajgariah wife of Mamraj Rajgariah vide Regd. Sale Deed No. 2962 dated 12.11.1937, registered before the Sub Registrar Ranchi and which is entered in Book No. 1, Volume No. 40, Pages 276 to 282, for the year 1937.

AND WHEREAS, Basanti Devi Rajgariah widow of Late Mamraj Rajgariah later sold the land under M.S. Plot No. 2058, measuring an area 4 Katha along with double storied house having Holding No. 829, New Holding No. 817, situated at Village - Chadri, Thana No. 199, District Ranchi to (1) Smt. Leela Devi Rajgariah wife of Shri Sawal Mull Rajgariah (2) Smt. Charpa Devi Rajgariah wife of Shri Jagmohan Prasad Rajgariah and (3) Smt. Dropadi Devi Rajgariah wife of Shri Durga Prasad Rajgariah vide Regd. Sale Deed No. 4182 Dated 20.06.1962 registered before the District Sub Registrar, Ranchi.

AND WHEREAS Basanti Devi Rajgariah widow of Late Mamraj Rajgariah also sold house structure along with land measuring and area 2 Katha 14.5 Chhathak under M.S. Plot No. 2058, situated at Village - Chadri, Thana No. 199, District - Ranchi to Shiv Prasad Rajgariah son of Late Mamraj Rajgariah vide Regd. Sale Deed No. 4183 dated 20.06.1962, registered before the District Sub Registrar, Ranchi and which is entered in Book I, Volume 33, Pages 234 to 246 in the year 1962.

AND WHEREAS Shiv Prasad Rajgariah died leaving behind his four sons namely (1) Jugal Kishore Rajgariah (2) Bal Govind Prasad Rajgariah (3) Raj Kishore Rajgariah and (4) Vinod Kumar Rajgariah as his legal heirs and successors who inherited the aforesaid land in question.

AND WHEREAS Jugal Kishore also died leaving behind his widow Mira Rajgariah and two sons namely (1) Dinesh Kumar and (2) Mahesh Kumar as his legal heirs and successors who inherited the aforesaid land in question. Thereafter Bal Govind Prasad also died his widow Anandi Devi Rajgariah and one son namely Sanjay Kumar as his legal heir and successor who inherited the aforesaid land in question.

AND WHEREAS Raj Kishore Rajgariah also died leaving behind his widow Vimla Devi and one son namely Vikash Kumar as his legal heir and successor who inherited the aforesaid land in question. Thereafter Vinod Kumar Rajgariah also died leaving behind his widow Sushila Devi and one son namely (1) Krishna Kumar and

PRARTHANA CREATIONS PVT. L

11/11/22
19/11/22
DIRECTOR

Mansu
19/11/22
21/11/22
23/11/22

Amn Kumar Rajgariah
Anil K. Rajgariah
Mamraj Rajgariah
19/11/22

(2) Vijay Kumar Rajgariah as his legal heirs and successors who inherited the aforesaid land in question.

AND WHEREAS Leela Devi Rajgariah and her husband Sawar Mull Rajgariah died leaving behind her (1) Ashok Kumar Rajgariah (2) Sharwan Kumar Rajgariah (3) Arun Kumar Rajgariah (4) Murari Lal Rajgariah and (5) Manoj Kumar Rajgariah as their legal heirs and successors who inherited the aforesaid land in question.

AND WHEREAS Champa Devi Rajgariah and her husband Jagmohan Prasad Rajgariah both died issueless.

AND WHEREAS (1) Dropadi Devi Rajgariah wife of Durga Prasad Rajgariah (2) Ghanshyam Rajgariah son of Jagmohan Prasad Rajgariah, (3) Ashok Kumar Rajgariah (4) Shrawan Kumar Rajgrhia (5) Arun Kumar Rajgariah (6) Murari Lal Rajgariah (7) Manoj Kumar Rajgariah all sons of Late Sawar Mull Rajgariah got the rent fixed in their names vide Rent Fixation Case No. 124R8II/2014-15 and started paying rent to the State. Rent Receipt No. 0755358540 dated 16.02.2021 stands issued in their names. Their names recorded in online Register II in Volume No. 5, Page No. 39.

AND WHEREAS (1) Meera Devi wife of Late Jugal Kishore Rajgariah (2) Dinesh Kumar son of Late Jugal Kishore Rajgariah (3) Mahesh Kumar son of Late Jugal Kishore Rajgariah (4) Anandi Devi wife of Late Bal Govind Prasad Rajgariah (4) Sanjay Kumar son of Late Bal Govind Prasad Rajgariah (5) Vimla Devi Rajgariah wife of Late Raj Kishore Rajgariah (6) Vikash Kumar son of Late Raj Kishore Rajgariah (7) Sushila Devi Rajgariah wife of Late Vinod Kumar Rajgariah (8) Krishna Kumar son of Late Vinod Kumar Rajgariah and (9) Vijay Rajgariah jointly got the rent fixed in their names vide Rent Fixation Case No. 123R8II/2014-15 and started paying rent to the State. Rent Receipt No. 0605436220 dated 12.02.2021 stands issued in their names. Their names recorded in online Register II in Volume No. 5, Page No. 38.

AND WHEREAS Meera Devi Rajgarhia wife of Late Jugal Kishore Rajgarhia and Smt. Sushila Devi Rajgarhia wife of Late Binod Kumar Rajgarhia have denied to take any share and have further requested to allot their share to their sons. Therefore the share of Meera Devi Rajgarhia has been allocated to her sons (1) Shri Dinesh

PRARTHANA CREATIONS PVT. LT.
V. Kanwar
19/11/22
DIRECTOR

Ashok

Case registered.
12/5/2021
19/11/22

Arun Kumar Rajgariah
19/11/22

Munir Kumar Mishra
19/11/22

Shri Dinesh Kumar
19/11/22

Munir Rajgariah
19/11/22

1.8 BUILDER'S ALLOCATION shall mean 30% (Thirty Percent) of the total constructed commercial area as shown in yellow color in the annexed map together with the right over the common facilities and amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the entire roof's 30% area which will be applicable and enforceable under the law shall be that of the Builder's share.

1.9 CARPET AREA shall mean the net usable floor area of Shop/Commercial Unit excluding the areas covered by the external walls the common areas and, exclusive of any balcony/varandah/open terrace areas attached to the Shop/Commercial Unit but including the area covered by the internal partition walls of the Shop/Commercial Space.

1.10 SUPER BUILT-UP AREA shall mean the area of the Shop/Commercial Unit which include the Carpet area, open area, external walls of the Shop/Commercial Unit and the proportionate area the common area.

1.12 The constructed - multistoried building shall be named as, "Prarthana....."

ARTICLE-II : COMMENCEMENT

This agreement shall be deemed to have commenced with immediate effect i.e. 18th Day of November, 2022.

ARTICLE-III : THE SCHEME

The Scheme as formulated by the BUILDERS and agreed by the LAND OWNERS provides as follows :-

1. That the LAND OWNERS will deliver the physical possession of land described in First Schedule to the BUILDERS for the starting of the construction work only after the execution of this Development Agreement. The BUILDERS will construct a Commercial multistoried building over the said land at their own cost and resources, and the allocation/share of BUILDERS and LAND OWNERS will be allotted as per the specification of percentage given above. The share of the

PRARTHANA CREATIONS PVT. LTD
 19/11/22 DIRECTOR

Aban Kumar Ruygarcha

Aban Kumar Ruygarcha
 विक्रम कुमार रुयगर्चा

Munni Kumar Mishra
 मुन्नी कुमार मिश्रा
 19/11/22

Handwritten signature and date: 19/11/22

BUILDERS and LAND OWNERS in the said proposed multistoried building has been more fully described and detailed below in the Second Schedule.

PRARTHANA CREATIONS PVT. LTD

Vice Mr
19/11/22 DIRECTOR

2. The prior to handling over the possession of land to the BUILDERS, any arrear of revenue and charges with respect to land and facilities available. Thereon shall be paid alone by the LAND OWNERS.
3. That the developer agrees to pay a sum of Rs.75, 00,000/- Lacs as detailed in the table below as interest free refundable/ adjustable security deposit to the landowners at the time of signing of this agreement which shall be refundable/adjustable at the time of handing over of the possession of the landowner's share, The deposit will be refunded / adjusted to the developers in following manner:
 - A) 15 Lacs at the time of 1st installment of 1st sale of the concerned landowner's share.
 - B) 60 Lacs at the time of final handover of the said constructed building.

S.no	Name	Share	Amount	Cheque no./Date
1.	Dinesh Kr Rajgariah	5%	3,00,000/-	000526/19.11.22
2.	Mahesh Kr Rajgariah	5%	3,00,000/-	000527/19.11.22
3.	Sanjay Kr Rajgariah	10%	6,00,000/-	000528/19.11.22
4.	Vikash Kr Rajgariah	10%	6,00,000/-	000529/19.11.22
5.	Krishna Kr Rajgariah	5%	3,00,000/-	000530/19.11.22
6.	Vijay Kr Rajgariah	5%	3,00,000/-	000531/19.11.22
7.	Ashok Kr Rajgariah	6%	3,60,000/-	000532/19.11.22
8.	Anil Kr Rajgariah	6%	3,60,000/-	000533/19.11.22
9.	Arun Kr Rajgariah	6%	3,60,000/-	000534/19.11.22
10.	Murari Lal Rajgariah	6%	3,60,000/-	000535/19.11.22
11.	Manoj Kr Rajgariah	6%	3,60,000/-	000536/19.11.22

Arun Kumar Rajgariah

Swell

Gajaganad,
19/11/22

श्री राजगर्गिया
Anil Kr Rajgariah
विक्रम १२५२२ २१-११-२०२२

Manoj Kumar Rajgariah
::12::
Manoj Rajgariah
19/11/22

12.	Ghanshyam Rajgariah	30%	18,00,000/-	000537/19.11.22
	Total	100%	60,00,000/-	

Additional Interest free Refundable Advance

S.no	Name	Amount	Cheque no./Date
1.	Manoj Kumar Rajgariah	15,00,000/-	000538/19.11.22

PRARTHANA CREATIONS PVT. LT
DIRECTOR
19/11/22

4. That as the parties have agreed that the BUILDERS shall now prepare necessary building plan within the 01 months of execution of this deed at their own cost and expenses and after finalization of the building plan, the BUILDERS shall show the maps and plans to the LAND OWNERS and after written approval of Plan Map by the LAND OWNERS, BUILDERS submit the same before R.M.C., Ranchi for sanction within one week from the date of approval of LAND OWNERS. The plans and maps shall be submitted for sanction before the R.M.C., Ranchi as well as get registration in Jharkhand Real Estates Regulatory Authority, Jharkhand All the cost so incurred in sanction of map and registration of JharRera shall be borne and paid by the BUILDER.
5. That LAND OWNERS shall deliver the actual physical possession of the said landed property and Xerox Copies of all documents regarding the land to the BUILDERS at the time of execution of this Development Agreement. The LAND OWNERS have authorized for doing and performing the following acts, deed and things to the BUILDERS.
6. That the BUILDER shall now manage, supervise and look after the said landed property which is given in the schedule.
7. That the BUILDER shall have also the right and authority to submit so prepared plan or maps and for the said purpose shall also have the right and authorities to sign any application, swear any affidavit, sign and execute any bond or security bond and other paper and documents whatsoever shall be necessary for obtaining sanction of the maps or plans of the proposed building and to execute the same. The BUILDER will be

Manoj Kumar Rajgariah

Geopprashan
19/11/22

Manoj Kumar Rajgariah
 19/11/22
 Manoj Kumar Rajgariah
 19/11/22

entitled to have its own electrical connection, telephone connections and whatsoever.

8. That the BUILDER shall have also the right and authority to enter into any agreement for sale of the portion of their share of the proposed building or unit (shops/Commercial Space) along with the joint impartibly undivided share of land in respect of the BUILDIER'S share and to receive any amount of advance from the Prospective Purchaser and to grant receipt for the same.
9. Further Landowners authorize the Builder to sell Builder's share i.e.,30% Share (Developer's Share) of total constructed area upon the completion of project.
10. That the sale price of the Shop/Commercial Unit per square feet shall be fixed/agreed by the BUILDER for builder's share i.e 30% and the Landowners shall not interfere in this matter.
11. That the BUILDER shall have the right and authority to engage labours, masons, and contractors for construction of the said proposed Multistoried Building and to construct the said building as the sanctioned Map. All the liabilities in the construction of the multistoried building shall be of the BUILDER alone, the LAND OWNERS shall not be liable and responsible for the same.
12. That the BUILDER shall have also the right and authority to appear before any authority or court and they shall have the right and authority to represent the LAND OWNERS. The BUILDERS shall also have the right to sign and deal the legal matters and to receive any summon or notice in the name of LAND OWNERS and comply on the behalf of the LAND OWNERS. It is also authorized to the BUILDER to appoint Lawyer/Advocate on behalf of the LAND OWNERS for betterment of the said project and protect the interest of the LAND OWNERS.
13. That the BUILDER shall comply all the necessary requirements and compliances under the various Labour Laws, Minimum Wages Act and other provisions which area necessary in connection with the construction

PRARTHANA CREATIONS PVT. LT.

Vilcan Man
19/11/22

Donn Kumar
Rajgoshan

22.11.22
19/11/22

महेश राजगोशान

::14::

Munni Rajgoshan
19/11/22

विक्रम कुमार राजगोशान
विक्रम राजगोशान

of the said building works. The BUILDER shall uses all precautionary and safety measures during the construction period of the building and if any claim is made under the Workmen's Compensation Act or Accident claim, the same shall be the responsibility of the BUILDER. All royalties, taxes or any other payments in connection with the building materials purchase shall be the liability of the BUILDER.

PRARTHANA CREATIONS PVT. LTD

Vilochan Man DIRECTOR
19/11/22

14. That the BUILDER shall develop the said land and shall construct Multistoried Buildings as per the plan sanctioned by the R.M.C., Ranchi or any other authority as required at their own cost and shall sell their allocation of Shop/Commercial Unit to the different Prospective Purchasers so as to realize cost of construction and development cost of the demised premises.
15. The BUILDER shall install and maintain for the benefits of the occupants of the proposed building, deep tube well, overhead storage tanks, public water supply connections, pump sets for lifting water to the storage tanks.
16. The BUILDER assures that the entire structure shall be constructed and completed as per the Law of Building Byelaws, Sanction map, specification mentioned in the Third Schedule and in good substantial and workmanlike manner using the best material suitable for the purpose.
17. That the BUILDER and LAND OWNERS shall execute their respective sale deed or deeds in favor of the intending Purchaser/s of the building as and when required to do so subject to the fulfillment of all terms and condition as mentioned herein for their respective shares. The cost of registration and transfer of sale deed or deeds shall be borne by the BUILDER or the Intending Purchaser/s.
18. That it is further agreed between the parties that if the LAND OWNERS will be retaining their part of share in form of the Shop/Commercial Unit, they shall pay Municipal taxes for such part as well as the maintenance charges etc., of the Shop/Commercial Unit from the date of delivery of possession. That the BUILDER will form maintenance committee/society within one months after completion of the building and the Land Owners should assist for the same. The LAND OWNERS shall pay all

Aann Kumar Redygaraha

Geopapgaraha
19/11/22

मंडल राजगडिन्हा
Mandla Rajgadhina
19/11/22
Mandla Rajgadhina
19/11/22

proportionate maintenance charges in respect of the newly constructed building of their retained Shop/Commercial Unit retained by them to maintenance committee which is to be formed by the Shop/Commercial Unit owners or occupiers of the Shop/Commercial Unit.

PRARTHANA CREATIONS PVT. LT.

Vicen Mm
19/11/22
DIRECTOR

19. That all the responsibility arising out of construction in the proposed building shall be on the shoulders of the BUILDER exclusively and any responsibility regarding title of the land shall be the responsibility of the LAND OWNERS exclusively.

20. That the LAND OWNERS shall dully answer all requests and objections as to the title of the properties as may be made from time to time by the BUILDER and shall also make out a good and perfect title hereto, the reasonable satisfaction of the BUILDER free from all encumbrances, liens or charges. However, The LAND OWNERS also assure the BUILDER that if any disputes arise regarding the title of the said property it will be the sole responsibility of the LAND OWNERS to solve the problem on their own cost and the construction will not be interfered any manner.

21. That the BUILDER has inspected and verified the all relevant documents of First schedule land and satisfied themselves regarding the right title and interest of the LAND OWNERS and shall complete the construction work of the building within the period of 2 Years 06 Months with a grace period of 06 Months, from the date of execution of this agreement. That Land owner's assures the builders that they will hand over the peaceful vacant possession of the said land to the builders within 90 days of execution of this agreement and if any delay in handover of possession of the said land the delay will extend the period of construction with equal time of delay of hand over of possession, It is contractual obligation of the BUILDER that the BUILDERS shall prepared the plan map from reputed Architect within 01 month from the date of execution of this agreement and submit the same for its sanction within one week from the date of consent of the LAND OWNERS, before the sanctioning authority Ranchi.

[Signature]

19/11/22
19-11-22
19/11/22

Anu Kumar Rajgaria

[Signature]

Manoj Kumar Rajgaria
19/11/22

::16 ::

[Signature]

Manoj Rajgaria
19/11/22

विकास कुमार राजगरिया निवासी राजगरिया

22. That the time fixed for completion of the building is 2 years 6 months with further grace period of 6 months. If the Developer fails to complete the building within specified time, then he shall be liable to pay penalty of Rs. 15000/- per day till the completion of the building. Likewise, if there appears any defect or dispute with respect to title of the Landowners and the work is hampered on that account, then the Landowners shall be liable to pay of Rs. 15000/- per day to the Developer until the dispute is resolved or defect is removed.
23. That if the Developer fails to construct/complete the said building within the total time mention in clause no 22 and additional penalty period of 1 years, then both the parties will mutually decide to extend the time of construction or will mutually appoint a substitute contractor/developer to complete the construction of the said building on the cost of the developers.
24. That further it is agreed between both the parties that developers will not take any type of project finance from any financial institute/bank, but any purchasers of the developers share will be free to mortgage the purchased area.
25. That the Developers will not sublet or assign the development agreement to any third developer/builder.
26. After Completion any major structure defect in respect to the said building, the liability to rectify such defect will be of builder up to 5 years from the date of occupancy certificate.
27. That it is agreed upon both the parties that the Developers will construct 5 numbers of temporary shops for Land owners as shown in the map annexed within 30 days after receiving the possession of the said land and the land owners will Re-hand over the temporary shops to the Developer for demolition at the time of hand over of the said completed constructed building.

PRARTHANA CREATIONS PVT. LTD

NILKON M
19/11/22 DIRECTOR

[Handwritten signature]

19/11/22
19/11/22
19/11/22

[Handwritten signature]
Anil K. Rajgaria

::17::

[Handwritten signature]
Mannu Rajgaria
19/11/22
Anurkumar Rajgaria

[Handwritten signature]
विकास कुमार राजगारिया विमान-सामग्री

28. That it is agreed upon by both the parties that additional clauses can be added in future with the mutual consent of both the parties and will be formed as the part of this agreement.

ARTICLE – IV : FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure and such obligation shall remain suspended throughout the duration of the force majeure. In this regard, force majeure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lockout, lockdown and/or any notice from Ranchi Municipal Corporation or any other statutory body or any prohibitory order of Court restraining the construction in general and/or changes in any building by-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.

ARTICLE – V: RENTS & TAXES:

1. Till the completion of the project, the BUILDER shall be liable to pay all taxes and out goings, if any for the "The Said Property" from the date of the agreement, or BUILDER entering into vacant possession, thereafter the LAND OWNERS, Purchasers of Shop/Commercial Unit with or without car parking area in the new buildings, shall pay/bear the same in proportion to the area held by them after the date of actual delivery of possession of the Shop/Commercial Unit.
2. That any type of Tax / GST or any other tax levied / or to be levied by the central/state government in the future (during the period of construction of the building) shall be the responsibility of the DEVELOPERS as well as the LAND OWNER for the payment of such tax etc. (Developers will be liable only for their own share. i.e., 30% of total constructed area and Land Owner will be responsible for their own share i.e. 70%)

ARTICLE – VI : SERVICE & CHARGES

महेश राजगडिया
 Anil K. Rajgaria

विकास कुमार राजगडिया विकास-राजगडिया

::18 ::

राजेश कुमार राजगडिया

श्रीमती सुनील राजगडिया

Mohan Rajgaria 11/11/22

Anil Kumar Rajgaria

PRARTHANA CREATIONS PVT. LTD

Vikram M
 19/11/22
 DIRECTOR

सहायक,
 प्रिंटेड ऑफिस 2 15/11/22
 15-11-2022

1. From the date of their taking possession of their allocated area (retain part of their share) in the New Building the LAND OWNERS will be liable to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the New Building to the maintenance committee so formulated or constructed in this regard.
2. That any Taxes levied or to be levied in future (during the period of construction of Building) shall be the borne by the Landowners as well as Developer in same proportion as their share.
3. That the Maintenance corpus fund would be paid by the LAND OWNERS & BUILDERS for their respective shares at 50 Rs per sq. ft. or any such amount as mutually decided, for their retained part of their share.

PRARTHANA CREATIONS PVT. LT^D

Vilom Mm
19/11/22
DIRECTOR

ARTICLE – VII : SCHEDULE FOR MANAGEMENT

1. That on the completion of the said building BUILDER shall form an association of Shop/Commercial Space Owner's which shall repair and maintain the building and land property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all this accounts or any other account relating to the said land property and the building shall be payable by all the Shop/Commercial Space Owners and unsold Shop/Commercial Space from builders share should be paid by builder himself. The Shop/Commercial Space Owner's Association shall be apex body relating to interest of all the Shop/Commercial Space Owners and shall work for the peaceful living of all its members.

B. S. K.

Case Rajgaurah.
19/11/22
19-11-2022

ARTICLE – VII : LEGAL PROCEDURE

1. LAND OWNERS and BUILDERS shall execute a Registered Development Agreement with power of Attorney in favor of the BUILDER, in respect of the BUILDER'S share, through which the BUILDER Shall execute a sale agreement/sale deed in favour of the Associated Parties/s/Intending Purchaser/s for upcoming constructed Shop/Commercial Space and Amenities.

महेश राजगौराह
श्री. वि. राजगौराह
विभागाध्यक्ष, राजगौराह
विभाग-राजगौराह

Munni Kumar Rajgaurah
19/11/22
Ajay Kumar Rajgaurah

2. The any dispute or difference between the parties arising out of the meaning constitute or impart of this agreement or the right and liabilities hereunder shall be referred to the Arbitration of two independent Arbitrators one to be appointed by the LAND OWNERS and other by the BUILDER who shall appoint an umpire at the commencement of the reference, and award of the arbitrator/umpire shall be final and conclusive specially as between the parties and this clause shall be deemed to be the submissions within the meaning of the Arbitration and Conciliation Act. 1996 and its statutory modification thereof from time to time. In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the BUILDERS or the LAND OWNERS the defaulting party will be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.
3. That this Development Agreement is hereby executed under Section 5 (1) of Jharkhand Apartment (Flat) Ownership Act 2011 between Landowners and Developer. Both the parties hereby bind themselves to accept the terms and conditions of this development agreement.
4. That both the parties hereby agree that as per sub section 2 of section 5 of Jharkhand Apartment (Flat) Land Ownership Act 2011, after the completion of construction of the building project, the Landowners and the Developer shall be absolute owner of their respective shares and they will be entitled to sell and or transfer their shares separately by any means including gift, exchange, lease or will. In case of GST or any other Govt. Tax and duties which is payable in relation to Shop/Commercial Space of the said Commercial Complex on the FIRST SCHEDULE of the property, the same shall be paid in proportion to their respective shares in accordance with law. It is further agreed that the owner shall make payment of the G.S.T. etc. wherever applicable to the Government through the developer.
5. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

PRARTHANA CREATIONS PVT. LT

19/11/22
DIRECTOR

19/11/22

2022-11-19
19/11/22

Anon Kumar Rajgossiahe

THE FIRST SCHEDULE-"A"

All that piece and parcel of land along with double storied building structure standing upon landowners share M.S. Plot No. 2058, measuring an area 4 Katha and measuring

महेश राजगोडिया
Anil K. Rajgossiahe
विकास कुमार राजगोडिया

Mamun Kumar Rajgossiahe
::20 ::
गौर गौर राजगोडिया -
Mamun Rajgossiahe
19/11/22

an area 2 Katha 14 Chhatak 25 Sq. ft., Total Area 6 Katha 14 Chhatak 25 Sq. ft. , i.e. 11.42 decimals more or less situated at Village - Chadri, Thana No. 199, District – Ranchi, having Holding No. 0230001837000X1, within Ward No. 23 (Old) New Ward No. 20 of Ranchi Municipal Corporation, Ranchi, which bounded and butted as follows :-

- North : Bank of India Main Branch Building
- South : Plot of Sardar Dhanpat Singh
- East : Main Road
- West : Service Lane and thereafter Zila School

PRARTHANA CREATIONS PVT. LT
 Vision 19/11/22 DIRECTOR

SECOND SCHEDULE

1. LAND OWNERS, allocation shall be 70% (Seventy Percent) of the total constructed Super Built-up/Carpet/Commercial Area/Common Area along with the parking space in same ratio of the said building named as “Prarthana.....”. Apart from the above the LAND OWNERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 70% (Seventy Percent) of the roof right over the upper most floor of the commercial multistoried buildings shall be of the LAND OWNERS.

BUILDERS allocation shall be 30% (Thirty Percent) of the total constructed Super Built-up/Carpet Commercial Area/Common Area along with the parking space in same ratio of the said building named as “PRARTHANA.....” Apart from the above the LAND OWNERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 30% (Thirty Percent) of the roof right over the upper most floor of the commercial multistoried building shall be of the BUILDERS.

Geoposted
 19-11-22
 20-11-22

THIRD SCHEDULE

SPECIFICATIONS & ATTRactions

Structure	Frame	R.C.C. Frame Structure
-----------	-------	------------------------

Dhan Kumar Rajgaria

महेश राजगारिया
 19/11/22
 विकास कुमार राजगारिया - विकास राजगारिया - Mani Rajgaria
 19/11/22

PRARTHANA CREATIONS PVT. LT.

Vice Mr
19/11/22 DIRECTOR

	Steel	Fe 500D TMT (Rungta/Prestige/SRMB)
	Cement	Branded P.S.C. Cement (Dalmia/ACC/AMBUJA)
	Bricks	AAC Blocks
Door	Doors	GI Rolling shutter
	Windows	UPVC Sliding windows with mess
Flooring	Internal	Double charged vitrified tiles 32X32
Toilets	Floor	Anti Skid Floor Tiles
	Walls Tiles	Designer Ceramic Tiles 24" x 12" upto 7' Height
Flooring (External)	Foyer	Granite
	Stairs (Main)	Granite
	Basement/Parking	Paving Tiles 12" x 12"
Toilets	Sanitary ware	Kohler/Jaguar or equivalent
	CP Fittings	Kohler/Jaguar or equivalent
	Water Line	Hot & Cooled Water Supply with CPVC Pipe line in all Toilet Make (Finolex, Supreme, Astral)
Electrification		Concealed Copper electrical wiring with sufficient light point and powerpoint, Modular Switches/ Wires of L&T/ Polycab/KEI or equivalent.
Wall Finish	Internal	Plaster of Paris Finish / Putty
	External	Texture/Weatherproof Paint/Glass/Cladding
	Railings	SS Railing of 304 Grade Jindal Make or equivalent

19/11/22

19/11/22
19/11/22

Common Facilities

Generator	Sound proof (Soundless) Genset common areas, Passage area, lift & parking
Water	24 hour water supply through overhead tank from deep tube well boring.

Ann Kumar Reddy's name
19-11-22

19/11/22
19/11/22
19/11/22
19/11/22
19/11/22

Security	CC TV cameras covering common areas at Ground floor
Lift	Full Automatic Lift of Otis/Schindler or equivalent with ARD
Fire Fighting	As per Norms
Rain Water Harvesting	As per Norms
Vastu Compliance	Best Possible as per Architect

PRARTHANA CREATIONS PVT. LTD.

Vikram Kumar
19/11/22
DIRECTOR

IN WITNESSES whereof the LAND OWNERS and the DEVELOPER have put their respective signature on this 19th day of November, 2022 at Ranchi after fully understanding the contents.

WITNESSES:

Signature of the LAND OWNERS :

1. *Swastane*
Vishod Kr. Srivastava
S/o of. Prem Nath Srivastava
Upper Bagar
Ranchi 834801
19/11/2022

2. *Vijay Kt. Singh*
Vijay Kumar Singh
S/o: Sri Tejendra Singh
Ranchi Rancha
834005
19/11/2022

1. *Gadaprasanna*
19-11-2022
2. *ASHOK*
19-11-2022
3. *Shil Ki Rajgopal*
19-11-2022
4. *Amn Kumar Rajgopal*
19-11-2022
5. *Mannu Rajgopal*
19-11-2022
19/11/22
6. *Mannu Kumar Rajgopal*
19-11-2022
7. *Prakash Kumar Rajgopal*
19-11-2022
8. *Madhu Rajgopal*
19-11-2022
9. *Rajendra Kumar Rajgopal*
19-11-2022

10 विकास कुमार राजगडिया -
19-11-2022

11 सुभाष कुमार राजगडिया -
19-11-2022

12. विजय कुमार राजगडिया
19-11-2022

Signature of the DEVELOPER

PRARTHANA CREATIONS PVT. LTD

Vikas Kumar
19/11/22

DIRECTOR

Signature of CONFIRMING PARTY

1. मीरा देवी राजगडिया
19-11-2022

2. सुशीला देवी राजगडिया
19-11-2022

Arun Kumar Rajgadia -
19-11-2022

Manish Kumar
19-11-2022
Manish Kumar
19-11-2022

Mouli Rajgadia
19/11/22

विकास कुमार राजगडिया
19-11-2022

विकास कुमार राजगडिया
19-11-2022
::24::

DEVELOPER'S SIGNATURE WITH PHOTO



PRARTHANA CREATIONS PVT. LTD

Vilcon Mr
19-11-2022 DIRECTOR



Thumb	Index	Middle	Ring	Little

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

Drafted by:



19-11-2022

ASHOK
 Anil K. Rajgopal
 विकल्प गुणक राजराजिभा
 Manoj Kumar Mishra
 विकल्प राजराजिभा
 राजेश कुमार राजराजिभा
 कृष्ण गुणक राजराजिभा
 Manoj Rajgopal
 19-11-2022

राजेश कुमार राजराजिभा
 Anon Kumar Rajgopal
 19-11-2022



VILLAGE - CHADRI

THANA NO - 199

THANA & DIST - RANCHI

M. S. PLOT NO - 2058, WARD NO - 20 (NEW)

HOLDING NO - 0230001837000X1

SHOWN IN RED WASH

AREA

K-CH-SFT

6-14-25

OR

11.42 DECIMAL



PRARTHANA CREATIONS PVT. LTD

Vivekanandan
DIRECTOR

19/11/22

Anil K. Rajgopal

Sourav Kumar Rajgopal

Vivekanandan

G. S. Rajgopal

Prakash Kumar Rajgopal

Prakash Kumar Rajgopal

Sourav Kumar Rajgopal

Mani Kumar Rajgopal

ASHOK

19-11-2022

Mani Kumar Rajgopal

19/11/22

Mani Kumar Rajgopal



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 19, 2022

पंजी II प्रति

भाग वर्तमान	5	पृष्ठ संख्या	38											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	चड़री	होल्डिंग संख्या	14	तौजी संख्या		थाना नम्बर	199	खाता का प्रकार	---					
JAYANT KUMAR GHOSH , पिता-JYOTISH GHOSH, जाति ----- मीरा देवी वैगरह , -----, जाति -----														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
14	1729	0 कठा 7.95 डि 0 वर्गफीट			नामान्तरण मुकदमा संख्या 537/2017 - 2018						20	0		
Q	2058	2 कठा 14 छ. 25 वर्गफीट												
	कुल परिमाण	0 कठा 7.95 डि 0 वर्गफीट												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
11-06-2017	1509978504	2017-2018	2017-2018	0	20	0	5	0	10	0	10	0	4	
07-16-2018	0343561076	2018-2019	2018-2019	0	12	0	3	0	6	0	6	0	2.4	
2021-02-12 18:00:42	0605436220	2019-2020	2020-2021	12	12	3	3	6	6	6	6	2.4	2.4	
2021-12-29 17:32:06	0758302514	2021-2022	2021-2022	0	12	0	3	0	6	0	6	0	2.4	

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

Mutation Cases Not Found !!

List Of Case Status Details

लवशा देखें



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लान्ट का नक्शा देखने के लिए प्लान्ट नंबर क्लिक करें।

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 19, 2022

पंजी II प्रति

भाग वर्तमान	5	पृष्ठ संख्या	39											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	चड़री	होलिडिंग संख्या	0	तौजी संख्या		थाना नम्बर	199	खाता का प्रकार	----					
आम्ना सिघानिया , पति-सुभास कुमार सिघानिया, जाति- ---- --- द्रोपदी देवी राजगडिया वैगरह , पति-दुर्गा प्रसाद राजगडिया , जाति- -----														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
0	1493	0 ऐ 0.96 डि 0 हे			नामान्तरण मुकदमा संख्या 903/2017 - 2018						20	0		
0	2058	4 कठा0 वर्गफीटछ.												
कुल परिमाण		0 ऐ 0.96 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
07-16-2018	0671776114	1955-1956	2018-2019	1008	16	252	4	504	8	504	8	201.6	3.2	
07-05-2019	0061056595	2019-2020	2019-2020	0	20	0	5	0	10	0	10	0	4	
2021-02-16 13:43:42	0755358540	2020-2021	2020-2021	0	16	0	4	0	8	0	8	0	3.2	
2021-11-06 12:37:03	0975788455	2021-2022	2021-2022	0	20	0	5	0	10	0	10	0	4	

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

ऑनलाइन जाँचा



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की तिथि तारीख Date fixed for notified the requisite number of stamp and fo-lio	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and fo-lio	तारीख जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery	आवेदन का प्रतिलिपि देने की तारीख Date for making over the copy to the applicant
18-8-17	18-8-17	19-8-17	19-8-17	

श्री गणेश प्रसाद कांड मर 2 (II) दि. 18/8/17 को आवेदन की तारीख पर
Schedule 5 (N.S.) form no. 2

9	2	3	4	5	6	7	8
20X2 (Form)	30X	भेन रोड	राज शीख राउत बल् प्रसाद पुत्र कौश प्रसाद 210 ड्यार वाजार भेन रोड	राज शीख राउत बल् प्रसाद कौश प्रसाद 210 ड्यार वाजार भेन रोड	भका मरान के आगन को भहन	0.906	✓ पका हुआ 21/8/17

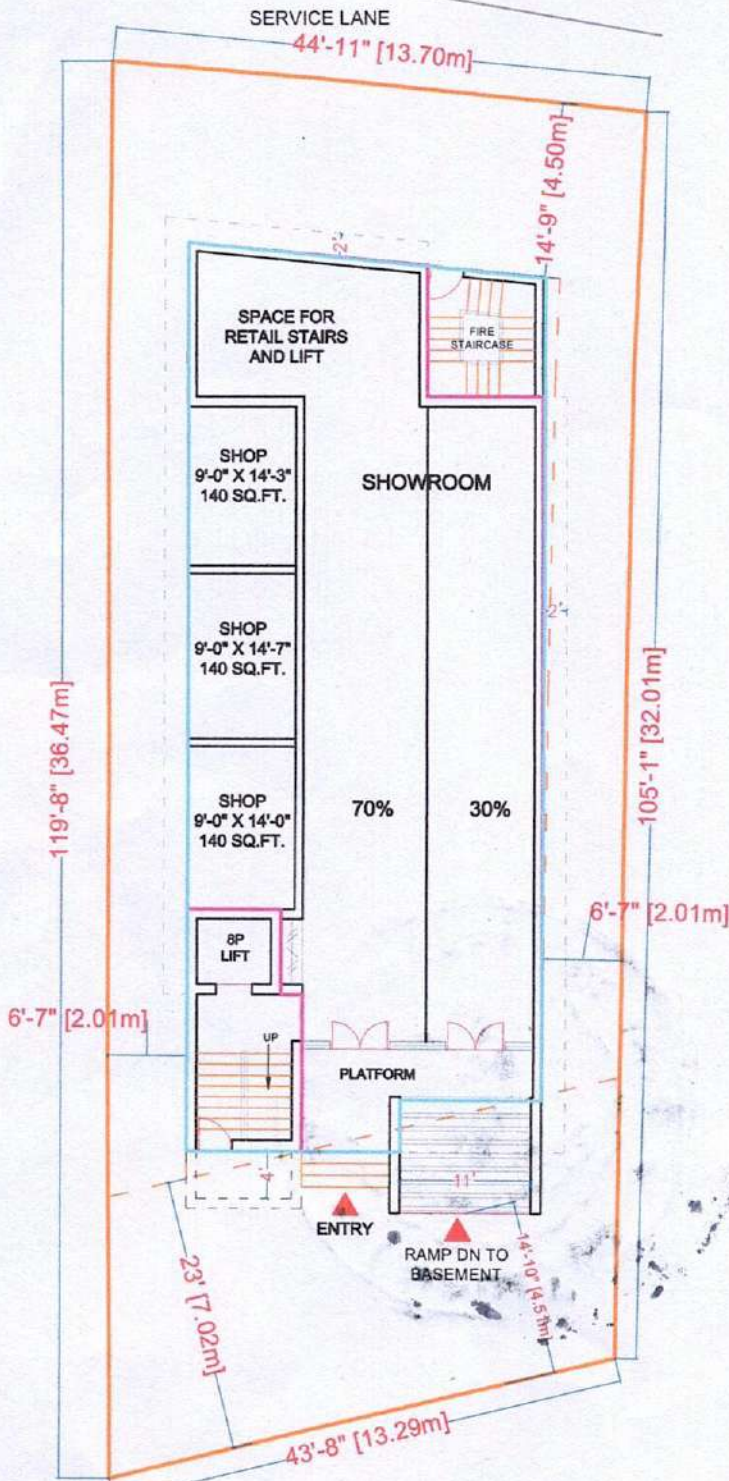


Record of right finally record and published under section 21 of Chota Nagpur (Transfer) Act, 1906
25.08.1917
Settlement Officer

18/8/17
1917

मूल खतियान से भिद्यान किया
19/8/17

18/8/17
श्री गणेश प्रसाद कांड मर 2 (II) दि. 18/8/17 को आवेदन की तारीख पर



MAIN ROAD

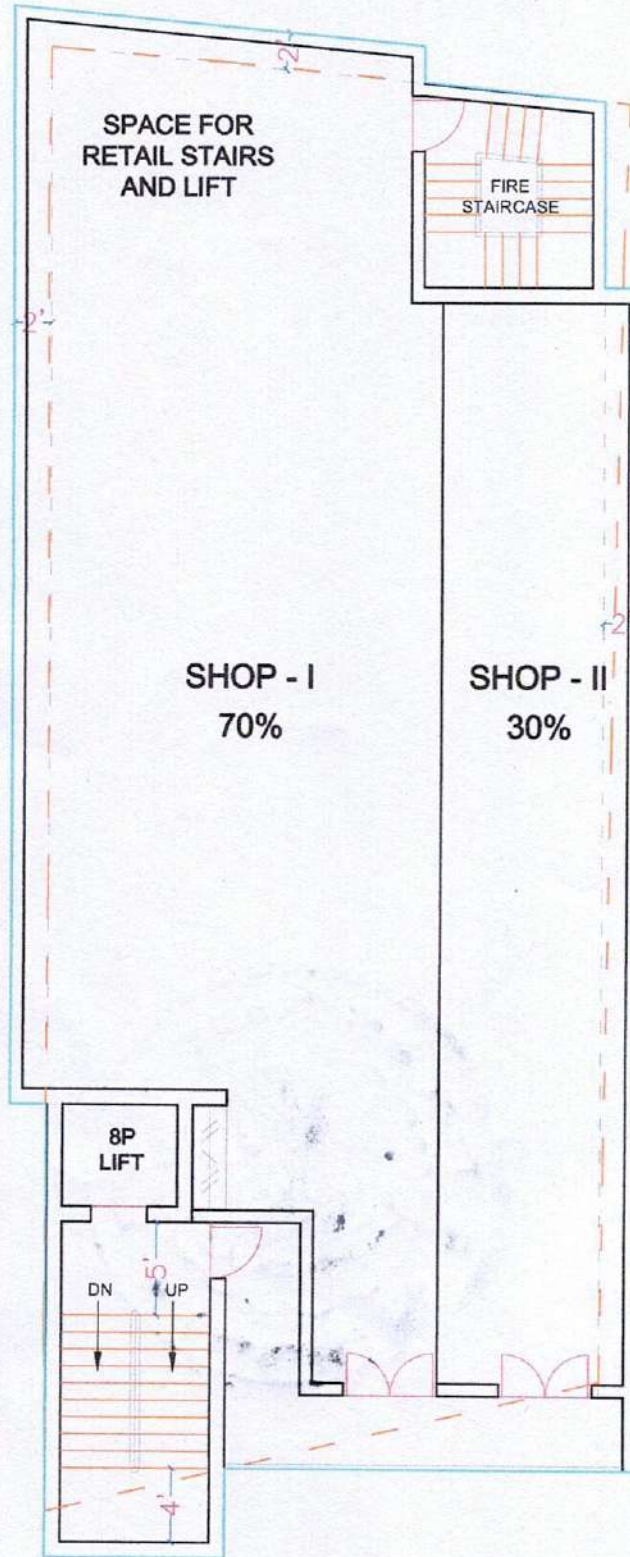
(B+G+4)

PROPOSED COMMERCIAL BUILDING
FOR PRARTHNA ESTATES
AT MAIN ROAD RANCHI

GROUND FLOOR
PLAN

CHADDA & ASSOCIATES
Architects & Urban Planners
Ashok Nagar, Ranchi
Phone 0651-2246046





(B+G+4)

PROPOSED COMMERCIAL BUILDING
FOR PRARTHNA ESTATES
AT MAIN ROAD RANCHI

FIRST TO FOURTH
FLOOR PLAN

CHADDA & ASSOCIATES
Architects & Urban Planners
Ashok Nagar, Ranchi
Phone 0651-2246046



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No : 38

Vol. No. : 5

Receipt No. : 0758302514

शहर चड़री 199 मीरा देवी वैगरह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	2058	0 एकड़ 4.8 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	12.00					12.00
गुजारी (भावली)	3.00					3.00
सेस	6.00					6.00
सूद	6.00					6.00
मुतफरकात	2.40					2.40
मीजान	29.40					29.40

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					12.00	
गुजारी (भावली)					3.00	
सेस					6.00	
सूद					6.00	
मुतफरकात					2.40	
मीजान अदायकारी					29.40	

(१) मीजान कुल (लफर्जो में) : Twenty Nine Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 29.40

तारीख अमला तहसील कुनिन्दा : 29-12-2021

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 39

Vol. No. : 5

Receipt No. : 0755358540

शहर चड़री 199 द्रोपदी देवी राजगड़िया वैगरह		
खाता संख्या	खेसरा संख्या	रकबा (एकड में)
0	2058	0 एकड 6.6 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	16.00					16.00
गुजारी (भावली)	4.00					4.00
सेस	8.00					8.00
सूद	8.00					8.00
मुतफरकात	3.20					3.20
मीजान	39.20					39.20

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					16.00	
गुजारी (भावली)					4.00	
सेस					8.00	
सूद					8.00	
मुतफरकात					3.20	
मीजान अदायकारी					39.20	

(१) मीजान कुल (लफजों में) : Thirty Nine Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 39.20

तारीख अमला तहसील कुनिन्दा : 16-02-2021

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

19/11/22



Pre Registration Docket

Date :- 19-11-2022 01:01 pm

Office Name :- SRO - Ranchi
Token No:- 20220000136751

Appoinment :- 19-Nov-2022 Time:- 14:15

Article	Development Agreement
Pre Registration Date	19-Nov-2022
No. Of Pages	45
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,45,877.

Property Id: **850784**

Valuation No. : 1152255 / 2022	:- 2022-2023	Date : 19-November-2022 13:04:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Chadri	Village/City : Chadri	
Chadri Word No 20 - Main Road			
Volume Number - 5			
Page Number - 38 39			
Holding Number - 0230001837000X1			
Khata Number - 00			
Plot Number - 2058			
Property Rates			
Commercial Land (Y)			
₹1199722/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	11.42 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11.42 x 1199722=13700825.24	₹1,37,00,825/-
A	Total		₹1,37,00,825/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,37,00,900/-
Total Amount in Words : One Crore Thirty Seven Lakhs Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Main Road, West: Service Lane and thereafter Zila School, South: Plot of Sardar Dhanpat Singh, North: Bank of India Main Branch Building
Area	Land area : 11.42 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	13700825.24
Transaction Amount	13700900

CLAIMANT	-Mr. Prarthana Creations Private Limited Through Its Director Vikash Modi, Address - Nandan Kanan, Lake Avenue Road, District Ranchi, State Jharkhand- ,Father/Husband Name Ravindra Modi , PAN No.- ,Permission Case No.- , Aadhaar No. *****0256
EXECUTANTS	-Mr. Ghanshyam Rajgariah, Address - Flat No. 1E, Block C, Spring Valley Phase II, Lalpur, District Ranchi, State Jharkhand- ,Father/Husband Name Late Durga Prasad Rajgariah , PAN No.- ,Permission Case No.- , Aadhaar No. *****0549
	-Mr. Ashok Kumar Rajgarhia, Address - Albert Ekka Chowk, Main Road, Ranchi, Jharkhand- ,Father/Husband Name Late Sanwar Mull Rajgariah , PAN No.- ,Permission Case No.- , Aadhaar No. *****3066
	-Mr. Anil Kumar Rajgariah, Address - Flat No. 3D, Block D, Spring Valley Phase II, District Ranchi, State Jharkhand- ,Father/Husband Name Late Shraavan Kumar Rajgariah , PAN No.- ,Permission Case No.- , Aadhaar No. *****0747
	-Mr. Arun Kumar Rajgariha, Address - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand- ,Father/Husband Name Late Sawarmal Rajgariha , PAN No.- ,Permission Case No.- , Aadhaar No. *****2206
	-Mr. Murari Lal Rajgariah, Address - Flat No. 2D, Block D, Spring Valley Phase II, Lalpur, District Ranchi, State Jharkhand- ,Father/Husband Name Late Sanwar Mul Rajgariah , PAN No.- ,Permission Case No.- , Aadhaar No. *****3251
	-Mr. Manoj Kumar Rajgariah, Address - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand- ,Father/Husband Name Late Sanwar Mull Rajgariah , PAN No.- ,Permission Case No.- , Aadhaar No. *****2413
	-Mr. Dinesh Kumar Rajgaria, Address - Albert Ekka Chowk, Mian Road, District Ranchi, State Jharkhand- ,Father/Husband Name Late Jugal Kishore Rajgaria , PAN No.- ,Permission Case No.- , Aadhaar No. *****8881
	-Mr. Mahesh Rajgaria, Address - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand- ,Father/Husband Name Late Jugal Kishore Rajgaria , PAN No.- ,Permission Case No.- , Aadhaar No. *****5636
	-Mr. Sanjay Kumar Rajgaria, Address - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand- ,Father/Husband Name Late Balgovind Prasad Rajgaria , PAN No.- ,Permission Case No.- , Aadhaar No. *****8158

	-Mr. Vikash Kumar Rajgaria, Address - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand- ,Father/Husband Name Late Raj Kishore Rajgaria , PAN No.- ,Permission Case No.- , Aadhaar No. *****1268
	-Mr. Krishna Kumar Rajgaria, Address - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand- ,Father/Husband Name Late Vinod Kumar Rajgaria , PAN No.- ,Permission Case No.- , Aadhaar No. *****5170
	-Mr. Vijay Rajgaria, Address - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand- ,Father/Husband Name Late Vinod Kumar Rajgaria , PAN No.- ,Permission Case No.- , Aadhaar No. *****3059

Witness Information	Mr. Vinod Kumar Srivastava , Address - Ranchi- Father/Husband Name-Late Prem Nath Srivastava
---------------------	---

Identifier Details	Mr. Vinod Kumar Srivastava , Address - Ranchi- Father/Husband Name-Late Prem Nath Srivastava
--------------------	---

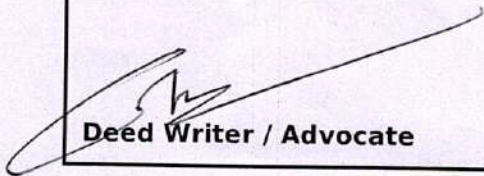
Fee Rule:Development Agreement		
1	Stamp Duty	4

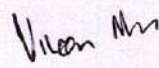
1	SP	1,350
Total		1,350

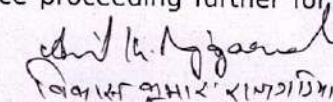
Fee Rule:Development Agreement		
1	A1	3,42,523
2	E	2,000
3	LL	3
4	PR	1
Total		3,44,527

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

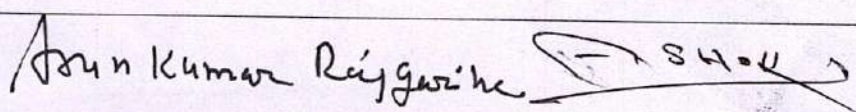
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

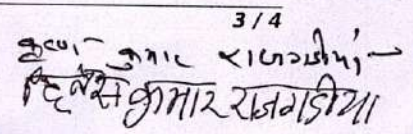

Deed Writer / Advocate


Vende / Claimant


Vendor / Executant
19/11/22

Geeta Rajgaria


Vinod Kumar Rajgaria

3/4

Geeta Rajgaria

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





Document Registration Summary 1

Date :-19-Nov-2022

- Government/Market Value: ₹13700900/-
- Transaction Amount: ₹13700900 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 738219

Receipt Date : 19-11-2022

Presenter Name: - *Chanchyam Rajgoriah*

On Date 19-11-2022 Presented at SRO - Ranchi
Signature of Presenter

ChRajgoriah

SRO - Ranchi

E	₹2000
PR	₹1
SP	₹1350
LL	₹26
A1	₹342523
Stamp Duty	₹500

Total ₹346400

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	PrarthanaCreationsPrivateLimitedThroughItsDirectorVikashModi	• GRN Number : 2214373763 • DEPT Transaction Id : 1a9b14f06887888c24e3 • Transaction Type :	500
E	2000	2000	0	GRAS	PrarthanaCreationsPrivateLimitedThroughItsDirectorVikashModi	• GRN Number : 2214374832 • DEPT Transaction Id : f276b1f2a8157d382a31 • Transaction Type :	2000
PR	1	1	0	GRAS	PrarthanaCreationsPrivateLimitedThroughItsDirectorVikashModi	• GRN Number : 2214374832 • DEPT Transaction Id : f276b1f2a8157d382a31 • Transaction Type :	1
SP	1350	1350	0	GRAS	PrarthanaCreationsPrivateLimitedThroughItsDirectorVikashModi	• GRN Number : 2214374832 • DEPT Transaction Id : f276b1f2a8157d382a31 • Transaction Type :	1350
A1	342523	342523	0	GRAS	PrarthanaCreationsPrivateLimitedThroughItsDirectorVikashModi	• GRN Number : 2214374832 • DEPT Transaction Id : f276b1f2a8157d382a31 • Transaction Type :	342523
LL	3	26	-23	GRAS	PrarthanaCreationsPrivateLimitedThroughItsDirectorVikashModi	• GRN Number : 2214374832 • DEPT Transaction Id : f276b1f2a8157d382a31 • Transaction Type :	26
Sub Total	345881	346400	-519				

Article : Development Agreement Number of Pages : 90

[Handwritten Signature]
Signature of Operator

[Handwritten Signature]
Signature of Head Clerk

[Handwritten Signature]
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000136751

Deed Type	Development Agreement
Number of Pages	90
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1350, A1 :- Rs. 342523, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.13700825/- ,Transaction Amount :- Rs.13700900/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Chadri Location :- Main Road, Chadri Word No 20 Property Boundaries :- East: Main Road, West: Service Lane and thereafter Zila School, South: Plot of Sardar Dhanpat Singh, North: Bank of India Main Branch Building Volume Number - 5Page Number - 38 39Holding Number - 0230001837000X1Khata Number - 00Plot Number - 2058 Area Of Land :- 11.42 Decimal

Sh./Smt.Ghanshyam Rajgariah s/o/d/o/w/o Late Durga Prasad Rajgariah
has presented the document for registration in this office





today dated :- 19-Nov-2022 Day :- Saturday Time :- 17:33:13 PM













Ghanshyam Rajgariah(Individual)



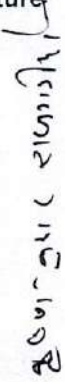





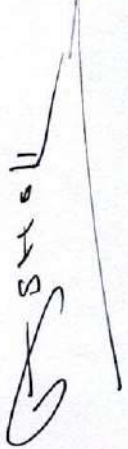
Party Name	Document Type	Document Number
Ghanshyam Rajgariah	PAN/UID	485221710549





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






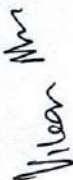
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Vikash Kumar Rajgaria Address1 - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Vikash Kumar Rajgaria Address:- Shree Shyam Services, Beside Bazar Kolkata, Albert Ekka Chowk, Main Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:46			<i>Vikash Kumar Rajgaria</i>
2	Anil Kumar Rajgaria Address1 - Flat No. 3D, Block D, Spring Valley Phase II, District Ranchi, State Jharkhand, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	ANIL KUMAR RAJGARIAH Address:- Flat No-3 D Block-D Spring Valley Phase -2, Near Maa Rampyari Hospital, Lower Burdwan Compound, Lalpur, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:40			<i>Anil Kumar Rajgaria</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	Arun Kumar Rajgariha Address1 - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand, Address2 - Jharkhand PAN No.: ,Permission Case No.-	Yes	Arun Kumar Rajgariha Address:- 401,RAJASTHALI ESTATE , BLOCK, B , BEHIND PETROL PUMP, H.B.ROAD, LALPUR, Ranchi G.P.O. , , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:63			<i>Arun Kumar Rajgariha</i>
4	Murari Lal Rajgariah Address1 - Flat No. 2D, Block D, Spring Valley Phase II, Lalpur, District Ranchi, State Jharkhand, Address2 - Jharkhand PAN No.: ,Permission Case No.-	Yes	Murari Lal Rajgariah Address:- Falt No- 2 D Block-D Spring Valley Phase-2, Near Maa Rampyari Hospital, Lower Burdwan Compound, Lalpur, Ranchi G.P.O. , , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:61			<i>Murari Lal Rajgariah</i> 11/11/22

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	Dinesh Kumar Rajgaria Address1 - Albert Ekka Chowk, Mian Road, District Ranchi, State Jharkhand, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Dinesh Kumar Rajgaria Address:- albert ekka chowk, , p/s-kotwali, main road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:57			
6	Sanjay Kumar Rajgaria Address1 - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Rajgaria Address:- Sanjay Bread Agency, Beside Bazar Kolkata, Albert Ekka Chowk, Main Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:58			


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	Krishna Kumar Rajgaria Address1 - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Krishna Kumar Rajgaria Address:- Ajay Cap House, Beside Bazar Kolkata, Albert Ekka Chowk, Main Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:45			
8	Manoj Kumar Rajgariah Address1 - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	MANOJ KUMAR RAJGARIAH Address:- , H N0 305 Pinky Dresses, , Main Road Near Bank Of India Albert Ekka Chowk, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:56			
9	Ashok Kumar Rajgarhia Address1 - Albert Ekka Chowk, Main Road, Ranchi, Jharkhand, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Ashok Kumar Rajgarhia Address:- Uniform Wala, Shri Lock Complex, Shop No-214,15,16, Near Mahaveer Mandir, Tharpakhna, 4 H.B Road, H.B Road, Ranchi, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:75			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
10	Ghanshyam Rajgariah Address1 - Flat No. 1E, Block C, Spring Valley Phase II, Lalpur, District Ranchi, State Jharkhand, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	GHANSHYAM RAJGARIAH Address:- PLOT NO.2058 A HOLDING NO 817 A, ALBERT EKKA CHOWK, MAIN ROAD, RANCHI, RANCHI, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:43			<i>Ghanshyam Rajgariah</i>
11	Vijay Rajgaria Address1 - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Vijay Rajgaria Address:- Ajay Cap House, Beside Bazar Kolkata, Albert Ekka Chowk, Main Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:39			<i>Vijay Rajgaria</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
12	Mahesh Rajgaria Address1 - Albert Ekka Chowk, Main Road, District Ranchi, State Jharkhand, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Mahesh Rajgaria Address:- Churi ghar, Beside Bazar Kolkata, Albert Ekka Chowk, Main Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:55			34 
13	Prarthana Creations Private Limited Through Its Director Vikash Modi Address1 - Nandan Kanan, Lake Avenue Road, District Ranchi, State Jharkhand, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Vikash Modi Address:- Nandan Kanan 402 Fourth Floor, Beside Reliance Mart, Lake Avenue Kanke Road, , Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:34			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

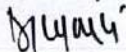
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Vinod Kumar Srivastava S/o-D/o Late Prem Nath Srivastava Address1 - Ranchi, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vinod Kumar Srivastava Address1 - Ranchi, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer




Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Ashok Kumar Rajgarhia , Anil Kumar Rajgariah , Arun Kumar Rajgariha , Murari Lal Rajgariah , Dinesh Kumar Rajgaria , Sanjay Kumar Rajgaria , Krishna Kumar Rajgaria , Manoj Kumar Rajgariah , Ghanshyam Rajgariah , Vijay Rajgaria , Mahesh Rajgaria , Vikash Kumar Rajgaria), has/have admitted the execution before me. He/ She/ They has / have been identified by (Vinod Kumar Srivastava) Son/Daughter/Wife of (Late Prem Nath Srivastava) resident of (Ranchi) and by occupation (Business).


 Signature of Registering Officer

Date:- 19-Nov-2022


 Seal and Signature of Registering Officer



Token No.: 20220000136751

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **19-Nov-2022** by **Chanshyam Rajgariah, S/O, D/O, W/O Late Durga Prasad Rajgariah** resident of Flat No. 1E, Block C, Spring Valley Phase II, Lalpur, District Ranchi, State Jharkhand .
This deed was registered as Document No:- **2022/RAN/8000/BK1/7163** in Book No :- **BK1**, Volume No :- 957 from Page No :- 343 to 432 at, office of **SRO - Ranchi**

Date:- **19-Nov-2022**


Registering Officer

