

9205

8464



Government of Jharkhand

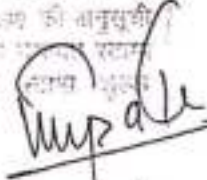
Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1a7727901c79ae3e5d26
Receipt Date : 18-Oct-2023 10:45:57 am
Receipt Amount : 500/-
Amount In Words : Five Hundred Rupees Only
Token Number : 202300139245
Office Name : SRO - Ranchi
Document Type : Development Agreement
Payee Name : M TECH BUILDCON PVT LTD THROUGH
 ITS DIRECTOR WASEEM RAZA AND
 OTHER (Vendee)
GRN Number : 2319803808



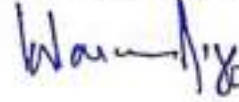
-: For Office Use :-

यह प्रमाणित किया जाता है कि मूद्रांक शुल्क का भुगतान 21/27
 के अन्तर्गत 500/- रुपये की राशि में किया गया है।
 5
 मूद्रांक शुल्क का भुगतान करने वाले व्यक्ति का नाम
 अतिरिक्त नहीं।

 निदेशक मूद्रांक शुल्क
 18/10/2023

Astam Khan

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मूद्रांक 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 मूद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय
 मूद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

M TECH BUILDCON PVT. LTD.

 DIRECTOR

Sanjida Khatoon

Signature, fingerprints of Land Owner No. 2 Sanjida Khatoon

| | | | | | |
|---|---|---|---|--|---|
|  |  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little | |

Signature, fingerprints of Land Owner No. 3 Rizwanullah Khan,






Rizwan

| | | | | | |
|--|--|--|--|---|--|
|  |  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little | |

Rizwan Khan
Rizwan Khan -
18.10.2022

Signature, fingerprints of Land Owner No. 4, Mahfuz Alam S. Khan
@ Mahfuz Alam Khan






Mahfuz Alam Khan

| | | | | |
|---|---|---|---|--|
|  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little |



Signature, fingerprints of Land Owner No. 5, Nazish Praween

Nazish Praween

| | | | | |
|---|---|---|---|--|
|  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little |



Mahfuz Alam Khan

*Mahfuz Alam Khan
18.10.2022*

3. RIZWANULLAH KHAN (**** ** 5647 & Mobile No. 858305 7572) son of Md. Zamiruddin Khan, by faith Muslim, by caste (Does not come within castes of 46 of the C. N. T. Act, 1908), by occupation Business, resident of Azad Colony, Gali No. 8, Lowadih, Samlong, P. S. Namkum, District Ranchi, (Jharkhand) - 834010, Indian Citizen,

4. MAHFUZ ALAM S. KHAN @ MAHFUZ ALAM KHAN (UID No. **** ** 5942 & Mobile No. 9820170937) son of Late Samidullah Khan, by faith Muslim, by caste (Does not come within castes of 46 of the C. N. T. Act, 1908), by occupation Business, resident of Azad Colony, Gali No. 8, Lowadih, Samlong, P. S. Namkum, District Ranchi, (Jharkhand) - 834010, at present residing at LIG Colony, Room No. 7, Building No. 25, Pipe Road, Near Vinoba Bhave Nagar, P. S. Vinoba Bhave Nagar, Kurla West, Kurla, (Maharashtra) - 400070, Indian Citizen,

5. NAZISH PRAWEEEN (UID No. **** ** 7833 & Mobile No. 6203086802) widow of Late Magfoor Ahmad, by faith Muslim, by caste (Does not come within castes of 46 of the C. N. T. Act, 1908), by occupation Housewife resident of Lane No. 5, Sattar Colony, Bariatu, P. O. & P. S. Bariatu, District Ranchi (Jharkhand) - 834009, Indian citizen, hereinafter jointly called the LAND OWNERS (which expression unless expressly excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M TECH BUILDCON PVT. LTD. (PAN: - AAKCK3760G), duly incorporated under the Companies Act, 1956, having its Registered Office at S-12, Ground Floor, S. Tower, Church Road, P. S. Lower Bazar, District Ranchi - 834001, (Jharkhand) through one of its Directors namely, (1) WASEEM RAZA (UID No. **** ** 9773, PAN: - AJMPR5339] & Mobile No. 9308069808) son of Md. Akhtar Khan, by

Page 4 of 34

Sonheeda Khaloon
Nazish praween

M TECH BUILDCON PVT. LTD.

Waseem Raza

DIRECTOR

Rizwan

Praween

*-Aslam Khan
18.10.2023*

faith Muslim, by Caste Pathan, by occupation Business, resident of 204, 'S' Tower, Church Road, Near Vikrant Chowk, P. S. Lower Bazar, District Ranchi - 834001, (Jharkhand), Indian Citizen, (2) JAWED AKHTER (UID No. **** * 8251 & PAN: - BALPA3010Q) son of Fakhruddin Khan, by faith Muslim, by caste (Does not come within the castes of 46 of the C. N. T. Act, 1908), by occupation Business resident of Flat No. 204, 'S' Tower, Church Road, Near Vikrant Chowk, P. S. Lower Bazar, P. O. Ranchi G. P. O, District Ranchi - 834001, (Jharkhand), Indian Citizen, and (3) Project Manager of M TECH BUILDCON PVT. LTD. namely MAHBOOR EJAZ AHMED (UID No. **** * 9750) son of Ejaz Ahmed, Jorda Talab Road, Bariatu, P. O. & P. S. Bariatu, District Ranchi (Jharkhand) - 834009, Indian citizen, hereinafter called the **DEVELOPER** and (which expression unless expressly excluded by or repugnant to the subject or context shall mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

Signature

WHEREAS the land bearing R. S. Plot No. 652, under Khata No. 187, measuring 33 Decimal situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi stands recorded in R. S. record of right as Bakasht Malik in the name of Nadir Khan.

Signature

AND WHEREAS a Partition Suit 127/1956 was proceeded among the heirs and successors of the Khatiani Raiyat i. e. between Abdul Rahim Khan and others Versus Bibi Manaura and others which was finally decided by Munsif, Ranchi on 10/09/1958 declaring the share of the parties of the suit wherein and whereby a portion of the aforesaid land was allotted to Bibi Kadiran wife of Nadir Khan as her share.

*Aslam Khan
18.10.2013*

AND WHEREAS after the aforesaid partition suit, the aforesaid Bibi Kadiran came in peaceful possession of her allotted share without any let or hindrance form anybody whomsoever.

AND WHEREAS the aforesaid Bibi Kadiran and others sold a portion of the aforesaid land to Bibi Madina wife of Late Farid Khan and Bakshis Ahmad Khan @ Ashraf Khan son of Late Farid Khan by virtue

*Sanjeeda Khatun
Nazish Parween*

M TECH BUILDCON PVT. LTD.

Signature

DIRECTOR

of two registered deed of sale dated 07/02/1959 and 18/01/1968 duly registered in Office of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase, the aforesaid Bibi Madina and Bakshis Ahmad Khan @ Ashraf Khan came in peaceful possession of their purchased land without any let or hindrance from anybody whomsoever.

AND WHEREAS by virtue of a registered deed of sale dated 19/09/2001 the aforesaid Bibi Madina and Bakshis Ahmad Khan @ Ashraf Khan sold a portion of the aforesaid land measuring 04 (Four) Katha, bearing R. S. Plot No. 652, under Khata No. 187, situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi to Md. Aslam Khan (LAND OWNER No. 1).

AND WHEREAS after the aforesaid purchase, the aforesaid Md. Aslam Khan (LAND OWNER No. 1) came in peaceful possession of his purchased land and got his name mutated in respect of his purchased land in the Revenue Record of the State of Jharkhand through the Circle Office, Baragain Anchal, Ranchi vide **Mutation Case No. 6864R27/2005-06** which stand registered in **Volume No. 12 at page No. 121 of Register - II** of the Circle Office, Baragain Anchal, Ranchi and he also got his name mutated in respect of his said purchased land in the Office of the Ranchi Municipal Corporation, Ranchi wherein **Holding No. 0080008560000A2** within Old Ward No. 8, New Ward No. 9 of the Ranchi Municipal Corporation, Ranchi is allotted in respect of the same and he has been paying rent taxes thereof regularly to the State of Jharkhand and RMC.

AND WHEREAS the aforesaid Abdul Rahim Khan sold a portion of the aforesaid land measuring 04 (Four) Katha, bearing R. S. Plot No. 652, under Khata No. 187, situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi to Zafar Ahmad Khan @ Md. Zafar Khan by a registered deed of sale dated 23/01/1965 vide deed No. 687 for the year 1965 of the District Sub Registration Office, Ranchi

AND WHEREAS another portion of the aforesaid land measuring 04 (Four) Katha, bearing R. S. Plot No. 652, under Khata No. 187, situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi was sold

Page 6 of 34

Sanjeev Khatun
Nazish Parween

M TECH BUILDCON PVT. LTD.

Wamby

DIRECTOR

Aslam Khan
18.10.2023

by the aforesaid Bibi Madina, Bakshis Ahmad Khan @ Ashraf Khan, Nesar Ahmad Khan and Zafar Ahmad Khan @ Md. Zafar Khan to Sanjida Khatoon (LAND OWNER No. 2) by virtue of a registered deed of sale dated 22/06/2004 duly registered as Deed No. 6495 in the Office of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase, the aforesaid Sanjida Khatoon (LAND OWNER No. 2) came in peaceful possession of her purchased land and got her name mutated in respect of her purchased land in the Revenue Record of the State of Jharkhand through the Circle Office, Baragain Anchal, Ranchi vide **Mutation Case No. 3585R27/2005-06** which stand registered in **Volume No. 12 at page No. 76 of Register - II** of the Circle Office, Baragain Anchal, Ranchi and he also got his name mutated in respect of his said purchased land in the Office of the Ranchi Municipal Corporation, Ranchi wherein **Holding No. 0080008561000A2** within Old Ward No. 8, **New Ward No. 9** of the Ranchi Municipal Corporation, Ranchi is allotted in respect of the same and she has been paying rent taxes thereof regularly to the State of Jharkhand and RMC.

WHEREAS Rizwanullah Khan and Mahfuz Alam S. Khan @ Mahfuz Alam Khan (LAND OWNER Nos. 3 and 4) have jointly purchased the land in equal proportion bearing R. S. Plot No. 652, Sub Plot No. 652/B under Khata No. 187 measuring 05 (five) Katha, situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi from Bibi Madina, Nesar Ahmad Khan, Bukshis Ahmad alias Ashraf Khan represented through their attorney namely Zafar Khan, appointed vide power of attorney dated 19/9/2001 being power of attorney No. IV/1013 of the District Sub Registration Office, Ranchi and Mokhtar Ahmad Khan himself by a registered deed of sale dated 13/02/2002 bearing Deed No. 1837 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase the LAND OWNERS No. 3 and 4 came in peaceful possession of their aforesaid purchased land without any let or hindrance from anybody whomsoever and got their names mutated in respect of their said purchased land in the Revenue Record of the State of Jharkhand through the Circle Office, Town

Page 7 of 34

Sanjida Khatoon
Nazish Parween

M TECH BUILDCON PVT. LTD.

Waseem Iqbal
DIRECTOR

Anchal Ranchi vide Mutation Case No. 5626R27/2008-09 which stand registered in Volume No. 13 at page No. 227 of Register - II of the Circle Office, Baragain Anchal, Ranchi and he also got his name mutated in respect of his said purchased land in the Office of the Ranchi Municipal Corporation, Ranchi wherein Holding No. 0080001001700Z0 within Old Ward No. 8, New Ward No. 9 of the Ranchi Municipal Corporation, Ranchi is allotted in respect of the same and they have been paying rent taxes and thereof regularly to the State of Jharkhand and RMC.

AND WHEREAS the another land bearing R. S. Plot No. 654 under khata No. 130 measuring 54 Decimal, situated at village Bariatu, P. S. No. 193 P.S. Bariatu, District Ranchi stands recorded as Bakasht in R. S. Record of right in the name of Mosomat Aju Bibi.

AND WHEREAS the aforesaid Khatiani Raiyat Mosomat Aju Bibi sold the aforesaid land bearing R. S. Plot No. 654 under khata No. 130 measuring 27 (Twenty-seven) Decimal out of 54 (Fifty-four Decimal, situated at village Bariatu, P. S. No. 193 P. S. Bariatu, District Ranchi to Md. Abbas Khan by virtue of a registered deed of sale dated 11/11/1942 which was registered in Book No. 1, Volume No. 36, running from page No. 212 to 215 bearing Deed No. 4878 for the year 1942 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase the aforesaid Md. Abbas Khan came in peaceful possession of his aforesaid purchased land and got his name mutated in respect of the same in the revenue record of the State of Bihar now Jharkhand through the Circle Office, Town Anchal, Ranchi now Baragain Anchal, Ranchi.

AND WHEREAS by virtue of a registered deed of sale dated 22/07/2002 registered as Deed No. 8756 for the year, 2002 of the District Sub Registration Office, Ranchi, the aforesaid (1) Bibi Madina, (2) Bakshis Ahamd Khan @ Ashraf Khan, (3) Nesar Ahmad Khan and (4) Zafar Khan sold another portion of the aforesaid land bearing R. S. Plot No. 652, under Khata No. 187, measuring 05 Katha and as well as a portion of the aforesaid land bearing R. S. Plot No. 654, under Khata No. 130, measuring 02 Katha altogether measuring 07 Katha

Page 8 of 34

Sanjeeda Khatun
Nazish Parween

M TECH BUILDCON PVT. LTD.

Handwritten signature
DIRECTOR

both the said plots of land are situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi to Magfoor Ahmad.

AND WHEREAS after the aforesaid purchase, the aforesaid Magfoor Ahmad came in peaceful possession of his aforesaid purchased land and got his name mutated in respect of his purchased land in the Revenue Record of the State of Jharkhand through the Circle Office, Bargain Anchal, Ranchi vide **Mutation Case No. 401R27/2006-07** and has been paying rent thereof regularly to the State of Jharkhand.

AND WHEREAS the aforesaid Magfoor Khan died leaving behind the his widow **NAZISH PRAWEN (LAND OWNER No. 5)**, two minor daughters namely (1) Adeeba Shaikh and (2) Aisha Firdaus as well as two minor sons namely (1) Sharique and (2) Mamoon Ahmad as his heirs and successor who inherited the aforesaid land along with other property whatever is left behind by the said Late Magfoor Khan and came in peaceful possession of the same and got their name mutated in the Revenue Record of the State of Jharkhand through the Circle Office, Baragain Anchal, Ranchi vide **Mutation Case No. 3219R27/2020-21** which stand registered in **Volume No. 24 at page No. 31 of Register - II** of the Circle Office, Baragain Anchal, Ranchi and they also got their name mutated in respect of his said purchased land in the Office of the Ranchi Municipal Corporation, Ranchi wherein **Holding No. 0080009955000A2** within Old Ward No. 8, New Ward No. 9 of the Ranchi Municipal Corporation, Ranchi is allotted in respect of the same and they have been paying rent and taxes thereof regularly to the State of Jharkhand and RMC.

AND WHEREAS the aforesaid minor sons and daughters of said Late Magfoor Khan is being represented in this deed of development agreement through their mother and natural Guardian **NAZISH PRAWEN (LAND OWNER No. 5)**.

AND WHEREAS the **LAND OWNERS** being interested to develop their aforesaid land of the **FIRST SCHEDULE** by getting a Residential Multistoried Building constructed thereon, approached the **DEVELOPER** and offered to amalgamate their land in the land of (1) **GAZALA KHATUN**, (2) **GULAM MUSTAFA**, (3) **TABASSUM PERWEEN**,

Page 9 of 34

Sonjeeda Khatun
Nazish Prawn

M TECH BUILDCON PVT. LTD.

Director

[Handwritten signature]

[Handwritten signature]

Asham Khan
18.10.2023

(4) MD. AKHTAR HUSSAIN, (5) MD. IMTIYAZ KHAN, (6) RAHAT TARA, (7) SYED MD. ZAFAR HAIDER, (8) AFSANA BANO, (9) YASMIN FATIMA, (10) NIKHAT PARWEEN, (11) MD. JAWED AKHTAR, (12) MD. TABREZ AKHTAR, (13) SHAMS JAFFERY, (14) MOHAMMAD SHABAB and (15) SAJJAD AHMAD in one unit and construct the residential multistoried building in their land and after a detailed negotiation, held between all the LAND OWNERS and the DEVELOPER it is mutually agreed by and between the LAND OWNERS and the DEVELOPER that a residential multistoried building shall be constructed in the aforesaid land which is morefully detailed and described in the First Schedule herein below on the following terms and conditions:

AND WHEREAS in furtherance of the common intension the LAND OWNERS herein and the other LAND OWNERS namely (1) GAZALA KHATUN, (2) GULAM MUSTAFA, (3) TABASSUM PERWEEN, (4) MD. AKHTAR HUSSAIN, (5) MD. IMTIYAZ KHAN, (6) RAHAT TARA, (7) SYED MD. ZAFAR HAIDER, (8) AFSANA BANO, (9) YASMIN FATIMA, (10) NIKHAT PARWEEN, (11) MD. JAWED AKHTAR, (12) MD. TABREZ AKHTAR, (13) SHAMS JAFFERY, (14) MOHAMMAD SHABAB and (15) SAJJAD AHMAD an application for approval/sanctioned of the map/plan for construction of a Residential Multistoried Building in and over the Land of the First Schedule along with the land of the aforesaid other LAND OWNERS measuring more or less 69.67 Decimal aggregating to 01 Acre 3.5 Decimal has been filed before the Ranchi Municipal Corporation, Ranchi vide **Building Plan Case No. RMC/AH/0268/W09/2023** dated 19/08/2023 and license is granted on 08/10/2023 whereby a B + G + 8 storey in three BLOCKS i. e. BLOCK - A, BLOCK - B and BLOCK - C, Residential Affordable Housing Multistoried building in the total land measuring 01 Acre 3.5 Decimal is likely to be approved and in the process of final approval of the map/plan a registered Development Agreement is required to submit in Ranchi Municipal Corporation, Ranchi, hence this development agreement in respect of the land of the FIRST SCHEDULE below as part of registered development agreement for registration on the terms and conditions hereinafter contained.

[Handwritten signature]

[Handwritten signature]

Afsana Bano
18.10.2023

Page 10 of 34

Sanjida Khatun
Nazish Parween

M TECH BUILDCON PVT. LTD.

[Handwritten signature]
DIRECTOR

AND WHEREAS this development is being executed between the Land owners and the developer under the provision of Section 5 (1) of the Jharkhand Apartment Act (Flat) Owner Ship Act, 2011 and both the parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment Act (Flat) Owner Ship Act, 2011.

AND WEHREAS both the parties herein agreed that under the provision of Sub Section 2 of Section 5 of the Jharkhand Apartment Act (Flat) Owner Ship Act, 2011, both the parties are free to execute/allot, allotment letter/agreement for sale/ execute the register sale deed or deeds with respect to their respective share in favour of prospective purchaser/purchasers and both the parties are free to receive consideration amount in respect of their respective share of allocation.

NOW, THEREFORE, THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- A. The LAND OWNERS do hereby nominate, constitute and appoint the DEVELOPER to develop the said land more particularly described in the First Schedule at their own costs, efforts and expenses by constructing building/s thereon as per approved and/or sanctioned plans/specification of Ranchi Municipal Corporation, Ranchi and other competent authority as the case may be.
- B. In consideration of the LAND OWNERS permitting the DEVELOPER to develop 'the land' of First Schedule (apart from Land Owners' allocation), the DEVELOPER has paid the refundable/adjustable Agreement Amount/Earnest Money to the LAND OWNERS as per MEMO OF CONSIDERATION which is morefully detailed and described herein below.
- C. The LAND OWNERS declare and covenant with the DEVELOPER that the land of First Schedule given hereunder is free from all litigation, charges, lispendance, lien or any court or person whomsoever and they have perfect right, title in and over the land of First schedule and no person other than the LAND OWNERS

Page 11 of 34

Sanjeeda Khatun
Nazish Parween

M TECH BUILDCON PVT. LTD.

Wanby
DIRECTOR

have any right, title and interest in and over the same. And further terms and conditions are as follows:

ARTICLE-1 : DEFINITIONS

- 1.1 LAND OWNERS shall mean the aforesaid (1) Aslam Khan, (2) Sanjida Khatoon, (3) Rizwanullah Khan, (4) Mahfuz Alam S. Khan @ Mahfuz Alam Khan (5) Nazish Praween as well as their executors, administrators, heirs, successor-in-interest.
- 1.2 DEVELOPER shall mean the said M TECH BUILDCON PVT. LTD. including its all Directors, successors-in-interest and assign.
- 1.3 THE LAND PROPERTY shall mean all that piece and parcel of land particularly described in the **FIRST SCHEDULE** herein below.
- 1.4 BUILDING shall mean the proposed residential multistoried building to be constructed in and over 'land' of First Schedule in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation (R.M.C.), Ranchi, more particularly described in the Second Schedule
- 1.5 FLATS shall mean the super built up area consisting of bed rooms, living rooms, drawing-cum-dinning space, bathroom, kitchen, balcony/verandah etc.
- 1.6 PARKING SPACE shall mean the place in covered area reserved for parking of motor cars,
- 1.7 COMMON FACILITIES shall mean and include corridors, half ways, stairways, passage ways, lifts, drive ways, common lavatories, pump room, generator room, tube well, overhead tank, water pumps and other facilities which may be mutually agreed upon between the parties are required for the establishment, location, enjoyment, provisions, maintenance and management of the building including the roof and terrace of the building, more particularly described in THIRD SCHEDULE.

Aslam Khan

Rizwan

*Aslam Khan
18.10.2023*

Page 12 of 34

*Sanjida Khatoon
Nazish Praween*

M TECH BUILDCON PVT. LTD.

Handwritten Signature
DIRECTOR

- 1.8 COMMON EXPENSES shall mean and include a proportionate share of the cost, charges, and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and landed property more particularly described in the FIFTH SCHEDULE.
- 1.9 SALEABLE SPACE shall mean the space in the Building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 LAND OWNERS' ALLOCATION shall mean finished constructed super built up area in the form of residential flats, parking space together with all the common facilities and amenities of the aforesaid proposed residential multistoried building more particularly described in ARTICLE - 6 herein below as per specifications mentioned in FOURTH SCHEDULE herein below and agreed upon by the LAND OWNERS and the DEVELOPER as to be exclusively allocated to them and/or their nominee/nominees, however, it is provided that 50% share of allocation of LAND OWNERS shall be allocated to them as per their choice and 50% as per choice of the DEVELOPER.
- 1.11 DEVELOPER'S ALLOCATION shall mean and include, after allocating and handing over LAND OWNERS share, remaining finished constructed super built up area in the form of residential area in the aforesaid proposed residential multistoried building, together with the right, title and interest in common facilities and amenities including the right to use thereof and also the same proportion in car parking space available at the said premises along with same proportion of undivided and impartible proportionate share of land of the First Schedule.
- 1.12 TRANSFER with its grammatical variation shall mean transfer by voluntary handing over of possession and by any other means, adopted for effecting what is understood as a transfer of

M. J. Khan

R. Khan

*Aslam Khan
18.10.2023*

*Sanjeeda Khatun
Nazish Parween*

M TECH BUILDCON PVT. LTD.

Handwritten signature

DIRECTOR

space in the said Residential Multistoried Building to purchaser (s) thereof, although the same may not be within the definition of the terms as given in the transfer of property Act or the other enactment.

- 1.13 TRANSFEREE shall mean any natural and juristic persons like company, Association of Persons competent to enter into contracts and to whom any space in the said residential multistoried building shall be transferred.
- 1.14 SUPER BUILT UP AREA shall mean and include the common area and the carpet area, wall area, verandah/balcony/cupboard area and the proportionate area of the staircase, guard room and generator room, head room, water tank space, Society office etc.
- 1.15 R.M.C. shall mean Ranchi Municipal Corporation, Ranchi.
- 1.16 Words importing singular shall include plural and vice versa.
- 1.17 Words importing masculine gender shall include feminine and neuter gender, likewise words importing feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

ARTICLE-2 : COMMENCEMENT

This agreement shall be deemed to have commenced from the date of its execution.

ARTICLE-3 : THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the LAND OWNERS, provide as under:

- 3.1 The DEVELOPER shall get a plan of the building prepared by a competent architect, according to modern taste, design, architecture and relevant rules/bylaws.
- 3.2 The DEVELOPER shall get the plans/map sanctioned by the Ranchi Municipal Corporation, Ranchi at its/his own costs,

Page 14 of 34

Sonjeeda Khatom
Nazish Parween

M TECH BUILDCON PVT. LTD.

Handwritten Signature DIRECTOR

efforts and expenses and the LAND OWNERS hereby further authorizes and empowers the DEVELOPER to sign any document required for development and construction of the said proposed residential multistoried building.

3.3 The DEVELOPER shall also get permission for construction of the residential multistoried building from any other authority required under any law, regulation, order etc. at it's own cost.

3.4 The DEVELOPER would/may approach, invite, select and procure person (s) or purchaser (s) agreeing to acquire on OWNERHIP basis flat(s) parking space(s) in the said Building to the extent of DEVELOPER'S share only. The DEVELOPER shall construct flat(s) and parking space(s) together with common parts, common amenities and common facilities pertaining to the same.

3.5 It shall be the job of the DEVELOPER to make the land ready and suitable for development at its own cost and expenses and any material or thing retrieved or otherwise recovered in the process shall be the property of the LAND OWNERS.

3.6 The DEVELOPER would be entitled to charge such amount/amounts as may be agreed upon between the DEVELOPER and its customer (s)/intending purchaser(s) for costs, charges and expenses of and incidental to the construction of flat(s), unit(s) and parking space(s) and also for the proportionate share of the costs, charges and expenses of and incidental to the construction, erection and completion of the common parts, the common conveniences and common facilities appertaining thereto from its customers or its intending purchaser with respect to DEVELOPER'S share. The DEVELOPER shall be at liberty to fix the terms and conditions of construction and mode and manner of payment of intending purchaser (s) with respect to DEVELOPER share only.

3.7 In pursuance of the said scheme, the LAND OWNERS hereby appointed the DEVELOPER as his construction agent for the proposed residential multistoried building and for executing

Page 15 of 34

Sanjeeva Khatoun
Nazish Parween

M TECH BUILDCON PVT. LTD.


DIRECTOR





Asst. Manager
18.10.2023

other works incidental thereto at the cost and expenses of the DEVELOPER.

- 3.8 After the delivery of the possession of the respective flats and parking spaces in the proposed residential multistoried building to the LAND OWNERS, the purchaser or purchasers of the flat/s shall enjoy all rights and privileges and shall be subjected to the same liabilities.
- 3.9 Upon handing over possession of the Flats to the LAND OWNERS as OWNERS Allocation and the prospective purchasers, they shall pay to the DEVELOPER, the proportionate share of common expenses of all taxes, outgoings and other charges, specified in the fifth schedule hereunder written from and after the date, the said flats and parking spaces become ready for occupation, till the DEVELOPER hands over the possession and management of the common parts to "any society, or association" of the residents to be formed for the purpose.
- 3.10 SGST or CGST applicable on developer share will be borne by the developer himself and for the LAND OWNERS share it shall be borne by LAND OWNERS themselves.

[Handwritten signature]

[Handwritten signature]

ARTICLE-4 : DEVELOPER'S RIGHT

- 4.1 The LAND OWNERS hereby grants, subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreements for sale and/or transfer and/or construction in accordance with the plan sanctioned by the R.M.C. Ranchi with or without amendments and/or modifications made or caused to be made by the DEVELOPER.
- 4.2 The DEVELOPER shall be entitled to prepare, modify or alter the plan and to submit the same to R.M.C. Ranchi or any other authority in the name of the LAND OWNERS or as may be required under the Acts, Rules, Regulations and Bylaws of R.M.C. Ranchi. The DEVELOPER shall bear the cost and expenses

*As per R.M.C. Ranchi
18.10.2023*

*Sandeep Khatoon
Nazish Parween*

M TECH BUILDCON PVT. LTD.

[Handwritten signature]
DIRECTOR

required to be paid or deposited for obtaining sanction of the plan from R.M.C. Ranchi and the fees of Architect.

ARTICLE-5 : BUILDING/APARTMENT CONSIDERATION

- 5.1. On the assurance of and on the LAND OWNER'S representation and disclosures about her title and possession over 'the land' and relying upon the LAND OWNER'S personal guarantee that he has made full and correct disclosure and he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit 'the land' and construct, erect and to complete the building in and over the land of the FIRST SHCHEDULE as a whole within a period of **04 (Four) Years plus a grace period of 01 (One) Year** from the date of approval of map/plan by the competent authority and the parties hereto agreed for the same.
- 5.2 It is also agreed between the LAND OWENRS and the DEVELOPER that construction of the proposed residential multistoried building shall be necessarily be commenced within six months since the date of approval/sanction of map/plan by the competent authority.
- 5.3 The DEVELOPER shall get the map/plan approved/sanctioned for constructing the proposed residential multistoried building in and over the aforesaid land mentioned hereunder in the FIRST SCHEDULE by the competent authority at its/their own costs and expenses.
- 5.4 To bear all costs, charges and expenses for construction of the proposed residential multistoried building in and over the land of the FIRST SCHEDULE.
- 5.5 To allocate the "LAND OWNERS' allocation" of the constructed area in the building to be constructed in accordance with the plan to be sanctioned by the R.M.C., Ranchi and the applicable laws and bylaws.

[Handwritten signature]

[Handwritten signature]

*Aslam Khan
18.10.2025*

Page 17 of 34

*Sarjeeda Khatun
Nazish Parween*

M TECH BUILDCON PVT. LTD.

[Handwritten signature]
DIRECTOR

- 5.6 To give possession of the LAND OWNERS' allocation in finish condition within 04 (Four) Years plus a grace period of 01 (One) Year
- 5.7 The construction of the said building will be completed within 04 (Four) Years plus a grace period of 01 (One) Year but delay, if any, caused by any litigation OR case shall not be counted and if counted same shall be counted afresh after resolution of such dispute and litigation.

ARTICLE-6: - Land owners' & Developer's share of allocation: -

- 6.1 After deducting 0.5 F. A. R. out of total constructed area, the LAND OWNERS shall be entitled to get their share of allocation in proportion of their respective land in the following manner: -

| Sl. No. | Name of Land Owners | S. B. A. | Parking | Proportionate share of land |
|---------|--|----------|---------|-----------------------------|
| 1 | Aslam Khan | 30% | 30% | 30% |
| 2 | Sanjida Khatoon | 30% | 30% | 30% |
| 3 | Rizwanullah Khan & Mahfuz Alam S. Khan @ Mahfuz Alam Khan, jointly | 30% | 30% | 30% |
| 4 | Nazish Praween | 30% | 30% | 30% |

Along with all the common facilities and amenities connected with and attached thereto including common area. Provided always that if LAND OWNERS' flat to be given to them against their share exceed more than their prescribed share in that event the LAND OWNERS shall have to pay for such extra area and if the LAND OWNERS flat to be given to them against their share becomes less than their prescribed share in that case the DEVELOPER shall pay for such less area to the LAND OWNERS and after handing over LAND OWNERS share of allocation remaining 70% Super Built-up Area, 70% parking spaces, and

Page 18 of 34

Sanjida Khatoon
Nazish Praween

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

[Signature]

[Signature]

Aslam Khan
18.10.2023

70% proportionate share of land in the land of FIRST SCHEDULE with all the common facilities and amenities connected with and attached there to along with common area shall be share of the DEVELOPER. If further extension of construction legally takes place on the roof of the top floor of the proposed residential multistoried building, the LAND OWNERS and the DEVELOPER shall get the same ratio in accordance with the aforesaid proportion as has been agreed herein between the parties hereto.

- 6.2 In consideration of the LAND OWNER'S having entrusted, giving license to the DEVELOPER to enter in the said land, develop the same by constructing thereon a residential multistoried building at it's own costs and conferring on it the rights, powers, privileges and benefits mentioned herein.
- 6.3 It is agreed between the parties that the LAND OWNERS shall have no interest or concern in the land or the building apart from his share of allocation in the proposed residential multistoried building. It is clearly understood that all the cost including the cost of the Flats, cost of proportionate share of land, cost of parking spaces or any other cost whatever shall be paid to the DEVELOPER by its purchaser or purchasers of the Flats and parking spaces against the DEVELOPER'S share of allocation shall be the sole property of the DEVELOPER.

ARTICLE-7 DEVELOPER'S RIGHT

- 7.1 In consideration of the above, the DEVELOPER shall be entitled to enter into agreement or agreements for sale and transfer with intending purchaser or purchasers for the DEVELOPER'S allocation and to receive realize and collect all money in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.

Page 19 of 34

Sawleeda Khatoon
Nazish Parween

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

[Signature]

[Signature]

Aslam Khan
18.10.2023

7.2 The DEVELOPER shall be entitled to mortgage, charge, or to deal with the DEVELOPER'S allocation and right, title and interest under this agreement.

7.3 It is further agreed between the parties hereto that either Director of M TECH BUILDCON PVT. LTD. namely Waseem Raza alone or another Director Jawed Akhtar and Project Manager Mahboob Ejaz Ahmed of M TECH BUILDCON PVT. LTD. shall be entitled to sign documents of all nature jointly whatever shall be required from time to time along with registered sale deed.

ARTICLE- 8: FORCE MAJEURE

8.1 The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of force majeure and shall be from the obligation during the period of Force Majeure.

8.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, and/or any other act or omission beyond the control of the DEVELOPER.

ARTICLE-9: MISCELLANEOUS

9.1 The LAND OWNERS and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe, a partnership between the DEVELOPER and the LAND OWNERS or as a joint venture between the parties hereto in any manner, nor shall the parties hereto constitute as an association of persons.

9.2 It is agreed and understood that from time to time to facilitate the construction of the proposed residential multistoried building by DEVELOPER and transfer of Flats Parking Space and proportionate share of land by various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the LAND OWNERS and various application and other documents may be required to be signed by the LAND OWNERS relating to which the specific provisions may not have

Page 20 of 34

Sarjeeda Khatoun
Nazish Parween

M TECH BUILDCON PVT. LTD.


DIRECTOR





Aslam Khan
18.10.2023

been mentioned herein. The LAND OWNERS hereby undertake to do all such, acts, deeds and things that may be reasonably required by the DEVELOPER to be done in the matter and the LAND OWNERS also undertake to sign and execute all such additional applications and other documents, as the case may be. **PROVIDED** that all such deeds, matters and things do not in any way infringe the right of the LAND OWNERS and/or go against the spirit of this agreement.

9.3 The LAND OWNERS, if required, shall also execute a General Power of Attorney in favour of the DEVELOPER or his nominee for the transfer of construction work and all other relevant works to be done by the DEVELOPER and the absolute right to sell DEVELOPER'S allocation in the flats/parking spaces of the building to be constructed on the aforesaid land and proportionate share of land of the First schedule and after execution and registration of this Development Agreement in favour of the DEVELOPER the DEVELOPER shall have absolute right to sell DEVELOPER'S allocation in the flats, parking spaces of the building to be constructed on the aforesaid land and proportionate share of land of the First schedule through the authority of Registered Development Agreement.

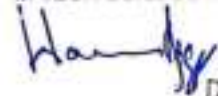
9.4 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served to the LAND OWNERS if delivered by hand and duly acknowledged or sent by pre - paid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.

9.5 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the LAND OWNERS of the land of the First Schedule or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in the DEVELOPER other than an exclusive license to the DEVELOPER to commercially exploit the same in terms thereof, provided

Page 21 of 34

Sarjeeda Khatoun
Nazish Parween

M TECH BUILDCON PVT. LTD.



DIRECTOR

[Handwritten signature]

[Handwritten signature]

*As per Khatoun
18.10.2023*

however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned buildings against the DEVELOPER'S share of allocation for which the LAND OWNERS shall not be responsible or liable in any manner whatsoever.

- 9.6 From the date of completion of the buildings the DEVELOPER and/or its transferee and the LAND OWNERS and/or his/their transferees, if any, shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the spaces.
- 9.7 There is no existing agreement regarding the development or sale of the land of the First Schedule and all other arrangements, if any, exists prior to this agreement stands cancelled and determinate by this agreement at the cost and instance of the LAND OWNERS.
- 9.8 The LAND OWNERS assure and guarantee that the land mentioned hereunder in the First Schedule is free from all encumbrances, attachments, charge, claim or demand whatsoever by or from anyone whosoever and that the LAND OWNERS have absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the DEVELOPER.
- 9.9 The DEVELOPER shall carry on the construction work from start to finish in a regular manner and shall achieve the maximum F. A. R. in accordance with the sanctioned map/plan by the competent authority and the DEVELOPER shall not leave construction of the building in the middle and the LAND OWNERS shall be entitled to get 30% S. B. A. in proportion of their respective land in the proposed residential multistoried building after deducting 0.5 F. A. R. out of the total S. B. A.
- 9.10 After laying down foundation of the aforesaid proposed residential multistoried building, the DEVELOPER may start

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]
18.10.2023

Sarika Khatun
Nazish Parween

M TECH BUILDCON PVT. LTD.

[Handwritten signature]
DIRECTOR

necessary processing and advance booking for the sale of DEVELOPER'S Allocation.

9.11 It is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall have full right, title, ownership and interest over the built up area whatever shall be allotted to the LAND OWNERS as their share more specifically described in the LAND OWNERS' allocation. The LAND OWNERS shall fully be entitled to enjoy the built up area and shall be fully entitled to transfer, convey, grant, otherwise, alienate or transfer their interest in any manner as deemed fit by the LAND OWNERS to any person, association or persons, firm, company, corporate body etc. on such terms and conditions as may be decided by the LAND OWNERS.

9.12 The LAND OWNERS or their heirs, successors, nominee or nominees and transferee shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominee (s) and transferee shall have.

9.13 After completion of construction of the proposed residential multistoried building, Flat OWNERS Association or Society shall be formed by owners or occupiers of the flats of the said building and it shall be obligatory on the part of the LAND OWNERS to become member of the Flat OWNERS Association or Society. The duty of the association shall be to get the said proposed residential multistoried building repaired and maintained and shall also be liable to pay all the charges or various government taxes/duties and any other outgoing relating to the said property and the Society will also be the apex body, relating to all the interests of the flat OWNERS and shall work for the peaceful living of all the residents/members.

9.14 The LAND OWNERS, from the date of taking possession of their share of allocation, shall be liable to pay all the charges or various government taxes/duties/levies/CGST/SGST etc. and any other outgoing relating to their share of allocation.

Page 23 of 34

Sanjeeda Khatun
Nazish Parween

M TECH BUILDCON PVT. LTD.

Wanby DIRECTOR

Wanby

Parween

18.10.2023

9.15 The DEVELOPER can appoint and authorize any person/persons as contractor or developer or partner or partners for the construction of the proposed residential multistoried buildings in the land of the First Schedule and for which the LAND OWNERS shall have no objection.

9.16 It is mutually agreed between the LAND OWNERS and the DEVELOPER that the name of the said proposed residential multistoried building shall be named by mutual consent of all the land owners and developer.

9.17 The LAND OWNERS shall hand over all the original documents of the land of First Schedule to the DEVELOPER.

9.18 The Municipal taxes, land revenue and electricity bills etc. shall be borne by the DEVELOPER from the date of taking possession of the land till the handing over possession of LAND OWNERS' share of Allocation to them.

ARTICLE-10 : LEGAL PROCEDURES

10.1 It is hereby expressly agreed by and between the parties hereto that it shall be the sole responsibility of the LAND OWNERS to defend all actions, litigations and proceedings in respect of the title and/or possession of 'the land' of the First Schedule before any authority/courts/tribunal at her own cost, expenses, charges and risks and the LAND OWNERS shall indemnify the developer from all the costs, charges and losses that may be occurred due to the defect in the title of the LAND OWNERS with respect to the land of the First Schedule mentioned hereunder.

10.2 The LAND OWNERS by this agreement empower/authorize the DEVELOPER to develop the land, according to feasibility and carry all the necessary activities, required for the purpose of construction of the building as per the sanctioned plan and disposal of flats to the advantage and convenience of the DEVELOPER.

10.3 The Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of and concerning this project.

Page 24 of 34

Sanjeeda Khatoun
Nazish Parween

M TECH BUILDCON PVT. LTD.

Handwritten signature
DIRECTOR

Handwritten signature

Handwritten signature

Aswani R Nay
18.10.2023

10.4 Both the parties shall abide by all the terms and conditions mentioned herein.

ARTICLE-11: ARBITRATION CLAUSE

11.1 It is hereby agreed by the parties that if any dispute or difference arises out of and in relation to these presents, then the same shall be referred to the Arbitral Tribunal for decision.

11.2 One of the Arbitrators shall be appointed by the LAND OWNERS and another one by the DEVELOPER. The Arbitrators so appointed will jointly nominate a third Arbitrator. The decision of majority will be binding on the parties and the proceeding of arbitration shall be governed as per the Arbitration and Conciliation Act, 1996.

11.3 The venue of arbitration will be at Ranchi and the cost of arbitration shall be borne equally (half and half) by the parties.

11.4 It is hereby further agreed between the LAND OWNERS and the DEVELOPER that if the DEVELOPER got opportunities or occasions so arise to enter into a development agreement with the other land owner or land owners of adjacent plot of land to develop the same into a residential multistoried building by amalgamating adjacent plots of land into the land of FIRST SCHEDULE mentioned hereunder then the LAND OWNERS herein shall have no objection for the same and the LAND OWNERS shall have no concern of any manner with the terms and conditions agreed upon between the DEVELOPER and the adjacent and adjoining LAND OWNERS.

SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO : 'THE LAND'

All that piece and parcel of land bearing under mentioned R. S. Plot No., khata No. and area: -

| Khata No. | R. S. Plot No. | Area in Katha | Area in Decimal |
|-----------|----------------|---------------|-----------------|
| 187 | 652 | 04 | 6.61 |
| 187 | 652 | 04 | 6.61 |

Page 25 of 34

Sanjeeda Khatun
Nazish Parween

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

[Signature]

[Signature]

As per R.S. Plot No. 652
18.10.2023

| | | | |
|--------------|-----|----|-------|
| 187 | 652 | 05 | 8.26 |
| 187 | 652 | 05 | 8.26 |
| 130 | 654 | 02 | 3.31 |
| Total: | | 20 | 33.05 |

situated at village Bariatu, P. S. No. 193 P. S. Bariatu, District Ranchi, having Holding Nos. 0080008560000A2, 0080008561000A2, 0080001001700Z0 and 0080009955000A2 within Ward No. 8 New Ward No. 9 of the Ranchi Municipal Corporation, Ranchi which is butted and bounded by amalgamating all the plots of land as follows:

- NORTH: - Portion of R. S. Plot No. 651.
 SOUTH: - Part of R. S. Plot No. 654 & 660.
 EAST: - Part of R. S. Plot No. 660 & 661.
 WEST: - 20 Feet Wide Road.

For the purpose of registration of the development agreement present commercial value of the land is Rs. 2,05,56,700/-

THE SECOND SCHEDULE - THE BUILDING

The DEVELOPER shall at his own cost construct, create and complete in all respect the said residential multistoried building as per the map/plan sanctioned by R. M. C., Ranchi along with all the common facilities and amenities connected with and attached thereto.

THE THIRD SCHEDULE ABOVE REFERRED TO

(COMMON FACILITIES WITH RESPECT TO BUILDING)

1. The Foundation, Columns, beams, supports, corridors, lobbies, stair, stairways, landings, entrances and exit. Terrace of the roof shall be utilized by the residents of the said Residential Multistoried building.
2. Pumps installation, pump room and for staff workers.

Page 26 of 34

Sanjeeda Khatun
Nayish Patweera

M TECH BUILDCON PVT. LTD.

Director

[Handwritten signature]

[Handwritten signature]

[Handwritten text: As per plan 18.10.2023]

3. Common passages, driveways, except car parking spaces.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electric wiring, meters and fixtures (excluding those as are installed for any particulars flats).
6. Drainage, sewerage and rain water pipelines.
7. Boundary including outer wide walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and generator room.
9. Such other common parts, areas, equipment installation fixtures, fittings covered and open space in or about the said building as necessary for passage to user and occupancy of flat or flats in common and as are easement of necessity or the building but excluding car parking space and areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO (SPECIFICATION)

The specification of the proposed building shall be DELUX.

| | |
|-------------|---|
| Foundation | R.C.C. column and pedestal with termite treatment both in foundation and plinth |
| Structure | R.C.C. columns/Beams/Slabs |
| Walls | 10" thick external and 4"/6" thick internal partition concrete block masonry |
| Inner Walls | P. O. P. or Putty with primer finishing |
| Outer Walls | Weather coat colour finishing |
| Floors | Vitrified Tiles |
| Doors | Front doors will be wooden on wood frame (chaukhat). Internal doors will be either of wood or ply board on wooded frame. The doors shall have standard size, fittings and fixtures. |
| Windows | Fully glazed ground glass windows with steel/Aluminum frame and fixed fabricated grills |

Handwritten signature

Handwritten signature

Handwritten text: 18.10.2023

*Sanjeeda Khatoun
Nazish Parween*

M TECH BUILDCON PVT. LTD.

Handwritten signature
DIRECTOR

| | |
|-------------------|--|
| | Painted with two coats of synthetic enamel paint over a coat of primer |
| Water Arrangement | Connection with deep tube well with overhead tank and connected by electric pump |
| Toilets | Flooring in floor tiles and dado in ceramic tiles upto 5' height. Pipes for hot and cold water provided in all toilets (geyser will not be provided) |
| Sanitary Fittings | All C.P. or brass fittings of standard make, preferably of Hindware or I. S. O. 9001-2008 certified Company made fittings. White glazed vitreous sanitary ware. Cistern of white acrylic fiber/glass |
| Kitchen | Green Marble /Granite working platform with ceramic tiles dado upto 24" height and one additional tap at the bottom of the sink |
| Electrical | Concealed conduit copper wiring with Anchor or Kolors or equivalent or I. S. O. 9001-2008 certified fittings and fixtures |
| Staircase | Stair will be of marble and wall etc. of the passage will be of plaster of paris finished with distemper |
| Lift | Ocean or Arrive brand or equivalent |
| Generator | Kirloskar or Mahendra or equivalent (Soundless) |
| Front | Attractive and good look |

Signature

Signature

THE FIFTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES

- The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common areas and facilities including white washing, paints and decorating the exterior portion of the said building the boundary walls entrance staircase, landings, gutters, rainwater, pipes motor pump, tube well, wiring and installation, sewers, drains and all other common parts, fixture, fittings and requirements in under or upon the building enjoyed or used in common by the OWNERS, intending purchasers, co-purchaser or occupiers thereto.

Aslam Khan
18.10.2025

Sanjeda Khatun
Nazish Parveen

Signature
DIRECTOR

2. The cost of cleaning, maintenance and lighting the main entrance, passages, landings, staircase and other parts of the building as enjoyed or used in the common by these occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidar, plumbers, electrician, sweepers etc. if any.
4. The costs, of working repairs, replacement and maintenance of pumps, tube well and other plumbing works including all other services charges for services rendered in common to all occupiers i.e. lift, maintenance, Generator maintenance etc.
5. Municipal Taxes and other taxes and other outgoings etc.
6. Insurance of building against earthquake, fire, mob, damages and civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.
8. All other expenses including printing and stationery also, expenses incurred in respect of any dispute with Ranchi Municipal Corporation, R.M.C., or any other local authority, government, insurance company or any other persons in relation to or be deemed by the DEVELOPER or any other adhoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

Handwritten signature

Handwritten signature

Handwritten text: afsana k han 13.10.2023

THE SIXTH SCHEDULE ABOVE REFERRED TO

1. The intending purchaser shall be entitled to all rights, privileges, vertical and lateral supports easement, appendages, whatsoever, belonging to the; said building or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof appurtenances hereinafter more particularly .set forth in the seventh schedule thereof.
2. The right of way in common as aforesaid into and upon all the common passages, driveways entrances at all times for all purposes connected with the reasonable use and enjoyment of

Sanjeeda Khatoon
Nazish Parveen
 M TECH BUILDCON PVT. LTD.
Handwritten signature DIRECTOR

the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the PURCHASER or persons deriving title under the purchaser and/or his/her, their/its servants and employees, invites and/or customers to obstruct in any way by vehicle, deposit of materials, rubbish and any other things, free passage, driveways and entrance as aforesaid.

3. The right of protection of the said flat by or from all other parts of building and property so far as they protect the same.
4. The right to flow in common as aforesaid of electricity, water and waste or soil from lacing or cleaning any part or parts of the said flat so far as such rebuilding, replacing, repairing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases except in emergent situations upon giving 48 hrs. previous notice in writing of the purchasers intention so to enter to the DEVELOPER's, OWNER's, Purchaser's/Co-purchaser's property entitled to the same.

[Handwritten signature]

THE SEVENTH SCHEDULE ABOVE REFERRED TO

The under mentioned right, easement and privileges to the said flats/commercial areas shall be expected and be reserved up to the other co-sharers and/or occupiers of other part of the said building.

1. The right of flow in common with the purchaser and other person aforesaid of electricity water, soil or waste from and to any part (other than tries said flats) to the other part of the said building through pipes, drains, wires, or conduits lying or being under reasonable for the beneficial use, occupation and enjoyment of other parts of the building;
2. The right of protection of other parts of the said building or all parts of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or diminish any support enjoyed by other parties of the said building.

[Handwritten signature]

*Afsana Khan
18.10.2023*

Sanjeeda Khatoon
Nazish Parveen
M TECH BUILDCON PVT. LTD.
[Signature]
DIRECTOR

MEMO OF ADVANCE AGREEMENT/EARNEST MONEY

The Developer has paid the following advance refundable/adjustable agreement/earnest money without any interest thereon to the LAND OWNERS in the following mode: -

| Name of Land Owners | Mode of payment | Amount |
|---|-----------------|----------------|
| Aslam Khan | By Cheque | Rs. 1,00,000/- |
| Sanjida Khatoun | By Cheque | Rs. 1,00,000/- |
| Rizwanullah Khan & Mahfuz Alam S. Khan @ Mahfuz Alam Khan jointly | By Cheque | Rs. 2,00,000/- |
| Nazish Praween | By Cheque | Rs. 1,00,000/- |

NOTE: Both the parties hereby agree and undertake that if any grammatical mistakes or mistakes caused in this deed due to overlooking or inadvertence same shall be rectified and amended by both the parties on its discovery.

IN WITNESSES WHEREOF the LAND OWNERS and the DEVELOPER have hereunto set and subscribed their hands on the day, month and year first above written.

WITNESSES:

Signature & fingerprints of

land owners

1. *Aslam Khan*
18-10-2023
S/o *Aslam Khan*
Aslam Khan
No. 1. - *Aslam Khan*
(Aslam Khan)

| | | | | |
|-------|---------|--------|------|--------|
| | | | | |
| Thumb | Pointer | Middle | Ring | Little |

2.

Sanjida Khatoun
Nazish Praween

Page 31 of 34

Sanjida Khatoun
Nazish Praween






M TECH BUILDCON PVT. LTD.

Handwritten Signature

DIRECTOR






No. 2.

(Sanjida Khatoon) *Sanjida Khatoon*

| | | | | |
|---|---|--|---|---|
|  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little |

No. 3.





(Rizwanullah Khan) *Rizwan*

| | | | | |
|---|---|---|---|--|
|  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little |

Rizwan

No. 4.

Mahfooz
(Mahfuz Alam S. Khan @ Mahfooz Alam Khan)






| | | | | |
|---|---|---|---|--|
|  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little |

Rizwan

Mahfooz Alam S. Khan
18.10.2023

No. 5.

(Nazish Praween) Nazish praween

| | | | | |
|---|---|---|--|---|
|  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little |






Photo, signature and fingerprints of all the fingers of left hand of the DEVELOPER and project Manager:

No. 1.

(Waseem Raza)

Waseem Raza
18/10/2023



| | | | | |
|--|--|--|--|--|
|  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little |






Waseem Raza

No. 2.

(Jawed Akhtar)

Jawed AKHTAR

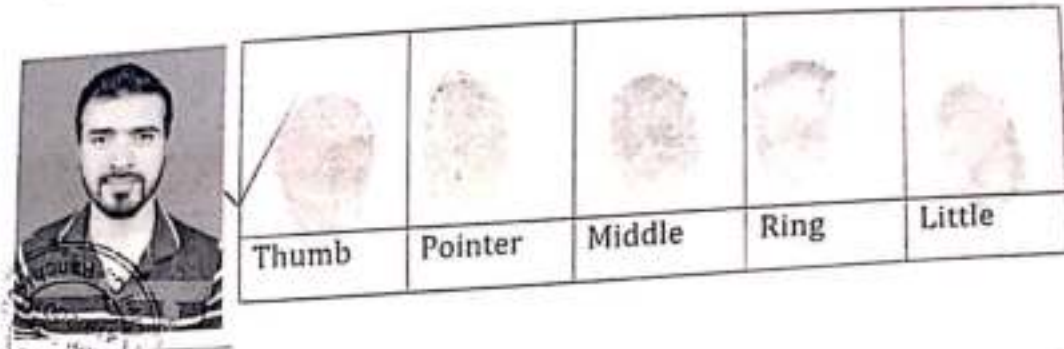


| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| Thumb | Pointer | Middle | Ring | Little |

Jawed Akhtar
18-10-2023

3.

(Mahboob Ejaz Ahmed) Md Mahboob Ah



Rubon

Certified that the finger prints of all the finger of left hand of each person whose photographs are affixed in this document have obtained by me or before me.

It is also certified that this development agreement is drafted by me on the basis of the documents supplied to me in Xerox copies by the land owner and the developer.

Aslam Khan
18.10.2023
Sofeeda Khatoon
Nazish Parween

Drafted & Typed by:


(Humayoon Rasheed) 18/10/2023

Advocate, Ranchi.

Enrolment No. 432/91



निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

| क्र०सं० | 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) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आदेदन 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 वाल्यूम 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) | ✓ | |

जांच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

M TECH BUILDCON PVT. LTD.

Harman Singh
DIRECTOR



Pre Registration Docket

Date :- 17-10-2023 09:12 pm

Office Name :- SRO - Ranchi
Token No:- 202300139245

Appoinment :- 18-Oct-2023 Time:- 12:33

| | |
|-----------------------|-----------------------|
| Article | Development Agreement |
| Pre Registration Date | 17-Oct-2023 |
| No. Of Pages | 42 |
| Stamp Duty | 4 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 5,17,185. |

Property Id: 1088860

| Valuation No. : 1477034 / 2023 | :- 2023-2024 | Date : 17-October-2023 21:20:PM | |
|--|---|---------------------------------|----------------|
| State : jharkhand | District : Ranchi | Tahsil : Baragai | |
| Land Type : Urban | Corporation : Ranchi Municipal Corporation Bariatu | Village/City : Bariatu | |
| Bariatu Ward No9 Village Code 193 - Other Road | | | |
| Plot Number - 652 654 | | | |
| Khata Number - 187 130 | | | |
| Volume Number - 12 12 13 24 | | | |
| Page Number - 121 76 227 31 | | | |
| Holding Number - 0080008560000A2 0080008561000A2 0080001001700Z0 0080009955000A2 | | | |
| Ward Number - 9 | | | |
| Property Rates | | | |
| Commercial Land (Y) | | | |
| ₹621986/- Decimal | | | |
| Valuation Rule : Commercial land | | | |
| Property Details | | | |
| 1 | Land area | 33.05 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 33.05 x 621986=20556637.3 | ₹2,05,56,637/- |
| A | Total | | ₹2,05,56,637/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹2,05,56,700/- |
| Total Amount in Words : Two Crore Five Lakh Fifty Six Thousands Seven Hundred Rupees Only. | | | |

1/4

M TECH BUILDCON PVT. LTD.

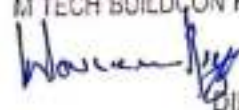
Handwritten Signature
DIRECTOR

| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries East: PART OF R.S. PLOT NO-660 AND 661, West: 20 FEET WIDE ROAD, South: PART OF R.S. PLOT NO-654 AND 660, North: PORTION OF R.S. PLOT NO-651 |
| Area | Land area : 33.05 Decimal |
| Other Description of the Property | Pin Code - 834009 |
| Government/Market Value | 20556637.3 |
| Transaction Amount | 20556700 |

| | |
|------------|--|
| CLAIMANT | -Ms. M TECH BUILDCON PVT LTD THROUGH ITS DIRECTOR WASEEM RAZA, ,Father/Husband Name MD AKHTAR KHAN , PAN No.- Date Of Birth-01-Mar-1985,Permission Case No.- , Aadhaar No. *****9773, Country-INDIA, State Name-jharkhand, District Name-Ranchi, City/Village/Town Name-CHURCH ROAD, Locality-JHARKHAND,Address - 204 S TOWER, CHURCH ROAD, NEAR VIKRANT CHOWK, P.S.-LOWER BAZAR, DIST-RANCHI, Pin Code-834001 |
| | -Ms. M TECH BUILDCON PVT LTD THROUGH ITS DIRECTOR JAWED AKHTER, ,Father/Husband Name FAKHRUDDIN KHAN , PAN No.- Date Of Birth-01-Jan-1982,Permission Case No.- , Aadhaar No. *****8251, Country-INDIA, State Name-jharkhand, District Name-Ranchi, City/Village/Town Name-CHURCH ROAD, Locality-JHARKHAND,Address - FLAT NO-204 S TOWER CHURCH ROAD, NEAR VIKRANT CHOWK P.S.-LOWER BAZAR, P.O.-RANCHI GPO DIST-RANCHI, Pin Code-834001 |
| | -Ms. M TECH BUILDCON PVT LTD THROUGH ITS PROJECT MANAGER MAHBOOB EJAZ AHMED, ,Father/Husband Name EJAZ AHMAD , PAN No.- Date Of Birth-30-Jun-1987,Permission Case No.- , Aadhaar No. *****9750, Country-INDIA, State Name-jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU, Locality-JHARKHAND,Address - JORA TALAB ROAD, BARIATU, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009 |
| EXECUTANTS | -Mr. ASLAM KHAN, ,Father/Husband Name LATE RAMJAN KHAN , PAN No.- Date Of Birth-01-Jan-1970,Permission Case No.- , Aadhaar No. *****7521, Country-INDIA, State Name-jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU, Locality-JHARKHAND,Address - H.NO 37, SATTAR COLONY, LANE NO-4, BARIATU BASTI, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009 |
| | -Mr. RIZWANULLAH KHAN, ,Father/Husband Name MD ZAMIRUDDIN KHAN , PAN No.- Date Of Birth-08-Sep-1965,Permission Case No.- , Aadhaar No. *****5647, Country-INDIA, State Name-jharkhand, District Name-Ranchi, City/Village/Town Name-SAMLONG, Locality-JHARKHAND,Address - AZAD COLONY, GALI NO-8, LOWADIH, SAMLONG P.S.-NAMKUM DIST-RANCHI, Pin Code-834010 |
| | -Mrs. SANJIDA KHATOON, ,Father/Husband Name WIFE OF MERAJ IMAM , PAN No.- Date Of Birth-01-Jan-1977,Permission Case No.- , Aadhaar No. *****6327, Country-INDIA, State Name-jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU, Locality-JHARKHAND,Address - SATTAR COLONY, BARIATU, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009 |

2/4

M TECH BUILDCON PVT. LTD.



DIRECTOR

| | |
|--|---|
| | -Mr. MAHFUZ ALAM S KHAN ALIAS MAHFUZ ALAM KHAN, ,Father/Husband Name LATE SAMIDULLAH KHAN , PAN No.- Date Of Birth-03-Feb-1969,Permission Case No.- , Aadhaar No. *****5942, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-AZAD COLONY, Locality-JHARKHAND,Address - AZAD COLONY, GALI NO-8, LOWADIH, SAMLONG P.S.-NAMKUM DIST-RANCHI AND PRESENT RESIDENT OF LIG COLONY, ROOM NO-7 BUILDING NO-25, PIPE ROAD NEAR VINOBA NAGAR P.S.-VINOBA BHAVE NAGAR, KURLA WEST, KURLA, Pin Code-834010 |
| | -Mrs. NAZISH PRAWEEEN, ,Father/Husband Name WIFE OF LATE MAGFOOR AHMAD , PAN No.- Date Of Birth-01-Mar-1987,Permission Case No.- , Aadhaar No. *****7833, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU, Locality-JHARKHAND,Address - LANE NO-5, SATTAR COLONY, BARIATU, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009 |

| | |
|---------------------|---|
| Witness Information | Mr. GULAB RABBANI , Address - QURAIISHI MOHALLA GUDRI CHOWK RANCHI GPO RANCHI-, Father/Husband Name- MOHAMMAD ANWAR QURAIISHI |
|---------------------|---|

| | |
|--------------------|---|
| Identifier Details | Mr. GULAB RABBANI , Address - QURAIISHI MOHALLA GUDRI CHOWK RANCHI GPO RANCHI-, Father/Husband Name- MOHAMMAD ANWAR QURAIISHI |
|--------------------|---|

| | | |
|--------------------------------|------------|---|
| Fee Rule:Development Agreement | | |
| 1 | Stamp Duty | 4 |

| | | |
|-------|----|-------|
| 1 | SP | 1,260 |
| Total | | 1,260 |

| | | |
|--------------------------------|----|----------|
| Fee Rule:Development Agreement | | |
| 1 | A1 | 5,13,918 |
| 2 | E- | 2,000 |
| 3 | LL | 5 |
| 4 | PR | 2 |
| Total | | 5,15,925 |

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.

3/4

M TECH BUILDCON PVT. LTD.

Handwritten Signature

DIRECTOR

Speed Writer / Advocate

18/10/23

Wasem Jyot
Jawad AKKUT
Vendee / Claimant

Aslam Khan
Vendor / Executant

Ma Mehboob Khan

Ekhan

कोरोना को हराना है साफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Aslam Khan

Soujeeda Khatoon

Nazish Parween

4/4
M TECH BUILDCON PVT. LTD.

Wasem Jyot
DIRECTOR

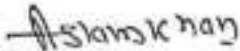
Document Registration Summary 1

Date: 18-Oct-2023

- Government Market Value: ₹20556700/-
- Transaction Amount: ₹20556700/-
- Paid Stamp Duty: ₹500/-

On Date 18-10-2023 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi



Receipt : 920600

Receipt Date : 18-10-2023

Presenter Name :-

| | |
|------------|---------|
| E | ₹2000 |
| PR | ₹2 |
| SP | ₹1260 |
| LL | ₹205 |
| AT | ₹513918 |
| Stamp Duty | ₹500 |

Total

₹517855

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|--|---|----------------|
| Stamp Duty | 4 | 500 | -496 | GRAS | M Tech Buildcon Pvt Ltd Through Its Director Waseem Raza And Other | GRN Number : 2319803808 DEPT Transaction Id : 1a7727901c79ee3e5626 Transaction Type : | 500 |
| E | 2000 | 2000 | 0 | GRAS | M Tech Buildcon Pvt Ltd Through Its Director Waseem Raza And Other | GRN Number : 2319811573 DEPT Transaction Id : 08ee610ae7ec7526424 Transaction Type : | 2000 |
| PR | 2 | 2 | 0 | GRAS | M Tech Buildcon Pvt Ltd Through Its Director Waseem Raza And Other | GRN Number : 2319811573 DEPT Transaction Id : 08ee610ae7ec7526424 Transaction Type : | 2 |
| SP | 1260 | 1260 | 0 | GRAS | M Tech Buildcon Pvt Ltd Through Its Director Waseem Raza And Other | GRN Number : 2319811573 DEPT Transaction Id : 08ee610ae7ec7526424 Transaction Type : | 1260 |

https://rambandhan.gov.in/registration/document_final

1/2

M TECH BUILDCON PVT. LTD.



DIRECTOR

| | | | | | | | |
|-----------|--------|--------|------|---|---|---|-----|
| 513918 | 513918 | 0 | GRAS | MTechBuildconPvtLtdThroughItsDirectorWaseemRazaAndOther | GRN Number 2319811573 DEPT Transaction Id DFSee510as7ec7525424 Transaction Type : | 513918 | |
| LL | 5 | 205 | -200 | GRAS | MTechBuildconPvtLtdThroughItsDirectorWaseemRazaAndOther | GRN Number 2319811573 DEPT Transaction Id DFSee510as7ec7525424 Transaction Type : | 205 |
| Sub Total | 517189 | 517885 | -696 | | | | |

Article : Development Agreement Number of Pages : 84

ME
Signature of Operator

Waseem Raza
Signature of Head Clerk

W
Signature of Registering Officer



Waseem Raza
DIRECTOR



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300139245

| | |
|-------------------|--|
| Deed Type | Development Agreement |
| Number of Pages | 84 |
| Fee Details | Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1260, A1 :- Rs. 513918, LL :- Rs. 5. |
| Property No. | 1 |
| Valuation Details | Value :- Rs.20556637/- ,Transaction Amount :- Rs.20556700/- |
| Property Details | District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Ward No9 Village Code 193 Property Boundaries :- East: PART OF R.S. PLOT NO-660 AND 661, West: 20 FEET WIDE ROAD, South: PART OF R.S. PLOT NO-654 AND 660, North: PORTION OF R.S. PLOT NO-651 Plot Number - 652 654Khata Number - 187 130Volume Number - 12 12 13 24Page Number - 121 76 227 31Holding Number - 0080008560000A2 0080008561000A2 0080001001700Z0 0080009955000A2Ward Number - 9 Area Of Land :- 33.05 Decimal |

Sh./Smt.ASLAM KHAN s/o/d/o/w/o LATE RAMJAN KHAN has presented the document for registration in this office today dated :- 18-Oct-2023 Day :- Wednesday Time :- 17:08:30 PM





ASLAM KHAN(Individual)


| Party Name | Document Type | Document Number |
|------------|---------------|-----------------|
| ASLAM KHAN | PAN/UID | 839926267521 |

Wam Singh

Sl. NO
1



| Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|--|--------------------|--|-------------------|----------------------|---|---|-------------------|
| ASLAM KHAN Address1 - H.NO 37, SATTAR COLONY, LANE NO-4, BARIATU BASTI, P.O. AND P.S.- BARIATU, DIST-RANCHI, Address2 - JHARKHAND . . . Jharkhand PAN No.: ,Permission Case No.- | Yes | Aslam Khan Address:- H. no-37, . sattar colony lane no-4, Bariatu basti, Bariatu, . Ranchi, 834009, . Jharkhand, India | | EXECUTANTS Age:53 |  |  | <i>Aslam Khan</i> |

2



| | | | | | | | |
|---|-----|--|--|----------------------|---|---|---------------|
| MAHFUZ ALAM S KHAN ALIAS MAHFUZ ALAM KHAN Address1 - AZAD COLONY, GALI NO-8, LOWADIH, SAMLONG P.S.-NAMKUM DIST-RANCHI AND PRESENT RESIDENT OF LIG COLONY, ROOM NO-7 BUILDING NO- 25, PIPE ROAD NEAR VINOBA NAGAR P.S.- VINOBA BHAVE NAGAR, KURLA WEST, KURLA, Address2 - JHARKHAND . . . Jharkhand PAN No.: ,Permission Case No.- | Yes | Mahfuz Alam S Khan Address:- LIG Colony, Room No. 07, Bldg No. 25, Near Vinoba Bhave Nagar Police Station, Pipe Road, Vinoba Bhave Nagar, Kurla West, Mumbai, . Mumbai, 400070, . Maharashtra, India | | EXECUTANTS Age:54 |  |  | <i>Mahfuz</i> |
|---|-----|--|--|----------------------|---|---|---------------|

| Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|--|--------------------|---|-------------------|----------------------|---|---|------------------------|
| 3 NAZISH PRAWEEEN Address1 - LANE NO-5, SATTAR COLONY, BARIATU, P.O. AND P.S.- BARIATU, DIST-RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.- | Yes | Nazish Praween Address:- . . , LANE NO-5, SATTAR COLONY ,POST- BARIYATU, Bariatu, , Ranchi, 834009, , Jharkhand, India | | EXECUTANTS Age:35 |  |  | <i>Nazish Praween</i> |
| 4 SANJIDA KHATOON Address1 - SATTAR COLONY, BARIATU, P.O. AND P.S.- BARIATU, DIST-RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.- | Yes | Sanjida Khatoon Address:- . . , SATTAR COLONY BARIATU PO/PS- BARIATU, Bariatu, , Ranchi, 834009. . Jharkhand, India | | EXECUTANTS Age:46 |  |  | <i>Sanjida Khatoon</i> |
| 5 RIZWANULLAH KHAN Address1 - AZAD COLONY, GALI NO-8, LOWADIH, SAMLONG P.S.-NAMKUM DIST-RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.- | Yes | Rizwanullah Khan Address:- . . , Maulana Azad Colony Gali no-8 ,Lowadih, Namkum, , Ranchi, 834010, , Jharkhand, India | | EXECUTANTS Age:58 |  |  | <i>Rizwan</i> |

SR.NO
6



| Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|--|--------------------|--|-------------------|-----------------|---|---|----------------------|
| M TECH BUILDCON PVT LTD THROUGH ITS PROJECT MANAGER MAHBOOB EJAZ AHMED Address1 - JORA TALAB ROAD, BARIATU, P.O. AND P.S.- BARIATU, DIST-RANCHI, Address2 - JHARKHAND . . . Jharkhand PAN No.: ,Permission Case No.- | Yes | Mahboob Ejaz Ahmed Address:- JODA TALAB, JODA TALAB ROAD, BARIATU BASTI, Bariatu, . Ranchi, 834009, . Jharkhand, India | | CLAIMANT Age:36 |  |  | <i>Md Mahboob Ah</i> |

7

| | | | | | | | |
|---|-----|--|--|-----------------|--|--|--------------------|
| M TECH BUILDCON PVT LTD THROUGH ITS DIRECTOR WASEEM RAZA Address1 - 204 S TOWER, CHURCH ROAD, NEAR VIKRANT CHOWK, P.S.- LOWER BAZAR, DIST-RANCHI, Address2 - JHARKHAND . . . Jharkhand PAN No.: ,Permission Case No.- | Yes | Waseem Raza Address:- Flat No-204, 2nd Floor, S. Tower, Vikrant Chowk, . . Church Road,, Ranchi G.P.O., . Ranchi, 834001, . Jharkhand, India | | CLAIMANT Age:38 |  |  | <i>Waseem Raza</i> |
|---|-----|--|--|-----------------|--|--|--------------------|

M TECH BUILDCON PVT. LTD,

 DIRECTOR

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|--|--------------------|---|-------------------|--------------------|---|---|---------------------|
| 8 | M TECH BUILDCON PVT LTD THROUGH ITS DIRECTOR JAWED AKHTER Address1 - FLAT NO-204 S TOWER CHURCH ROAD, NEAR VIKRANT CHOWK P.S.- LOWER BAZAR, P.O.- RANCHI GPO DIST-RANCHI, JHARKHAND Address2 - JHARKHAND PAN No.: Permission Case No.- | Yes | Jawed Akhter Address:- FLAT NO 204 S TOWER, NEAR VIKRANT CHOWK, CHURCH ROAD, Ranchi G.P.O., Ranchi, 834001, Jharkhand, India | | CLAIMANT Age:41 |  |  | <i>Jawed Akhter</i> |

Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|---|--|---|----------------------|
| 1 | GULAB RABBANI S/o-D/o MOHAMMAD ANWAR QURAISHI Address1 - QURAISHI MOHALLA GUDRI CHOWK RANCHI GPO RANCHI, Address2 - Jharkhand PAN No.: |  |  | <i>Gulab Rabbani</i> |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|----------------------|
| 1 | GULAB RABBANI Address1 - QURAISHI MOHALLA GUDRI CHOWK RANCHI GPO RANCHI, Address2 - Jharkhand | | | <i>Gulab Rabbani</i> |

https://jhambuildcon.gov.in/registration/document_final

M TECH BUILDCON PVT. LTD. 5/8

Director
DIRECTOR

Signature of Operator 



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (ASLAM KHAN , SANJIDA KHATOON , RIZWANULLAH KHAN , MAHFUZ ALAM S KHAN ALIAS MAHFUZ ALAM KHAN , NAZISH PRAWEEEN), has/have admitted the execution before me. Her/ She/ They has / have been identified by (GULAB RABBANI) Son/Daughter/Wife of (MOHAMMAD ANWAR QURAISHI) resident of (QURAISHI MOHALLA GUDRI CHOWK RANCHI GPO RANCHI) and by occupation (Business).


Signature of Registering Officer

Date:- 18-Oct-2023


Seal and Signature of Registering Officer



M TECH BUILDCON PVT. LTD. 6/5

DIRECTOR

Token No.: 202300139245

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 18-Oct-2023 by ASLAM KHAN, S/O, D/O, W/O LATE RAMJAN KHAN resident of H.NO 37, SATTAR COLONY, LANE NO-4, BARIATU BASTI, P.O. AND P.S.-BARIATU, DIST-RANCHI, JHARKHAND.
This deed was registered as Document No:- 2023/RAN/9205/BK1/8464 in Book No :- BK1, Volume No :- 1135 from Page No :- 125 to 208 at, office of SRO - Ranchi

Date:- 18-Oct-2023

Registering Officer



M TECH BUILDCON PVT. LTD.

DIRECTOR