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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0eaa4d44f2618a4ddbdf

Receipt Date : 07-Dec-2023 11:27:55 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202300158286

Office Name : SRO - Ranchi

Document Type : Development Agreement

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

GRN Number : 2320482396



- For Office Use -

एक्टिस्ट्रीशन अधिनियम 1909 परिशिष्ट 4 विधि 21/27
के अन्तर्गत भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 का 1 से रकम 5 के अर्थात् पाचस सताय
सहित का सत्याय शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

Mupale

निर्वाह पदाधिकारी

07/12/2023

07/12/2023
01/01/2023

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

M TECH BUILDCON PVT. LTD.

Waseem Raza
DIRECTOR

Signature, fingerprints of Land Owner No. 2 (Afsana Bano)

Afsana Bano

				
Thumb	Pointer	Middle	Ring	Little



Signature, fingerprints of Land Owner No. 3 (Akhtar Hussain)

Mr Akhtar Hussain

				
Thumb	Pointer	Middle	Ring	Little



Signature, fingerprints of Land Owner No. 4 (Shams Jafery)

Shams Jafery

				
Thumb	Pointer	Middle	Ring	Little



Signature, fingerprints of Land Owner No. 5, (Md. Shabab Nasima)

Md. Shabab Nasima



Signature, fingerprints of Land Owner No. 6 (Sajjad Ahmad)

Sajjad Ahmad



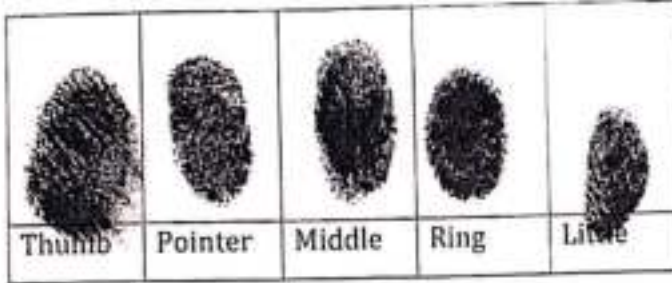
Signature, fingerprints of Land Owner No. 7 (Syed Zafar Haider)

Syed Zafar Haider



Signature, fingerprints of Land Owner No. 8 (Rahat Tara)

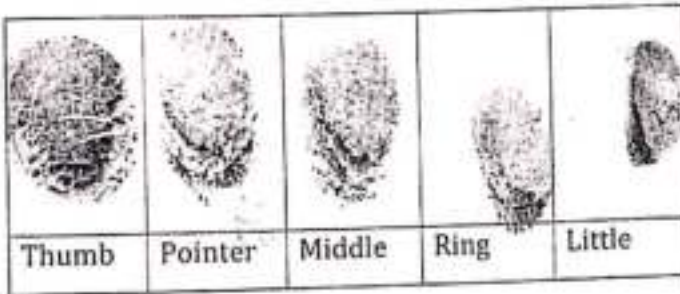
راہت تارا



راہت تارا

Tabassum Perween

Signature, fingerprints of Land Owner No. 9 (Tabassum Perween)



تابسم پریوین

راہت تارا

4 Shomsh Zahrez

Shomsh Zahrez

Md. Aftab Hussain

G. Bm

M TECH BUILDCON PVT. LTD.

Director

3. **MD. AKHTER HUSSAIN (UID No. **** * 3576)** son of Late Md. Qayum Hussain and grandson of Late Shahbaz Khan by faith Muslim, by caste (Uncovered U/S 46 of the C. N. T. ACT 1908) by caste (Does not come within the castes of 46 of the C. N. T. Act), by occupation Business, resident of Hill View Road, Bariatu Basti, P. O. & P. S. Bariatu, District Ranchi (Jharkhand) - 834009, Indian citizen,
4. **SHAMS JAFERY (UID No. **** * 9889)** son of Shohrab Khan and grandson of Late Abul Hassan 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 Near Masjeed, Masjeed Gali, Bariatu, P. O. & P. S. Bariatu, District Ranchi (Jharkhand) 834009, Indian citizen,
5. **MOHAMMAD SHABAB NASIM @ MOHAMMAD SHABAB (UID No. **** * 5565)** son of Mohammad Nasin Khan and grandson of Late Abdul Rahim 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, Near R. N. Tiwary, Bariatu Basti, P. O. & P. S. Bariatu, District Ranchi (Jharkhand) - 834009, Indian citizen,
6. **SAJJAD AHMAD (UID No. **** * 8371)** son of Late Mohammad Wasiullah Ansari and grandson of Sheikh Shekhawat Ali, 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 Near Jama Masjid, Kasai Mohalla, Baragain, P. O. Lama Bragain, P. S. Sadar, District Ranchi (Jharkhand) - 834009, Indian citizen,
7. **SYED MOHAMMAD ZAFAR HAIDER (UID No. **** * 8773)** son of Syed Mohammad Jahangir and grandson of Late S. M. Alamgir by faith Muslim, by caste (Does not come within the

Atsemeri Bano
Bano

01/01/2017

Md. Abidur Hussain
R.N. Tiwary

Shahab Jafery
Tabassum Perveen

M. M. Haider

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

castes of 46 of the C. N. T. Act, 1908), by occupation Retired business, resident of Millat Colony, Near Pahari Kabristan, Bariatu, P. O & P. S. Bariatu, District Ranchi, (Jharkhand) - 834009, Indian citizen,

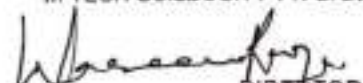
- B. RAHAT TARA (UID No. **** * 1843) wife of Dr. Aftab Alam Khan, daughter of Late Shahbuddin Khan and gran-daughter of Late Nabi Akhter Khan, by faith Muslim, by caste (Does not come within the castes of 46 of the C. N. T. Act, 1908), by occupation Housewife, resident of Main Road, Sisai, P. S. & P. O. Sisai Lakeya, District Gumla (Jharkhand) - 835324, Indian citizen and
9. MRS. TABASSUM PERWEEN (UID No. **** * 6201 & PAN: - CCLPP2435D) wife of Md. Ishteyaque Khan, daughter of Late Masih Ahmad Khan and grand-daughter of Late Ismail 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 Karhala More, Phulwari Sharif, Patna P. S. Phulwari Sharif, District Patna (Bihar) - 801505 Indian citizen, 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 heirs, successors, executors, administrators, legal representatives and assigns) of the FIRSTPART.

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 (Does not come within the castes of 46 of the C. N. T. Act, 1908), 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,

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M TECH BUILDCON PVT. LTD.


DIRECTOR

Mrs. Tabassum Perween
Md. Akhtar Hussain
Waseem Raza
Jawed Akhter

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

WHEREAS besides other plots of land, the land bearing R. S. Plot No. 670, under Khata No. 41, measuring 46 Decimals 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 Wazir Khan and others.

AND WHEREAS in an amicable partition, held among the Khatiani raiyat, the aforesaid land was allotted to one of the Khatiani raiyat namely Nawab Khan. Said Nawab Khan remained in peaceful possession of his allotted share till he was alive and died leaving behind his only son namely Abdul Karim Khan. Said Abdul Karim Khan inherited the aforesaid land besides other land and remained in peaceful possession of the same till he was alive and died leaving behind his two wives namely (1) Mahbibi Khatoon and (2) Bashiran Khatoon and their children who inherited the aforesaid land besides other land whatever was left behind by the said Karim Khan.

AND WHEREAS in an amicable partition was held between the aforesaid Bashiran Khatoon and Mahbibi Khatoon wherein the aforesaid land was jointly allotted to the second wife of late Abdul Karim Khan namely Bashiran Khatoon, son from second wife namely Hafiz Nesar Khan and daughter from second wife namely Sanjeeda Parween.

AND WHEREAS after the aforesaid amicable partition the aforesaid second wife of Abdul Karim Khan namely Bashiran Khatoon, son from second wife namely Hafiz Nesar Khan and daughter from

(2) Afsana Bano

21/11/21

Tabassum Parween.



1 21/11/21 29/11/21

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Mahabub Hussain

4. Mahabub Hussain

Md. Akbar Hussain

G. Bm

M TECH BUILDCON PVT. LTD.


DIRECTOR

second wife namely Sanjeeda Parween came in peaceful possession of the aforesaid land and got their name jointly mutated in the revenue record of the State of Bihar now Jharkhand through the Circle Office, Town Anchal now Baragain Anchal, Ranchi vide **Mutation Case No. 434R27/1979-1980.**

AND WHEREAS the aforesaid Bashiran Khatoon died leaving behind one son namely the aforesaid Hafiz Nesar Ahmad Khan and one daughter namely the aforesaid Sanjeeda Parween and after the death of said Bashiran Khatoon her share of the aforesaid land was jointly inherited by their son and daughter namely Hafiz Nesar Ahmad Khan and Sanjeeda Parween and they came in peaceful possession of the same without any let or hindrance from anybody whatsoever.

AND WHEREAS out of the aforesaid land the aforesaid Hafiz Nesar Ahmad Khan and Sanjeeda Parween through their attorney namely Mohammad Shakil son of Qamruddin, constituted attorney, vide power of attorney dated 14/02/2011, registered in Book No. IV, Volume No. 11, running from page No. 581 to 590 bearing Deed No. 3391/493 for the year 2011 of the District Sub Registration Office, Ranchi, sold a portion of the said land bearing R. S. Plot No. 670, under Khata No. 41, measuring more or less **19 Decimal out of 46 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi to Gazala Khatun and (2) Afsana Bano (LAND OWNER No. 1 & 2) as well as to one Nazneen Khatoon by virtue of a registered deed of sale dated 21/02/2019 which was registered in Book No. 1, Volume No. 156, running from page No. 177 to 220 bearing Deed No. 1767/1569 for the year 2019 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase, the aforesaid Gazala Khatun and (2) Afsana Bano (LAND OWNER No. 1 & 2) as well as one Nazneen Khatoon jointly came in peaceful possession of their aforesaid purchased land without any let or hindrance from anybody whomsoever and got their name mutated with respect to their aforesaid purchased land in the Revenue record of the State of Jharkhand through the Circle Office, Baragin Anchal, Ranchi vide **Mutation Case No. 255R27/2020-2021** which has been registered in Volume No. 23 at page No. 27 of Register -II of the Circle Office

(2) Afsana Bano

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Tabaassum Parween



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4. Shamsh Jibroz

Sanjeeda Parween

Hd. Atkhem Hussain

G. Ben

M TECH BUILDCON PVT. LTD.

Waseemulza
DIRECTOR

Baragain Anchal, Ranchi and they are paying rent thereof regularly to the State of Jharkhand.

AND WHEREAS the aforesaid Gazala Khatun, Afsana Bano and Nazneen Khatoon each have more or less 6.33 Decimal shares in the aforesaid land bearing R. S. Plot No. 670, under Khata No. 41, situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi.

AND WHEREAS by virtue of a registered deed of sale dated 21/12/2021 which has been registered as Document No. 2021/RAN/10180/BK1/9144 in Book No. BK1, Volume No. 1228, at page No. 497 to 570 of the District Sub Registration Office, Ranchi, the aforesaid **Gazala Khatun** sold a portion of her aforesaid land measuring **1.37 Decimal** out of **6.33 Decimal** to Md. Akhtar Hussain (LAND OWNER No. 3) and Afsana Bano sold a portion of her aforesaid land measuring **3.30 Decimal** to Shams Jafery (LAND OWENR No. 4) and **0.69 Decimal** to Md. Akhtar Hussain (LAND OWNER No. 3) out of **6.33 Decimal** and Nazneen Khatoon sold a portion of her aforesaid land measuring **3.30 Decimal** to Mohammad Shabab Nasim (LAND OWNER No. 5) and **3.02 Decimal** to Sajjad Ahmad (LAND OWNER No. 6) out of her entire share measuring **6.33 Decimal** and the said LAND OWNER No. 1, namely Gazala Khatun remained owner of her remaining land measuring **4.95 Decimal** and LAND OWNER No. 2, namely Afsana Bano remained owner of her said remaining land measuring **2.37 Decimal**.

AND WHEREAS after the aforesaid purchase the aforesaid the aforesaid Md. Akhtar Hussain (LAND OWNER No. 3), Shams Jafery (LAND OWENR No. 4), Mohammad Shabab Nasim (LAND OWNER No. 5) and Sajjad Ahmad (LAND OWNER No. 6) jointly came in peaceful possession of their respective purchased land and got their name jointly mutated in the Revenue record of the State of Jharkhand through the Circle Office, Baragin Anchal, Ranchi vide **Mutation Case No. 3822R27/2021-2022** which has been registered in Volume No. 26 at page No. 40 of Register - II of the Circle Office Baragain Anchal, Ranchi and they have been paying rent thereof regularly to the State of Jharkhand.

(2) Afsana Bano

RENT

Tabassum Parween



1 21/12/2021

4. Shams Jafery

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Ban Akhtar Hussain

Md. Akhtar Hussain

6. Ban

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DIRECTOR

AND WHEREAS the aforesaid Hafiz Nesar Ahmad Khan and Sanjeeda Parveen by a registered power of attorney dated 14/02/2011, registered in Book No. IV, Volume No. 11, running from page No. 581 to 590, bearing Deed No. 3391/493 for the year 2011 of the District Sub Registration Office, Ranchi appointed Mohammad Shakil son of Qamruddin as their attorney to sell the aforesaid land and the said Hafiz Nesar Ahmad Khan and Sanjeeda Parveen through their said attorney sold a portion of the said land measuring more or less 1.96 Decimal bearing R. S. Plot No. 670, under Khata No.41, situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi to Syed Mohammed Zafar Haider (LAND OWNER No.7) by virtue of a registered deed of sale dated 17/01/2017 which was registered in Book No. 1, Volume No. 15, running from page No. 419 to 480 bearing Deed No. 183/148 for the year 2017 of the District Sub Registration Office, Ranchi

AND WHEREAS after the aforesaid purchase, the aforesaid Syed Mohammed Zafar Haider (LAND OWNER No.7) came in peaceful possession of the aforesaid land without any let or hindrance from anybody whomsoever and got his name mutated with respect to his aforesaid purchased land in the Revenue record of the State of Jharkhand through the Circle Office, Baragin Anchal, Ranchi vide Mutation Case No. 2064R27/2016-2017 which has been registered in Volume No. 18 at Page No. 83 of Register -II of the Circle Office Baragain Anchal, Ranchi and he has been paying rent thereof regularly to the State of Jharkhand.

AND WHEREAS out of the aforesaid land the aforesaid Hafiz Nesar Ahmad Khan and Sanjeeda Parveen through their attorney namely Mohammad Shakil son of Qamruddin, constituted attorney, vide power of attorney dated 14/02/2011, registered in Book No. IV, Volume No. 11, running from page No. 581 to 590 bearing Deed No. 3391/493 for the year 2011 of the District Sub Registration Office, Ranchi, sold a portion of the said land measuring more or less 3.30 Decimal Rahat Tara (LAND OWNER No. 8) by virtue of a registered deed of sale dated 17/01/2017 which was registered in Book No. 1, Volume No. 15, running from page No. 481 to 548 bearing Deed No.

Q. N. Sema Dano

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Tarabassum Parveen



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4. Shamsh Tabrez

Pro. Director

M. Akhbar Hussain

G. Bin
M TECH BUILDCON PVT. LTD.
DIRECTOR

184/149 for the year 2017 of the District Sub Registration Office, Ranchi.

AND WHEREAS after the aforesaid purchase, the aforesaid Rahat Tara (LAND OWNER No. 8) came in peaceful possession of the aforesaid land without any let or hindrance from anybody whomsoever and got his name mutated with respect to her aforesaid purchased land in the Revenue record of the State of Jharkhand through the Circle Office, Baragin Anchal, Ranchi vide **Mutation Case No. 2065R27/2016-2017** which has been registered in Volume No. 18 at page No. 84 of Register - II of the Circle Office Baragain Anchal, Ranchi and she has been paying rent thereof regularly to the State of Jharkhand.

AND WHEREAS the aforesaid Hafiz Nesar Ahmad Khan and Sanjeeda Parween through their constituted attorney namely Mohammad Shakil son of Qamruddin, appointed and nominated attorney vide power of attorney dated 14/02/2011, registered in Book No. IV, Volume No. 11, running from page No. 581 to 590 bearing Deed No. 3391/493 for the year 2011 of the District Sub Registration Office, Ranchi, sold another portion of the said land bearing R. S. Plot No. 670, under Khata No. 41, measuring more or less more or less **4.95 Decimal** situated at village Bariatu, P. S. No. 193, P. S. Bariatu, District Ranchi to Tabassum Perween (LAND OWNER No. 9) by virtue of a registered deed of sale dated 17/01/2017 which was registered in Book No. 1, Volume No. 15, bearing Deed No. 183/148 for the year 2017 of the District Sub Registration Office, Ranchi

AND WHEREAS after the aforesaid purchase, the aforesaid Tabassum Perween (LAND OWNER No. 9) came in peaceful possession of the aforesaid land without any let or hindrance from anybody whomsoever and got her name mutated with respect to her aforesaid purchased land in the Revenue record of the State of Jharkhand through the Circle Office, Baragin Anchal, Ranchi vide **Mutation Case No. 2066R27/2016-2017** which has been registered in **Volume No. 18 at page No. 85** of Register - II of the Baragain Anchal, Ranchi and she has been paying rent thereof regularly to the State of Jharkhand.

(R) Afsema Bomo

पिएन 121

Tabassum Perween,



1 21/11/2017 29/11/17

4 Manish Jaiswal

Sanjeeda Parween

Hd. Akhtar Hussain

6, 
M TECH BUILDCON PVT. LTD.


DIRECTOR

AND WHEREAS the aforesaid 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: -

Sl. No.	Name of land owners	Khata No.	Plot No.	Area
1	Gazala Khatun	41	670	4.95 Decimal
2	Afsana Bano	41	670	2.37 Decimal
3	Md. Akhter Hussain	41	670	2.06 Decimal
4	Shams Jafery	41	670	3.30 Decimal
5	Mohammad Shabab Nasim@Mohammad Shabab	41	670	3.30 Decimal
6	Sajjad Ahmad	41	670	3.02 Decimal
7	Syed Mohammed Zafar Haider	41	670	1.96 Decimal
8	Rahat Tara	41	670	3.30 Decimal
9	Tabassum Perween	41	670	4.95 Decimal
Total Area of land:				29.21 Decimal

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) Aslam Khan, (2) Sanjida Khatoon, (3) Rizwanullah Khan, (4) Mahfuz Alam S. Khan @ Mahfuz Alam Khan (5) Nazish Praween (6) Tabrez Akhtar, (7) Jawed Akhtar, (8) Nikhat Parween, (9) Afsana Bano (10) Yasmin Fatima (11) Imteyaz Alamand (11) Gulam Mustafa, 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:

(R) Afsana Bano

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Tabassum Perween.



1. 21/11/17

4 Shams Jafery

Md. Akhter Hussain

Md. Akhter Hussain

6, B/w

M TECH BUILDCON PVT. LTD.

Waseem Buzurg
DIRECTOR

AND WHEREAS in furtherance of the common intension of the LAND OWNERS herein and the other adjacent LAND OWNERS namely (1) Aslam Khan, (2) Sanjida Khatoon, (3) Rizwanullah Khan, (4) Mahfuz Alam S. Khan @ Mahfuz Alam Khan (5) Nazish Praween (6) Tabrez Akhtar, (7) Jawed Akhtar, (8) Nikhat Parween, (9) Afsana Bano (10) Yasmin Fatima (11) Imteyaz Alamand (11) Gulam Mustafa, 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 have 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, and (1) Tabrez Akhtar, (2) Jawed Akhtar, (3) Nikhat Parween, (4) Afsana Bano (5) Yasmin Fatima (6) Imteyaz Alam have also executed and registered the development agreement on 18/11/2023 which stands registered as **Document No. 2023/RAN/10019/BK1/9215**, in Book No. BK1, Volume No. 1231, from page No. 405 to 556 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.

(2) Afsana Bano

Tabassum Parween, (18/11/23)



10/11/23 20/11/23

4. Shamsi Tabrez

Sanjida Khatoon

Adi Akhtar, Afsana

G. M TECH BUILDCON PVT. LTD.

Director

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 also 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 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.

(2) Atsuna Bore

Tatassum between 1/1/21

1 जगदीश 20/10/23

Handwritten signature

21. Shashi Jaiswal

Handwritten signature

6. Bm
MTECH BUILDCON PVT. LTD.
Waseemulhaq
DIRECTOR

- 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:

(2) Afsana Bano

ARTICLE-1 : DEFINITIONS: -

- 1.1 LAND OWNERS shall mean the aforesaid (1) GAZALA KHATUN, (2) AFSANA BANO, (3) MD. AKHTERHUSSAIN, (4) SHAMS JAFERY, (5) MOHAMMAD SHABAB NASIM @ MOHAMMAD SHABAB (6) SAJJAD AHMAD, (7) SYED ZAFAR HAIDER, (8) MRS. RAHAT TARA & (9) MRS. TABASSUM PERWEEN along with their heirs, executors, administrators, successor-in-interest and assigns.
- 1.2 DEVELOPER shall mean the said M TECH BUILDCON PVT. LTD. (PAN: - AAKCM3760G) as well as it's all Directors, legal representatives, successors-in-interest and assigns.
- 1.3 THE LANDED 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

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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 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**
- 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 un-divided 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

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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, 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.

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- 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 its 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 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

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3.9 subjected to the same liabilities.
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, outgoing 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.

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 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'

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In acknowledgement

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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 OWNERS 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.
- 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: -

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- 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 their 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.
- 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. jointly shall be entitled to sign documents of all nature whatever shall be required from time to time along with registered sale deed.

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Waseem Raza
DIRECTOR

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 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

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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 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

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DIRECTOR

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.

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

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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 OWNER 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 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

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- 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.

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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.

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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



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Hidra Akhbar Hussain

Dr. Shamsh Jaiswal

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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 ABOVE REFERRED TO :
THE FIRST SCHEDULE
(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 00800099040020, 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	41	670	4.95 Decimal
2	41	670	2.37 Decimal
3	41	670	2.06 Decimal
4	41	670	3.30 Decimal

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5	41	670	3.30 Decimal
6	41	670	3.02 Decimal
7	41	670	1.96 Decimal
8	41	670	3.30 Decimal
9	41	670	4.95 Decimal
Total area of land:			29.21 Decimal

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All the plots of land are amalgamated and which are butted and bounded as follows:

NORTH: - R. S. Plot No. 670/part.

SOUTH: - Part of R. S. Plot No. 663/part & 664/Part.

EAST: - Portion of R. S. Plot No. 671.

WEST: - R. S. Plot No. 661/Part.

For the purpose of registration of the development agreement present commercial value of the land is Rs. 1,81,68,300/- (Rupees One Crore Eighty-one thousand Sixty-eight thousand three hundred only)

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 space	Proportionate share of land
1	Gazala Khatun	37.5%	37.5%	37.5%
2	Afsana Bano	49%	49%	49%
3	Md. Akhter Hussain	64%	64%	64%
4	Shams Jafery	33%	33%	33%
5	Mohammad Shabab Nasim @ Mohammad shabab	33%	33%	33%
6	Sajjad Ahmad	43.5%	43.5%	43.5%

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7	Syed Mohammed Zafar Haider	64%	64%	64%
8	Rahat Tara	33%	33%	33%
9	Tabassum Perween	33%	33%	33%

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 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.

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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.

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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	Putty with primer finishing
Outer Walls	Weather coat colour finishing
Floors	Vitrified Tiles Digital or best brand
Doors	Main/ Front doors Full furnished water proof ISI mark 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 3 track colour coated steel/Aluminium Frame and fixed fabricated grills painted with two coats of synthetic enamel paint over a coat of primer
Water	Connection with deep tube well with overhead tank

PIE N 121

Tabassum Farween



1216101 241119

4. Shauk Tabrez

Small text handwritten note

Md. Akter Hossain

G, [Signature]

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

2. 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, 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.

(2) > Arsenia Bano

1 EN 2121

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

Talabsum Perween.



1 21 21 21 21 21

4. Shresh Talabsum

20/11/21

Hd. A. K. Hussain



G. TECH BUILDCON PVT. LTD.
 Director
 DIRECTOR

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.

(2) Afsana Bano

11/11/21

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, 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.

Tabassum Perween.



1. जितिका रावत

Shalika

4. Shresh Lakrez

Md. Akter Hossain

6, 

M TECH BUILDCON PVT. LTD.

Waseem Khan
DIRECTOR

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

The the LAND OWNERS have received the following advance non-refundable agreement/earnest money without any interest thereon to the from the DEVELOPER in the following mode: -

Sl. No.	Name of Land Owners	Mode of payment	Amount
1	Gazala Khatun	By Cheque	Rs. 51,000/-
2	Afsana Bano	By Cheque	Rs. 25,000/-
3	Md. Akhter Hussain	By Cheque	Rs. 25,000/-
4	Shams Jafery	By Cheque	Rs. 25,000/-
5	Mohammad Shabab Nasim@ Mohammad shabab	By Cheque	Rs. 25,000/-
6	Sajjad Ahmad	By Cheque	Rs. 25,000/-
7	Syed Mohammed Zafar Haider	By Cheque	Rs. 25,000/-
8	Rahat Tara	By Cheque	Rs. 25,000/-
9	Tabassum Perween	By Cheque	Rs. 25,000/-
Total: -			Rs. 2,51,000/-

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

10/10/2019

Page 34 of 39

Small text

4. Shams Jafery

Md. Akhter Hussain

6, [Signature]

M TECH BUILDCON PVT. LTD.

[Signature]
DIRECTOR

Afsana Bano

Tabassum Perween. 21/11/21

[Signature]

1.

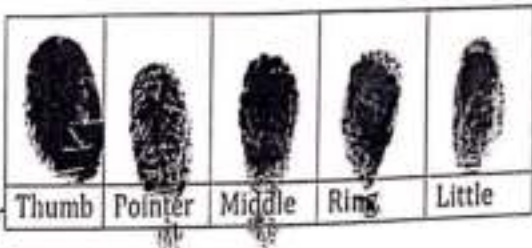
land owners

No. 1.

گازلا خاتون

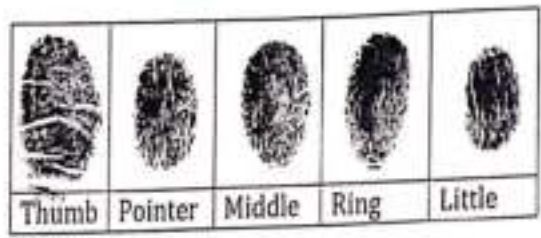
(Gazala Khatun)

Shehid Husa
& Ghosia Husa
KUNHATUN
2. qushtun
Slo Husa Qushtun
Azed Basi Anshin



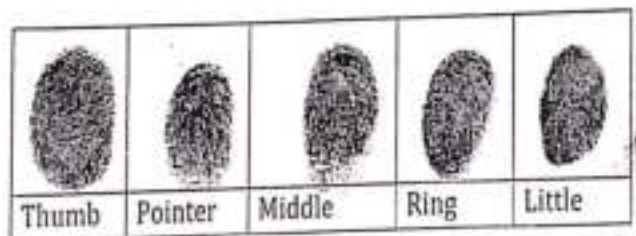
No. 2.

Afsana Bano) Afsana Bano



No. 3.

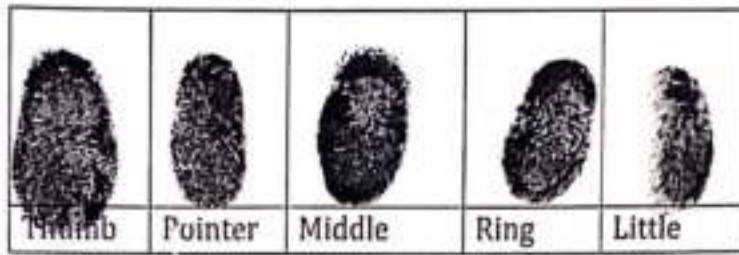
Md. Akhtar Hussain
(Md. Akhtar Hussain)



No. 4.

(Shams Jafery)

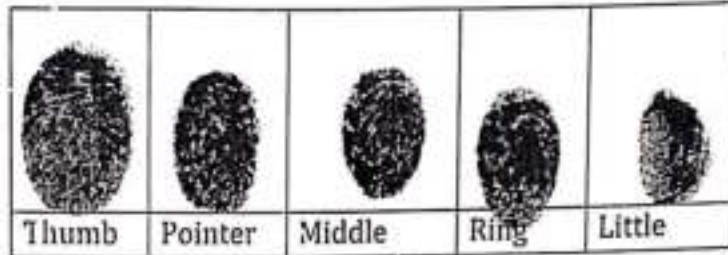
Shahid Zafar



No. 5.

Small Nasim

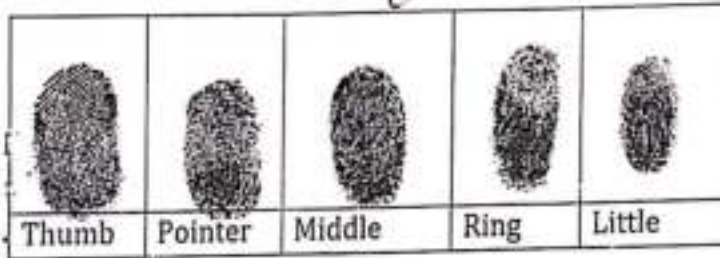
(Mohammad. Shabab Nasim)



Small Nasim

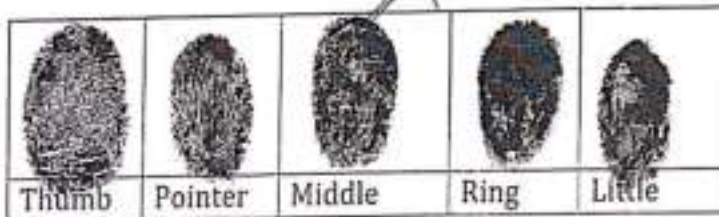
No. 6.

(Sajjad Ahmad)



No. 7.

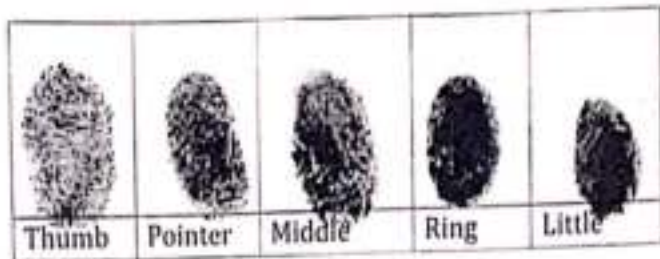
(Syed Zafar Haider)



No. 8.

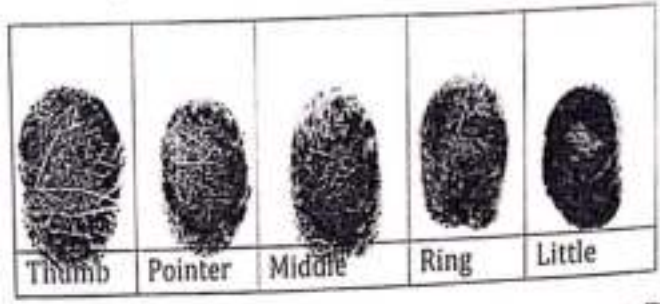
(Rahat Tara)

रिप्रेजेंट



दिनांक 24/12/19

No. 9. Tabassum Perween.
(Tabassum Perween)



It is certified and declared by the LANDOWNER that by a Notification dated 27/09/2019 bearing No. 06/2019/TCPO (Land Use)-0112019/2013 the land bearing Plot No. 670 under Khat No 41 of the aforesaid land of Schedule (FIRST SCHEDULE) restriction imposed for MASTER PLAN, 2037 has been recalled.

दिनांक 7-12-23

Photo, signature and fingerprints of all the fingers of left hand of

दिनांक 24/12/19

4. Shreshth Sharma

Page 37 of 39
Small Estate

Md. Akhter Hussain

6,

M TECH BUILDCON PVT. LTD.
DIRECTOR

the DEVELOPER and project Manager:



No. 1.

(Waseem Raza)

M TECH BUILDCON PVT. LTD.

Waseem Raza DIRECTOR



دیکھو 2017
2122121

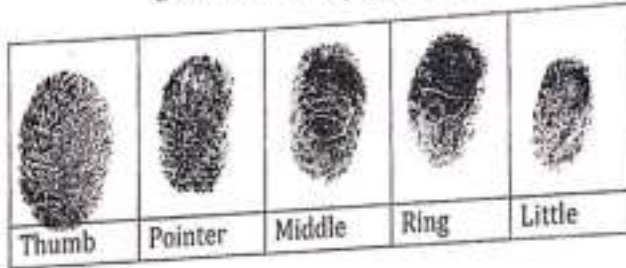


No. 2.

(Jawed Akhtar)

Jawed Akhtar DIRECTOR

M TECH BUILDCON PVT. LTD.



Tabassum
Parswan



Jawed

دیکھو 2017

4. Shamsh Tabriz

Md. Akhtar Akhtar

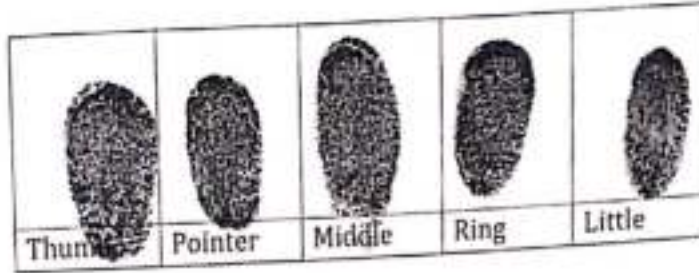
6. M TECH BUILDCON PVT. LTD.

Waseem Raza DIRECTOR



No. 3.

Mahboob Ejaz Ahmed
(Mahboob Ejaz Ahmed)



Handwritten notes in Hindi/English, possibly '6/11/2023' and '17/10/2023'.

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.

Drafted & Typed by:

Rasheed 07/12/2023

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

Handwritten signature or initials.

1. Jigani Rajendra

4. Shambhu Singh

Page 39 of 39

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Handwritten signature.

6. *[Signature]*
M TECH BUILDCON PVT. LTD.
[Signature]
DIRECTOR

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०स.	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-11 अथवा (ii) भू-स्वामित्व प्रमाण पत्र अथवा (iii) सुद्धि 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-11 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 में होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

M TECH BUILDCON PVT. LTD.

M. S. K. S.
DIRECTOR



Pre Registration Docket

Date :- 06-Dec-2023 08:34 pm

Office Name :- SRO - Ranchi
Token No:- 202300158286

App. no:- 07-ec-2023 Time:- 10:15

Article	Development Agreement
Pre Registration Date	06-Dec-2023
No. Of Pages	42
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 4,55,472.

Property Id: 1116440		Date : 06-December-2023 18:26:PM	
Valuation No. : 1515787 / 2023		:- 2023-2024	
State : Jharkhand		District : Ranchi	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Bariatu	
Bariatu Ward No9 Village Code 193 - Other Road		Tahsil : Baragai	
Village/City : Bariatu			
Khata Number - 41			
Plot Number - 670			
Holding Number - 0080008528000A2 00800099040020			
Ward Number - 9			
Volume Number - 23 26 18 18			
Page Number - 27 40 83 85			
Property Rates			
Commercial Land (Y)			
₹621986/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	29.21 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 29.21 x 621986=18168211.06	₹1,81,68,211/-
A	Total		₹1,81,68,211/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,81,68,300/-
Total Amount in Words : One Crore Eighty One Lakhs Sixty Eight Thousands Three Hundred Rupees Only.			

1/4
M TECH BUILDCON PVT. LTD.

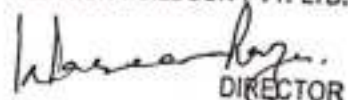
Waseem Khan
DIRECTOR

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF R.S. PLOT NO-671, West: R.S. PLOT NO-661/PART, South: PART OF R.S. PLOT NO-663/PART AND 664/PART, North: R.S. PLOT NO-670/PART
Area	Land area : 29.21 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	18168211.06
Transaction Amount	18168300

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, 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 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-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
EXECUTANTS	-Mrs. GAZALA KHATUN, ,Father/Husband Name LATE ABDUS SAMAD KHAN , PAN No.- Date Of Birth-01-Jan-1974,Permission Case No.- , Aadhaar No. ,*****2507, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU, Locality-JHARKHAND,Address - MADARSA GALI, NEAR MADARSA, BARIATU BASTI, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mr. SHAMS JAFERY, ,Father/Husband Name SHOHRAB KHAN , PAN No.- Date Of Birth-10-Jan-1986,Permission Case No.- , Aadhaar No. ,*****9889, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU, Locality-JHARKHAND,Address - NEAR MASJED GALI BARIATU, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mr. SAJJAD AHMAD, ,Father/Husband Name LATE MOHAMMAD WASIULLAH ANSARI , PAN No.- Date Of Birth-05-Dec-1979,Permission Case No.- , Aadhaar No. ,*****8371, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-BARAGAIN, Locality-JHARKHAND,Address - NEAR JAMA MASJID, KASAI MOHALLA, BARAGAIN, P.O.-LEM BARAGAIN, P.S.-SADAR, DIST-RANCHI, Pin Code-834009

2/4

M TECH BUILDCON PVT. LTD.



DIRECTOR

	-Mr. MD AKHTER HUSSAIN, ,Father/Husband Name LATE MD QAYUM HUSSAIN , PAN No.- Date Of Birth-05-Jul-1977,Permission Case No.- , Aadhaar No. *****3576, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-HILL VIEW ROAD, Locality-JHARKHAND,Address - HILL VIEW ROAD, BARIATU BASTI, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mr. MOHAMMAD SHABAB NASIM ALIAS MOHAMMAD SHABAB, ,Father/Husband Name MOHAMMAD NASIM KHAN , PAN No.- Date Of Birth-10-Oct-1982,Permission Case No.- , Aadhaar No. *****5565, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU, Locality-JHARKHAND,Address - BARIATU BASTI, NEAR R.N. TIWARY, BARIATU BASTI, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mr. SYED MOHAMMAD ZAFAR HAIDER, ,Father/Husband Name SYED MOHAMMAD JAHANGIR , PAN No.- Date Of Birth-01-Jan-1980,Permission Case No.- , Aadhaar No. *****8773, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-BARIATU, Locality-JHARKHAND,Address - MILLAT COLONY, NEAR PAHARI KABRISTAN, BARIATU, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009
	-Mrs. RAHAT TARA, ,Father/Husband Name LATE SHAHBUDDIN KHAN , PAN No.- Date Of Birth-10-May-1976,Permission Case No.- , Aadhaar No. *****1843, Country-INDIA, State Name-Jharkhand, District Name-Gumla, City/Village/Town Name-MAIN ROAD, Locality-JHARKHAND,Address - MAIN ROAD, SISAI, P.O. AND P.S.-SISAI LAKEYA, DIST-GUMLA, Pin Code-835224
	-Mrs. TABASSUM PERWEEN, ,Father/Husband Name LATE MASIH AHMAD KHAN , PAN No.- Date Of Birth-01-Jan-1985,Permission Case No.- , Aadhaar No. *****6201, Country-INDIA, State Name-Bihar, District Name-Patna, City/Village/Town Name-KARBALA MORE, Locality-BIHAR,Address - KARBALA MORE, PHULWARI SHARIF, PATNA, P.S.-PHULWARI SHARIF, DIST-PATNA, Pin Code-801505
	-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-BARIATU, Locality-JHARKHAND,Address - BARIATU BASTI, BARKA GHAR, P.O. AND P.S.-BARIATU, DIST-RANCHI, Pin Code-834009

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

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

Fee Rule:Development Agreement	
1	Stamp Duty 4

3/4

M TECH BUILDCON PVT. LTD.

Waseem Raza
DIRECTOR

1	SP	1,260
Total		1,260
Fee Rule: Development Agreement		
1	A1	4,54,208
2	LL	3
3	PR	1
Total		4,54,212

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.

Deepti
07/12/2023
Deepti Writer / Advocate

Wasim
Md Mahboob
Jawad Akhtar
Vendee / Claimant

PTEN
Md Akhtar
Atsana Bano
Sigiton / Ral A
Vendor / Executant

Shamsh Jabeen
Mohd Asim

Tabassum Perween

Document Registration Summary 1

Date: 07-Dec-2023

- Government/Market Value: ₹18168300/-
- Transaction Amount: ₹18168300/-
- Paid Stamp Duty: ₹500/-

On Date 07-12-2023 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi *दिग्दर्शन २०२३*

Receipt : 941982

Receipt Date : 07-12-2023

Presenter Name : -

PR	₹1
SP	₹1260
LL	₹31
A1	₹454208
Stamp Duty	₹500

Total	₹456000
-------	---------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	MTechBuildconPvtLtdThroughItsDirectorWaseemRazaAndOthers	GRN Number : 2320482396 DEPT Transaction Id : 0eaa4d4402618a4d8df Transaction Type :	500
PR	1	1	0	GRAS	MTechBuildconPvtLtdThroughItsDirectorWaseemRazaAndOthers	GRN Number : 2320486176 DEPT Transaction Id : 08d75d9222d589a11b97 Transaction Type :	1
SP	1260	1260	0	GRAS	MTechBuildconPvtLtdThroughItsDirectorWaseemRazaAndOthers	GRN Number : 2320486178 DEPT Transaction Id : 08d75d9222d589a11b97 Transaction Type :	1260
A1	454208	454208	0	GRAS	MTechBuildconPvtLtdThroughItsDirectorWaseemRazaAndOthers	GRN Number : 2320486176 DEPT Transaction Id : 08d75d9222d589a11b97 Transaction Type :	454208
LL	3	31	-28	GRAS	MTechBuildconPvtLtdThroughItsDirectorWaseemRazaAndOthers	GRN Number : 2320486176 DEPT Transaction Id : 08d75d9222d589a11b97 Transaction Type :	31

https://hambandhan.gov.in/registration/document_final
M.TECH.BUILDCON PVT. LTD. ^{1/2}

Waseem Raza
DIRECTOR

455476	455000	-524			
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Development Agreement Number of Pages : 24

M/S
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300158256

Deed Type	Development Agreement
Number of Pages	84
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1260, A1 :- Rs. 454208, LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs.18168211/- ,Transaction Amount :- Rs.18168300/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Ward No9 Village Code 193 Property Boundaries :- East: PORTION OF R.S. PLOT NO-671, West: R.S. PLOT NO-661/PART, South: PART OF R.S. PLOT NO-863/PART AND 664/PART, North: R.S. PLOT NO-670/PART Khata Number - 41Plot Number - 670Holding Number - 0080008528000A2 00800099040020Ward Number - 9Volume Number - 23 26 18 18Page Number - 27 40 83 85 Area Of Land :- 29.21 Decimal







Sh./Smt. GAZALA KHATUN s/o/d/o/w/o LATE ABDUS SAMAD KHAN has presented the document for registration in this office today dated :- 07-Dec-2023 Day :- Thursday Time :- 16:09:56 PM








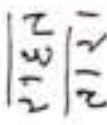


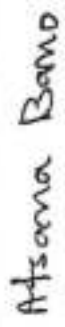
GAZALA KHATUN (Individual)






Party Name	Document Type	Document Number
GAZALA KHATUN	PANUID	801786292507

4:10 PM

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHAMS JAFERY Address1 - NEAR MASJEED GALI BARIATU, P.O. AND P.S.- BARIATU, DIST-RANCHI, JHARKHAND Address2 - JHARKHAND PAN No.: Permission Case No.-	Yes	Shams Jafery Address:- , NEAR MASJEED, , BARIATU BASTI, MASJEED GALI, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:37			<i>Shams Jafery</i>
2	MOHAMMAD SHABAB NASIM ALIAS MOHAMMAD SHABAB Address1 - BARIATU BASTI, NEAR R.N. TIWARY, BARIATU BASTI, P.O. AND P.S.- BARIATU, DIST-RANCHI, JHARKHAND Address2 - JHARKHAND PAN No.: Permission Case No.-	Yes	Mohammad Shabab Nasim Address:- , NEAR R.N. TIWARI, , BARIATU BASTI, PO/ PS, BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:41			<i>Mohd Nasim</i>
3	TABASSUM PERWEEN Address1 - KARBALA MORE, PHULWARI SHARIF, PATNA, P.S.- PHULWARI SHARIF, DIST- PATNA, BIHAR Address2 - BIHAR PAN No.: Permission Case No.-	Yes	Tabassum Perween Address:- , Karbala More, , Phulwari, Phulwari, Patna, 801505, , Bihar, India		EXECUTANTS Age:38			<i>Tabassum Perween.</i>






M TECH BUILDCON PVT. LTD.
Khaseemulage
DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	GAZALA KHATUN Address1 - MADARSA GALI, NEAR MADARSA, BARIATU BASTI, P.O. AND P.S.- BARIATU, DIST-RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: Permission Case No.-	Yes	Gazala Khatun Address:- , NEAR MADARSA, MADARSA GALI, BARIATU BASTI, PO- BARIATU, PS- BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:49			
5	RAHAT TARA Address1 - MAIN ROAD, SISAI, P.O. AND P.S.- SISAI LAKEYA, DIST-GUMLA, Address2 - JHARKHAND ... Jharkhand PAN No.: Permission Case No.-	Yes	Rahat Tara Address:- ... main road sisai,po- sisai,ps-sisai, LAKEYA, , Gumla, 835324, Sisai, Jharkhand, India		EXECUTANTS Age:47			
6	AFSANA BANO Address1 - BARIYATU BASTI, BARKA GHAR, P.O. AND P.S.- BARIATU, 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			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	MD AKHTER HUSSAIN Address1 - HILL VIEW ROAD, BARIATU BASTI, P.O. AND P.S.- BARIATU, DIST-RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Md Akhter Hussain Address:- .. Hill View Road, Bariatu Basti, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India		EXECUTANTS Age:46			Md. Akter Hussain
8	SAJJAD AHMAD Address1 - NEAR JAMA MASJID, KASAI MOHALLA, BARAGAIN, P.O.-LEM BARAGAIN, P.S.-SADAR, DIST-RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Sajjad Ahmad Address:- , NEAR JAMA MASJID, KASSAB MOHALLA, VILL- BARAGAIN, PO- LEM BARAGAIN, PS- SADAR, BARAGAIN, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:44			







M TECH BUILDCON PVT. LTD.

Wasim Khan
DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
9	SYED MOHAMMAD ZAFAR HAIDER Address1 - MILLAT COLONY, NEAR PAHARI KABRISTAN, BARIATU, P.O. AND P.S.- BARIATU, DIST-RANCHI, JHARKHAND Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Syed Mohammad Zafar Haider Address:- md zubair, near pahari kabristan, millat Colony, Bariatu, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India		EXECUTANTS Age:43			
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, JHARKHAND 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			Waseem Raza 07/12/2023

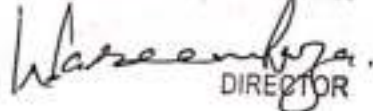
M TECH BUILDCON PVT. LTD.

Waseem Raza
DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
11	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:35			
12	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			

Identification:

M TECH BUILDCON PVT, LTD.


DIRECTOR

END

Party Name and Address

Photo FingerPrint Signature

GULAB RABBANI
 S/o-D/o MOHAMMAD ANWAR QURAISHI
 Address1 - QURAISHI MOHALLA GUDRI CHOWK RANCHI GPO
 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 - QURAISHI MOHALLA GUDRI CHOWK RANCHI GPO RANCHI, Address2 - ... Jharkhand			<i>Gulab Rabbani</i>

Signature of Operator

[Signature]

Seal and Signature of Registering Officer

UP

Above signature & thumb impression are affixed in my presence.

Above mentioned, (GAZALA KHATUN, AFSANA BANO, MD AKHTER HUSSAIN, SHAMS JAFERY, MOHAMMAD SHABAB NASIM ALIAS MOHAMMAD SHABAB, SAJJAD AHMAD, SYED MOHAMMAD ZAFAR HAIDER, RAHAT TARA, TABASSUM PERWEEN), 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 (QURAISHI MOHALLA GUDRI CHOWK RANCHI GPO RANCHI) and by occupation (Business).

Signature of Registering Officer

UP

Date:- 07-Dec-2023

Seal and Signature of Registering Officer

UP



WASCON BUILDCON PVT. LTD.

Wascon
DIRECTOR 717

Token No.: 202300158286

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 07-Dec-2023 by GAZALA KHATUN, S/O, D/O, W/O LATE ABDUS SAMAD KHAN resident of MADARSA GALL, NEAR MADARSA, BARIATU BASTI, P.O. AND P.S.-BARIATU, DIST-RANCHI, JHARKHAND.
This deed was registered as Document No:- 2023/RAN/10467/BK1/9624 in Book No :- BK1, Volume No :- 1283 from Page No :- 141 to 224 at, office of SRO - Ranchi

Date:- 07-Dec-2023

Registering Officer



M TECH BUILDCON PVT. LTD.
Wasim Bano
DIRECTOR