

196

183



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9b1b113802485c429535

Receipt Date : 16-Jan-2024 08:31:59 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300163105

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : UGNA Buildwell Private Limited Through
Its Director Ajit Kumar (Vendeo)

GRN Number : 2400236786



अधिनियम 21 के अधीन तथा छाटानापुर: For Office Use
टेनेन्सी एक्ट 1908 की धारा के अधी.
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
। या । का सं... के अधीन यथावत स्टाम्प
स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
राशिके लक्ष.

UGNA BUILDWELL (P) LTD.
Ajit Kumar
DIRECTOR

Ramchandra Sahu
Kuldev Prasad
Ganesh Sahu
Shri Prasad Sahu
Ajit Kumar Sahu
महेश यादव
Mukulesh Kumar Sahu
Prasanna Sahu
Ravi Bakesh Sahu

निबंधन पदाधिकारी
बहरी क्षेत्र-3, राँचे, राँचे

24-1-2024

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।

Ajit Kumar Sahu
24/1/24

D. Agreement

U. Com

690582 x 208.17 dec

श्री रामचंद्र साहू के पिता का नाम श्री
 कलिचरण साहू है जो कि रांची
 नं. 349, 117 नई सिटी।



Ramchandra Sahu
 24/1/2024

श्री
 24-1

Development Agreement

This deed of Agreement is entered into at Ranchi on this 24th day of January, 2024

BETWEEN

Sr. No.	NAME OF LAND OWNERS	FATHER'S/HUSBAND NAME	Grand Father Name	UID No.	Mb. No./Pan No.	ADDRESS OF OWNERS	Occupation
1	Ramchandra Sahu	S/o Late Kalicharan Sahu	Late Raghunath Sahu	6843 2876 8288	8825198934 / AYFPS9827C	Village - Bargain, P.S. Sadar, Ranchi, Jharkhand	Business



श्री रामचंद्र साहू
 के पिता का नाम श्री
 कलिचरण साहू है जो कि रांची
 नं. 349, 117 नई सिटी।

श्री रामचंद्र साहू के पिता का नाम श्री
 कलिचरण साहू है जो कि रांची
 नं. 349, 117 नई सिटी।

श्री रामचंद्र साहू
 के पिता का नाम श्री
 कलिचरण साहू है जो कि रांची
 नं. 349, 117 नई सिटी।

श्री
 24-1

LTI of
 Kumbhakar



श्री रामचंद्र साहू
 के पिता का नाम श्री
 कलिचरण साहू है जो कि रांची
 नं. 349, 117 नई सिटी।





Ramchandra Babu



24 - 1 - 2024

पुस्तक/बापराहन - 10.1.00
 स्वर निबंधन कार्यालय श्री ...
 पिता ... का निवासी ...
 बालि ... पेशा ... जो लेख्यकारी, दोबेदा ...
 अन्तर्गत ... द्वारा प्रमाणित
 ... के अधीन ...
 ... में से एक श्री ...
 ... के लिए पेश किब ...



&

निबंधन पदाधिकारी
 गरी श्रेय-3, कानि जी

24 - 1 - 2024

2.
Lotman Seh.
24.1.24.



Pratik Kumar

[Signature]

Thumb	Index	Middle	Ring	Little



3.
Smt. Kavita Devi

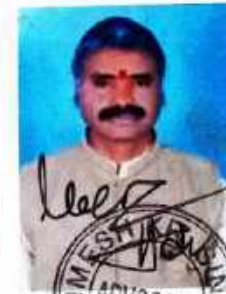


Prakash Kumar

Pratik Kumar
24/1/24

Thumb	Index	Middle	Ring	Little

Prakash Kumar
24/1/24



Prakash Kumar

Pratik Kumar
24/1/24

Thumb	Index	Middle	Ring	Little

Prakash Kumar
24/1/24

Pratik Kumar
24/1/24

Prakash Kumar
Pratik Kumar
24/1/24

Ram Brijesh Sah
24/1/2024

5.



Prakash Kumar Sah
LIT of
Khandwa

Thumb	Index	Middle	Ring	Little

Prakash Prasad Sah
24/1/24



Ram Brijesh Sah
Prakash Kumar Sah
LIT of
Khandwa

Thumb	Index	Middle	Ring	Little

7.



Prakash Kumar Sah
Prakash Kumar Sah
LIT of
Khandwa

Thumb	Index	Middle	Ring	Little

Prakash Kumar Sah
24/1/24

Pooja Nath Sahay



Advocate's Office
Ranchi, Jharkhand

Thumb	Index	Middle	Ring	Little

[Handwritten signature]

9.



Pooja Nath Sahay
Advocate
Ranchi, Jharkhand

Thumb	Index	Middle	Ring	Little

Sachin Kumar Sahu 10.



Sachin Kumar Sahu
Advocate
Ranchi, Jharkhand

Thumb	Index	Middle	Ring	Little

[Handwritten signature]
24/1/24

[Handwritten signature]

11.

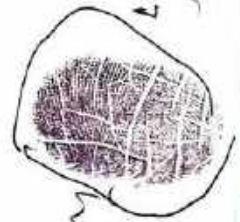


सिद्धि यादव
24/01/24

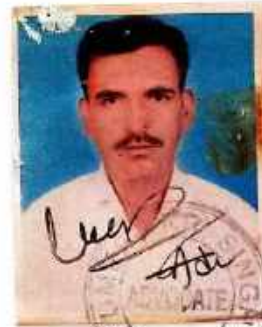
Thumb	Index	Middle	Ring	Little

Handwritten signature

LTI of
Kunti Devi



12.



मुरेश कुमार साहू
24/01/24

Thumb	Index	Middle	Ring	Little

Handwritten signature
24/1/24

Handwritten notes on the right side of the page:

- मुरेश कुमार साहू
- परमेश साहू
- लालन साहू
- रामेश साहू
- मुरेश कुमार साहू
- राम बुरसा साहू
- पुष्प साहू
- बलराम साहू
- श्री प्रसाद साहू

Aradhya Bhas

13.



Thumb	Index	Middle	Ring	Little

FTI of Kunti Dew

*शिमला देवी
24/11/24*

14.



Thumb	Index	Middle	Ring	Little

*Rajendra Babu
Lokesh Babu
Chhishhti Babu*

Abhishek Kumar

*Aradhya Bhas
24/11/24*

*शिमला देवी
Rajendra Babu
Lokesh Babu
Chhishhti Babu
24/11/24
M. K. Sharma*

2	Laxman Sahu	S/o Late Kalicharan Sahu	Late Raghunath Sahu	6833 6952 5358	9334701449/ BWCP54162A	Village - Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
3	Kanti Devi	W/o Sri Bhola Sahu	Late Parasnath Sahu	3883 5417 3920	8292092090 / CEYPD6135H	Village - Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
4	Birendra Sahu	S/o Sri Madan Sahu	Late Parasnath Sahu	3581 3987 4078,	7903156443 / CDOPS7039A	Village - Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
5	Ram Briksh Sahu	S/o Sri Madan Sahu	Late Parasnath Sahu	5577 1165 6714	9835748344 / CDRPS7586P	Village - Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
6	Prakash Prasad Sahu	S/o Sri Madan Sahu	Late Parasnath Sahu	4396 4017 0432	8409488289/ GEJPS1836H	Village - Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
7	Shiv Prasad Sahu	S/o Sri Madan Sahu	Late Parasnath Sahu	4299 7174 2984	9835347725/ BFVPS9552L	Village - Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
8	Parash Nath Sahu	S/o Late Shibnath Sahu	Late Banshi Sahu	8651 3912 3738	9835120469 BHFPS9620F	Village - Bargain, P.S. Sadar, Ranchi, Jharkhand	Business



LTI of Kanti Sahu

Remohda sru
Kalech Kosal Sah
Laxan Sahu.

Shiv Prasad Sahu
Birendra Sahu.


Asit Kumar
24/11/24

21/11/24
Mykesh Kumar Sahu
Paras Nath Sahu
Ram Briksh Sahu
शिव प्रसाद

Asit Kumar 24/11/24

9	Bisheshwar Kumar Sahu	S/o Late Shibnath Sahu	Late Banshi Sahu	5025 6650 6341	9123473155 BMUPS6742P	Village – Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
10	Sachin Kumar Sahu	S/o Sri Ramdas Sahu	Late Mantu Sahu	6713 4722 6608	8793114570 DMHPS4383C	Village – Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
11	Mahesh Prasad	S/o Late Khaitu Sahu	Late Thibu Sahu	5696 2354 5833	9304446469 BYBPP4043C	Village – Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
12	Mukesh Kumar Sahu	S/o Late Khaitu Sahu	Late Thibu Sahu	3702 6437 5699	6204719961 BDIPS7091B	Village – Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
13	Nikhil Kumar	S/o Sri Suresh Kumar Sahu	Late Khaitu Sahu	6496 5544 3886	9973826791 EQSPK3101G	Village – Bargain, P.S. Sadar, Ranchi, Jharkhand	Business
14	Mamta Devi	W/o Sri Ram Kishor Prasad	Late Anandi Sahu	5603 3484 5162	6200505981 BKPPD9302L	Village – Bargain, P.S. Sadar, Ranchi, Jharkhand	Business

hereinafter referred to as the **THE OWNERS**, all are belonging by cast – General Category (not covered under CNT act) which expression shall, unless excluded by the subject or context below, mean and include his respective heirs, successors, legal representatives, executors and administrators of the **First Party**


 LTI of Kunti
 Sahu:
 Ramchandra Sahu
 Rajendra Koro Sahu
 Laxman Sahu
 Bhi Prasad Sahu
 Jinalu Sahu
 41821 4119
 Muralidhar Kumar Sahu
 Pooas Nath Sahu
 Ram Brijesh Sahu
 STMT 2/18
 Sahu
 Anand Kumar
 24/11/24

Abid Kumar

Sahu

AND


M/s UGNA Buildwell Private Limited, Pan No. AACCU8410B, through its Director's Mr. Satish Kumar, S/o Sri Devendra Nath Kumar, UID - 5021 1271 6325, PAN - AVZPK2919C, by caste - General, by occupation business and Mr. Ajit Kumar, S/o Sri Avadhesh Kumar, UID - 3736 8005 8077, PAN - BKXPK8110R, by caste - General, by occupation business having its Registered Office at 3C, Saraswati, Sarojani Enclave, Dipatoli, Kokar, Ranchi-834009 P.S.-Sadar Ranchi, State of Jharkhand & Corporate Office at 105, Mahal Residency, Booty-Bariyat Road, Ranchi, Jharkhand - 834009; hereinafter referred to as **THE DEVELOPER**, which term or expression shall, unless excluded by or repugnant to the subject or context below, mean and include his respective heirs, successors, legal representatives, executors, administrators and assigns) of the **Second Party**.

The expressions THE OWNERS and THE DEVELOPER unless repugnant to the context shall mean and include their respective successors, legal representatives, administrators, executors, liquidators, receivers, nominees and assigns.

Whereas the **THE OWNERS** is the absolute, exclusive **THE OWNERS** and have vacant and physical possession of land measuring **76.49 DECIMAL** being portion of Plot Nos. **2389, 2413** Under **Khata No. 49** (as per **Annexure - A - Schedule of Land**) situated at Bargain, (Ward No. 5), Thana - Sadar, District - Ranchi, State - Jharkhand which is more fully and particularly described in the first schedule appearing hereunder and forming a part of this agreement and (for brevity's sake), hereinafter referred to as "**THE SAID LAND**"

And whereas the land of Village-Bargain, Police Station - Sadar Police Station No. 184, **Khata no. 49, Plot No. 2389 and 2413** land is registered in RS Khatian in the name of Dayal Sahu etc. and Circle Office, Baragai, District- Jamabandi is in the name of Dayal Sahu etc. in **page number-49** of **Volume No - I** of Register-II of Ranchi.

And whereas **Khatiyani Raiyat Dayal Sahu**, while peacefully occupying the above land, died leaving behind two sons, 1. Parasnath Sahu, 2. Raghunath Sahu. After the death of the father, both the brothers divided the land left by their father and they


Ranchi Jharkhand
Prabhat Prasad Sahu
Lodman Sahu
Jis Prasad Sahu
Ramesh Sahu
21.02.2017
Mukesh Kumar Sahu
Prasad Singh Sahu
Ramesh Singh Sahu
Mandi Sahu
Sahu
Rishi Kumar Sahu
21/11/24

Asit Kumar
Sahu

occupied the land of their own share. Among them, Parasnath Sahu lived in peaceful occupation of his share of land.

And whereas Parasnath Sahu died leaving behind two sons 1. Lakhan Sahu, 2. Madan Sahu. Among them, Lakhan Sahu had his daughter Kanti Devi during his lifetime, and Madan Sahu also during his lifetime his four sons (1) Virendra Sahu he (2) Ram Vriksh Sahu (3) Prakash Prasad Sahu (4) Shiv Prasad Sahu. In this, Virendra Sahu had his son Nitesh Kumar Sahu.

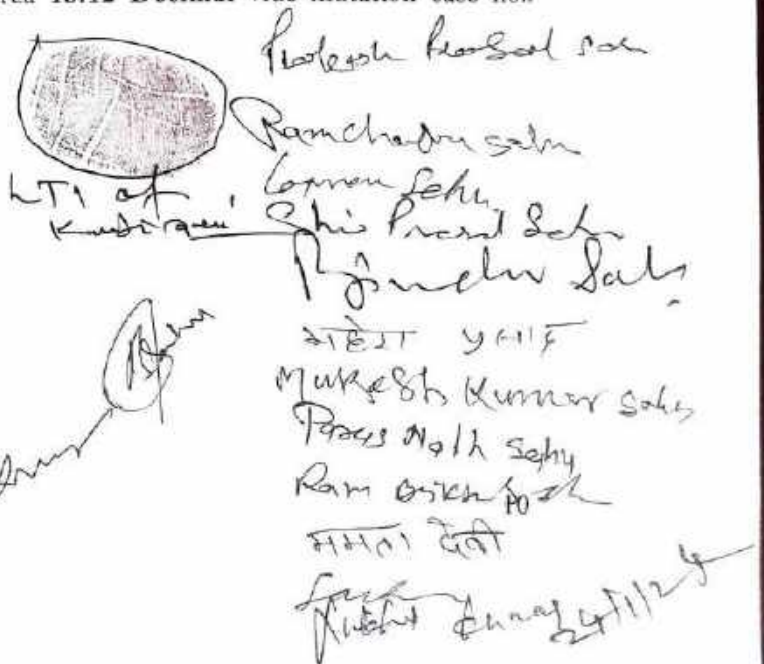
And whereas Raghunath Sahu died leaving behind a son Kalicharan Sahu & Kalicharan Sahu also died leaving behind two sons, 1. Ramchandra Sahu, 2. Lakshman Sahu.

And whereas that the above said three parties have divided the above land according to the provision of the Hindu Succession Act, mutually between their respective hereditary title and share of the land, which has been shown in this partition deed vide no. 2671/2470 dated 11.10.2021, executed in the office of Sub Registrar, Urban Area - 3, Ranchi.

And thereafter the "Ramchandra Sahu & Lakshman Sahu" land owners mutated there name in the office of Bargain Anchal, Ranchi, for total land area **38.25 Decimal** vide mutation case no.: 2666/R27/2021 - 2022, dated 04/02/2022 and paid rent to the state regularly vide receipt no. 0232172163, dated 03/11/2023 for the year of 2023-2024 which is entered in volume no. 38, Page No. 39.

And thereafter the "Birendra Sahu, Ram Briksh Sahu, Prakash Prasad Sahu and Shiv Prasad Sahu" land owners mutated there name in the office of Bargain Anchal, Ranchi, for total land area **19.12 Decimal** vide mutation case no.: 2668/R27/2021 - 2022, dated 04/02/2022 and paid rent to the state regularly vide receipt no. 0722063541, dated 03/11/2023 for the year of 2023-2024 which is entered in volume no. 38, Page No. 39.

And thereafter the "Kanti Devi" land owners mutated there name in the office of Bargain Anchal, Ranchi, for total land area **19.12 Decimal** vide mutation case no.:


Ajit Kumar
Kanti Devi
19.12 Decimal
Ramchandra Sahu
Lakshman Sahu
Shiv Prasad Sahu
Prakash Prasad Sahu
Mukesh Kumar Sahu
Prakash Prasad Sahu
Ram Briksh Sahu
Nitesh Kumar Sahu

2668/R27/2021 - 2022, dated 04/02/2022 and paid rent to the state regularly vide receipt no. 0031533951, dated 03/11/2023 for the year of 2023-2024 which is entered in volume no. 38, Page No. 38.

Total Area of Land:

76.49 Decimal

THE DEVELOPER'S SHARE 63% of the entire super built-up area and terrace as also proportionate land area of the said Residential Complex.

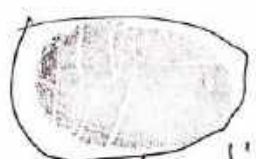
THE OWNERS'S SHARE 37% of the entire super built-up area apart from the required FAR of EWS, LIG UNIT as per Building Bylaws Norms and terrace as also proportionate land area of the said Residential Complex.

Whereas the **THE OWNERS** is the absolute, exclusive **THE OWNERS** and have vacant and physical possession of land measuring **37.88 DECIMAL** being portion of **Plot Nos. 2381, 2386, 2387** under **Khata No. 117** (as per **Annexure - B - Schedule of Land**) situated at Bargain, (Ward No. 5), Thana - Sadar, District - Ranchi, State - Jharkhand which is more fully and particularly described in the first schedule appearing hereunder and forming a part of this agreement and (for brevity's sake), hereinafter referred to as "**THE SAID LAND**"

And whereas the land of Village- Baragain, Police Station- Sadar Police Station No. 184, **Khata No. 117, Plot No.-2381, 2386, 2387** and 2440 land in RS Khatiyani is in the name of Shahdev Sahu, Puran Sahu, S/o Manu Sahu. recorded as kayami.

And whereas the records are registered and Jamabandi is in the name of Shahdev Sahu etc. in the **Page Number-118 of Volume-I** of Register-II, District-Ranchi, Circle Office, Baragai, District-Ranchi.

And whereas the land of Khatiyani raiyat Shahdev Sahu died issueless. Thus the owner of the above land was his brother Khatiyani Raiyat Puran Sahu.


LTI of Khatiyani
Sahi
Ranchi Sahu
Shahdev Sahu
Khatiyani Sahu
Puran Sahu
21.11.24
Mukesh Kumar Sahu
Pras Nath Sahu
Ram Brijesh Sahu
Sahu
Sahu
21.11.24

Ajit Kumar



And whereas said Puran Sahu, peacefully interfering in the above land, died leaving behind three sons 1. Sahiya 2. Banshi 3. Arjun Sahu.

And whereas said Arjun Sahu died issueless. In this way, Banshi Sahu, while peacefully interfering on the land left by his father, was divided and he occupied the land of his own share. Among them, Banshi Sahu died leaving behind two sons, 1. Shivnath Sahu, 2. Mantu Sahu.

And whereas Shivnath Sahu died leaving behind him three sons 1. Basudev Sahu, 2. Parasnath Sahu, 3. Bisheshwar Kumar Sahu. And Basudve Sahu had two sons in his lifetime, 1. Sunil Kumar Sahu, 2. Chandan Sahu.


And whereas said Mantu Sahu died leaving behind him three sons 1. Ram Kumar Sahu he 2. Ramdas Sahu 3. Ram Kishore Sahu. After the death of the father Mantu Sahu, the three brothers divided the land left by their father and occupied the land of their own share, they intervened.

And whereas said Ramdas Sahu, in his lifetime, interfered with his son Sachin Kumar Sahu.

And whereas that the four parties have divided the above land according to the provision of the Hindu Succession Act, mutually between their respective hereditary title and share of the land, which has been a regd. partition executed by the parties, namely 1. Chandan Sahu, 2. Parasnath Sahu, 3. Bisheshwar Kumar Sahu, 4. Sachin Kumar Sahu vide deed no. 2670/2469 dated 11.10.2021 executed in the office of Sub Registrar Urban Area - 3, Ranchi.

And thereafter the "Bisheshwar Kumar Sahu" land owners mutated there name in the office of Bargain Anchal, Ranchi, for total land area 11.58 Decimal vide mutation case no.: 3638/R27/2021 - 2022, dated 30/03/2022 and paid rent to the state regularly vide receipt no. 0614045833, dated 09/11/2023 for the year of 2023-2024 which is entered in volume no. 39, Page No. 14.

And thereafter the "Parasnath Sahu" land owners mutated there name in the office of Bargain Anchal, Ranchi, for total land area 11.58 Decimal vide mutation case no.:


HTI of Kunti Sahu
Ranchandran Sahu
Ramesh Kumar Sahu
Gharu Sahu,
Shiv Prasad Sahu
Bisheshwar Sahu.
21/03/2024
Mukul Kumar Sahu
Paras Nath Sahu
Ram Bihari Sahu
SUNIL KUMAR
SACHIN KUMAR
24/11/24

Asit Kumar

Sahu

3637/R27/2021 - 2022, dated 30/03/2022 and paid rent to the state regularly vide receipt no. 0311824578, dated 03/11/2023 for the year of 2023-2024 which is entered in volume no. 39, Page No. 14.

And thereafter the "Sachin Kumar Sahu" land owners mutated their name in the office of Bargain Anchal, Ranchi, for total land area 14.72 Decimal vide mutation case no.: 2747/R27/2021 - 2022, dated 04/02/2022 and paid rent to the state regularly vide receipt no. 0311824578, dated 03/11/2023 for the year of 2023-2024 which is entered in volume no. 38, Page No. 37.

Total Area of Land:

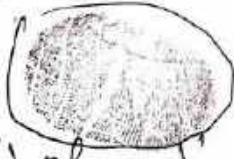
37.88 Decimal

THE DEVELOPER'S SHARE 58% of the entire super built-up area and terrace as also proportionate land area of the said Residential Complex.

THE OWNERS'S SHARE 42% of the entire super built-up area apart from the required FAR of EWS, LIG UNIT as per Building Bylaws Norms and terrace as also proportionate land area of the said Residential Complex.

Whereas the **THE OWNERS** is the absolute, exclusive **THE OWNERS** and have vacant and physical possession of land measuring **59.20 DECIMAL** being portion of **Plot Nos. 2389, 2413** under **Khata No. 49** and **Plot Nos. 2388** under **Khata No. 03** (as per **Annexure - C - Schedule of Land**) situated at Bargain, (Ward No. 5), Thana - Sadar, District - Ranchi, State - Jharkhand which is more fully and particularly described in the first schedule appearing hereunder and forming a part of this agreement and (for brevity's sake), hereinafter referred to as "THE SAID LAND"

And whereas the land of Village-Bargain, Police Station - Sadar Police Station No.184, **Khata no.-3, Plot No.-2388** land is registered in RS Khatian in the name of Andu Ghansi etc.


Ranchardee Sahu
Poojashree Poojashree Sahu
Laxman Sahu
Shri Prasad Sahu
Rajendra Sahu
12/01/2015
Mulesh Kumar Sahu
Prasad Abhis Sahu
Rajendra Sahu
13
Sachin Kumar Sahu
24/11/24

Ajit Kumar


Sachin

And whereas that the above land was acquired by Khaitu Sahu son of Thibu Sahu. Through regd. sale deed, on 30.12.1967, the details of which were obtained through the registered sale Deed, in **Book no-1, Volume no-1, page number-594 to 596** Deed number-11615 / 67, year-1968 in the office of District Sub Registrar, Ranchi. is registered.

And whereas Khaitu Sahu, after purchasing the above land, peacefully intervened and got his name entered in register-II of Jamabandi Circle Office, Baragai, District-Ranchi of Volume no-10 page no-31.

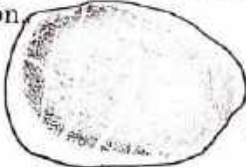
And whereas that the land of Village-Bargain, Police Station Sadar, Police Station No. 184, Khata No. 49, Plot No. 2389 and 2413 land is registered in the name of Dayal Sahu in RS Khatian.

And whereas the above land was acquired by Khaitu Sahu S/o Thibu Sahu on 09.02.1974 by purchasing it through a registered sale deed, under Book-1, Volume no-96, page number-92 of District Lower Registration Office, Ranchi, Deed number-2429, is recorded in the year-1974.

And whereas that Khaitu Sahu, after purchasing the above land, peacefully come in possession and entered his name in Jamabandi Circle Office, District-Ranchi's Register-II. entered in Volume-5, page no.-244.

And whereas that Khaitu Sahu, while peacefully coming in the possession of the land purchased by both the above Deeds, died leaving three sons: 1. Suresh Kumar Sahu, 2. Mahesh Prasad, 3. Mukesh Kumar Sahu., In this, Suresh Kumar Sahu had with his son Nikhil Kumar.

And whereas that all the three parties have divided the above land according to the provision of Hindu Succession Act, their respective hereditary title and share of the land, which has been shown in this partition


Ranchi Sahu
Ramesh Prasad Sahu
LTI of Kumar Sahu
Suresh Kumar Sahu
Mahesh Prasad Sahu
Mukesh Kumar Sahu
Suresh Kumar Sahu
Ram Bikash Sahu
Nikhil Kumar Sahu

Prifheer

And whereas the land of Village-Bargain, Police Station - Sadar Police Station No.184, Khata no.-3, Plot No.-2388 land is registered in RS Khatian in the name of Andu Ghansi etc.

And whereas that the above land was acquired by Khaitu Sahu son of Thibu Sahu. Through regd. sale deed, On 30.12.1967, the details of which were obtained through the registered sale Deed, in Book no-1, Volume no-1, page number-594 to 596 Deed number-11615 / 67, year-1968 in the office of District Sub Registrar, Ranchi. is registered.

And whereas Khaitu Sahu, after purchasing the above land, peacefully intervened and got his name entered in register-II of Jamabandi Circle Office, Baragai, District-Ranchi of Volume no-10 page no-51.

And thereafter the "Mahesh Prasad" land owners mutated there name in the office of Bargain Anchal, Ranchi, for total land area 27.1 Decimal vide mutation case no.: 2664/R27/2021 - 2022, dated 24/02/2022 and paid rent to the state regularly vide receipt no. 0962105946, dated 03/11/2023 for the year of 2023-2024 which is entered in volume no. 38, Page No. 56.

And thereafter the "Mukesh Kumar Sahu" land owners mutated there name in the office of Bargain Anchal, Ranchi, for total land area 30.60 Decimal vide mutation case no.: 2665/R27/2021 - 2022, dated 24/02/2022 and paid rent to the state regularly vide receipt no. 0195607360, dated 03/11/2023 for the year of 2023-2024 which is entered in volume no. 38, Page No. 55.

Total Area of Land: 59.20 Decimal

THE DEVELOPER'S SHARE 60% of the entire super built-up area and terrace as also proportionate land area of the said Residential Complex.

THE OWNERS'S SHARE 40% of the entire super built-up area apart from the required FAR of EWS, LIG UNIT as per Building Bylaws


Ramchandra Sahu
Khatian Plot No. 2388
Bargain Anchal
Ranchi
24/02/2022
Mukesh Kumar Sahu
Ranchi
24/02/2022
Ranchi
24/02/2022
Ranchi

Asif Kumer

Norms and terrace as also proportionate land area of the said Residential Complex.

Whereas the THE OWNERS is the absolute, exclusive THE OWNERS and have vacant and physical possession of land measuring 30.60 DECIMAL being portion of Plot Nos. 2389, 2413 under Khata No. 49 and Plot Nos. 2388 under Khata No. 03 (as per Annexure - D - Schedule of Land) situated at Bargain, (Ward No. 5), Thana - Sadar, District - Ranchi, State - Jharkhand which is more fully and particularly described in the first schedule appearing hereunder and forming a part of this agreement and (for brevity's sake), hereinafter referred to as "THE SAID LAND"


And whereas that the land of Village-Bargain, Police Station Sadar, Police Station No. 184, Khata No. 49, Plot No. 2389 and 2413 land is registered in the name of Dayal Sahu in RS Khatian.

And whereas the above land was acquired by Khaitu Sahu S/o Thibu Sahu on 09.02.1974 by purchasing it through a registered sale deed, under Book-1, Volume no-96, page number-92 of District Lower Registration Office, Ranchi, Deed number-2429, is recorded in the year-1974.

And whereas that Khaitu Sahu, after purchasing the above land, peacefully come in possession and entered his name in Jamabandi Circle Office, District-Ranchi's Register-II. entered in Volume-5, page no.-244.

And whereas that Khaitu Sahu, while peacefully coming in the possession of the land purchased by both the above Deeds, died leaving three sons: 1. Suresh Kumar Sahu, 2. Mahesh Prasad, 3. Mukesh Kumar Sahu., In this, Suresh Kumar Sahu had with his son Nikhil Kumar.

And whereas that all the three parties have divided the above land according to the provision of Hindu Succession Act, their respective hereditary title and share of the land, which has been shown in this partition.


HTI of Khatu Sahu
Ranchu Sahu
Mahesh Prasad Sahu
Mukesh Sahu
Suresh Prasad Sahu
Bijay Sahu
MUKESH KUMAR Sahu
Ramesh Sahu
Ram Bikash Sahu
Suresh Sahu
16
Nikhil Kumar

Asst. Registrar



And thereafter the "Nikhil Kumar" land owners mutated their name in the office of Bargain Anchal, Ranchi, for total land area 30.60 Decimal vide mutation case no.: 2663/R27/2021 - 2022, dated 24/02/2022 and paid rent to the state regularly vide receipt no. 0363136996, dated 03/11/2023 for the year of 2023-2024 which is entered in volume no. 38, Page No. 59.

Total Area of Land:

30.60 Decimal

THE DEVELOPER'S SHARE 62% of the entire super built-up area and terrace as also proportionate land area of the said Residential Complex.

THE OWNERS'S SHARE 38% of the entire super built-up area apart from the required FAR of EWS, LIG UNIT as per Building Bylaws Norms and terrace as also proportionate land area of the said Residential Complex.

Whereas the **THE OWNERS** is the absolute, exclusive **THE OWNERS** and have vacant and physical possession of land measuring 4 **DECIMAL** being portion of **Plot Nos. 2388** under **Khata No. 03** (as per **Annexure - E - Schedule of Land**) situated at Bargain, (Ward No. 5), Thana - Sadar, District - Ranchi, State - Jharkhand which is more fully and particularly described in the first schedule appearing hereunder and forming a part of this agreement and (for brevity's sake), hereinafter referred to as "**THE SAID LAND**"

And whereas the land of Village-Badhagai, Police Station - Sadar Police Station No.184, Khata no.-3, Plot No.-2388, Sub Plot no-2388/Part land is registered in RS Khatian in the name of Andu Ghansi and others.

And whereas that the above land was acquired by Khaitu Sahu son of Thibu Sahu. Through regd. sale deed, On 30.12.1967, from 1. Abdul Khalik 2. Abdul Wajid S/o Md. Wahid, the details of which were obtained through the registered sale Deed, in Book no-1, Volume no-1, page number-594 to 596 Deed number-12145/ 11615, year-1967 in the office of District Sub Registrar, Ranchi. is registered.



LT 1 of
Khatia
area



Andu Ghansi

[Handwritten signature]

Ramesh Chandra Sahu
Ramesh Chandra Sahu

Gomen Sahu

Shri Prasad Sahu

Ramesh Chandra Sahu

21.12.1967

Ramesh Chandra Sahu

Ramesh Chandra Sahu

Ramesh Chandra Sahu

Ramesh Chandra Sahu

And whereas Khaitu Sahu got mutated his name in the office of Bargai Anchal Ranchi vide Mutation Case no-41R27/2008-09 and paid rent to the state vide Rent Receipt no- JH/01A 158579 dated 11.07.2015.

And whereas that Khaitu Sahu, while peacefully coming in the possession of the land purchased by both the above Deeds, died leaving three sons: 1. Suresh Kumar Sahu, 2. Mahesh Prasad, 3. Mukesh Kumar Sahu., And thereafter all of them had partitioned the said land and the above said land come in the share of Mahesh Prasad.

And thereafter the "Mamta Devi" land owners mutated there name in the office of Bargain Anchal, Ranchi, for total land area 4 Decimal vide mutation case no: 3882/R27/2021 - 2022, dated 23/04/2022 and paid rent to the state regularly vide receipt no. 0168848491, dated 27/08/2023 for the year of 2023-2024 which is entered in volume no. 39, Page No. 44.

Total Area of Land:

4 Decimal

THE DEVELOPER'S SHARE 58% of the entire super built-up area and terrace as also proportionate land area of the said Residential Complex.

THE OWNERS'S SHARE 42% of the entire super built-up area apart from the required FAR of EWS, LIG UNIT as per Building Bylaws Norms and terrace as also proportionate land area of the said Residential Complex.

Further the THE OWNERS warrants and represents that the said land is free from all sorts of encumbrances, lien, charge of whatsoever nature and that it has a free and marketable title and interest in the same. Any liability, loss or litigation arising due to any defect in the title in the said land, shall be the sole and absolute responsibility of the THE OWNERS.

And whereas the THE DEVELOPER is in the business of development and construction of Group Housing Projects and has developed and constructed many such



HTI of Khaitu Sahu

Ramcharan Sahu
Mahesh Prasad Sahu

Suresh Kumar Sahu
Mahesh Prasad Sahu

Mukesh Kumar Sahu

21.08.2023

Mukesh Kumar Sahu

Paras Nath Sahu

Ram Charan Sahu

Suresh Kumar Sahu

Mahesh Prasad Sahu

Amit Kumar

[Signature]

[Signature]

Projects in the past. And whereas the THE DEVELOPER has approached the THE OWNERS to construct the Residential complex /Group Housing Project on the said land, on the area sharing basis with regard to the said land for construction of a Residential complex /Group Housing Project, hereinafter referred to as the said 'Residential Complex /Group Housing Project'.

And whereas upon the aforementioned representation and assurance of the THE DEVELOPER the THE OWNERS has accepted the offer and agreed to get the land developed by the THE DEVELOPER on the area sharing basis and have entered into this collaboration agreement.

And whereas The Said Developer UGNA Buildwell Pvt. Ltd. has got a sanction plan from the office of Ranchi Municipal Corporation, Ranchi via building plan case no. RMC/AH/0423/W05/2022 dated 21/05/2022 for grant of license on dated 14/11/2023 for the AFFORDABLE HOUSING in Khata No. 117, 49, 03. on RS Plot no. 2381, 2386, 2387, 2388, 2389 & 2413 situated at Shivaji Nagar, Bargain, P.S. 184, Ranchi, Jharkhand.

NOW THIS AGREEMENT WITNESSETH AND PARTIES HEREBY AGREE AS UNDER:

1. The THE OWNERS assure and declare that:
 - i) The THE OWNERS are the absolute THE OWNERS of the said Land and they are entitled to construct and develop the said property in Collaboration with the THE DEVELOPER and that the THE OWNERS is competent to enter into this Development Agreement.
 - ii) All taxes, cess and other payments due to Municipal Committee or any other authority in respect of the said land up to the date of this agreement shall be the exclusive liability of the THE OWNERS and hereafter the THE OWNERS & THE DEVELOPER will be responsible for such taxes, cess etc., jointly in the area sharing ratio.



UGNA
Buildwell
Pvt. Ltd.
Ranchi

Ramchander Sahu
Prakash Sahu
Laxman Sahu
Shri Prasad Sahu
Bijender Sahu
Mukul Kumar Sahu
Parag Ansh Sahu
Ravi Brijesh Sahu
Sachin Kumar Sahu
Nishant Kumar Sahu

Ajit Kumar

[Signature]

demarcation of the flats shall be done in an equal ratio as decided between the CNT Free land and the land within the CNT. The flats shall also be demarcated in an equal ratio of size, location and floors. It is further understood that if the land owner in future insists to demarcate a flat in any new tower with new specifications the land owner shall be entitled to pay for the extra specifications of the said flat.

2. The "THE DEVELOPER" assures, declares and agrees that:
- i) The building plans shall be prepared by the THE DEVELOPER and shall be submitted for sanction to the competent authority, only after approval of the THE OWNERS in writing.
 - ii) The THE DEVELOPER shall develop and construct Multi-storied Residential Complex on the said land earmarked in the plans annexed to these presents only at its own costs and expenses, with its own resources, after requisite sanctions / permissions are obtained.
 - iii) The THE DEVELOPER shall construct the building in accordance with the sanctioned plans with permissible modifications.
 - iv) That the THE DEVELOPER shall be responsible for taking care of its own construction material and shall employ its own security guards for the said purpose.
 - v) The THE DEVELOPER will, with mutual consent from the THE OWNERS, appoint reputed firm of Architects to prepare the plans and supervise the construction work and shall engage capable work force including Contractor / Sub-contractor for raising the construction etc
 - vi) The THE DEVELOPER shall comply with all the terms and conditions of RRDA or Municipal Corporation. THE DEVELOPER indemnifies the THE OWNERS against any penalty, losses, legal



LT 1 ut
Kauri Road


Ramcharan Sahu
Hokaral Sahu
Laxman Sahu
Shiv Prasad Sahu
Bhuvan Sahu
21 02 2015
Mukesh Kumar Sahu
Pras Nath Sahu
Ravi Bhusan Sahu
Sudhakar Sahu
Sudhakar Sahu
Mukesh Sahu

Ajit Kumar

Sahu

cases initiated by any Govt. authorities for violation of the Building Bye laws.

- vii) That the THE DEVELOPER shall keep the plans and license valid and alive till the completion certificate of the Residential complex /Group Housing Project is obtained. THE DEVELOPER shall not deviate from the sanction plans though may construct with the permissible modification by engaging Architect of vast experience. In case any modifications is required in the sanctioned plan, the same shall not be carried out without the consent of the THE OWNERS.
- viii) The THE DEVELOPER shall pay and discharge all financial liabilities on the part of the THE DEVELOPER that may arise, occasioned or levied on account of construction being raised under these presents.
- ix) That THE DEVELOPER shall use the material in the construction of the Residential complex /Group Housing Project of good quality as per specifications, and shall not create any liability of any of its supplier, contractor etc. towards the said land or Residential complex /Group Housing Project.
- x) That the THE DEVELOPER shall pay and obtain clearance certificate from contractors, sub-contractors, Govt. Departments such as sales-tax, work contract tax, service tax, electricity department or any other tax collecting agency of government.
- xi) That the THE OWNERS shall be entitled to carry out periodic inspection to ensure good quality of construction.
- xii) The THE DEVELOPER shall permit the THE OWNERS and/or his representatives / agents unfettered access to the land / building sought to be raised at all times during the period of construction.


LTI of
Kau...
Ramesh Chandra Sahu
Rakesh Kumar Sahu
Laxman Sahu
Shri Prasad Sahu
Bhadracharya Sahu
HEAT YHIF
Harshvardhan Kumar Sahu
Prasanna Nith Sahu
Ram Birendra Sahu
Rajendra Kumar Sahu
Sankar Sahu
Ananta Kumar Sahu

Amit Kumar



xiii) The THE DEVELOPER shall complete the construction within 96 months from the date of sanction of building plan. However, the THE OWNERS shall grant an additional grace period of 12 months on the written request of the THE DEVELOPER.

3.

a) That the whole of the Residential complex /Group Housing Project shall be marketed under the name of "The HABITAT" under the umbrella of the THE DEVELOPER. One committee of both parties at senior and working level will be constituted for effective control. The sale policy and the strategy for marketing and advertisement of the project shall be decided by the THE DEVELOPER. The marketing office will be set up at the site or any other place mutually decided by all parties.



- The THE DEVELOPER shall earmark the flats which will be given to the THE OWNERS as his % share of the Residential complex /Group Housing Project as per mentioned in Annexure A, B, C, D & E of Scheduled of Land

- The quality of construction and amenities in these towers shall be as agreed between the THE OWNERS and the THE DEVELOPER.

- The THE DEVELOPER may provide super luxurious facilities in its share of flats, the THE OWNERS shall have no objection to this.

b) That THE DEVELOPER shall be responsible for advertisement, sales promotion, brokerage, marketing, sales force expenses on their own.

THE DEVELOPER'S SHARE: Mentioned in Annexure A, B, C, D & E of Schedule of Land


 Panchandrasen
 Kanchan Sahu
 Shri Prasad Sahu
 Pradeep Sahu
 HEAT YAFF
 Mukesh Kumar Sahu
 Pooja Nath Sahu
 Ram Bikesh Sahu
 24
 Ashish Kumar

 Ashish Kumar
 Ashish Kumar

THE OWNERS'S SHARE Mentioned in Annexure A, B, C, D & E as per Schedule of Land

The said entitlement shall be calculated on the basis of the built-up area actually sanctioned by the authorities and permissible modifications after excluding the areas earmarked as Green belt, taking the balance areas owned by respective THE OWNERS for purpose of sanction of plans.

The ownership and enjoyment and receipt of the revenues of common areas, facilities, utilities, services, open land and signage's etc. shall also be shared by the parties in the ratio of respective share mentioned in Annexure A, B, C, D & E of Scheduled of Land.

4. The THE DEVELOPER shall clear and prepare the site (for digging foundation) and for carrying out the work according to the sanctions and permissions obtained from the competent authority with modifications, as may be mutually agreed to in writing. The THE DEVELOPER shall proceed to do all acts, deeds and things necessary for commencement of construction of the said land as per sanctioned plans and to complete the construction of the said Residential Complex, the THE DEVELOPER shall appoint engineers, contractors and other persons as the THE DEVELOPER may require in its sole discretion from time to time for the purpose of construction of the Residential Complex on the said land.
5. The THE DEVELOPER shall commence and complete the construction of the said Residential Complex by providing the entire finance, equipment, inputs, materials, infrastructure and expertise necessary to construct the said Residential Complex in accordance with the sanctioned plans and any modification thereof as may become necessary or agreed to during the progress of the work.
6. The Construction will be completed within 96 months excluding grace period of 12 months or such extended period as may be mutually agreed between the parties, from the date of sanction of building plan, excepting as a



LT/1 of Kunt
Soni


Ajit Kumar

[Handwritten signature]

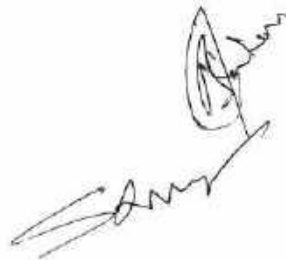
Ramchandra Saha
Prakash Kumar
Laxmi Saha
Sri Prasad Saha
Prakash Saha
21/02/2015
Mukesh Kumar Saha
Prasanth Saha
Ram Prakash Saha
Sri Prasad Saha
Sri Prasad Saha
Mukesh Kumar Saha

result of earthquake, lightening, or any order or notification or any action by Government or any Statutory Authority or Court's orders which prevents the progress of the construction or by reason of war or enemy action or act of God or for any reason beyond the control of the THE DEVELOPER, in such case the THE DEVELOPER shall be entitled to a reasonable extension of time of upto minimum 36 months or as required from the date of sanction of building plan for completing the said building and shall apply for necessary certificate / completion certificate from the concerned authorities.

7. The THE DEVELOPER shall pay all costs, fees and other expenses of the architects and other technical experts, commencement and completion of the said construction and for any addition and alterations, all wages and salaries to all persons employed by the THE DEVELOPER, or its contractors, sub-contractors or their agents or their nominees for the purposes of the said construction and the THE OWNERS shall not be responsible or liable for such payments. The THE DEVELOPER shall indemnify the THE OWNERS against any claims arising out of and during the course of construction being carried out by the THE DEVELOPER.
8. The THE DEVELOPER shall pay and bear all taxes, cess and levies payable for the said land and building from the date of commencement of construction till vacant possession of the built-up area relating / falling to the share of the THE OWNERS is offered by THE DEVELOPER to the THE OWNERS, where after the parties or any one claiming under or through them shall bear respective liabilities on these accounts including the liability of maintenance for their respective shares.
9. All costs and expenses, involved in approvals, permissions, compounding fee etc. of the Municipal Authority will be borne by the THE DEVELOPER.
10. The THE DEVELOPER alone shall be responsible for any accident that may occur during the course of construction and it alone shall meet any financial or other liability either under Workmen Compensation Act or under other Law or Regulation in force for the time being. Any Financial expenditure of whatsoever nature involved in any accident to workman,


LTI of Kuch
Dau
Ranchardar Sahu
Pacharal Karsan
Laxman Sahu
Shri Prasad Sahu
Prinshu Sahu
21/01/2015
Kjwkeet Kumar Sahu
Pras Nath Sahu
Ran. Bales Saha
Sudhakar Saha
Sudhakar Saha

Apitkumar



18. The parties hereto have agreed and undertaken to pay their separate tax and other liabilities punctually and indemnify the other party and the said premises against any attachment, seizures or sale thereof.
19. This Agreement merges and supersedes all prior discussions, memos and correspondence between the parties and contains the entire agreement between them. No charges, modifications or alterations to this Agreement shall be done without the prior written consent of the parties hereto.
20. The parties hereto have agreed and undertaken to perform their part of Agreement with due diligence and mutual co-operation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this Agreement.
21. In pursuance of the due performance of the obligations of the parties hereto duly performing and observing all the covenants herein contained, this Agreement shall not be revoked or cancelled, and shall be binding on both the parties and their successors, administrators, legal heirs, executors, liquidators and assigns.
22. The failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each and every provision.
23. If any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provision shall be deemed to be amended or deleted in so far as reasonable consistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.



HTI of
Kundli



[Handwritten signature]

Apit Kumar

Ramchodragalm
 Kulegele Keesan
 Lanna Sahi
 Shil Prasad Sahi
 Gindhu Sahi
 HET YHIF
 market Kumar Sahi
 Prasad Nish Sahi
 Ram Bhisak Sahi
 29/01/20
 Sathu
 Nitish Anwar

24. Pending completion of the complex and therefore the THE OWNERS shall do all acts, deeds and things to assist in implementing in a satisfactory manner, including execution of any other documents as may be required by the THE DEVELOPER.
25. The THE OWNERS shall be liable to pay per flat of Rs. 1,50,000/- for Club Membership to THE DEVELOPER at the time of offer of Possession. "THE OWNERS" shall also be liable to pay cost of Meter Installation and Caution Money for Maintenance @ 115/- PSF of individual Flat to THE DEVELOPER at the time of offer of Possession.
26. That the THE DEVELOPER shall be entitled to give Specification of Flat & Outdoor amenities as per mentioned in Specification Sheet as Annexure F
27. That the THE DEVELOPER shall be entitled to raise funds from banks and other financial institutions on the security of the built-up areas falling to the share of the THE DEVELOPER as also other rights of the THE DEVELOPER herein to which the THE OWNERS shall have no objection. The THE OWNERS will provide this said property as collateral security for this loan to the Financial Institutions. This loan shall be used only for executing this Project. However the said loan shall be paid by the Developer only and the owner shall not be liable for it.
28. That the THE DEVELOPER shall not be entitled to and undertakes not to create any lien or charge on the said land at any stage whatsoever except what is expressly agreed to in this agreement. In the event of the THE DEVELOPER violating this clause, the THE OWNERS shall be entitled to take over construction of the project forthwith.
29. That both the parties have agreed that after completion of the building the entire complex shall be maintained by maintenance agency nominated by THE DEVELOPER, the charges of which shall be payable by both the parties in the ratio of their respective of unsold area/ flats.



LTI of
K... ..

Ramchandrar Sahu
Bhaskar Prasad

Laxman Sahu

Shri Prasad Sahu

P. Jindal Sahu

4221 4118

Munish Kumar Sahu

P. Prasad Sahu

Ram Bikash Sahu


Sunil Sahu

Sachin
Nishu Kumar

Ajit Kumar

[Handwritten signature]

30. Both the parties have represented to each other that they are duly authorized and competent to enter into this Agreement and this Agreement has been duly entered into between them of their free will.
31. This Agreement shall not be deemed to be a partnership between the parties to the Agreement nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein. The arrangement therein contained shall be on principal-to-principal basis.
32. That in the event of any dispute or differences arising out of or concerning the validity, operation, interpretation and construction of this Agreement or in relation thereto the same will be referred to the arbitration by sole Arbitrator to be jointly appointed by both the parties. The award of the said arbitrator shall be final and binding upon both the parties. The arbitration proceedings shall be conducted in accordance with the provisions of Arbitration & Conciliation Act, 1996. The courts in Ranchi alone will have jurisdiction.
33. All costs of stamping, engrossing and registration of this Agreement shall be borne by the THE DEVELOPER.
34. That this Development Agreement is being executed between the Land OWNER/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Complex (Unit) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Complex (Unit) OWNERSHIP Act 2011.
35. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Complex (Unit) OWNERSHIP Act 2011, both parties are free to **execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift** with respect to unit/units of their respective shares in favour of prospective purchasers and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.
36. That as per percentage of landowners and developer in the proposed building their share morefully described in annexure - G hereinbelow.


 LIC of Karnataka
 Ranchohra Sahu
 Satish Kumar Sahu
 Leena Sahu
 Shri Prati Sahu
 Himanshu Sahu
 DEAR YASH
 Kunal Kumar Sahu
 Prasad Nath Sahu
 Ram Bakesh Sahu
 31
 Sachin
 Mohit Kumar

Ajit Kumar




	Prasad Sahu and Shiv Prasad Sahu			-2					
6	Birendra Sahu Ram Briksh Sahu, Prakash Prasad Sahu and Shiv Prasad Sahu	49	241 3	2413/B -2	11/10/202 1	2671/247 0	38	38	3.37

Total Area of Land:

76.49 Decimal

THE DEVELOPER'S SHARE 63% of the entire super built-up area and terrace as also proportionate land area of the said Residential Complex.

THE OWNERS'S SHARE 37% of the entire super built-up area apart from the required FAR of EWS, LIG UNIT as per Building Bylaws Norms and terrace as also proportionate land area of the said Residential Complex.

BOUNDARY : (Ramchandra Sahu and Laxman Sahu)

Plot No. 2389, Sub Plot No. 2389/A(area-31.50 decimals out of 189 decimals)

SOUTH : Plot No. 2389/Part

NORTH : Plot No. 2414 & 2415

EAST : : Plot No. 2389/Part/B-1

WEST : Plot No. 2413/B-1 & B-2

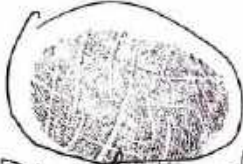
Plot No. 2413, Sub Plot No. 2413/A (area-6.75 decimals out of 40 decimals)

SOUTH : Sub Plot No. 2412

NORTH : Sub Plot No. 2413/B-1

EAST : : Plot No. 2389

WEST : Plot No. 2413/Part


 LTI of Sahu
 Sahu
 Ramchandra Sahu
 Prakash Kesari
 Laxman Sahu
 Shiv Prasad Sahu
 Prakash Sahu
 21/21/2016
 Mukesh Kumar Sahu
 Prasad Nath Sahu
 Ram Briksh Sahu
 Suman Sahu
 Suman Sahu
 Anil Kumar

BOUNDARY : (Kanti Devi)

Plot No. 2389, Sub Plot No. 2389/B-1 (area-15.75 decimals out of 189 decimals)

SOUTH : Plot No. 2389/Part

NORTH : Plot No. 2415

EAST : : Plot No. 2389/B-2

WEST : Plot No. 2389/A

Plot No. 2413, Sub Plot No. 2413/B-1 (area-3.37 decimals out of 40 decimals)

SOUTH : Sub Plot No. 2413/A

NORTH : Sub Plot No. 2413/B-2

EAST : : Plot No. 2389/A

WEST : Plot No. 2413/Part

BOUNDARY : (Birendra Sahu, Ram Briksh Sahu, Prakash Prasad Sahu and Shiv Prasad Sahu)

Plot No. 2389, Sub Plot No. 2389/B-2 s (area-15.75 decimals out of 189 decimals)

SOUTH : Plot No. 2389/Part

NORTH : Plot No. 2415

EAST : : Plot No. 2389/B-2

WEST : Plot No. 2389/A

Plot No. 2413, Sub Plot No. 2413/B-2 (area-3.37 decimals out of 40 decimals)

SOUTH : Sub Plot No. 2413/A

NORTH : Sub Plot No. 2413/B-2

EAST : : Plot No. 2389/A

WEST : Plot No. 2413/Part

Annexure B
Schedule of Land

Mauja - Bargain			Thana - Sadar				Thana No. 184		
S. No.	Name	Khata No.	Plot No.	Sub Plot No.	Registry Date	Deed No.	Volume No.	Pages	Rakwa (Decimal)
1	Parash Nath Sahu	117	2381	2381/B	11/10/2021	2670/2469	39	13	1.98


Ranchodra Sahu
Rakesh Kumar
Lalana Sahu
Shiv Prasad Sahu
Birendra Sahu
Prakash Kumar Sahu
Parash Nath Sahu
Ram Briksh Sahu
Shiv Prasad Sahu
Sachin Kumar
Mehar Sahu

Asit Kumar



SOUTH : Sub Plot No. 2387/B & 2381/A, 2382/A & 2388

NORTH : Plot No. 2416, 2446, 2380, & 2381/Part


EAST : Sub Plot No. 2381/A, & 2380, 2381/Part

WEST : Plot No. 2416

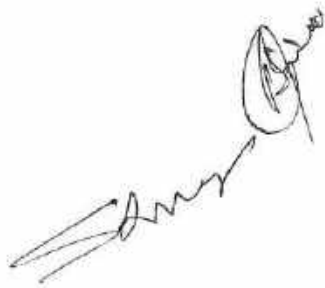
**Annexure C
Schedule of Land**

Mauja - Bargain Thana - Sadar Thana No. 184

S. No.	Name	Khata No.	Plot No.	Sub Plot No.	Registry Date	Deed No.	Volume No.	Pages	Rakwa (Decimal)
1	Mahesh Prasad	03	2388	2388/B	11/10/2021	2670/2469	38	56	6.66
2	Mahesh Prasad	49	2389	2389/B	11/10/2021	2670/2469	38	56	16
3	Mahesh Prasad	49	2413	2413/B	11/10/2021	2670/2469	38	56	4.44
4	Mukesh Kumar Sahu	03	2388	2388/C	11/10/2021	2670/2469	38	55	6.66
5	Mukesh Kumar Sahu	49	2389	2389/C	11/10/2021	2670/2469	38	55	21
6	Mukesh Kumar Sahu	49	2413	2413/C	11/10/2021	2670/2469	38	55	4.44


H.T. of
Kamti
Rameshwar Sahu
Laxman Sahu
Shiv Prasad Sahu
Rameshwar Sahu
21.21.2019
Mukesh Kumar Sahu
Pras Nath Sahu
Ram Bahadur Sahu
Sahu
Sahu
Sahu

Asit Kumar



Total Area of Land:

59.20 Decimal

THE DEVELOPER'S SHARE 60% of the entire super built-up area and terrace as also proportionate land area of the said Residential Complex.

THE OWNERS'S SHARE 40% of the entire super built-up area apart from the required FAR of EWS, LIG UNIT as per Building Bylaws Norms and terrace as also proportionate land area of the said Residential Complex.

BOUNDARY : (Mahesh Prasad)

Khata No. 03, Plot No. 2388, Sub Plot No. 2388/B (area- 6.66 decimals out of 32 decimals)

SOUTH : Sub Plot No. 2388/C

NORTH : Plot No. 2416

EAST : Plot No. 2388/Part

WEST : Sub Plot No. 2389/C

Khata No. 49, Plot No. 2389, Sub Plot No. 2389/B (area- 16 decimals out of 63 decimals)

SOUTH : Plot No. 2391 & 2389/Part

NORTH : Plot No. 2415/Part

EAST : Plot No. 2389/A

WEST : Plot No. 2389/Part

Khata No. 49, Plot No. 2413, Sub Plot No. 2413/B (area- 4.44 decimals out of 13.33 decimals)

SOUTH : Sub Plot No. 2413/A

NORTH : Sub Plot No. 2413/C

EAST : Plot No. 2413/Part

WEST : Plot No. 2413/Part

BOUNDARY : Schedule - B
(Mukesh Kumar Sahu)

Khata No. 03, Plot No. 2388, Sub Plot No. 2388/C (area- 6.66 decimals out of 32 decimals)

Handwritten signatures and names:

- Handwritten signature: *Asit Kumar*
- Handwritten signature: *Sanjay*
- Handwritten signature: *HTI of Kanti Dew*
- Handwritten signature: *Ramabandha Sahu*
- Handwritten signature: *Mukesh Kumar Sahu*
- Handwritten signature: *Leena Sahu*
- Handwritten signature: *Shri Prasad Sahu*
- Handwritten signature: *Rajendra Sahu*
- Handwritten signature: *METU 414*
- Handwritten signature: *Mukesh Kumar Sahu*
- Handwritten signature: *Parag Nath Sahu*
- Handwritten signature: *Ram Bires³⁸ Sahu*
- Handwritten signature: *MAHA GAT*
- Handwritten signature: *Sahu*
- Handwritten signature: *MOHA Sahu*

SOUTH : Sub Plot No. 2388/A
 NORTH : Plot No. 2388/B & 2388/Part
 EAST : Plot No. 2387
 WEST : Sub Plot No. 2389/C & 2391

Khata No. 49, Plot No. 2389, Sub Plot No. 2389/C (area- 21 decimals out of 63 decimals)
 SOUTH : Plot No. 2391
 NORTH : Plot No. 2415
 EAST : Plot No. 2388/B & C and 2416
 WEST : Plot No. 2389/A


Khata No. 49, Plot No. 2413, Sub Plot No. 2413/C (area- 4.44 decimals out of 13.33 decimals)
 SOUTH : Sub Plot No. 2413/B
 NORTH : Sub Plot No. 2414
 EAST : Plot No. 2413/Part
 WEST : Plot No. 2413/Part

**Annexure D
 Schedule of Land**

Mauja - Bargain	Thana - Sadar	Thana No. 184
-----------------	---------------	---------------

S. No.	Name	Khata No.	Plot No.	Sub Plot No.	Registry Date	Deed No.	Volume No.	Pages	Rakwa (Decimal)
1	Nikhil Kumar	03	2388	2388/A	11/10/2021	2669/2468	38	59	5.16
2	Nikhil Kumar	49	2389	2389/A	11/10/2021	2669/2468	38	59	21
3	Nikhil Kumar	49	2413	2413/A	11/10/2021	2669/2468	38	59	4.44


Total Area of Land: 30.60 Decimal




LTI of Kanti Devi

Ranchodas Sahu
 Fudkesh Sahu
 Laxman Sahu
 Shri Prasad Sahu
 Rajendra Sahu
 SURESH KUMAR SAHUY
 Prasad Nath Sahu
 Ram Bishnu Sahu
 SURESH SAHU
 SURESH SAHUY
 ANANTA SAHUY

Ajit Kumar





THE DEVELOPER'S SHARE 62% of the entire super built-up area and terrace as also proportionate land area of the said Residential Complex.

THE OWNERS'S SHARE 38% of the entire super built-up area apart from the required FAR of EWS, LIG UNIT as per Building Bylaws Norms and terrace as also proportionate land area of the said Residential Complex.

BOUNDARY : (Nikhil Kumar)

Khata No. 03, Plot No. 2388, Sub Plot No. 2388/A (area- 5.16 decimals out of 32 decimals)

SOUTH : Sub Plot No. 2388/C

NORTH : Plot No. 2388

EAST : Plot No. 2386 & 2387

WEST : Sub Plot No. 2391

Khata No. 49, Plot No. 2389, Sub Plot No. 2389/A (area- 21 decimals out of 63 decimals)

SOUTH : Plot No. 2415

NORTH : Plot No. 2391

EAST : Sub Plot No. 2389/C

WEST : Sub Plot No. 2389/B

Khata No. 49, Plot No. 2413, Sub Plot No. 2413/A (area- 4.44 decimals out of 13.33 decimals)

SOUTH : Sub Plot No. 2413/B

NORTH : Plot No. 2412

EAST : Plot No. 2413/Part

WEST : Plot No. 2413/Part

**Annexure E
Schedule of Land**

Mauja - Bargain	Thana - Sadar	Thana No. 184
-----------------	---------------	---------------

S. No.	Name	Khata No.	Plot No.	Registry Date	Deed No.	Book/Volume No.	Pages	Rakwa (Decimal)
--------	------	-----------	----------	---------------	----------	-----------------	-------	-----------------

Ajit Kumar

[Signature]




*HTI of
Kant...*

[Signature]

*Ramchandra sahu
Kolekar Patson
Laxman sahu
Shri Prasad Sahu
Rajendra Sahu
M. E. T. Y. M. B.
Ajaykumar Sahu
Prakash N. Sahu
Ram Bikesh Sahu
Sanku Sahu
M. V. S. Sahu*

**Annexure - F
Specification**

FOUNDATION	:	RCC Columns and pedestal anti termite treatment both in foundation and plinth.
STRUCTURE	:	Earthquake resistance RCC framed structure with brick work in AAC Block/red bricks/fly ash bricks.
COMMUNIATION	:	Television and Telephone points as required
WALLS	:	8"-10" thick External and 4" -5" thick internal partition wall.
WALL FINISH	:	Exterior – Building Exterior Finish with high quality weather coat paint Interior – Internal walls and ceiling finish with POP or White Putty
COMMON AREA FLOORING	:	Corridors - Vitrified Tiles / Marble Lift Lobby - Vitrified Tiles / Marble Stairs – Granite/Marble Fire Exit Stairs – Marble / Stone / Tiles Parking – Paving Tiles / Paint
APARTMENT FLOORING	:	Living and Dining – Polished Vitrified Tiles Master Bed Room - Polished Vitrified Tiles


 LTI of Kushi
 [Signature]

Ranchoy saku
 Pooles Kalsal
 Sedaru Saku
 Shilpaal Saku
 Rajinder Saku
 21/02/2018
 M. K. S. Kumar Saku
 Paras Nath Saku
 Ram Bikkal Saku
 [Signature]
 Saku
 [Signature]

Asit Kumar
 [Signature]

		Other Bed Room and Kitchen - Polished Vitrified Tiles Balcony Flooring - Anti - Skid Ceramic Tiles
WINDOWS/VENTILATORS:	:	Sliding Windows with 5mm thick clear glass and mesh in powder coated aluminum channel
DOORS	:	Main Door - Designer Door / Flush Door Door Frame - Sal Wood or MARL WPC door frame Other Door - flush Door or MARL WPC door
WATER ARRANGEMENT	:	Water Supply - Deep Bore Well - 8 Nos. Water Tank - Large rooftop & underground water tank to hold sufficient quantity of water
TOILETS	:	Sanitary Ware - Hindware / Jaguar / Kohler / Kerovit / Cera / American/ISI Standard or equivalent CP Fittings - Hindware / Jaguar / Kohler / Kerovit / Cera / American/ISI Standard or equivalent Water Line - CPVC Pipe Line with Hot & Cold Water Supply Walls - Polished Vitrified Tiles up to 7' height Flooring - Anti - Skid Ceramic Tiles
SANITARY FITTINGS	:	All C.P. or brass fittings of standard make. White glazed vitreous sanitary ware, cistern of white acrylic fiber glass. (Jal or Hindware etc & equivalent) with hot and cold water facilities (without Guizer)



Ramchandra sahu
Kuldeep Kalsah

LTI of Kanti Laxman Sahu
Ravi Shri Prasad Sahu

Rajinder Sahu.

HEAT YHIF

Mukesh Kumar Sahu

Paras Nigthy Sahu

Ram Birla⁴³ Sahu

Hari Sahu

Sahu

Abhishek Sahu

Ajit Kumar

[Handwritten signature]

KITCHEN	:	Platform - Impressively designed platform with Granite / Marble Worktop Dado - Ceramic Glazed wall tiles up to 2' above counter Sink - One Single Bowl stainless counter top steel sink Washing Area - Washing area to be covered with tiles Water Line- CPVC Pipe line Electrical Points - Points for Aquaguard, chimney, Microwave
ELECTRICAL	:	Electrical Switches, Sockets and other fixture - Legrand / L&T / Havells / Siemens / Anchor or equivalent Electrical Circuit Breakers - Legrand / L&T / Havells / Siemens / Anchor or Equivalent Concealed Electrical Wiring - RR / Polycab / Mescab / Finolex or Equivalent Provision of Air Conditioning in Drawing Room, Master Bedroom, Children Bedroom and Guest Bedroom
ROOF TOP	:	An average of minimum 4" thick lime terracing will be done on roof applying special treatment for better thermal insulation. Proper slope will be maintained to protect the roof from dampness. Protective parapet wall will be provided.
GENERATOR	:	Generator of required capacity to provide backup for Lift and Common Areas



LTI of
Kanti
Soni

Ramchandra Sahu
 Prakash P. Saha
 Laxman Sahu
 Shri Prasad Sahu
 P. Jindal Sahu,
 21 East 4th St
 Mumbai 400002
 Boas Nath Sahu
 Ram Briksh Sahu
 Nand Lal
 Sahu
 Nand Lal Sahu

Ajit Kumar

Sahu


Sahu

8. Amphitheatre
9. Skating Track
10. Jogging Track
11. Water Bodies Fountain
12. Guest Parking
13. Pergola with Seating
14. Maintenance Office cum Security Office
15. Internal Pathway
16. Fire Extinguisher
17. Open Area Lighting
18. Badminton Area
19. Deep Borewell
20. Car Wash Area
21. Electric Car Charging Facility
22. Waiting Lounge in Community Hall
23. Water Harvesting
24. Boom Barrier
25. App Based Security Management

Annexure - G

And as per the **Development Agreement** flat in the proposed building has been allotted to the landowner and Developer in the following manner: -

Note :- That as per percentage of landowner and developer their share are as follows but some landowners have got more or less share as such it is agreed between the landowners and developer that they will adjust the same @ Rs. 1800/- per square feet with landowner and developer and vice versa.


 KPI of
 Kanti Devi

Ramcharan Sahu
 Prabha Kishor
 Ganon Sahu
 Shri Prasad Sahu
 Bindu Sahu
 HET YHS
 Mukesh Kumar Sahu
 Pragy Nath Singh
 Ram Bihari Sen
 46
 Sachin
 Akhilesh Kumar

Ajit Kumar

Sahu


 A. Kumar

Name of Landowner - Birendra Sahu, S/o Sri Madan Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	206	2 nd	1030
2	C	401	4 th	1030
3	C	1306	13 th	1030

Name of Landowner - Ram Briksh Sahu, S/o Sri Madan Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	102	1 st	600
2	C	806	8 th	1030
3	C	1406	14 th	1030

Name of Landowner - Prakash Prasad Sahu, S/o Sri Madan Sahu


Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	103	1 st	1030
2	B	806	8 th	1711

Name of Landowner - Shiv Prasad Sahu, S/o Sri Madan Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	805	8 th	600
2	C	201	2 nd	1030
3	B	602	6 th	1693

Name of Landowner - Parash Nath Sahu, S/o Late Shibnath Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	406	4 th	1030
2	B	503	5 th	1693
3	B	906	9 th	1711


 Ramchandra Sahu
 Prakash Kt Sahu
 Laxman Sahu.
 Shiv Prasad Sahu
 Binodini Sahu.
 HIRI YATI
 Ramchandra Sahu
 Prakash Sahu
 Ram Briksh Sahu
 S H A I S A H I
 Prakash Sahu
 Binodini Sahu

Anil Kumar


4	B	206	2 nd	1711
5	B	407	4 th	1711

Name of Landowner - Bisheshwar Kumar Sahu, S/o Late Shibnath Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	301	3 rd	1030
2	B	204	2 nd	2105
3	B	1301	13 th	2105
4	B	1208	12 th	2123

Name of Landowner - Sachin Kumar Sahu, S/o Sri Ramdas Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	B	103	1 st	1693
2	B	801	8 th	2105
3	B	1204	12 th	2105
4	B	108	1 st	2123
5	B	205	2 nd	2123

Name of Landowner - Mahesh Prasad, S/o Late Khaitu Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	704	7 th	600
2	C	1405	14 th	600
3	C	1401	14 th	1030
4	B	203	2 nd	1693
5	B	503	3 rd	1693
6	B	403	4 th	1693
7	B	1102	11 th	1693
8	B	1202	12 th	1693
9	B	1201	12 th	2105
10	B	105	1 st	2123
11	A	201	2 nd	2890

HTI of Khaitu Sahu

Ramcharan Sahu
 Prakash K. Sahu
 Anand Sahu
 Shri Prasad Sahu
 Rajendra Sahu
 H. R. Sahu
 Mahesh Kumar Sahu
 Prasad N. Sahu
 Ram Biksh Sahu
 S. S. Sahu
 S. S. Sahu

Abir Kumar

[Signature]

Name of Landowner - Mukesh Kumar Sahu, S/o Late Khaitu Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	1302	13 th	600
2	C	1304	13 th	600
3	C	1404	14 th	600
4	C	701	7 th	1030
5	C	703	7 th	1030
6	C	1301	13 th	1030
7	B	702	7 th	1693
8	B	803	8 th	1693
9	B	1103	11 th	1693
10	B	307	3 rd	1711
11	B	707	7 th	1711
12	B	1206	12 th	1711
13	B	1207	12 th	1711
14	B	201	2 nd	2105
15	B	601	6 th	2105

Name of Landowner - Nikhil Kumar, S/o Sri Suresh Kumar Sahu

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	804	8 th	600
2	C	1305	13 th	600
3	C	101	1 st	1030
4	C	203	2 nd	1030
5	C	706	7 th	1030
6	C	803	8 th	1030
7	B	102	1 st	1693
8	B	603	6 th	1693
9	B	802	8 th	1693
10	B	207	2 nd	1711



LT) of Khaitu Sahu
Soni

Ramchandra Sahu
Harbansu Sahu
Laxman Sahu
Shri Prasad Sahu
Bijendra Sahu.

Ajit Kumar

[Handwritten signature]

MESTY 4015
Mukesh Kumar Sahu
Pras Nath Sahu
Ram Bikesh Sahu
STHAT
for
Mukesh Sahu


11	B	606	6 th	1711
12	B	706	7 th	1711
13	B	1304	13 th	2105
14	B	208	2 nd	2123

Name of Landowner - Mamta Devi, W/o Sri Ram Kishor Prasad

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	C	306	3 rd	1030
2	B	107	1 st	1711

Share of developer is as follows

Sr. No.	Block	Flat No.	Floor	Super Built-Up Area (Sq. Ft.)
1	A	101	1 st	1463
2	A	401	2 nd	2890
3	A	601	6 th	2890
4	A	801	8 th	2890
5	A	1001	10 th	2890
6	A	1201	12 th	2890
7	A	102	1 st	1463
8	A	202	2 nd	2890
9	A	402	4 th	2890
10	A	602	6 th	2890
11	A	802	8 th	2890
12	A	1002	10 th	2890
13	A	1202	12 th	2890
14	A	103	1 st	2785


 LTI of
 Kanti
 Dew
 Ramcharan Sahu
 Prakash Pal Sahu
 Lopman Sahu
 Shri Prasad Sahu
 Prasad Sahu
 4 2 21 4 11 9
 Kishor Kumar Sahu
 Pooja Nisha Sahu
 Ram Prakash Sahu
 Rishi Sahu
 Sushant Sahu
 Nishant Sahu

Asit Kumar

Sahu

15	A	203	2 nd	2785
16	A	303	3 rd	2785
17	A	403	4 th	2785
18	A	503	5 th	2785
19	A	603	6 th	2785
20	A	703	7 th	2785
21	A	803	8 th	2785
22	A	903	9 th	2785
23	A	1003	10 th	2785
24	A	1103	11 th	2785
25	A	1203	12 th	2785
26	A	1303	13 th	2785
27	A	104	1 st	2785
28	A	204	2 nd	2785
29	A	304	3 rd	2785
30	A	404	4 th	2785
31	A	504	5 th	2785
32	A	604	6 th	2785
33	A	704	7 th	2785
34	A	804	8 th	2785
35	A	904	9 th	2785
36	A	1004	10 th	2785
37	A	1104	11 th	2785
38	A	1204	12 th	2785
39	A	1304	13 th	2785
40	B	301	3 rd	2105
41	B	401	4 th	2105
42	B	501	5 th	2105



Ramchandra Sahu
 Kalkora Pal Saha
 Ganman Saha
 Shis Prasad Saha
 Ajit Kumar Saha
 HETI YHIF
 Anurag Kumar Saha
 Prasad Nath Saha
 Ram Bihari Saha
 HETI Saha
 Sanjay Kumar
 Anurag Kumar

Ajit Kumar
 Saha
 24/1/24

43	B	701	7 th	2105
44	B	901	9 th	2105
45	B	1001	10 th	2105
46	B	1101	11 th	2105
47	B	1401	14 th	2105
48	B	402	4 th	1693
49	B	502	5 th	1693
50	B	902	9 th	1693
51	B	1002	10 th	1693
52	B	1402	14 th	1693
53	B	903	9 th	1693
54	B	1003	10 th	1693
55	B	1303	13 th	1693
56	B	1403	14 th	1693
57	B	304	3 rd	2105
58	B	404	4 th	2105
59	B	504	5 th	2105
60	B	604	6 th	2105
61	B	704	7 th	2105
62	B	804	8 th	2105
63	B	904	9 th	2105
64	B	1004	10 th	2105
65	B	1104	11 th	2105
66	B	1404	14 th	2105
67	B	305	3 rd	2123
68	B	405	4 th	2123
69	B	505	5 th	2123
70	B	605	6 th	2123



ATI of Kunti
Devi


Ranchhoda Sahu
Prakash Tal Sahu
Laxman Sahu
Shi Prasad Sahu
Bhramur Sahu.

Ajit Kumar

[Signature]
24/11/24


हेरी यती
Sugesh Kumar Sahu
Prasanna Sahu
Ran Bala Sahu
ममता देवी
Sachin
Rishabh Sahu

71	B	705	7 th	2123
72	B	805	8 th	2123
73	B	905	9 th	2123
74	B	1005	10 th	2123
75	B	1105	11 th	2123
76	B	1205	12 th	2123
77	B	1405	14 th	2123
78	B	106	1 st	1711
79	B	406	4 th	1711
80	B	506	5 th	1711
81	B	906	9 th	1711
82	B	1006	10 th	1711
83	B	1106	11 th	1711
84	B	1406	14 th	1711
85	B	507	5 th	1711
86	B	907	9 th	1711
87	B	1007	10 th	1711
88	B	1107	11 th	1711
89	B	1307	13 th	1711
90	B	1407	14 th	1711
91	B	308	3 rd	2123
92	B	408	4 th	2123
93	B	508	5 th	2123
94	B	608	6 th	2123
95	B	708	7 th	2123
96	B	908	9 th	2123
97	B	1008	10 th	2123
98	B	1108	11 th	2123


 HTI of
 Kumbh ~~...~~
 Ramchandra Sah
 Pradyuman Sah
 Ganan Sah
 Shri Prasad Sah
 Bindu Sah.
 21/11/24
 Gurukul Kumbh Sah
 Pradyuman Sah
 Ram Bhus Sah
 Ram Sah
 Ram Sah

Abir Kumar
 Sah
 24/11/24

99	B	1408	14 th	2123
100	C	901	9 th	1030
101	C	1001	10 th	1030
102	C	1501	15 th	1030
103	C	202	2 nd	600
104	C	302	3 rd	600
105	C	402	4 th	600
106	C	502	5 th	600
107	C	602	6 th	600
108	C	702	7 th	600
109	C	802	8 th	600
110	C	902	9 th	600
111	C	1002	10 th	600
112	C	1102	11 th	600
113	C	1202	12 th	600
114	C	1502	15 th	600
115	C	303	3 rd	1030
116	C	403	4 th	1030
117	C	503	5 th	1030
118	C	603	6 th	1030
119	C	903	9 th	1030
120	C	1003	10 th	1030
121	C	1103	11 th	1030
122	C	1203	12 th	1030
123	C	1503	15 th	1030
124	C	1603	16 th	1030
125	C	304	3 rd	600
126	C	404	3 rd	600


 LT Tiel
 Kunti Devi
 Ramchandra Sahu
 Pradip Kumar Sahu
 Laxman Sahu
 Shilpa Devi Sahu
 Rajendra Sahu
 H E S Y E S
 Madesh Kumar Sahu
 Ravi Nath Sahu
 Ram Bahadur Sahu
 S H S S A
 Sachin Kumar

Asit Kumar


 24/11/24

127	C	504	5 th	600
128	C	604	6 th	600
129	C	904	9 th	600
130	C	1004	10 th	600
131	C	1104	11 th	600
132	C	1204	12 th	600
133	C	1504	15 th	600
134	C	1604	16 th	600
135	C	305	3 rd	600
136	C	405	4 th	600
137	C	505	5 th	600
138	C	605	6 th	600
139	C	905	9 th	600
140	C	1005	10 th	600
141	C	1105	11 th	600
142	C	1205	12 th	600
143	C	1505	15 th	600
144	C	1605	16 th	600
145	C	106	1 st	1030
146	C	506	5 th	1030
147	C	606	6 th	1030
148	C	906	9 th	1030
149	C	1006	10 th	1030
150	C	1106	11 th	1030
151	C	1206	12 th	1030
152	C	1506	15 th	1030
153	C	1606	16 th	1030

LET I of
Karnataka

Ramchandraiah
Prakashiah Sahu.

Govind Sahu
Shilpaiah Sahu

Rajendra Sahu.

H. B. Y. H. K.

Y. K. K. K. K. K. K.

Prasanna Sahu

Ram Bhisah Sahu

श्रीमती देवी

Sachin
M. H. A. A. A.

Ajit Kumar

24/11/24

IN WITNESS WHEREOF We Land Owners as per list mentioned above hereto put our signature over this indenture at Ranchi on 24th January 2024

WITNESSES:

1.

Anjanik
S/o - Bhole Sahu
Boragan Barjeth

2.

Raman Kumar
S/o - Bhole Sahu
Burgai, Ranchi

1.

Ramchandra Sahu
Ramchandra Sahu

2.

Laxman Sahu
Laxman Sahu

3.


Kanti Devi
KTI of
Kanti Devi
24/1/24

4.

Birendra Sahu
Birendra Sahu

5.

Ram Briksh Sahu
Ram Briksh Sahu

6.

Prakash Prasad Sahu
Prakash Prasad Sahu



Ajit Kumar
57

7.

Shiv Prasad Sahu
Shiv Prasad Sahu 24/11/24

9.

Bisheshwar Kumar Sahu
Bisheshwar Kumar Sahu
24/11/24

11.

Mahesh Prasad
Mahesh Prasad 24/11/24

13.

Nikhil Kumar
Nikhil Kumar
24/11/24

8.

Parash Nath Sahu
Parash Nath Sahu
24/11/24

10.

Sachin Kumar Sahu
Sachin Kumar Sahu
24/11/24

12.

Mukesh Kumar Sahu
Mukesh Kumar Sahu

14.

Mamta Devi
Mamta Devi
24/11/24

[Signature]

Amit Kumar
58

VILLAGE - BARUAISHI

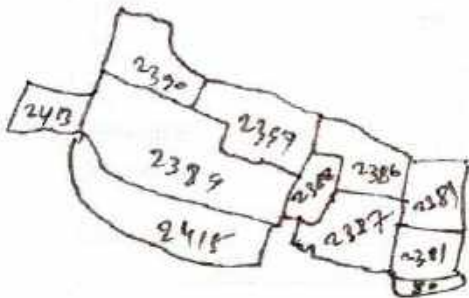
THANA N.- 184

THANA - SADAR

DEST - RANCHI

SHOW IN RED WASH

S



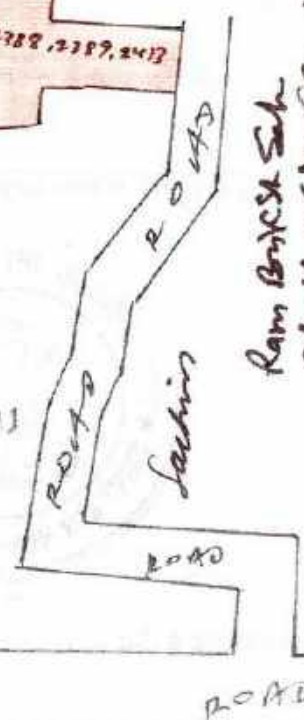
PLOTTI.	AREA
2387/PART-0	27.46
2381/PART-0	7.92
2386/PART-0	2.5
2388/PART-0	22.48
2389/PART-01	21
2413/PART-D	26.81

TOTAL 2-8.17

Handwritten signature or name on the right side of the table.



Handwritten notes and signatures in the bottom left area, including what appears to be a signature and some illegible text.



Handwritten notes on the right side of the road map, including names like 'Ram Briksh Sah' and 'Muller kar Sah'.

मी
ही

Handwritten initials or mark in the bottom left corner.



Pre Registration Docket

Date :- 24-01-2024 04:04 pm

Appoinment :- 24-Jan-2024 Time:- 13:5

Office Name :- SRO - Ranchi Urban3
Token No:- 202300163105

Article	Development Agreement
Pre Registration Date	15-Dec-2023
No. Of Pages	122
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 75,671.

Property Id: **1141912**

Valuation No. : 1551068 / 2024	:- 2023-2024	Date : 16-January-2024 19:32:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Baragain	Village/City : Baragain	
Baragain Word No 5 - Other Road			
Khata Number - 49 117 03			
Plot Number - 2389 2413 2381 2387 2386 2388			
Volume Number - 38 39			
Page Number - 38 39 40 13 14 37 55 56 59 44			
Holding Number - 0050001018103Z0 0050001017803Z0 0050001018000Z0 0050001017900Z0			
Property Rates			
Commercial Land (Y)			
₹697582/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	208.17 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1 208.17 x 697582=145215644.94	₹14,52,15,645/-
A	Total		₹14,52,15,645/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,52,15,700/-
Total Amount in Words : Fourteen Crores Fifty Two Lakhs Fifteen Thousands Seven Hundred Rupees Only.			

and measurement, Sub Part and House No.	Property Boundaries East: Road Main Entrance, West: Plot no. 2413/Part, South: Plot no. 2414, 2415, 2519, 2446, 2381, North: Plot no. 2412, 2389, 2391, 2388, 2386, 2382
Area	Land area : 208.17 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	145215644.94
Transaction Amount	-

CLAIMANT	-Ms. UGNA Buildwell Private Limited Through Its Director Satish Kumar, ,Father/Husband Name Devendra Nath Kumar , PAN No.- Date Of Birth-09-Feb-1985,Permission Case No.- , Aadhaar No. *****6325, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - 3C, Saraswati, Sarojani Enclave, Dipatoli, Kokar, Ranchi, Pin Code-834009
	-Ms. UGNA Buildwell Private Limited Through Its Director Ajit Kumar, ,Father/Husband Name Avadhesh Kumar , PAN No.- Date Of Birth-15-May-1976,Permission Case No.- , Aadhaar No. *****8077, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - 3C, Saraswati, Sarojani Enclave, Dipatoli, Kokar, Ranchi, Pin Code-834009
EXECUTANTS	-Mr. Parash Nath Sahu, ,Father/Husband Name Shibnath Sahu , PAN No.- Date Of Birth-02-Sep-1974,Permission Case No.- , Aadhaar No. *****3738, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Ramchandra Sahu, ,Father/Husband Name Late Kalicharan Sahu , PAN No.- Date Of Birth-02-Nov-1978,Permission Case No.- , Aadhaar No. *****8288, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain,P.O- Lem Baragain, P.S. Sadar, Ranchi, Pin Code-834009
	-Mrs. Kanti Devi, ,Father/Husband Name Lakhan Sahu , PAN No.- Date Of Birth-01-Feb-1970,Permission Case No.- , Aadhaar No. *****3920, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Bisheshwar Kumar Sahu, ,Father/Husband Name Shibnath Sahu , PAN No.- Date Of Birth-20-Jan-1984,Permission Case No.- , Aadhaar No. *****6341, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Laxman Sahu, ,Father/Husband Name Late Kalicharan Sahu , PAN No.- Date Of Birth-01-Jul-1978,Permission Case No.- , Aadhaar No. *****5358, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O- Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009

	-Mr. Birendra Sahu, ,Father/Husband Name Madan Sahu , PAN No.- Date Of Birth-07-Jan-1966,Permission Case No.- , Aadhaar No. *****4078, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Shiv Prasad Sahu, ,Father/Husband Name Madan Sahu , PAN No.- Date Of Birth-23-Mar-1984,Permission Case No.- , Aadhaar No. *****2984, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Ram Briksh Sahu, ,Father/Husband Name Madan Sahu , PAN No.- Date Of Birth-12-Jan-1970,Permission Case No.- , Aadhaar No. *****6714, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Prakash Prasad Sahu, ,Father/Husband Name Madan Sahu , PAN No.- Date Of Birth-23-Apr-1978,Permission Case No.- , Aadhaar No. *****0432, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Mahesh Prasad, ,Father/Husband Name Late Khaitu Sahu , PAN No.- Date Of Birth-30-Dec-1974,Permission Case No.- , Aadhaar No. *****5833, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mrs. Mamta Devi, ,Father/Husband Name Rajendra Saw , PAN No.- Date Of Birth-25-Jan-1979,Permission Case No.- , Aadhaar No. *****5162, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Sachin Kumar Sahu, ,Father/Husband Name Ramdas Sahu , PAN No.- Date Of Birth-10-Jun-1993,Permission Case No.- , Aadhaar No. *****6608, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Mukesh Kumar Sahu, ,Father/Husband Name Late Khaitu Sahu , PAN No.- Date Of Birth-25-Nov-1976,Permission Case No.- , Aadhaar No. *****5699, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009
	-Mr. Nikhil Kumar, ,Father/Husband Name Suresh Kumar Sahu , PAN No.- Date Of Birth-04-Jul-1998,Permission Case No.- , Aadhaar No. *****3886, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Pin Code-834009

Business Information

Mr. Aryan Kumar , Address - Near Baragain More Bariatu Ranchi-, Father/Husband Name-Bhola Sahu

Identifier Details

Mr. Aryan Kumar , Address - Near Baragain More Bariatu Ranchi-, Father/Husband Name-Bhola Sahu

Fee Rule:Development Agreement

1	Stamp Duty	4
---	------------	---

1	SP	2,010
Total		2,010
Fee Rule:Development Agreement		
1	A1	36,30,393
2	E	2,000
3	LL	8
4	PR	3
Total		36,32,404

Sr.No. Exemption Detail Amount


Exemption for Low Income Group

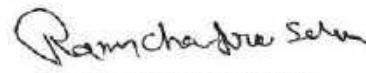
1	A1	3560393
---	----	---------

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

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


Deed Writer / Advocate


Vende / Claimant


Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



OFFICE OF THE SUB REGISTRAR
 Office Name :- SRO - Ranchi Urban3
 District Name :- Ranchi
 State Name :- Jharkhand

Deed Endorsement

Token No :- 202300163105

Deed Type	Development Agreement
Number of Pages	244
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 3, SP :- Rs. 3860, A1 :- Rs. 70000, LL :- Rs. 8,
Property No.	1
Valuation Details	Value :- Rs.145215645/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Baragain Location :- Other Road, Baragain Word No 5 Property Boundaries :- East: Road Main Entrance, West: Plot no. 2413/Part, South: Plot no. 2414, 2415, 2519, 2446, 2381, North: Plot no. 2412, 2389, 2391, 2388, 2386, 2382 Khata Number - 49 117 03Plot Number - 2389 2413 2381 2387 2386 2388Volume Number - 38 39Page Number - 38 39 40 13 14 37 55 56 59 44Holding Number - 0050001018103Z0 0050001017803Z0 0050001018000Z0 0050001017900Z0 Area Of Land :- 208.17 Decimal

Sh./Smt. **Ramchandra Sahu** s/o/d/o/w/o Late **Kalicharan Sahu** has presented the document for registration in this office








today dated :- **24-Jan-2024** Day :- **Wednesday** Time :- **18:06:08 PM**


















Ramchandra Sahu(Individual)







Party Name	Document Type	Document Number
Ramchandra Sahu	PAN/UID	684328766288

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

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
Kanti Devi Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	Yes	Kanti Devi Address:- , Near Baragain Chowk, , Baragain, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India		EXECUTANTS Age:53			
2 Ram Briksh Sahu Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	Yes	Ram Briksh Sahu Address:- HOUSE NO-22, , JATRA KHUNTA, VILL-BARAGAIN,PO-LAME BARAGAIN,PS-SADAR, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:54			Ram Briksh Sahu
3 Mahesh Prasad Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	Yes	Mahesh Prasad Address:- , , PARTANR, BARGAIN, , Ranchi, 834009, Lame Baragaon, Jharkhand, India		EXECUTANTS Age:49			Mahesh Prasad

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
Parash Nath Sahu Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Parash Nath Sahu Address:- H. NO- 220, NEAR BARAGAIN CHOOK, , BARAGAIN, PO-LEM BARAGAIN, PS-SADAR, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:49			<i>Parash Nath Sahu</i>
Ramchandra Sahu Address1 - Bargain,P.O-Lem Baragain, P.S. Sadar, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Ramchandra Sahu Address:- , , BARAGAIN PO-LEM BARAGAIN PS-SADAR, Baragain, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:45			<i>Ramchandra Sahu</i>
Birendra Sahu Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Birendra Sahu Address:- 214, , main road, baragain, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India		EXECUTANTS Age:58			<i>Birendra Sahu</i>

Sl. No.	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power	Party Photo	Finger	
				Of Attorney		Party Type	Print
7	Laxman Sahu Address1 - Bargain, P.O.-Lem Baragai, P.S. Sadar, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Laxman Sahu Address:- , NEAR BARAGAIN CHOWK, , BARAGAIN PO-LEM BARAGAIN PS-SADAR, Baragain, , Ranchi, 834009, , Jharkhand, India	EXECUTANTS Age:45			
8	Shiv Prasad Sahu Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Shiv Prasad Sahu Address:- 65, , Lem Baragain, Baragain, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India	EXECUTANTS Age:38			
9	Prakash Prasad Sahu Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Prakash Prasad Sahu Address:- , , JATRA KHUNTA, PO-LEM BARGAIN, PS-SADAR, BARGAIN, , Ranchi, 834009, , Jharkhand, India	EXECUTANTS Age:45			

NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
10	Mukesh Kumar Sahu Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Mukesh Kumar Sahu Address:- , Near R T C B E D College, , Baragain, Post - Lem Baragain, Buti, Kanke, Ranchi, 835217, Buti, Jharkhand, India	EXECUTANTS	Age:47			<i>Mukesh Kumar Sahu</i>
11	Nikhil Kumar Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Nikhil Kumar Address:- , H.NO - 39, VILL- BARAGAIN,PO - LEM BARAGAIN, PS - SADAR, BARAGAIN, , Ranchi, 834009, , Jharkhand, India	EXECUTANTS	Age:25			<i>Nikhil Kumar</i>
12	Bisheshwar Kumar Sahu Address1 - Bargain, P.O -Lem Baragai, P.S. Sadar, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Bisheshwar Kumar Sahu Address:- , NEAR PILA MANDIR, , BARAGAIN CHOWK, PS-SADAR, lem baragain, , Ranchi, 834009, , Jharkhand, India	EXECUTANTS	Age:39			<i>Bisheshwar Sahu</i>

Party Name and Address Is e-KYC Verified?

Mamta Devi
Address1 -
Bargain, P.O
-Lem
Baragai, P.S.
Sadar,
Ranchi,
Address2 -

e-KYC Details
Mamta Devi
Address:- , JATRA
KHUTA, VILL-BARAGAIN,
PO-LEM BARAGAIN,
PS-SADAR, Bariatu, ,
Ranchi, 834009, ,
Jharkhand, India

Power Of Attorney Party Type Party_Photo Finger Print Signature

EXECUTANTS
Age:44



[Handwritten signature]

[Handwritten signature]

Jharkhand
PAN No.:
Permission
Case No.-

14 Sachin Kumar Sahu Yes

Sachin Kumar Sahu
Address1 -
Bargain, P.O
-Lem
Baragai, P.S.
Sadar,
Ranchi,
Address2 -







Sachin Kumar Sahu
Address:- H. NO. 2/9,
NEAR HANUMA MANDIR,
, GATRA KHUTA,
BARAGAIN CHOWK, PO.
LEM BARAGAIN,
BARAGAIN, , Ranchi,
834009, , Jharkhand, India

EXECUTANTS
Age:30



[Handwritten signature: Sachin Kumar Sahu]

Jharkhand
PAN No.:
Permission
Case No.-

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5 UGNA Buildwell Private Limited Through Its Director Ajit Kumar Address1 - 3C, Saraswati, Sarojani Enclave, Dipatoli, Kokar, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Ajit Kumar Address:- Sarojani Enclave, block-saraswati, flat No-3c, Back Of Surendranath High School, Dipatoli, kokar, Dipatoli, kokar, Bariatu, , Ranchi, 834009, Bariatu, Jharkhand, India		CLAIMANT Age:47			
16 UGNA Buildwell Private Limited Through Its Director Satish Kumar Address1 - 3C, Saraswati, Sarojani Enclave, Dipatoli, Kokar, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Satish Kumar Address:- 22 A, Sector 3, Row House,, Near Khelgaon Stadium,, Khelgaon Housing Complex,, Hotwar, Buti, , Ranchi, 835217, Buti, Jharkhand, India		CLAIMANT Age:38			


Identification:

24-01-2024 18


Party Name and Address

Aryan Kumar
S/o-D/o Bhola Sahu
Address1 - Near Baragain More Bariatu Ranchi, Address2 -
... Jharkhand
PAN No.:

Photo FingerPrint Signature



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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Aryan Kumar Address1 - Near Baragain More Bariatu Ranchi, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Ramchandra Sahu , Laxman Sahu , Kanti Devi , Birendra Sahu , Ram Briksh Sahu , Prakash Prasad Sahu , Shiv Prasad Sahu , Parash Nath Sahu , Bisheshwar Kumar Sahu , Sachin Kumar Sahu , Mahesh Prasad , Mukesh Kumar Sahu , Nikhil Kumar , Mamta Devi) has/have admitted the execution before me. He/ She/ They has / have been identified by (Aryan Kumar) Son/Daughter/Wife of (Bhola Sahu) resident of (Near Baragain More Bariatu Ranchi) and by occupation (Business)



Signature of Registering Officer

Seal and Signature of Registering Officer

Date - 24-Jan-2024

Token No.: 202300163105

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **24-Jan-2024** by **Ramchandra Sahu, S/O, D/O, W/O Late Kalicharan Sahu** resident of Bargain, P.O- Lem Baragain, P.S. Sadar, Ranchi ,,,

This deed was registered as Document No:- **2024/RANU3/196/BK1/183** in Book No :- **BK1**, Volume No :- **22** from Page No :- **129 to 372** at, office of **SRO - Ranchi Urban3**

Date:- **24-Jan-2024**



Registering Officer