



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 803eb0c49a8e5fc6aeaf

Receipt Date : 18-Nov-2023 12:15:48 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300150699

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : M TECH BUILDCON PVT LTD THROUGH
ITS DIRECTOR JAWED AKHTER AND
OTHERS (Vendee)

GRN Number : 2320212854



- For Office Use :-

प्रतिस्वीकृत अभिनियम 1908 (सेक्शन 4 (1) (क) 21/1/23
के अन्तर्गत भारतीय स्टाम्प अभिनियम 1899 के अन्तर्गत
+ या + या से... 5... के अधीन गणना करने
काहित या स्टाम्प शुल्क से विमुक्त या... शुल्क
अधीन नहीं।

Mupale

निदेशक पदाभिप्रेत

18/11/2023

M. Tejbros Akhter

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अभिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

M TECH BUILDCON PVT. LTD.

Jawed Akhter

DIRECTOR

सम्पत्ति का मूल्यांकन Development Agreement

संख्या: SCOT

दिनांक: 18/11

मानद अधिकारी पंजी से मिलान किया जायेगा
जारी का दर/टी.नं. 6219861/16m/n
संख्या कायदा का दर/वर्ग पीट
संख्या कायदा का दर/वर्ग पीट
प्लॉट का दर/वर्ग पीट

G. 115/12/11/127
प्लॉट परमाणुचक्र से सुरक्षित होना
एवं आसानी से जा सकने
के अधिकार प्राप्त एवं मान दर्ज
की है।
18/11/23



मैर मजस्य प्रोडोबित सूचि से
खाता...),.8....सोट..66),.66
का मिलान किया दर्ज नहीं पाया
18/11

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Ranchi on this
the 18th day of November, 2023 of the Christian Era;

BETWEEN

1. **TABREZ AKHTAR** (UID No. **** * 7400 & Mobile No. 8210143172) son of Mohaminad Raza and grandson of Late Ghasit 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 Bariatu Basti, Barka Ghar, P. O. & P. S. Bariatu, District Ranchi (Jharkhand), Indian citizen,
2. **JAWED AKHTER** (UID No. **** * 7798) son of Mohammad Raza and grandson of Late Ghasit 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 Bariatu Basti, Barka Ghar, P. O. & P. S. Bariatu, District Ranchi (Jharkhand), Indian citizen,

(1) Atsana Bano
 (2) Mr. Jawed Akhter
 (3) Mrs. Fatima
 (4) Shabnam Afshan

मजस्य तन मुसि
से दर्ज नहीं है।

Md. Tabrez Akhter

18/11/23

M TECH BUILDCON PVT. LTD.

[Signature] DIRECTOR

Signature, fingerprints of Land Owner No. 2 (Jawed Akhter)

جو. جويد اڪٽر



Thumb	Pointer	Middle	Ring	Little



Shabnam Afshan

Signature, fingerprints of Land Owner No. 3 (Nikhat Prween)

نڪھت پریون



Thumb	Pointer	Middle	Ring	Little



(4) Afsana Bano
(5) Yasmeen fatima

Signature, fingerprints of Land Owner No. 4 (Afsana Bano)

Afsana Bano

Thumb	Pointer	Middle	Ring	Little



جو. جويد اڪٽر

جو. جويد اڪٽر

Md. Jabbar Akhter

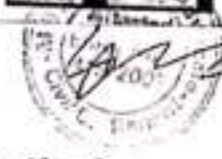
M TECH BUILDCON PVT. LTD.

Waseem
DIRECTOR

Signature, fingerprints of Land Owner No. 5, (Yasmin Fatima)

Yasmin Fatima

Thumb	Pointer	Middle	Ring	Little	



Signature, fingerprints of Land Owner No. 6 (Imteyaz Alam)

Through his attorney Shabnam Afshan

Shabnam Afshan

Thumb	Pointer	Middle	Ring	Little	



Yasmin Fatima
 Atsana Bano
 Shabnam Afshan
 143
 011/1/1/1/1/1

Md. Tabrez Akhter

M TECH BUILDCON PVT. LTD.

Waseem
 DIRECTOR

3. **NIKHAT PARWEEN** (UID No. **** * 0157) wife of Perwez Akhtar, daughter of Late Samshu Zama Khan and grand-daughter of Late Abdul ghafoor Khan by faith Muslim, by caste (Does not come within the castes of 46 of the C. N. T. Act, 1908), by occupation Housewife, resident of Bariatu Basti, Barka Ghar, P. O. & P. S. Bariatu, District Ranchi (Jharkhand), Indian citizen,
4. **AFSANA BANO** (UID No. **** * 9469) wife of Ataul Rahman, daughter of Late Mohammad Raza and grandson of Late Ghasit Khan, by faith Muslim, by caste (Does not come within the castes of 46 of the C. N. T. Act, 1908), by occupation Housewife, resident of Kantatoli Chowk, P. S. Lower Bazar, District Ranchi (Jharkhand).
5. **YASMIN FATIMA** (UID No. 5333 3361 4895) wife of Late Sarwar Alam, daughter of Mohammad Arif Khan and grand-daughter of Late Mahboob Khan, by faith Muslim, by caste (Does not come within the castes of 46 of the C. N. T. Act, 1908), by occupation Housewife, resident of Basheer Colony, Bariatu, P. O. & P. S. Bariatu, District Ranchi (Jharkhand), Indian Citizen,
6. **IMTEYAZ ALAM** (UID No. **** * 5024, PAN: - BDRPA2032F & Mobile No. 8797056748) son of Late Md. Sami & grandson of late Faizullah 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 173, Baith Gali, Near Makka Masjid, Ward No. 25, Mozahid Nagar, Azad Road, Hindpiri, P. S. Hindpiri, P. O. Ranchi G. P. O. District Ranchi (Jharkhand) - 834001, Indian citizen, through his constituted attorney **SHABNAM AFSHAN** (UID No. **** * 0966 & Mobile No. 8797056748) wife of Imteyaz Alam daughter of Mohammad Shamim and grand-daughter of Late Noor Mohammad, by faith Muslim, by caste (Uncovered U/S 46 of the C. N. T. Act, 1908), by occupation Housewife, resident of 173/10, Azad Road, Mojahid Nagar, Hindpiri, P.

Atsma Bano (5) Yasmina Fatima

Shabnam Afshan (6)

Imteyaz Alam

M. Tabna Akhtar

M TECH BUILDCON PVT. LTD.

Manoj DIRECTOR

S. Hindpiri, P. O. Ranchi G. P. O. District Ranchi (Jharkhand) - 834001, Indian citizen empowered and authorized vide Power of Attorney dated 12/05/2023 which has been registered as Document No. 2023/RAN/3912/BK4/319, in Book No. BK4, Volume No. 30, running from page No. 175 to 228 in the Office of the District Sub Registration Office, Ranchi, hereinafter jointly called the **LAND OWNERS** (which terms and expressions 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: - AJMPR5339J & Mobile No. 9308069808)** son of Md. Akhtar Khan, by 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 MAHBOOB 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

Page 5 of 39

Md. Tabrez Akhter

M TECH BUILDCON PVT. LTD.

Waseem Raza
DIRECTOR

Shabnam Afshan

Shabnam Afshan

Shabnam Afshan

mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS land bearing R. S. Plot No. 661 measuring 42 Decimal under khata No. 01, besides other Plots of land, situated at village Bariatu, P. S. No. 193 P. S. Bariatu, District Ranchi is recorded in Revisional Survey record of right as Bakasht in the name of Rustam Khan.

AND WHEREAS the aforesaid Rustam Khan died leaving behind his two sons namely Mohammad Ismail Khan and Mohammad Ghasit Khan who inherited the aforesaid land along with other land and jointly came in peaceful possession of the same.

AND WHEREAS later on the said Mohammad Ismail Khan and Mohammad Ghasit Khan amicably partitioned the property whatever were left by their father and in the said amicable family partition the aforesaid land measuring more or less 21 Decimal was exclusively allotted to the aforesaid Mohammad Ismail Khan and more or less 21 Decimal was allotted to Ghasit Khan.

AND WHEREAS the aforesaid Mohammad Ismail Khan died leaving behind his three sons namely (1) Mohammad Hasan Khan, (2) Mohammad Ali Imam Khan and (3) Mohammad Afzal Khan and two daughters namely (1) Maimun Nisa wife of Neyazuddin Khan and (2) Najmun Nisa wife of Md. Ismail Khan who jointly inherited the aforesaid land along with the other land.

AND WHEREAS in an amicable family partition coupled with a memorandum of amicable mutual partition dated 24/11/1998, held among the aforesaid sons and daughters of the said Mohammad Ismail Khan, the aforesaid land measuring more or less **10.5 Decimal** along with other land was exclusively allotted to the said Maimun Nisa wife of Neyazuddin Khan.

श्री. जितेंद्र सिंह (1) अरुणा बानो (5) जयमोन जालिम
श्री. जितेंद्र सिंह (2) शबनाम अफ़्शान

AND WHEREAS the aforesaid Ghasit Khan died leaving behind five sons namely (1) Paighambar Raza Khan, (2) Ahmad Raza Khan, (3) Mohammad Raza Khan, (4) Ale Raza Khan and (5) Ashique Elahi as well as three daughters namely (1) Bibi Qamrun Nisa, (2) Bibi Baijun Nisa and (3) Zaibun Nisa as his heirs and successors.

AND WHEREAS after the death of the aforesaid Ghasit Khan an amicable family partition was held among the aforesaid heirs and successors of Late Ghasit Khan wherein the aforesaid land bearing R. S. Plot No. 661 under Khata No. 1, measuring 21 Decimal besides other land was allotted to Md. Raza Khan son of Ghasit Khan.

AND WHEREAS in an amicable family partition coupled with a memorandum of partition dated 17/09/2012, held among the legal heirs and successor of the aforesaid Md. Raza Khan wherein the aforesaid land bearing R. S. Plot No. 661 under Khata No. 01, measuring 03 Decimal situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi besides other land was allotted to LAND OWNER No. 1 (TABREZ AKHTAR) & land bearing R. S. Plot No. 661 under Khata No. 01, measuring 4.13 Decimal situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi besides other land was allotted to LAND OWNER No. 2 (JAWED AKHTER) and 1.98 Decimal of the same land besides other land is allotted to LAND OWNER No. 4 (AFSANA BANO).

AND WHEREAS after the aforesaid amicable family partition the aforesaid LAND OWNER No. 1 (TABREZ AKHTAR) & LAND OWNER No. 2 (JAWED AKHTER) came in peaceful possession of their allotted share and jointly go their name mutated in respect of the same in the Revenue Record of the State of Jharkhand through the Circle Office, Baragain Anchal, Ranchi vide Mutation Case No. 1674R27/2017-2018 which stands registered in Volume No. 19 at page No. 83 of Register - II of the Circle Office, Baragain Anchal, Ranchi and rent for the same is being paid by them regularly.

AND WHEREAS Jawed Akhtar and Afsana Bano son and daughter respectively of Late Mohammad Raza, sold their allotted share of the

Page 7 of 39

Md. Tabrez Akhtar

M TECH BUILDCON PVT. LTD.

Handwritten Signature
DIRECTOR

Handwritten notes in Urdu:
(1) Afsana Bano (5) Yasmeen Fatima
(2) Shabnam Afshan
(3) Bibi Baijun Nisa
(4) Bibi Qamrun Nisa
(5) Zaibun Nisa

aforesaid land bearing R. S. Plot No. 661 under Khata No. 01, measuring **6.11 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi to Tausir Khan son of Late Saghir Khan by virtue of a registered deed of sale dated 29/01/2011 which has been registered as Deed No. 1960/1671 in Book 1, Volume No. 74, running from page No. 425 to 444 for the year 2011 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase the aforesaid Tausir Khan came in peaceful possession of his aforesaid purchased land and got his name mutated in the Revenue Record of the State through the Circle Office, Baragain Anchal, Ranchi vide Mutation Case No. 4718R27/2010-2011 he also got his name mutated in the Office of the Ranchi Municipal Corporation, Ranchi wherein **Holding No. 0080006343000Z0** within **Ward No. 8** is allotted in respect of the said land

AND WHEREAS by virtue of a registered power of attorney dated 17/11/2018 which has been registered as Power No./Deed No. 10306/1037, in Book No. IV, Volume No. 80, running from page No. 267 to 336 for the year 2018 of the District Sub Registration Office, Ranchi, the aforesaid Tauseer Khan appointed Tabrez Akhtar son of Late Raza as his attorney to sell his aforesaid land.

AND WHEREAS by virtue of a registered deed of sale dated 05/02/2019 which has been registered as Deed No. 1069/928, in Book No. 1, Volume No. 95, running from page No. 1 to 44 for the year 2019 of the District Sub Registration Office, Ranchi, the said Tauseer Khan through his said attorney Tabrez Akhtar sold his aforesaid land bearing R. S. Plot No. 661 under Khata No. 01, measuring **6.11 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi to **LAND OWNER No. 3 (NIKHAT PARWEEN)**.

AND WHEREAS after the aforesaid purchase the aforesaid **LAND OWNER No. 3 (NIKHAT PARWEEN)** is absolute owner and in peaceful possession of her aforesaid purchased land and got her name mutated in the Revenue Record of the State of Jharkhand through the Circle Office, Baragain Anchal, Ranchi vide **Mutation Case No.**

Page 8 of 39

Tabrez Akhtar

M TECH BUILDCON PVT. LTD.

Director

Handwritten notes in Urdu/Hindi script on the right margin, including names like 'Hsana Bano' and 'Shabnam Afshan'.

2562R27/2018-2019 which stands recorded in Volume No. 20 at page No. 97 of Register - II of the Circle Office, Baragain Anchal, Ranchi.

AND WHEREAS another plot of land bearing R. S. Plot No. 660 under Khata No. 8, Khewat No. 4/3, measuring 12 Decimal along with other plots of land the 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 Rustam Khan and Ghafoor Khan.

AND WHEREAS after the death of the said Dost Mohammad Khan and Rustam Khan an amicable and oral partition held among the heirs and successors of said Dost Mohammad Khan wherein 06 Decimal out of 12 Decimal is allotted to Rustam Khan and 06 Decimal out of 12 Decimal is allotted to Ghafoor Khan.

AND WEREAS after the aforesaid amicable and oral partition Ghafoor Khan remained in peaceful possession of his said allotted share of land measuring 06 Decimal along with his five brothers namely (1) Munir Khan, (2) Imam Bukhsh Khan, (3) Nasiruddin Khan, (4) Neyazuddin Khan and (5) Serajruddin Khan.

AND WHEREAS later on an amicable family partition was held among the aforesaid (1) Munir Khan, (2) Imam Bukhsh Khan, (3) Nasiruddin Khan, (4) Neyazuddin Khan and (5) Serajruddin Khan and (6) Ghafoor Khan wherein and whereby 01 (One) Decimal each out of 06 Decimal of the aforesaid land was allotted to (1) Munir Khan, (2) Imam Bukhsh Khan, (3) Nasiruddin Khan, (4) Neyazuddin Khan, (5) Serajruddin Khan and Ghafoor Khan.

AND WHEREAS the aforesaid Serajruddin Khan remained in peaceful possession of his allotted land measuring 01 Decimal till he was alive and died leaving behind two sons namely (1) Shohrab Khan and (2) Azad Khan as well as four daughters namely (1) Qudrat Bano, (2) Shahina Perween, (3) Kausar Perween and (4) Roushan Ara alias Rani as his heirs and successors who jointly inherited the aforesaid land bearing R. S. Plot No. 660 under Khata No. 08, measuring 01 Decimal situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi.

Page 9 of 39

Md. Rabia Akhter

MI TECH BUILDCON PVT. LTD.

Wangji DIRECTOR

Handwritten notes in Urdu:
5) Yasmineen Fatima
6) Shabnam Afshan
Handwritten numbers: 11, 12, 13, 14, 15, 16

AND WHEREAS the aforesaid Nasiruddin Khan remained in peaceful possession of his allotted land measuring **01 Decimal** till he was alive and after the death of the said Nasiruddin Khan, an amicable family partition was held among the heirs and successors of said Nasiruddin Khan namely (1) Ahad Khan, (2) Khaliq Khan, (3) Md. Bari Khan, (4) Md. Arif Khan, (5) Nurjahan Khatoon, (6) Shagufta Khanam, (7) Ishrat Jahan, (8) Roushan Jahan, (9) Md. Akram Khan, (10) Md. Asif Khan and (11) Nazia Perween wherein a portion of the aforesaid land bearing R. S. Plot No. 660 under Khata No. 08, measuring **01 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi was allotted to **Md. Bari Khan**.

AND WHEREAS the aforesaid Neyazuddin Khan remained in peaceful possession of his allotted land measuring 01 Decimal till he was alive and after the death of the said Neyazuddin Khan, an amicable family partition was held among sons and daughter of Late Neyazuddin Khan namely (1) Faiyaz Khan, (2) Md. Imteyaz Alam, (3) Ejaz Khan, (4) Sayeeda Khatoon and (5) Hameeda Khatoon wherein a portion of the aforesaid land bearing R. S. Plot No. 660 under Khata No. 08, measuring **01 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi was allotted to Md. Imteyaz Alam.

AND WHEREAS by virtue of a registered deed of sale dated 01/09/2014 which has been registered as Deed No. 6778/5449, in Book No. 1, Volume No. 312, running from page No. 183 to 208 for the year 2014 of the District Sub Registration Office, Ranchi, the aforesaid **LAND OWNER No. 1 (Tabrez Akhtar)** purchased a portion of the aforesaid land measuring **02 Decimal** bearing R. S. Plot No. 660 under Khata No. 8 situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi from heirs and successors of khatiani raiyat namely Mohammad Amir Ahmad Khan son of Late Haji Imam Bukhsh Khan and Hasbun Nisa daughter of Munir Khan and widow of Late Md. Raza.

AND WHEREAS after the aforesaid purchase the aforesaid **LAND OWNER No. 1 (Tabrez Akhtar)** came in peaceful possession of his aforesaid purchased land measuring **02 Decimal** and got his name mutated in the Revenue Record of the State of Jharkhand through the Circle Office, Baragain Anchal, Ranchi vide **Mutation Case No.**

Page 18 of 39

Md. Tabrez Akhtar

M TECH BUILDCON PVT. LTD.

Hamid
DIRECTOR

Dr. Jitendra Kumar Choudhary
Atsoma Bano
Nyazuddin Belima
Shabnam Afshan

AND WHEREAS on 24/11/1998 an amicable family partition was held among the sons and daughters of the aforesaid Ismail Khan wherein and whereby the aforesaid land bearing R. S. Plot No. 661 under Khata No. 01, measuring **06 Katha equals to 9.91 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi was allotted to Najmun Nisa daughter of Ismail Khan.

AND WHEREAS the aforesaid Najmun Nisa conveyed and transferred her aforesaid entire land to her son Tarique Khan who remained in possession of the same without any let or hindrance form anybody whomsoever.

AND WHEREAS the aforesaid Tarique Khan sold the entire aforesaid land measuring **9.91 Decimal** to Md. Anisuddin Haider by a registered deed of sale dated 24/06/2010 which has been registered as Deed No. 17049/14661, in Book No. 1, Volume No. 631, running from page No. 89 o 116 for the year 2010 of the District Sub Registration Office, Ranchi and after the aforesaid purchase the said Md. Anisuddin Haider got his name mutated in respect of his said purchased land in the Revenue Record of the State through the Circle Office, Baragain Anchal, Ranchi vide **Mutation Case No. 1582R27/2010-2011**.

AND WHEREAS the aforesaid Md. Anisuddin Haider sold the aforesaid land bearing R. S. Plot No. 661 under Khata No. 01, measuring **06 Katha equals to 9.91 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi by a registered deed of sale dated 06/10/2021 to LAND OWNER No. 6 (YASMIN FATIMA) which has been registered as **Document No. 2021/RAN/7773/BK1/6970** in Book No. BK1, Volume No. 931, running from Page No. 121 to 188 for the year 2021 of the S. R. O, Ranchi.

AND WHEREAS after the aforesaid purchase the aforesaid LAND OWNER No. 6 (YASMIN FATIMA) is absolute owner and in peaceful possession of her said purchased land bearing R. S. Plot No. 661 under Khata No. 01, measuring **06 Katha equals to 9.91 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi and she got her name mutated in the Revenue Record of the State of Jharkhand though the Circle Office, Baragain Anchal, Ranchi vide **Mutation Case**

Page 12 of 39

Asst. Director

M TECH BUILDCON PVT. LTD.

Director
DIRECTOR

⑤ Yasmeen Fatima
④ Afsana Bano
⑥ Shabnum Afshan
⑦
⑧

AND WHEREAS in exchange of land the aforesaid Mazhar Imam Khan conveyed and transferred his aforesaid land bearing R. Plot No. 660 under Khata No. 08 measuring 1 $\frac{3}{4}$ Decimal out of 03 Decimal to the aforesaid (1) Mohammad Jawed Akhtar, (2) Perwez Akhtar and (3) Tabrez Akhtar.

AND WHEREAS by virtue of the aforesaid inheritance and exchange the aforesaid (1) Mohammad Jawed Akhtar, (2) Perwez Akhtar and (3) Tabrez Akhtar become owners of the aforesaid land bearing R. S. Plot No. 660 under Khata No. 08 measuring 03 Decimal and 1 $\frac{3}{4}$ Decimal aggregating to 4 $\frac{3}{4}$ Decimal.

AND WHEREAS by virtue of a registered deed of sale dated 13/10/2012 the aforesaid Tabrez Akhtar sold the aforesaid land bearing R. Plot No. 660 under Khata No. 08 measuring 02 Katha equals to 3.31 Decimal out of 4 $\frac{3}{4}$ Decimal situated at village Bariatu, P. S. No. 193 P.S. Bariatu, District Ranchi to LAND OWNER No. 6 (IMTEYAZ ALAM) which was registered in Book No. 1, Volume No. 587, running from page No. 71 to 92, bearing Deed No. 16056/14220 for the year 2012 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase the aforesaid IMTEYAZ ALAM (LAND OWNER No. 6) 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 vide Mutation Case No. 208R27/2014-2015 which stands recorded in Volume No. 17 at Page 17 of Register - II of the Circle Office, Baragain Anchal, Ranchi and he also got his name mutated in respect of his aforesaid purchased land in the Office of the Ranchi Municipal Corporation, Ranchi wherein Holding No. 008000990400Z0 within Ward No. 8, New Ward No. 9 is allotted in respect of the aforesaid land and rent and taxes thereof is being paid by him regularly to the State.

AND WHEREAS the LAND OWNERS are absolute owners and in peaceful possession of the following land of village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi: -

Page 14 of 39

Md. Tabrez Akhtar

M TECH BUILDCON PVT. LTD.

Director
DIRECTOR

श्री. मजहर इमाम खान (4) अफसमा बानो (5) मजहर अक़्तर
श्री. मजहर अक़्तर (1) अफसमा बानो (2) अक़्तर अक़्तर (3) शबनम अक़्तर

No. 2457R27/2021-2022 which stands recorded in Volume No. 25 at page No. 70 of the Circle Office, Baragain Anchal, Ranchi.

AND WHEREAS the aforesaid Khatiyani Raiyat Ghasit Khan died leaving behind five sons namely (1) Paighambar Raza Khan, (2) Ahamd Raza Khan, (3) Mohammad Raza Khan, (4) Ale Raza Khan and (5) Ashique Elahi as well as three daughters namely (1) Bibi Qamrun Nisa, (2) Bibi Baijun Nisa and (3) Zaibun Nisa as his heirs and successors.

AND WHEREAS after the death of the aforesaid Ghasit Khan the aforesaid sons and daughters of said Ghasit Khan namely (1) Paighambar Raza Khan, (2) Ahamd Raza Khan, (3) Mohammad Raza Khan, (4) Ale Raza Khan, (5) Ashique Elahi, (6) Bibi Qamrun Nisa, (7) Bibi Baijun Nisa and (8) Zaibun Nisa jointly inherited the aforesaid land and came in peaceful possession of the same without any let or hindrance from anybody whomsoever.

AND WHEREAS an amicable family partition was held among the aforesaid (1) Paighambar Raza Khan, (2) Ahamd Raza Khan, (3) Mohammad Raza Khan, (4) Ale Raza Khan, (5) Ashique Elahi, (6) Bibi Qamrun Nisa, (7) Bibi Baijun Nisa and (8) Zaibun Nisa wherein the aforesaid land bearing R. Plot No. 660 under Khata No. 08 measuring 03 Decimal was exclusively allotted to Mohammad Raza Khan.

AND WHEREAS aforesaid Mohammad Raza Khan died leaving behind three sons namely (1) Mohammad Jawed Akhtar, (2) Perwez Akhtar and (3) Tabrez Akhtar and one daughter namely Afsana Bano as his heir and successor who jointly inherited the aforesaid land bearing R. Plot No. 660 under Khata No. 08 measuring 03 Decimal and came in peaceful possession of the same without any let or hindrance from anybody whomsoever.

AND WHEREAS an amicable family partition was held among the heirs and successors (Grandsons) of the aforesaid Ismail Khan wherein the aforesaid land bearing R. Plot No. 660 under Khata No. 08 measuring 03 Decimal besides other land was allotted to Mazhar Imam Khan.

श. शरीफ अहमद (1) Afsana Bano (5) Yagmeen Fatima
Perwez Akhtar (2) Shabnam Akhtar
Tabrez Akhtar (3)

(4) MD. AKHTAR HUSSAIN, (5) ASLAM KHAN, (6) SANJIDA KHATOON, (7) RIZWANULLAH KHAN & MAHFUZ ALAM S. KHAN @ MAHFUZ ALAM KHAN JOINTLY, (8) NAZISH PARWEEN, (9) RAHAT TARA, (10) SYED MD. ZAFAR HAIDER, (11) SHAMS JAFFERY, (12) MOHAMMAD SHABAB NASIM (13) 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 altogether 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 and as such the other land owners of adjacent land namely (1) ASLAM KHAN, (2) SANJIDA KHATOON, (3) RIZWANULLAH KHAN, (4) MAHFUZ ALAM S. KHAN @ MAHFUZ ALAM KHAN and (5) NAZISH PRAWEEEN has already executed and registered the development agreement on 18/10/2023 which stands registered as **Document No. 2023/RAN/9205/BK1/8464**, in Book No. BK1, Volume No. 1135, from page No. 125 to 208 at the Office of the SRO, 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.

AND WHEREAS the terms and conditions of the memorandum of agreement dated 18/10/2023 entered into between Zafar Khan and adjacent land owners of this project namely Aslam Khan and others shall be applicable in this development agreement.

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

(5) Yasmeen-fellimer
 (4) Afsona Band
 (6) Shabnam Afshan
 (1) (2) (3)

Md. Adnan Akhtar

M TECH BUILDCON PVT. LTD.

Wanji
DIRECTOR

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

ARTICLE-1 : DEFINITIONS

Page 17 of 39

Md. Tabyez Akhter

M TECH BUILDCON PVT. LTD.

Wan...
DIRECTOR

Atsamai Bano
Shabham Afshan. Jasmmeen fatima
Atsamai Bano
Shabham Afshan. Jasmmeen fatima

- 1.1 LAND OWNERS shall mean the aforesaid (1) Tabrez Akhtar, (2) Jawed Akhtar, (3) Nikhat Parween, (4) Afsana Bano (5) Yasmin Fatima and (6) Imteyaz Alam 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.
- 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

Handwritten notes in Urdu script: (1) Afsana Bano (5) Yasmeen Fatima

Handwritten notes in Urdu script: (6) Shabnam Afshan

Handwritten signature: Md. Tabrez Akhtar

M TECH BUILDCON PVT. LTD.

Handwritten signature: Wamby

DIRECTOR

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 SECOND SCHEDULE herein below as per specifications mentioned in FOURTH SCHEDULE herein below.
- 1.11 DEVELOPER'S ALLOCATION shall mean and include, after allocating and handing over LAND OWNERS share, remaining finished constructed Super Build-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 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.

श्री. सतीश कुमार (4) अंसना बाम (5) यशमोन फतेमन
श्री. शबनम अशकन

Md. Rabra Akhtar

M TECH BUILDCON PVT. LTD.

Wamby

DIRECTOR

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, 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

Page 20 of 39

Md. Tabrez Akhter

M TECH BUILDCON PVT. LTD.

Handwritten signature

DIRECTOR

Handwritten notes:
4) Afsana Bano @ryasmeen fatima
5) Shabnam Afshan
6) Shabnam Afshan

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 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.

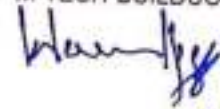
Dr. Javed Iqbal (4) Afsana Bano (5) Yasmeen Fatima
Dr. Javed Iqbal (6) Shabnam Afshan.

ARTICLE-4 : DEVELOPER'S RIGHT

Page 21 of 39

Md. Dabree Akter

M TECH BUILDCON PVT. LTD.



DIRECTOR

- 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 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

⑤ Yashwantrao Inam
 ⑥ Shabnam Afshan
 ⑦
 ⑧
 ⑨
 ⑩
 ⑪
 ⑫
 ⑬
 ⑭
 ⑮
 ⑯
 ⑰
 ⑱
 ⑲
 ⑳
 ㉑
 ㉒
 ㉓
 ㉔
 ㉕
 ㉖
 ㉗
 ㉘
 ㉙
 ㉚
 ㉛
 ㉜
 ㉝
 ㉞
 ㉟
 ㊱
 ㊲
 ㊳
 ㊴
 ㊵
 ㊶
 ㊷
 ㊸
 ㊹
 ㊺
 ㊻
 ㊼
 ㊽
 ㊾
 ㊿

Md. Tabrez Akter

M TECH BUILDCON PVT. LTD.
 Director

- 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.
 - 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: -

- 6.1 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.
- 6.2 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

श्री. जसमोन-फलिमा (5) Jasmoneen-falima

अत्समा बानो (4) Atsoma Bano

श्री. शबनाम अफसान (6) Shabnam Afshan

Md. Rabir Akter

Haun [Signature] DIRECTOR

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.

- 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

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

Waseem Raza (5) Waseem Raza
Jawed Akhtar (4) Afsana Bano (5) Shabnam Afshan (6)
Mahboob Ejaz Ahmed (6)

M. Farooq Akhtar

M TECH BUILDCON PVT. LTD.

Jawed Akhtar

DIRECTOR

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 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

Dr. Jitendra Singh (4) Afsana Bano (5) Yasmeen Fatima
Shabnam Afshan.

Md. Tabish Akhtar

M TECH BUILDCON PVT. LTD.

[Signature]

DIRECTOR

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 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 and handing over possession 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 work of the building in the middle and the LAND OWNERS shall be entitled to get their share in proportion of their respective land in the proposed multistoried building after deducting 0.5 F. A. R. out of total S. B. A.

(A) Atsana Bano Jameen - fatima
(B) Shaban Afshan.

(C) M. Javed Iqbal
(D) M. Javed Iqbal

(E) Md. Tabrez Akhbar

M TECH BUILDCON PVT. LTD.

Director

- 9.10 After laying down foundation of the aforesaid proposed residential multistoried building, the DEVELOPER may start 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.
- 9.15 The DEVELOPER can appoint and authorize any

5) Yasmeen Fatima
 5) Shabnam Afshan
 14) Afsana Bano
 5) Shabnam Afshan
 5) Shabnam Afshan

Md. Tabrez Akbar

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

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.
- 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

Page 28 of 39

M. Prabir Akter

M TECH BUILDCON PVT. LTD.

Wan
DIRECTOR

श्री. सतीश 3/22/20 (4) Ms. Bano 5 Nyamam - fatima
0. 1/2/20 6 Shabnam Afshan.

- 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 situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi consisting no construction or structure thereon, having Holding No. 0080008528000A2 and 008000990400Z0, within Old Ward No. 8 New Ward No. 9 of the Ranchi Municipal Corporation, Ranchi, bearing Khata Nos., R. S. Plot Nos., and Area as follows: -

Sl. No.	Khata Nos.	R. S. Plot Nos.	Area
1	01	661	3.00 Decimal

Page 29 of 39

M. Daboo Akhtar

M TECH BUILDCON PVT. LTD.

Wan...

DIRECTOR

Mr. Suresh Kumar (4) Afreena Bano (5) Yameen-ferheen
 U.P. Singh (6) Shabnam Afshan

2	01	661	4.13 Decimal
3	01	661	6.11 Decimal
4	01	661	9.91 Decimal
5	08	660	3.70 Decimal
6	08	660	3.30 Decimal
7	08	660	3.00 Decimal
8	08	660	2.00 Decimal
Total area of land:			35.15 Decimal

By amalgamating all the plots of land are shown in RED WASH in the MAP attached herewith which is butted and bounded as follows:

- NORTH: - Portion of R. S. Plot No. 661/part & 654/part.
 SOUTH: - Part of R. S. Plot No. 661/part & 662.
 EAST: - Part of R. S. Plot No. 670.
 WEST: - R. S. Plot No. 659 & 654.

For the purpose of registration of the development agreement present commercial value of the land is Rs. 2,18,62,900/-

**THE SECOND SCHEDULE -
THE BUILDING AND SHARE OF LAND OWNERS AND
DEVELOPER**

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 spaces	Proportionate share of land
1	Tabrez Akhtar	66%	66%	66%
2	Jawed Akhter	37%	37%	37%
3	Nikhat Parween	35%	35%	35%
4	Afsana Bano	35%	35%	35%
5	Yasmin Fatima	35%	35%	35%
6	Imteyaz Alam	35%	35%	35%

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

(1) Mr. Tabrez Akhtar

Wanji

(5) Syarman fatima
(4) Afsana Bano

(2) Mr. Jawed Akhter
(3) Nikhat Parween
(6) Shabnam Akhtar

area to the LAND OWNERS and after handing over LAND OWNERS share of allocation remaining Super Built-up Area, parking spaces, and 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. It is also provided that the 50% share of the LAND OWNERS shall be allocated to them in proportion of their respective land as per their choice and 50% share of the LAND OWNERS shall be allocated to them as per choice of 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.

**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.
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

5) Yasmeen-fatime
 6) Shabnam Arshan
 7) Afsana Bano
 8) Shabnam Arshan
 9) Afsana Bano
 10) Shabnam Arshan

M. D. Dabre Akhje

M TECH BUILDCON PVT. LTD.
 Director

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 Mahindra or equivalent (Soundless)
Front	Attractive and good look

THE FIFTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES

1. 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.
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.

⑤ Yameen Jabmo
 ⑥ Shabnam Afshan
 ④ Afsana Bano
 ① ② ③

Md. Tabrez Akhter

Wasim
DIRECTOR

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.

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 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.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

The under mentioned right, easement and privileges to the said

Page 34 of 39

Ms. Divya Akhota

M TECH BUILDCON PVT. LTD.

Wan... DIRECTOR

श्री. अरवि शिंदे (4) अंशुमा बोरो (5) यारमोन अलिम
श्री. शिंदे (6) शबनाम अलशान

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, 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.

**MEMO OF CONSIDERATION
(ADVANCE AGREEMENT/EARNEST MONEY)**

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

Name of Land Owners	Mode of payment	Amount
Tabrez Akhtar	By Cheque	Rs. 2,00,000/-
Jawed Akhtar: -	By Cheque	Rs. 51,000/-
Nikhath Parween	By Cheque	Rs. 3,00,000/-
Afsana Bano	By Cheque	Rs. 51,000/-
Yasmin Fatima	By Cheque	Rs. 51,000/-
Imteyaz Ahmad	By Cheque	Rs. 51,000/-

(4) Afsana Bano (5) Yasmeen Fatima
 (6) Shabnam Afshan
 (7) Nikhat Parween

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.

Md. Tabrez Akhtar

M TECH BUILDCON PVT. LTD.
Waseem
DIRECTOR

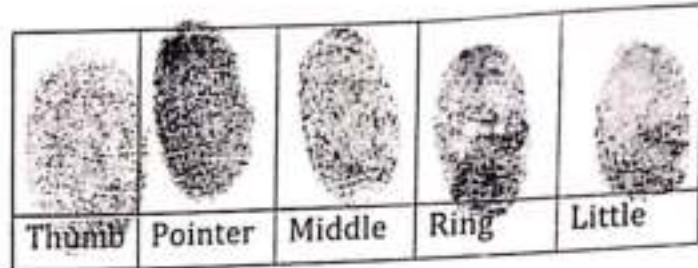
IN WITNESSES WHEREOF the LAND OWNERS and the DEVELOPER have hereunto set and subscribed their hands on the day, month and year first above written.

WITNESSES:

1. *gubt...*
s/o *Amamz guish...*
Hrad 13ais Raudh...

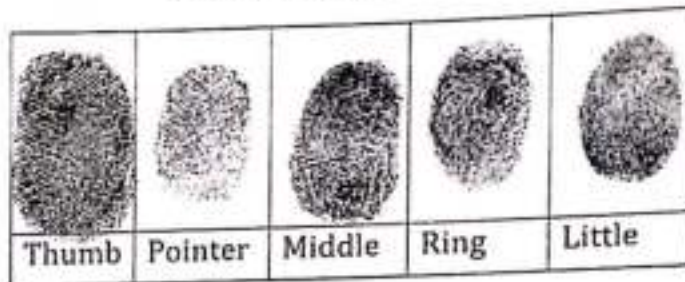
Signature & fingerprints of
land owners

No. 1. *Md. Tabrez Akhtar*
(Tabrez Akhtar)



2. *Shamla Akhtar*
ut s/o *MD Nayyeruddin*
Lanchi
18/11/2023

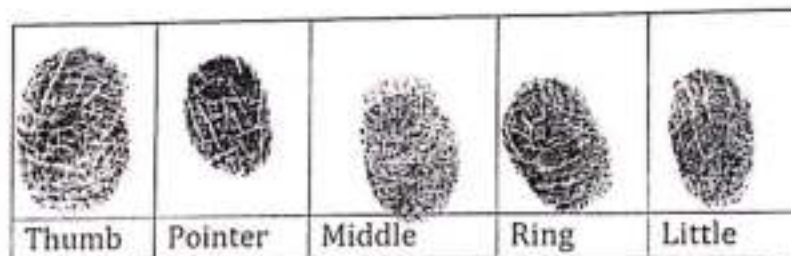
No. 2. *شوہن شاملا اختر*
(Jawed Akhtar)



No. 3.

(Nikhat Parween)

نیکھت پاروین



Page 36 of 39

Md. Tabrez Akhtar

M TECH BUILDCON PVT. LTD.

Wasim
DIRECTOR






No. 4.

(Afsana Bano) Afsana Bano

				
Thumb	Pointer	Middle	Ring	Little

No. 5.





(Yasmin Fatima) Yasmeen fatima

				
Thumb	Pointer	Middle	Ring	Little

No. 6.

Shabnam Afshan.

(Imteyaz Akhtar through his attorney)

				
Thumb	Pointer	Middle	Ring	Little

5/11/17 3:18 PM (4) Afsana Bano (5) Yasmeen fatima
 شہناز بیگم (6) Shabnam Afshan

Photo, signature and fingerprints of the DEVELOPER



No. 1. (Waseem Raza): - M TECH BUILDCON PVT. LTD.

Waseem Raza
18.11.2023
DIRECTOR

Thumb	Pointer	Middle	Ring	Little



No. 2. (Jawed Akhtar): - M TECH BUILDCON PVT. LTD.

Jawed Akhtar
DIRECTOR

Thumb	Pointer	Middle	Ring	Little

(1) Afshan Bano (2) Yasmeen fatima
 (3) Shabnam Afshan
 (4) Jawed Akhtar

Mr. Fabrez Akhtar

M TECH BUILDCON PVT. LTD.

Waseem Raza
DIRECTOR



Md. Mahboob Ah

No. 3. (Mahboob Ejaz Ahmed): -

Thumb	Pointer	Middle	Ring	Little

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.

6.1 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.

Drafted & Typed by:

(Humayoon Rasheed)
Advocate, Ranchi.
Enrolment No. 432/91

Ms. Jyoti Singh (4) Afsana Bano (5) Yasmeen fatima

Ms. Jyoti Singh (6) Shabham Afshan.

Md. Tabrez Akhter

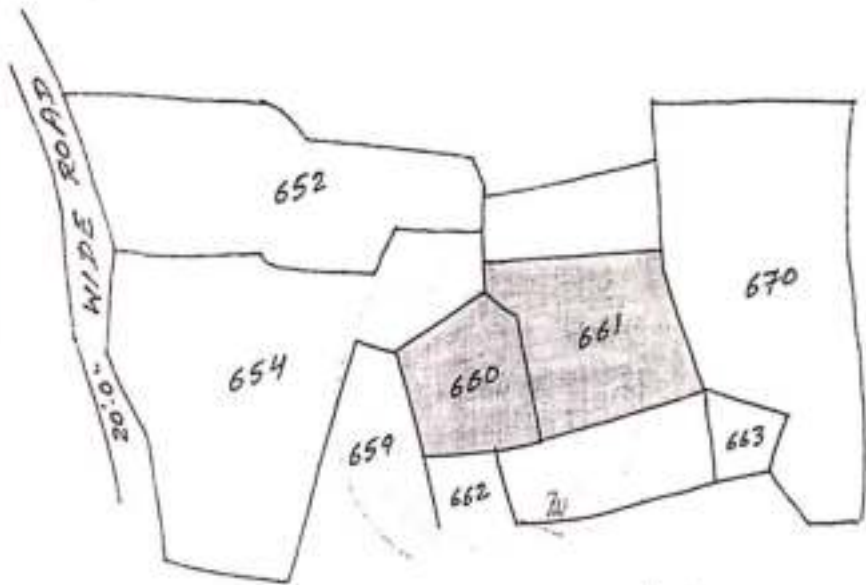
M TECH BUILDCON PVT. LTD.

DIRECTOR



VILLAGE - BARIATU
THANA NO - 193
THANA BARIATU, DIST RANICHE
SHOWN IN RED WITH

<u>PLOT NO</u>	<u>AREA</u>
660 - - -	0 - 12.00
661 - - -	0 - 23.15
<u>TOTAL →</u>	<u>0 - 35.15</u>



Handwritten signature
15/11/2023



M TECH BUILDCON PVT. LTD.
Handwritten signature
DIRECTOR

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

क्र.सं.	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 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)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



IT TECH BUILDCON PVT. LTD.

Wamby ←
DIRECTOR

C
17/11



Pre Registration Docket

Date :- 17-11-2023 09:45 pm

Office Name :- SRO - Ranchi
Token No:- 202300150699

Appointment :- 18-Nov-2023 Time:- 10:30

Article	Development Agreement
Pre Registration Date	17-Nov-2023
No. Of Pages	76
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,48,860.

Property Id: 1105756

Valuation No. : 1500675 / 2023	:- 2023-2024	Date : 17-November-2023 21:11: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			
Khata Number - 1, 8			
Plot Number - 661, 660			
Holding Number - 0080008528000A2 008000990400Z0			
Ward Number - 9			
Volume Number - 17, 26, 19, 19, 25, 23, 20			
Page Number - 17, 39, 23, 83, 70, 89, 97			
Property Rates			
Commercial Land (Y)			
₹621986/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	35.15 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 35.15 x 621986=21862807.9	₹2,18,62,808/-
A	Total		₹2,18,62,808/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,18,62,900/-
Total Amount in Words : Two Crore Eighteen Lakhs Sixty Two Thousands Nine Hundred Rupees Only.			

1/4
M TECH BUILDCON PVT. LTD.

DIRECTOR

Land measurement, Sub Part and House No.	Property Boundaries East: PART OF R.S. PLOT NO-670, West: R.S. PLOT NO-659 AND 654, South: PART OF R.S. PLOT NO-661/PART AND 662, North: PORTION OF R.S. PLOT NO-661/PART AND 654/PART
Area	Land area : 35.15 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	21862807.9
Transaction Amount	21862900

CLAIMANT	-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, 5 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 AHMED , 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 - JORDA TALAB ROAD, BARIATU, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Ms. M TECH BUILDCON PVT LTD THROUGH ITS DIRECTOR WASEEM RAZA, ,Father/Husband Name MD AKHTAR KHAN , PAN No.- Date Of Birth-01-Jan-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
EXECUTANTS	-Mr. TABREZ AKHTAR, ,Father/Husband Name MOHAMMAD RAZA , PAN No.- Date Of Birth-01-Jan-1977,Permission Case No.- , Aadhaar No. *****7400, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU BASTI, Locality-JHARKHAND,Address - BARIATU BASTI, BARKA GHAR, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mr. IMTEYAZ ALAM THRO, ,Father/Husband Name LATE MD SAMI , PAN No.- Date Of Birth-14-Aug-1968,Permission Case No.- , Aadhaar No. *****5024, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-MOZAHID NAGAR, Locality-JHARKHAND,Address - 173, BAITH GALI, NEAR MAKKA MASJID, WARD NO-25, MOZAHID NAGAR, AZAD ROAD, HINDPIRI, P.S.-HINDPIRI, DIST-RANCHI, Pin Code-834001
	-Mrs. SHABNAM AFSHAN, ,Father/Husband Name MOHAMMAD SHAMIM , PAN No.- Date Of Birth-25-Jul-1980,Permission Case No.- , Aadhaar No. *****0966,Address - 173/10, AZAD ROAD,, MOZAHID NAGAR, HINDPIRI, P.S.-HINDPIRI, P.O.-RANCHI GPO DIST-RANCHI

M TECH BUILDCON PVT. LTD.

DIRECTOR

	-Mrs. YASMIN FATIMA, .Father/Husband Name MOHAMMAD ARIF KHAN , PAN No.- Date Of Birth-01-Jan-1981, Permission Case No.- , Aadhaar No. *****4895, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name- BARIATU, Locality-JHARKHAND, Address - BASHEER COLONY, BARIATU, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mr. JAWED AKHTER, .Father/Husband Name MOHAMMAD RAZA , PAN No.- Date Of Birth-30-Dec-1975, Permission Case No.- , Aadhaar No. *****7798, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name- BARIATU BASTI, Locality-JHARKHAND, Address - BARIATU BASTI, BARKA GHAR, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mrs. NIKHAT PARWEEN, .Father/Husband Name LATE SAMSHU ZAMA KHAN , PAN No.- Date Of Birth-01-Jan-1981, Permission Case No.- , Aadhaar No. *****0157, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name- BARIATU BASTI, Locality-JHARKHAND, Address - BARIATU BASTI, BARKA GHAR, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mrs. AFSANA BANO, .Father/Husband Name LATE MOHAMMAD RAZA , PAN No.- Date Of Birth-06-Sep-1979, Permission Case No.- , Aadhaar No. *****9469, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name- KANTATOLI CHOWK, Locality-JHARKHAND, Address - KANTATOLI CHOWK, P.S.-LOWER BAZAR DIST-RANCHI, Pin Code-834001

Witness Information	Mr. GULAB RABBANI , Address - HOUSE NO-39, QURAIISHI MOHALLA, GUDRI CHOWK, RANCHI GPO DIST-RANCHI-, Father/Husband Name-MOHAMMAD ANWAR QURAIISHI
---------------------	---

Identifier Details	Mr. GULAB RABBANI , Address - HOUSE NO-39, QURAIISHI MOHALLA, GUDRI CHOWK, RANCHI GPO DIST-RANCHI-, Father/Husband Name-MOHAMMAD ANWAR QURAIISHI
--------------------	---

Fee Rule:Development Agreement		4
1	Stamp Duty	

1	SP	2,280
Total		2,280

Fee Rule:Development Agreement		
1	AI	5,46,573
2	LL	5
3	PR	2
Total		5,46,580

--


3/4

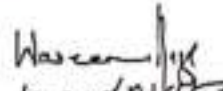
TECH BUILDCON PVT. LTD.

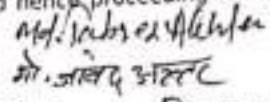
Wahid
DIRECTOR

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

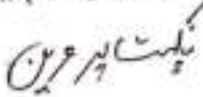
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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


18/11/2023
Deed Writer / Advocate


Jawad Akhtar
N.M. Mallows M
Vendee / Claimant


Atsana Bano
Vendor / Executant

Shabnam Afshan



4/4

M TECH BUILDCON PVT. LTD.


DIRECTOR



Document Registration Summary 1

Date : 18-Nov-2023

- Government/Market Value: ₹21862900/-
- Transaction Amount: ₹21862900/-
- Paid Stamp Duty: ₹500/-

Receipt : 933456

Receipt Date : 18-11-2023

Presenter Name : -

On Date 18-11-2023 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

PR	₹2
SP	₹2280
LL	₹5
A1	₹546573
Stamp Duty	₹500

Total ₹549360

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	MTechBuildconPvtLdThroughItsDirectorJawedAkhterAndOthers	GRN Number : 2320212654 DEPT Transaction Id : 003eb0c49a8e5f06aaaf Transaction Type :	500
PR	2	2	0	GRAS	MTechBuildconPvtLdThroughItsDirectorJawedAkhterAndOthers	GRN Number : 2320214947 DEPT Transaction Id : 0876d8a56a3dd5f606f Transaction Type :	2
SP	2280	2280	0	GRAS	MTechBuildconPvtLdThroughItsDirectorJawedAkhterAndOthers	GRN Number : 2320214947 DEPT Transaction Id : 0876d8a56a3dd5f606f Transaction Type :	2280
A1	546573	546573	0	GRAS	MTechBuildconPvtLdThroughItsDirectorJawedAkhterAndOthers	GRN Number : 2320214947 DEPT Transaction Id : 0876d8a56a3dd5f606f Transaction Type :	546573
LL	5	5	0	GRAS	MTechBuildconPvtLdThroughItsDirectorJawedAkhterAndOthers	GRN Number : 2320214947 DEPT Transaction Id : 0876d8a56a3dd5f606f Transaction Type :	5

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

M TECH BUILDCON PVT. LTD.

DIRECTOR



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300150699

Deed Type	Development Agreement
Number of Pages	152
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 2, SP :- Rs. 2280, A1 :- Rs. 546573, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.21862808/- ,Transaction Amount :- Rs.21862900/-
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-670, West: R.S. PLOT NO-659 AND 654, South: PART OF R.S. PLOT NO-661/PART AND 662, North: PORTION OF R.S. PLOT NO-661/PART AND 654/PART Khata Number - 1, 8Plot Number - 661, 660Holding Number - 0080006528000A2 008000990400Z0Ward Number - 9Volume Number - 17, 26, 19, 19, 25, 23, 20Page Number - 17, 39, 23, 83, 70, 89, 97 Area Of Land :- 35.15 Decimal



Sh./Smt.TABREZ AKHTAR s/o/d/o/w/o MOHAMMAD RAZA has presented the document for registration in this office







today dated :- 18-Nov-2023 Day :- Saturday Time :- 14:47:24 PM



TABREZ AKHTAR(Individual)

Party Name	Document Type	Document Number
TABREZ AKHTAR	PAN/UID	610740347400



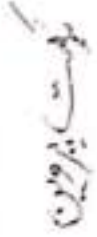


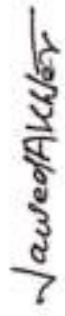
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHABNAM AFSHAN Address1 - 173/10, AZAD ROAD, MOJAHID NAGAR, HINDPIRI, P.S.- HINDPIRI, P.O.-RANCHI GPO DIST- RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Shabnam Afsan Address:- 173/10, AZAD ROAD, MOJAHID NAGAR, AZAD ROAD, HIND PIRI, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:43			Shabnam Afsan
2	AFSANA BANO Address1 - KANTATOLI CHOWK, P.S.- LOWER BAZAR DIST- RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: Permission Case No.-	Yes	Afsana Bano Address:- ... BARIYATU BASTI BARKA GHAR, POST- BARIYATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:44			Afsana Bano
3	IMTEYAZ ALAM THRO ... Jharkhand PAN No.:	No	Address:-	SHABNAM AFSHAN	EXECUTANTS Age:55			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	TABREZ AKHTAR Address1 - BARIATU BASTI, BARKA GHAR, P.O. AND P.S.- BARIATU, DIST- RANCHI, JHARKHAND Address2 - JHARKHAND PAN No.: Permission Case No.-	Yes	Tabrez Akhtar Address:- , , BARKA GHAR, BARIATU BASTI, PO. / PS- BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:46			<i>M. Tabrez Akhtar</i>
5	JAWED AKHTER Address1 - BARIATU BASTI, BARKA GHAR, P.O. AND P.S.- BARIATU, DIST- RANCHI, JHARKHAND Address2 - JHARKHAND PAN No.: Permission Case No.-	Yes	Jawed Akhter Address:- , , BARKA GHAR, BARIATU BASTI, PO. / PS- BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:47			<i>M. Jawed Akhter</i>
6	YASMIN FATIMA Address1 - BASHEER COLONY, BARIATU, P.O. AND P.S.- BARIATU, DIST- RANCHI, JHARKHAND Address2 - JHARKHAND PAN No.: Permission Case No.-	Yes	Yasmin Fatima Address:- , , , BASHEER COLONY BARIATU , PO/PS- BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:42			<i>Yasmeen fatime</i>

M TECH BUILDCON PVT. LTD.

[Signature] DIRECTOR







2:47 PM

SP/IO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	NIKHAT PARWEEN Address1 - BARIYATU BASTI, BARKA GHAR, P.O. AND P.S.- BARIYATU, DIST- RANCHI, Address2 - JHARKHAND ... ,Jharkhand PAN No.: ,Permission Case No.-	Yes	Nikhat Parween Address:- ... BARIYATU BASTI, BARKA GHAR, Baryatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:42			
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, Address2 - JHARKHAND ... ,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, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:41			

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

M TECH BUILDCON PVT. LTD.

 DIRECTOR 4/8

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
9	M TECH BUILDCON PVT LTD THROUGH ITS PROJECT MANAGER MAHBOOB EJAZ AHMED Address1 - JORDA 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			
10	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, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:38			

Identification:

M TECH BUILDCON PVT. LTD.

 DIRECTOR

Sr.NO

Party Name and Address

Photo FingerPrint Signature

1

GULAB RABBANI
 S/o-D/o MOHAMMAD ANWAR QURAISHI
 Address1 - HOUSE NO-39, QURAISHI MOHALLA, GUDRI CHOWK,
 RANCHI GPO DIST-RANCHI, Address2 -
 ... Jharkhand
 PAN No.:



Gulab Rabbani

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GULAB RABBANI Address1 - HOUSE NO-39, QURAISHI MOHALLA, GUDRI CHOWK, RANCHI GPO DIST-RANCHI, Address2 - ... Jharkhand			<i>Gulab Rabbani</i>

Signature of Operator *[Signature]*

Seal and Signature of Registering Officer *[Signature]*

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SHABNAM AFSHAN , TABREZ AKHTAR , JAWED AKHTER , NIKHAT PARWEEN , AFSANA BANO , YASMIN FATIMA), has/have admitted the execution before me. He/ She/ They has / have been identified by (GULAB RABBANI) Son/Daughter/Wife of (MOHAMMAD ANWAR QURAISHI) resident of (HOUSE NO-39, QURAISHI MOHALLA, GUDRI CHOWK, RANCHI GPO DIST-RANCHI) and by occupation (Business).

Signature of Registering Officer *[Signature]*

Date:- 18-Nov-2023

Seal and Signature of Registering Officer *[Signature]*



M TECH BUILDCON PVT. LTD.
[Signature] DIRECTOR

Token No.: 202300150699

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 18-Nov-2023 by **TABREZ AKHTAR, S/O, D/O, W/O MOHAMMAD RAZA** resident of **BANIATU BASTI, BARKA GHAR, P.O. AND P.S.-BARIATU, DIST-RANCHI, JHARKHAND.**
This deed was registered as Document No:- **2023/RAN/10019/BK1/9215** in Book No :- **BK1, Volume No :- 1231** from Page No :- **405 to 556** at, office of SRO - Ranchi

Date:- 18-Nov-2023

MS
18/11
Registering Officer



M TECH BUILDCON PVT. LTD.
[Signature]
DIRECTOR