



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9a02127b20e6df0fe865

Receipt Date : 13-Dec-2023 11:46:24 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300159232

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : EDOT EPC THRO ITS PARTNERS JAYANT LAKRA (Vendee)

GRN Number : 2320570656



-: For Office Use :-

री। स्टाम्प अधिनियम 1899 सेक्शन 4 नियम 21/27 के अन्तर्गत भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1 या 2 के अन्तर्गत 5 के अधीन यथापिद स्टाम्प स्टिकर या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

Impati

निर्वाहन अधिकारी

13/12/2023

15/12/2023

Srinha
13/12/2023
Jayant Lakra

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।



G.No. 1512/23
यह समझौता जमीन धोखला एवं प्लॉट नंबर की सूची में पंजीकृत एवं नाम दर्ज नहीं है।

G.No. 1512/23
समझौते का मुल्य Development Agreement
मुद्रांक - 100/-
T.D.S. - 13/12



ATTESTED

Ashok Srivastava
Adv
13.12.2023
Ashok Kumar Srivastava
Advocate
Civil Court, Ranchi
E. No.- 938/92

मार्ग दर्शिका पंजी से निष्कास किया
जमीन का दर/डी. 70/100 (Comm)
कच्चा काम का दर/धर्म फीट
पक्का काम का दर/धर्म फीट
प्लॉट का दर/धर्म फीट
13/12

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 13th Day of December 2023. 15th

BETWEEN

SMT PRAVEENA SINHA, date of birth 13.01.1966, wife of Sri Himadri Sinha, daughter of Late Arickswamy Moses, granddaughter of Late Arickswamy Daniel having (PAN- AOFPS5440D),(UID- XXXX XXXX 4550), by Occupation- School Teacher, by Caste- General (Rajput) [Not covered under CNT Act 1908], by Faith Christian, residing at SHALOM BUNGALOW, Sreenibas Campus, Shiv Bhawan Lane, Morhabadi, Ranchi: 834008, State- Jhrkhand, Nationality- Indian here in after called the **FIRST PARTY/‘LANDOWNERS’** of the **FIRST PART**

and

M/s EDOT EPC a partnership firm, having its registered office at G14, SPG Mart, Bahu Bazar, Ranchi – 834001 through its PARTNERS (1) **Sri Jayant Lakra**, Date of Birth 15.12.1967,(PAN ACIPL9334J),(AADHAR XXXX XXXX 7886),(MOB- 7209777717), S/o Sri Boas, by occupation – Business, by Caste Schedule Caste (covered under C.N.T Act 1908),resident of Flat

EDOT EPC
Praveena
Partner

EDOT EPC
Jayant Lakra
Partner

Page 1 of 2

गैर मजसूबा प्रमाणित सूचि से
खाता... 1229... प्लॉट... 65, 66
का मिलान किया दर्ज नहीं पाया
12/12

शुआर्जन तन मुजि
में दर्ज नहीं है।
14/12/23

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[Fingerprints]



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13/12/2023
Sinha (Praveena Sinha)
15/12/2023

Ashok Srivastava
Adv

13.12.2023

Ashok Kumar Srivastava
Advocate
Civil Court, Ranchi
E. No.- 938/92

Praveena Sinha



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दिनांक 13/12/23 गण 10/1
रजिस्ट्रेशन अधिनियम 1908 धारा 32 के नियम 38
की Praveena Sinha
पिता Mr. Ar. Moses
निवास स्थान Prosbadi Ranchi
पेशा Teacher जो लेखकारी के दायित्व या
अवर निबंधक द्वारा प्रमाणित
मुख्तारनामा सं० _____ एवं _____ के अर्पण
लेखकारियों या दायित्वों में से एक की
हो अधिकता से दि० _____ के पुनर्लेखन/अपसरण
में अवर निबंधक कार्यालय _____ में
विशेषण के लिए पेश किया

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निबंधक कार्यालय
13/12/2023
15/12/2023

No.-1A, Moon Enclave, Club Road, Siram Toli, P.S- Chutia, Distt.- Ranchi, (2) **Sri Ayush**, Date of Birth 29.03.1997,(PAN **BQGPA2276M**),(AADHAR **XXXX XXXX 6891**),(MOB - **8651586515**), s/o Sri Jayant Kumar Jha, By occupation - Business,by Caste General (Uncovered under C.N.T Act 1908), resident of Flat No.- C0B, Mecon Vatika, Singh Mode, Kalyanpur, P.S.- Jagarnathpur, Dist.- Ranchi, in the state of JHARKHAND hereinafter referred to as DEVELOPER (which term or expression unless excluded by or repugnant to the subject or context shall mean and include his legal heirs, successor, inheritors, representative, executors, administrators, and assigns) of the **SECOND PART (DEVELOPERS)**of the **SECOND PART**.

WHEREAS the land measuring an area equal to 16.5 katha or 27.3 decimal, more or less being Revisional Survey Plot No.- 1447 (Part C) [consists of M.S. plot no. 66 (Part C)] Marked as Sub Plot 1447 C, Municipal Holding No. 3, Ward No. 3, at Village - Morhabadi, P.S. - Bariatu, within town and district of Ranchi, has been acquired by the First Party registered deed no. 1953/1753/2016 And whereas the first party has constructed a room over the Land itself and since then has enjoyed full possession, right and title of the Land. And also, the land measuring 24.75 Decimals land of R. S. plot No. 1447 (Part) [consists of M.S. Plot No. 65 (Part) and M. S. plot no 66 (Part)] Marked as Sub Plot No. 1447 (Part B) situated at Morabadi, Thana No. 192, Circle: Baragai, P.S.- Bariatu, District: Ranchi which was acquired by the First Party registered deed no. 9283/7952/2011 and whereas the first party has constructed a room over the Land itself and since then has enjoyed full possession, right and title of the Land.

AND WHEREAS the land owner is in exclusive possession with absolute right, title, interest and the same is free from all encumbrances, debts, liens, charges or attachment and in marketable condition and he has in himself good right, full power and absolute authority having perfect title to transfer the whole or part of Schedule 'A' property.

AND WHEREAS the LAND OWNER is interested in getting a Multistoried residential complex along with modern facilities and amenities developed and constructed over Schedule (A) land to acquire a part of built-up area in the same as absolute land owner as consideration in exchange for full and final value of the Schedule (A) land property.

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AND WHEREAS the DEVELOPER aforesaid runs its construction business under the name and style of M/s EDOT EPC.

AND WHEREAS the LAND OWNER is interested in development of Area of Schedule (A) land has negotiated with the DEVELOPER for development of land by constructing multistory building as per the provision of R. M. C.

AND WHEREAS on satisfaction of landowner's title, the DEVELOPER has agreed to develop Schedule (A) Land by way of constructing a multistoried residential building, comprising Ground plus upper floors as per the approval of map by competent authority over Schedule (A) Land, according to modern taste and Architecture.

AND WHEREAS, the DEVELOPER shall pay LAND OWNER a consolidated sum of Rs. 6,30,15,334/- (Six Crores Thirty Lacs Fifteen Thousand Three Hundred Thirty-Four Only) in lieu of landowners share of 10.44 Flats in First to upper Floors and a 3-bed room Flat in the Ground Floor (South East facing with approximately 1500 SFT super built floor area). EDOT-EPC has paid Rs. 7,26,000/- (Rupees Seven Lacs Twenty-Six thousand only) as advance in March 2023 to the land owner. Besides this, EDOT EPC agrees to pay the EMI (Rs. 1,10,000/-) component of remaining bank ICICI bank loan amount of Rs. 1,17,00,000 (One Crore Seventeen Lacs) taken by the Landowner from April 2023 till the time EDOT-EPC pays a sum of Rs. 1,17,00,000 (One Crore Seventeen Lacs only) as advance from the landowner share. EDOT-EPC will pay EMI on 3rd of every month through Post Dated Cheques. In addition, EDOT-EPC agrees to pay landowner share and the EMIs as per the following schedule:

- a. EDOT-EPC will pay Rs. 2,20,000/- (Rupees Two lacs twenty thousand only) as EMI due for the month of October and November 2023 by cheque no. 000968 of ICICI bank dated 10th November 2023 before the signing of the agreement.
- b. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of December 2023 by cheque no. 000969 of ICICI bank dated 3rd December 2023.
- c. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lacs ten thousand only) as EMI due for the month of January 2024 by cheque no. 000970 of ICICI bank dated 3rd January 2024.

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- d. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of February 2024 by cheque no. 000971 of ICICI bank dated 3rd February 2024.
- e. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of March 2024 by cheque no. 000972 of ICICI bank dated 3rd March 2024.
- f. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of April 2024 by cheque no. 000973 of ICICI bank dated 3rd April 2024.
- g. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of May 2024 by cheque no. 000974 of ICICI bank dated 3rd May 2024.
- h. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of June 2024 by cheque no. 000975 of ICICI bank dated 3rd June 2024.
- i. EDOT-EPC will pay Rs. 1,17,00,000/- (Rupees One Crore Seventeen Lacs Only) by three cheques [cheque no 000976 for Rs. 40,00,000/- of ICICI Bank dated 10th June 2024; cheque no 000977 for Rs. 40,00,000/- of ICICI Bank dated 10th June 2024; and cheque no 000978 for Rs. 37,00,000/- of ICICI Bank dated 10th June 2024] towards first advance payment of owner's share.
- j. The remaining balance of land owner share will be Rs. 5,05,89,334/- [Rupees Five Crores Five Lacs Eighty Nine Thousand Three Thirty Four Only] as EDOT EPC paid Rs. 7,26,000/- advance on March 2023 and Rs. 1,17,00,000/- as per the PDC mentioned in items mentioned above [6,30,15,334 crores – 1.17 crores – 7 lacs 26 thousand = Rs. 5,05,89,334/-].
- k. The remaining share of land owner i.e Rs. 5,05,89,334/- [Rupees Five Crores Five Lacs Eighty Nine Thousand Three Thirty Four Only] will be paid as follows:
- (i) 50% of Rs. 5,05,89,334/- will be paid by EDOT-EPC either on 50% of flat sale or by 20th December 2024 whichever is early.
- (ii) remaining 50% of Rs. 5,05,89,334/- will be paid by EDOT-EPC either on sale remaining 50% of flats or by 20th March 2025 whichever is early.

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AND WHEREAS EDOT-EPC will handover all the PDC mentioned above to the landowner at the time of signing this agreement. EDOT-EPC will ensure no PDC is bounced and no payment date is altered.

AND WHEREAS the DEVELOPER SHALL HAVE such right to deal with the entire super built-up area and parking space not specifically attributable to LAND OWNER along with Schedule (A) land and appropriate the entire sale proceeds against its cost and profit for constructing a multistoried building complex for which the LAND OWNER shall be bound to sign all conveyance in favour of the nominee of the DEVELOPER either personally or through their power of attorney holder and the DEVELOPER shall sign as confirming party to such conveyance or vice-versa, as per the prevailing system. The landowner shall take appropriate permission for sale of the flat specifically attributable to LAND OWNER, if required.

AND WHEREAS the LAND OWNER CONSIDERING offer and estimate as fair and reasonable according to prevailing market position have agreed to make delivery of possession of schedule(A) land for its development by way of construction multistoried building complex as per the Sanctioned map.

AND WHEREAS for making Development of Schedule (A) land, the LAND OWNER and the DEVELOPER have mutually agreed to enter into this agreement. On Execution of this agreement the LAND OWNER shall hand over the physical possession of the Schedule 'A' land.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and the LAND OWNERS and DEVELOPER hereto as follows: -

ARTICLE 1

1. "LAND OWNER" shall mean the said Praveena Sinha w/o Shri Himadri Sinha along with her power of attorney holder and respective successor-in-interest.
2. DEVELOPER shall mean the said M/s EDOT EPC and its successor in interest as assigns
3. LAND PROPERTY shall mean all that piece and parcel of land more particularly described in Schedule 'A'.

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4. BUILDING shall mean the building to be constructed on landed property in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation or any competent authority.
5. FLAT shall mean a covered space consisting of bedrooms, living rooms, bathrooms, Kitchen, balcony / verandah etc. more particularly described in appended Schedule with Common super built up area.
6. PARKING SPACE shall mean any place in covered area or open area reserved for Parking of motor car at ground floor, more particularly described in appended Schedule
7. COMMON FACILITIES - Common facilities and amenities shall include corridors , hall Ways , stair ways, passage ways , guard rooms , shifts , drive ways , common lavatories , Pump rooms , tube wells , overhead tanks , water pumps and motor and other facilities Which may be mutually agreed upon between the parties and required for establishment , location, enjoyment , provision, maintenance and / or management of the building Including the roof and the terrace of the building , more particularly described in the Schedule.
8. COMMON EXPENSES shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep, repairs, proportionate share of Municipal and property tax and other tax and levies and related to or connected with the Said building and land property.
9. SALEABLE SPACE shall mean and include the space the space in building available for independent use and occupation after making do provisions for common facilities and the space required thereof.
10. LAND OWNER has decided to relinquish her share of allocation in the at a consolidated sum of Rs. 6,30,15,334/- (Six Crores Thirty Lacs Fifteen Thousand Three Hundred Thirty-Four Only) in lieu of landowners share and a 3-bed room Flat in the Ground Floor (approximately 1500 SFT super built floor area). EDOT-EPC has paid Rs. 7,26,000/- (Rupees Seven Lacs Twenty-Six thousand only) as advance in March 2023 to the land owner. Besides this, EDOT EPC agrees to pay the EMI (Rs. 1,10,000/-) component of remaining bank ICICI bank loan amount of Rs. 1,17,00,000 (One Crore Seventeen Lacs)

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Partner

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taken by the Landowner from April 2023 till the time EDOT-EPC pays a sum of Rs. 1,17,00,000 (One Crore Seventeen Lacs only) as advance from the landowner share. EDOT -EPC will pay EMI on 3rd of every month through Post Dated Cheques. EDOT-EPC agrees to pay landowner share and the EMIs as per the following schedule:

- a. EDOT-EPC will pay Rs. 2,20,000/- (Rupees Two lacs twenty thousand only) as EMI due for the month of October and November 2023 by cheque no. 000968 of ICICI bank dated 10th November 2023 before the signing of the agreement.
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- c. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lacs ten thousand only) as EMI due for the month of January 2024 by cheque no. 000970 of ICICI bank dated 3rd January 2024.
- d. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of February 2024 by cheque no. 000971 of ICICI bank dated 3rd February 2024.
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j. The remaining balance of land owner share will be Rs. 5,05,89,334/- [Rupees Five Crores Five Lacs Eighty Nine Thousand Three Thirty Four Only] as EDOT EPC paid Rs. 7,26,000/- advance on March 2023 and Rs. 1,17,00,000/- as per the PDC mentioned in items mentioned above [6,30,15,334 crores - 1.17 crores - 7 lacs 26 thousand = Rs. 5,05,89,334/-].

k. The remaining share of land owner i.e Rs. 5,05,89,334/- [Rupees Five Crores Five Lacs Eighty Nine Thousand Three Thirty Four Only] will be paid as follows:

(i) 50% of Rs. 5,05,89,334/- will be paid by EDOT-EPC either on 50% of flat sale or by 20th December 2024 whichever is early.

(ii) remaining 50% of Rs. 5,05,89,334/- will be paid by EDOT-EPC either on sale remaining 50% of flats or by 20th March 2025 whichever is early.

This is the only consideration to LAND OWNER against the land Covered under schedule 'A'. NO GST will be paid / reimbursed by Land owner to EDOT EPC for the transaction. TDS or any other tax levied by the government subsequent to signing of this agreement shall be deducted by the Developer as per the law.

The Developer shall be liable to pay GST / any central tax/ state tax or duties, as applicable, in respect of share of flats sold by them to the purchasers. GST on construction service or any other component, as applicable, shall be borne by Developer only and the same cannot be demanded or reimbursed from the Landlord.

11. DEVELOPER'S ALLOCATION shall mean the entire constructed area along with its amenities and proportionate share of the land.

12. TRANSFER with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the transfer of the property Act or other enactment's.

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13. TRANSFREE shall include any natural or juristic person like Company, Association, or Persons competent to enter into contract and to whom any space in the building has been transferred.
14. SUPER BUILT UP AREA shall mean and include the carpet area of the flats, wall area, Verandah/balcony/cupboard area, and the proportionate area of staircase, guard rooms and generator room, if any. It shall also include proportionate area of any additional facility created within the premise.
15. Words importing singular shall include plural and vice versa.
16. Words importing masculine gender shall include feminine and neuter gender, like wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

Signature

ARTICLE II - COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement by parties or March 2023 whichever is earlier.

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Signature

ARTICLE III-CONTINUATION

This agreement shall be in force for a period of 48 (Forty-Eight) months with an additional grace period of 6 (Six) months, starting from date of execution of this agreement. Stipulation of 48 months include completion of structures in all manner including all facilities, amenities, mitigating all payments due to LAND OWNER as required to complete the deal.

EDOT EPC
Tanjant Labra
Signature

ARTICLE IV- GRACE PERIOD

Fixed period of 48 (Forty-Eight) months can be extended for further 6 (Six) months on mutual consent and if circumstances so require. The period may be extended further under the circumstances of forced measure.



ARTICLE V- NAME OF THE APARTMENT

Name of the apartment proposed to be constructed shall be Sushila Enclave. The proposed apartment shall consist of ground floor and four upper floors or as per the sanction of the map by R. M.C.

ARTICLE VI- THE SCHEME

The scheme as formulated by the developer and agreed by the land owner provides as follows:

1. The DEVELOPER will invite and select purchaser(s) agreeing to acquire on an ownership basis flat/flats in the Schedule 'A' DEVELOPER would constructs flats along with other common parts, common amenities and common facilities appertaining to the same.
2. The agreement of sale will be prepared, inspected and approved by the DEVELOPER where in the land owner shall join as confirming party. It shall be obligatory for the LAND OWNER to enter into such agreement with intending purchaser who is nominee of the DEVELOPER.
3. The plan shall be prepared by DEVELOPER and will be submitted for sanction by R.M.C.
4. After the payment of the consideration agreed upon in this agreement, by the DEVELOPER to the LAND OWNER, the latter shall relinquish all the rights and privileges and the same shall be vested in the Purchasers.
5. Upon receipt of entire consideration, the LAND OWNER shall be bound to permit the DEVELOPER to hand over the possession and management of the common parts to flat owner's or association to be formed for the purpose.

ARTICLE VII- DEVELOPER'S RIGHT

1. The LAND OWNER hereby grants subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build,

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construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer and/or construction in accordance with the plan to be sanctioned by R.M.C. with or without amendment and/or modification made or caused by the DEVELOPER.

The DEVELOPER shall be at liberty to sell in at any rate in residential area and of parking space along with the proportionate share of Land covered in Schedule 'A'.

ARTICLE VIII - MISCELLANEOUS

2. The LAND OWNER and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein, shall be deemed to construe as partnership between the DEVELOPER & the LAND OWNER as a joint venture between the parties hereto in any manner or shall the parties hereto constitute as an association of person.
3. It has been agreed between the parties that the land owner shall have no objection if the developer will amalgamate the Schedule land with any adjacent land for the construction of the proposed building in order to make the project viable, however the land owner get their respective share only to the extent of their own land. The land owner shall not claim any share or profits excess to his/her share as define in foregoing paragraphs and in the Schedule "B".
4. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of flats, 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 OWNER and various applications and other documents may be require to be signed or made by the LAND OWNER relative to which specific provision may not have been mentioned herein. The LAND OWNER hereby undertakes to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the LAND OWNER also undertakes to sign and execute all such additional application and other Documents as the case may provide that all such deeds matters and things do not in any way infringe on

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Handwritten signature: Tarant Labea

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the rights of the LAND OWNER and/or go against sprits of this agreement.

5. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the LAND OWNER if delivered by hand and dully acknowledged or sent by prepaid registered post with acknowledge 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.

6. Nothing in these present shall be constructed as a demise or assignment or conveyance in Law by the OWNER of the land property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in 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 without creating any Financial liability of the LAND OWNER or affecting their estate and interest in the LAND PROPERTY and it being expressly agreed an understood that in no event the LAND OWNER shall be responsible and / or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the builder shall keep the LAND OWNER indemnified against all actions, suits, proceedings and costs, charges and expenses if arises due to construction or development work. If any defect is noticed in the title with respect to the schedule land, the LAND OWNER will be responsible for all the expenses made for rectification of the defect.

7. As and from the date of the completion of the building, the DEVELOPER and/ or its Transferees and the LAND OWNER and/ or their transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.

8. All other arrangements, prior to this agreement have been cancelled and are being suspended by this agreement. The land owner assure and guarantees that the land Property is free from any encumbrance,

Handwritten signatures and stamps:
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Jayant Labra
E DOT EPC

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attachment, charge, claim or demand whatsoever by or from anyone whosoever and that he has absolute authority, perfect right and LAND OWNER shall not only compensate all and whatsoever loss or damage that may be suffered by the DEVELOPER because of any defect and / or deficiency on Land Owner's title and / or possession of the land property but shall also be penalty liable for causing wrongful Loss to the DEVELOPER and wrongful gain to himself by misrepresentation.

9. It shall be obligatory on the part of the OWNER to become member of the FLAT/OWNER'S association or society formed by the members in the said building and this association of the flat owner will repair and maintain the property and which shall pay all the charges (decided by the association) and various Government duties and levies and taxes or any other outgoing relating to the said property and building, shall be payable by all the flat OWNERS. The flat OWNER'S association shall be the Apex body relating to interest of the entire flat OWNER and shall work for the peaceful living of the member. The OWNER will be liable to pay their respective charges against maintenance of building.
10. The OWNER shall from the date of taking possession, maintain her allocation of the flat at her own cost in a good and tenable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the by laws of local authority or any of the statutory bodies which may cause hardship to the other co-occupants, after or make addition in or about the said building/flat or part thereof.
11. It shall be obligatory on the part of the LAND OWNER to relinquish all his rights in favour of the FLAT/OWNER'S association or society formed by the member who are purchasers in the said building. The flat OWNER'S association shall be the Apex body relating to interest of the entire flat OWNER and shall work for the peaceful living of the member.
12. The building shall be completed within 48 months from the date of signing of this agreement subject to the Grace Clause above, However, delays in account of slow payments from the indented purchaser may delay the completion period of the building in such

Signature

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events the LAND OWNER shall have no right to claim from the DEVELOPER in this account any damage.

13. The Municipal Taxes, land revenue and electricity etc. will be borne by the DEVELOPER from the date of the signing of this agreement by the LAND OWNER till the possession of the flat is given.

ARTICLE IX – PROCEDURES

14. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the LAND OWNER and the DEVELOPER jointly to defend all actions and proceedings in respect of the title of the aforesaid land property, if circumstances require for the same. Expenses if any relating to right and title of the law shall be borne by the LAND OWNER.

15. The LAND OWNER gives irrevocable Power of Attorney by this agreement in favour of the said DEVELOPER or its nominee, through which the said DEVELOPER is authorized to develop land according to the feasibility, fix up purchaser and in general, carry all the necessary activities required for the purpose of construction and disposal of the flats to the advantage and convenience of the associated parties except the land owner's share ground floor flat. However, this will not be applicable for the Ground Floor Flat earmarked for the landowner.

16. The LAND OWNER herewith handing over copy of all the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the land properties referred above on completion of payment terms. The LAND OWNER further assures and confirms to provide to the DEVELOPER any other document required in connection with the said land property within a reasonable time at his expenses.

17. All Flat registration will be done after the payment of landowner share for her share of allocation in full only.

18. Court of Ranchi will alone have the Jurisdiction in all legal matters arising out of or concerning this transaction.

Kindra
EDOT EPC
Tanya and Labra
Partner

10/01/2024

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10/01/2024

ED01EUC



19. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

20. This AGREEMENT is made in two copies, of which one copy will be for the LAND OWNER and the other for the DEVELOPER.

SCHEDULE 'A'

All that piece and parcel of land measuring an area of equal to 16.5 (Sixteen and Half) Kathas or 27.3 Decimal, more or less being Revisional Survey Plot No. - 1447 (Part) [consists of M.S. Plot No. 66 (Part)], Marked as Sub Plot No. 1447 C, Municipal Holding No. 3, Ward No. 3 at Village - Morhabadi, P.S. - Bariatu, within town and district of Ranchi the state of Jharkhand. And also, the land measuring 24.75 Decimals land of R. S. plot No. 1447 (Part) [consists of M.S. Plot No. 65 (Part) and M. S. plot no 66 (Part)] Marked as Sub Plot No. 1447 B situated at Morabadi, Thana No. 192, Circle: Baragai, P.S.- Bariatu, District: Ranchi which was acquired by the First Party registered deed no. 9283/7952/2011.

Signature

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Signature

E DOT EPC
Tayant Labra

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The Land is butted and bonded as follows :-

North	Plot marked R.S. Sub Plot No. 1447 A of Mr. Himadri Sinha and Mrs. Praveena Sinha
South	Shiv Bhawan Lane
East	Plot 65 Part of RKM Vivekananda University and 5 ft drainage Connecting R. S. Plot No. 1447/A with RMC drainage Nala on Shiv Bhawan Lane
West	15 ft Wide Common (Entrance & Exit) Path for R. S. Plot No. 1447/A for Shalom Bungalow and Shalom Apartment Block A & B

SCHEDULE 'B'

In lieu of the LAND covered in the schedule "A" Land, the DEVELOPER shall pay LAND OWNER a consolidated sum of Rs. 6,30,15,334/- (Six Crores Thirty Lacs Fifteen Thousand Three Hundred Thirty-Four Only) in lieu of landowners share. Additionally, landowner will get a 3-bed room Flat in the Ground Floor (with approximately 1500 SFT super built floor area). EDOT-EPC has paid Rs. 7,26,000/- (Rupees Seven Lacs Twenty-Six thousand only) as advance in March 2023 to the land owner. Besides this, EDOT EPC agrees to pay the EMI (Rs. 1,10,000/-) component of remaining bank ICICI bank loan amount of Rs. 1,17,00,000 (One Crore Seventeen Lacs) taken by the Landowner from April 2023 till the time EDOT-EPC pays a sum of Rs. 1,17,00,000 (One Crore Seventeen Lacs only) as advance from the landowner share. EDOT -EPC will pay EMI on 3rd of every month through Post Dated Cheques. EDOT-EPC agrees to pay landowner share and the EMIs as per the following schedule:

- EDOT-EPC will pay Rs. 2,20,000/- (Rupees Two lacs twenty thousand only) as EMI due for the month of October and November 2023 by cheque no. 000968 of ICICI bank dated 10th November 2023 before the signing of the agreement.
- EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of December 2023 by cheque no. 000969 of ICICI bank dated 3rd December 2023.

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Lalana

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Tajwant Lalana

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- c. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of January 2024 by cheque no. 000970 of ICICI bank dated 3rd January 2024.
- d. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of February 2024 by cheque no. 000971 of ICICI bank dated 3rd February 2024.
- e. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of March 2024 by cheque no. 000972 of ICICI bank dated 3rd March 2024.
- f. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of April 2024 by cheque no. 000973 of ICICI bank dated 3rd April 2024.
- g. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of May 2024 by cheque no. 000974 of ICICI bank dated 3rd May 2024.
- h. EDOT-EPC will pay Rs. 1,10,000/- (Rupees One lac ten thousand only) as EMI due for the month of June 2024 by cheque no. 000975 of ICICI bank dated 3rd June 2024.
- i. EDOT-EPC will pay Rs. 1,17,00,000/- (Rupees One Crore Seventeen Lacs Only) by three cheques [cheque no 000976 for Rs. 40,00,000/- of ICICI Bank dated 10th June 2024; cheque no 000977 for Rs. 40,00,000/- of ICICI Bank dated 10th June 2024; and cheque no 000978 for Rs. 37,00,000/- of ICICI Bank dated 10th June 2024] towards first advance payment of owner's share.
- j. The remaining balance of land owner share will be Rs. 5,05,89,334/- [Rupees Five Crores Five Lacs Eighty Nine Thousand Three Thirty Four Only] as EDOT EPC paid Rs. 7,26,000/- advance on March 2023 and Rs. 1,17,00,000/- as per the PDC mentioned in items mentioned above [6,30,15,334 crores – 1.17 crores – 7 lacs 26 thousand = Rs. 5,05,89,334/-].
- k. The remaining share of land owner i.e Rs. 5,05,89,334/- [Rupees Five Crores Five Lacs Eighty Nine Thousand Three Thirty Four Only] will be paid as follows:
 - (i) 50% of Rs. 5,05,89,334/- will be paid by EDOT-EPC either on 50% of flat sale or by 20th December 2024 whichever is early.

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- (ii) remaining 50% of Rs. 5,05,89334/- will be paid by EDOT-EPC either on sale remaining 50% of flats or by 20th March 2025 whichever is early.

This is the only consideration to LAND OWNER against the land Covered under schedule 'A'. NO GST will be paid / reimbursed by Land owner to EDOT EPC for the transaction. TDS or any other tax levied by the government subsequent to signing of this agreement shall be deducted by the Developer as per the law.

The Developer shall be liable to pay GST / any central tax/ state tax or duties, as applicable, in respect of share of flats sold by them to the purchasers. GST on construction service or any other component, as applicable, shall be borne by Developer only and the same cannot be demanded or reimbursed from the Landlord.

1. It has been mutually agreed that the DEVELOPER will hand over flats to Flat Owners Association.
2. As a kind gesture, EDOT EPC will make a 5 ft x 5 ft Guard sitting room at easter side of Main Entrance gate of 15 ft wide common path leading to Shalom Bungalow and Shalom Apartment. This portion of land may fall inside the New building premises of EDOT EPC.
3. EDOT EPC will also make decent looking boundary wall / barricade along the common path from Shalom Bungalow entrance gate to Guard's sitting room at main entrance of Common Path from Shiv Bhawan Lane and also decent looking boundary wall from East to West as the boundary between Shalom Bungalow area and prosed building premises with 4 ft wide Gate only for the use of land owner to access to her flat in the ground floor from Shalom Bungalow.

Sharma

EDOT EPC
Sharma

Labra

EDOT EPC
Tanjant

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20/01/2018



संख्या १५५५/२०१८

THE SCHEDULE 'C' ABOVE REFERRED TO SPECIFICATION:

The specifications of the building/flats shall be as follows: -

EARTH QUAKE RESISTANT DESIGN

1	Foundation	RCC Foundation as per design of structure Consultant
2	Structure	RCC Frame structure
3	Wall	Wall shall be constructed with Red Brick / CC Brick / Fly Ash Brick / ACC Block
4	Plaster	In cement mortar 1:6
5	Flooring	Ceramic Floor Tiles flooring in all of the flats
6	Parking area flooring	Crazy flooring / Hard Stand in parking lots
7	External wall finish	Exterior finish with cement base exterior paint.
8	Internal Wall Finish	All internals walls shall be finished with plaster of Paris punning on Plastered surface and a coat of cement Primer with two coats of Oil Bond paints.
9	Chowkhats	Door frames (chowkhats) of Steel (MS) of size 5" X 2 ^{1/2} ".
10	Entrance Door	Entrance door shutter of 32mm thick ISI mark one side TEAK finish flush door, finished with natural polish and other site painted with two coats synthetic enamel of specified color over the coat of primer and putty.
11	Other Doors	30mm thick ISI mark flush door shutter painted with synthetic enamel over coat of primer and putty.
12	Windows	Aluminium / PVC window with glass.
13	Kitchen	(a) Flooring – Ceramic tiles (Anti –Skid) (b) Working- Granite/ Green Slab

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		(c) Dado- Premium quality printed 24" high glazed tiles.
		(d) Sink – Stainless Steel Sink (Single Bowl)
14	Bathroom	(a) Flooring – Ceramic tiles (Anti –Skid)
		(b) Walls – Glazed tiles upto Ceiling level.
		(c) Sanitary – White glazed vitreous sanitary ware of JOHNSON PEDDER / CERA or equivalent.
		(d) Fitting – Cromium plated of ESSCO or Equivalent Double line mixer fitting in Master Bathroom.
		(e) Cistern – White Acrylic / fibers glass cistern
15	Electrical	(a) All internal wiring in Concealed conduits with ISI mark multi stranded copper cable.
		(b) All electrical switches and accessories of ISI mark.
		(c) Adequate lightning / power point sockets, outlets etc. provided in each room.
16	T.V Cable and Telephony supply	One TV point on Telephone plug provided in drawing room
17	Overhead water tank	Overhead water tank of adequate capacity (Common / individual)
18	Boring and Tube well	Boring & tube well of adequate capacity by direct/ reverse circulation machine with adequate size Submersible Pump.
19	Lift	6 Passenger ACE/OITS/KONE/CITIZ/CEAT or equivalent elevator in each Apartment Block.
20	Electric	Single Phase connection to all flats and the same (which shall include the separate meter, Transformer charges and Generator on cost plus basis).

Shirba

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and

EDOT EPC
Tax and Lalera



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21	Generator	Provision of 500 watts emergency power supply through automatic change over from generator.
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IN WITNESS WHEREOF the above-named OWNERS AND DEVELOPER has put their respective signatures in this DEVELOPMENT AGREEMENT on the day, month and year first above written at Ranchi.

WITNESSES

1. *X Om Prakash Singh*
s/o Lakshman Singh
Gr. No - A - 213/LV
Dhurwa, Ranchi

Sinha

 Smt. Praveena Sinha
 (LAND OWNER)

2. *Santosh Kumar Singh*
s/o R. J. Singh
Khelgaon, Ranchi

13/12/2023

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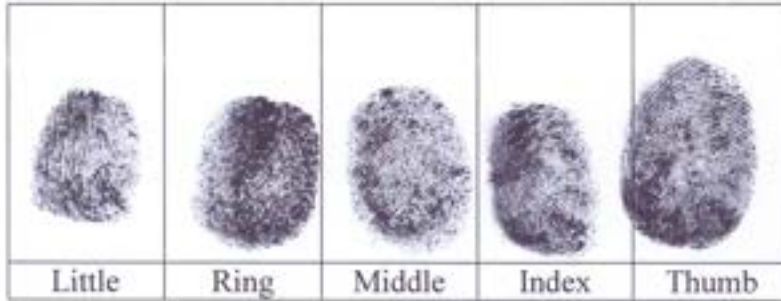
E DOT EPC
Tayant Labra

EDOT ELC

EDOT ELC

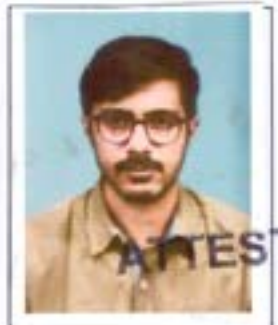
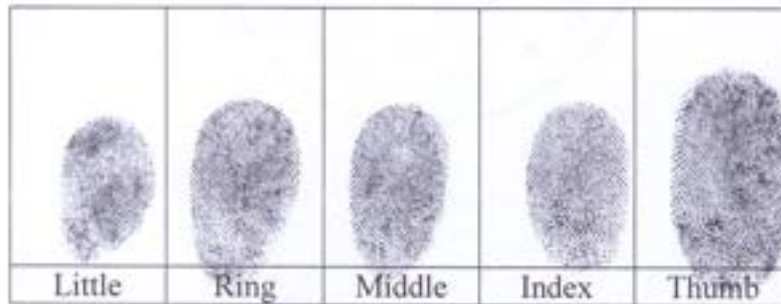


Second Parties Photo Left Hand Fingers impression with Signature



Printha
✓

Jayant Labs
13/12/2023
Ashok Srivastava
Adv
13.12.2023



✓

Ashok Srivastava
Adv
13.12.2023
Ashok Kumar Srivastava
Advoca
Civil Court, Ranchi
E. No.- 938/92

Certified that the photo and left hand finger prints of each person taken in this deed in my presence.

Ashok Srivastava
Adv
13.12.2023
Ashok Kumar Srivastava
Advocata
Civil Court, Ranchi
E. No.- 938/92

Drafted by :-

Ashok Srivastava
Adv
Ashok Kumar Srivastava
13.12.2023
Advocata
Civil Court, Ranchi
E. No.- 938/92

Typed by :-





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN25106396820220545

Date : 2022-05-25

Ward No : 3

Department / Section : Revenue Section

New Ward No : 3

Account Description : Holding Tax & Others

Holding No. : 0030000740000A2

New Holding No : 0030000740000A2

Received From Mr / Mrs / Miss . : PRAVEENA SINHA W/O SRI HIMANDARI SINHA

Address : SREE NIBAS CAMPUS SHIV BHAWAN LANE MORABADI

A Sum of Rs. : 246.00

(in words) :

Two Hundred And Forty Six Rupees Only

towards : Holding Tax & Others Vide : CASH

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	258.52
				Rebate Amount	12.93
				Total Payable Amount	0.00
				Total Paid Amount	246.00



This is a computer-generated receipt and it does not require a signature.



RAMCHHAI MUNICIPAL CORPORATION

NO. 1000/2023

[Faint, illegible text, likely the main body of a notice or order.]





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN25106396520220543

Date : 2022-05-25

Ward No : 3

Department / Section : Revenue Section

New Ward No : 3

Account Description : Holding Tax & Others

Holding No. : 3/A2

New Holding No : 0030000675000A2

Received From Mr / Mrs / Miss . : MRS.PRAVEENA SINHA W/O DR.HIMADRI SINHA

Address : SREENIBAS CAMPUS SHIV BHAWAN LANE MORABADI

A Sum of Rs. : 146.00

(in words) :

One Hundred And Forty Six Rupees Only

towards : Holding Tax & Others Vide : CASH

N.B.Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	102.68
RWH Penalty	1	2022-2023	4	2022-2023	51.36
Rebate Amount					7.7
Total Payable Amount					0.00
Total Paid Amount					146.00



This is a computer-generated receipt and it does not require a signature.

RAJASTHAN MUNICIPAL CORPORATION

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 8, 2023

पंजी II प्रति

भाग वर्तमान	22	पृष्ठ संख्या	36											
विला का नाम	रौपी	अनुमंडल नाम	सदर	अवंत का नाम	बड़गछई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND					
मौज का नाम	मोरहाबटी	होस्किंग संख्या	0	तौजी संख्या		धाना नंबर	192	खाल का प्रकार	---					
Praveena Sinha . पति-Himadri Sinha, प्राति- राजपुत														
खाला नंबर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार						तमान	सेस	
0	55	0 ए 27.3 डि 0 वर्गफीट				नामानकरण मुकदमा संख्या 1267/2016 - 2017						30	0	
कुल परिमाण		0 ए 27.3 डि 0 वर्गफीट												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत धालु साल	रोड सेस बकाया	रोड सेस धालु साल	शिक्षा सेस बकाया	शिक्षा सेस धालु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धालु साल	कृषि सेस बकाया	कृषि सेस धालु साल	
2021-10-01 22-52-15	0492542522	2016-2017	2021-2022	150	30	37.5	7.5	75	15	75	15	30	6	
05-26-2022	0412301883	2022-2023	2022-2023	0	30	0	7.5	0	15	0	15	0	6	
08-07-2023	0837864095	2023-2024	2023-2024	0	30	0	7.5	0	15	0	15	0	6	

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

Mutation Cases Not Found !!

List Of Case Status Details

www.tnt

← BACK

यह एक कंप्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

ऑनलाइन जाँचा



बड़ागाई | मोरहाबादी | 192 | Praveena Sinha

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	66	0 एकड़ 27.3 डिसमील 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	30.00					30.0
गुजारी (भावली)	7.50					7.5
सेस					15.0
सुद	15.00					15.0
मुतफरकात	15.00					15.0
मौजान	6.00					6.0
	73.50					73.5

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					30.00	
गुजारी (भावली)					7.50	
सेस					15.00	
सुद					15.00	
मुतफरकात					15.00	
मौजान अदायकारी					6.00	
					73.50	

(१) मौजान कुल (लफजों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 07-08-2024

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्वल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वल्लिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 156

Vol. No. : 18

Receipt No. : 021707495C

बड़ागाई | मोरहाबादी | 192 | प्रवीणा सिन्हा

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
00	66,MS65	0 एकड़ 24.75 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	6.00					6.00
गुजारी (भावली)	1.50					1.50
सेस	3.00					3.00
सूद	3.00					3.00
मुतफरकात	1.20					1.20
मीजान	14.70					14.70

तफसील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	मौताबबा हाल (2023-2024)	फजिल
गुजारी (भावली)					1.50	
सेस					3.00	
सूद					3.00	
मुतफरकात					1.20	
मीजान अदायकारी					14.70	

(1) मीजान कुल (तफसील में) : Fourteen Rupees and Seventy Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 14.70

तारीख अमला तहसील कुनिन्दा : 07-08-2023

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



ऑनलाइन जाँचा

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

December 7, 2023

भाग वर्तमान	18	पुत्र संख्या	156										
जिला का नाम	रोही	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाई	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड				
खेजा का नाम	मोरहाबादी	होल्डिंग संख्या	00	लैजी संख्या	0	धाना नम्बर	192	खाता का प्रकार	---				
प्रतीका चिन्हा, पति-हिमाद्री चिन्हा, जति: -----													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस			
00	MS65	0 ऐ	24.75 डि 0 हे	दा. खा. वाद सं. 221/309 R 27 /2011-12 आदेश दिनांक 05.08.2011					6	8.7			
00	66	0 ऐ	0 डि 0 हे										
कुल परिमाण		0 ऐ	24.75 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चातु साल	रोड सेस बकाया	रोड सेस चातु साल	शिक्षा सेस बकाया	शिक्षा सेस चातु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु साल	कृषि सेस बकाया	कृषि सेस चातु साल
06/06/2015	077222	2014	2015	0	6	0	1.5	0	3	0	3	0	1.2
2021-10-02 14.21.29	0238484803	2011- 2012	2021- 2022	60	6	15	1.5	30	3	30	3	12	1.2
07-07-2022	0455048579	2022- 2023	2022- 2023	0	6	0	1.5	0	3	0	3	0	1.2
08-07-2023	0217074950	2023- 2024	2023- 2024	0	6	0	1.5	0	3	0	3	0	1.2

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

www.tdri

BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बंधित अध्यापिकाारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन जाँचा



CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TEANCAES IN ESTATES IN GOVERNMENT

District: काठमाडौं Name of State: भारत Sub-Division: काठमाडौं Circle / Archal: काठमाडौं Taluqa Number: काठमाडौं Halka: काठमाडौं

Sl. No.	Mutation cash number in Register	Village	Thana and Thana Number	Number tenacy to which the mutation relate	Authority establishing mutation with date of order	Whether mutation is due to sale gift, exchange succession or person	Full details of exchanges affected by mutation	Date of correction of the Halka Register by the Karamchhari
2	रोप्लव थिनि (काद सं० २२१/३०९२-२७/११-१२)	गौराकाडी	192	XVII/६७	अंशम काठमाडौं २४२	7952 13.4.2011	<p>गौरी - प्रजापति सन्ध्या</p> <p>पति - प्रजापति सन्ध्या</p> <p>पति - प्रजापति सन्ध्या</p> <p>पति - प्रजापति सन्ध्या</p>	३



Memo No. 254

Date 30.05.11

Forwarded to the Karamchhari Halka No.

For information and necessary action

Circle Officer/Archal: प्रजापति
 Circle Archal/Adhikari: प्रजापति



Morhabadi

नामसैजा मारहाबादी श्रीटन्त्या
नाम रांची रांची
पाना नव्या १६०
जिला रांची

सिन एक माहल वराम ३६.१०
मद १६३२ - ३३ स्की



सोराबादी

विदिगादे









ग्राम पट्टा नं. १२३

ग्राम पट्टा नं. १२३

Made and published under the authority of Government.

[Signature]

Superintendent of Survey



PERMANENT ACCOUNT NUMBER
AOPPS5440D

MR NAME
PRAVEENA SINHA

MR MR FATHER'S NAME
ARUNSWAMY MOSES

MR MR DATE OF BIRTH
13-01-1966

PRINT SIGNATURE

COMMISSIONER OF INCOME TAX, RAICHUR

भारत सरकार
GOVERNMENT OF INDIA

प्रवीणा सिन्हा
Praveena Sinha
जन्म तिथि/ DOB: 13/01/1966
महिला / FEMALE

3357 3196 4550

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:
C/O हिमाद्री सिन्हा, 2ए
शर्मा ब्लॉक बी शरीरविकास
कैंपस, शिव भवन सति
मोरनुवादी पहाड़ी, तापोरे
पहाड़ी के पास, मोरनुवादी,
मोरनुवादी, रोधी,
मारावण्ड - 834008

Address:
C/O Himadri Sinha, 2 A Sharm
Block B Sreenivas Campus, Shiv
Sharan Lane Morhadi Hill, Near
Tajore Hill, Morhadi, Morhadi,
Raichur - 834008

3357 3196 4550

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYANT LAKRA

BOAS LAKRA

15/12/1967

Permanent Account Number

ACIPL9334J

Jayant Lakra

Signature



00112016







 जयन्ती लक्रा
 Jayanti Lakra
 जन्म तिथि / DOB: 15/12/1967
 पुरुष / Male

8893 0671 7886

आधार - आम आदमी का अधिकार



 Ministry of Social Justice and Empowerment
 Ministry of Social Justice and Empowerment, Authority of India

पता S/O: बीअस लक्रा, क्लब रोड लाल सिरोम टॉली, 1 ए मून एन्क्लेव चुरिया, रांची जि. रा. ओ., रांची जि. रा. ओ., झारखण्ड 834001	Address: S/O: Boas Lakra, Club Road Lal Seemra Toli, 1 A Moon Enclave Churia, Ranchi G.P.O., Ranchi, Ranchi G.P.O., Jharkhand, 834001
---	--

8893 0671 7886

 144 803 1947
 
 www.uidai.gov.in



भारत सरकार
आधार

आयुष
Ayush
जन्म तिथि / DOB : 29/03/1997
पुरुष / Male

Issue Date: 18/12/2017

7228 6717 6891

मेरा आधार, मेरी पहचान

भारत सरकार
आधार

पता S/O जयंत कुमार झा, हाउस नं-01-01,
ब्लॉक-01, मेकन वाटिका, कल्याणपुर, सिंह मोर
हाटिया, हाटी, झारखण्ड, 834003
Address: S/O Jayant Kumar Jha, HOUSE
NO-C-08, BLOCK-B, MECON VATIKA,
KALYANPUR, SINGH MORE HATIA,
Ranchi, Jharkhand, 834003

Print Date: 04/03/2012

7228 6717 6891

1947 help@uidai.gov.in www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AYUSH

JAYANT KUMAR JHA

29/03/1997

Permanent Account Number
BQGPA2276M

Jayant
Signature



Jayant





भारत सरकार
Government of India



श्री प्रकाश सिंह
Om Prakash Singh
जन्म तिथि/DOB: 01/01/1970
लिंग/ GENDER: MALE



8639 3436 6637
VID : 9199 8302 9550 8401

मेरा आधार, मेरी पहचान

भारतीय विधिक पहचान प्राधिकरण
Unique Identification Authority of India




पता:
S/O: प्रकाश सिंह, जन्म नं.-२-213, सेक्टर-4, धरुवा-एड, धरुवा, राँची, झारखण्ड - 834004

Address:
S/O: Lakshman Singh, Qtr. N-A-213, SECTOR-4, PS-DHURWA, Dhurwa, Ranchi, Jharkhand - 834004



8639 3436 6637
VID : 9199 8302 9550 8401

1047 | help@uidai.gov.in | www.uidai.gov.in







15/12/2023

VILLAGE - MORHABADI

THANA NO - 192

THANA - BARIATU, DIST - RANCHI

R.S. PLOT NO - 1447, SUB PLOT NO - 1447/B8C

M.S. PLOT NO - 65866, SUB PLOT NO - 65866/MAR

WARD NO - 3

SHOWN IN RED UNITS

AREA

A - DEC

0 - 27.3

(MARE OR LENS)

0 - 24.75

TOTAL - 52 DECIMAL

15/12/2023

15/12/2023

M.S. PLOT NO - 46 (MART)
15% PROPOSED ROAD



Jayant Labra

15/12/2023

TAPPORE HILL ROAD

15/12/2023

VILLAGE - MARCHABADI
 TOWN - 195
 TOWN BARIATU DIST. RAJASTHAN
 R.S. PLOT NO - 1447 2ND PART NO - 1447/B/C
 R.S. PLOT NO - 6766 2ND PART NO - 6766/B/C
 ROAD NO - 3
 TOWN IN REG. ORDER

AREA
 1 - 100
 0 - 25.3
 (NET AREA)
 0 - 24.75
 TOTAL - 25 DECIMAL

25/02/21

25/02/21



15/12/2023



ROAD 25 DECIMAL

12/12/2023

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

C/12/1



Pre Registration Docket

Date :- 15-12-2023 10:16 am

Office Name :- SRO - Ranchi
Token No:- 202300159232

Appoinment :- 15-Dec-2023 Time:- 14:6

Article	Development Agreement
Pre Registration Date	08-Dec-2023
No. Of Pages	41
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 9,26,502.

Property Id: **1117830**

Valuation No. : 1517858 / 2023 :- 2023-2024 Date : 08-December-2023 19:56:PM

State : Jharkhand District : Ranchi Tahsil : Baragai

Land Type : Urban Corporation : Ranchi Municipal Corporation Morabadi Village/City : Morabadi

Morabadi Word No 3 - Other Road -

Khata Number - -

Plot Number - 66

Volume Number - 22

Page Number - 36

Holding Number - 0030000740000A2

Property Rates

Commercial Land (Y)

₹707100/- Decimal

Valuation Rule : Commercial land

Property Details

1 Land area 27.30 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 27.3 x 707100=19303830	₹1,93,03,830/-
A	Total		₹1,93,03,830/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹1,93,03,900/-

Total Amount in Words : One Crore Ninety Three Lakhs Three Thousand Nine Hundred Rupees Only.



Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 65/PART OF RKM VIVEKANANDA UNIVERSITY & 5FT. DRAINAGE CONNECTING R. S. PLOT NO. 1447/A WITH RMC DRAINAGE NALA ON SHIV BHAWAN LANE, West: 15 FT. WIDE COMMON (ENTRANCE & EXIT) PATH FOR R.S. PLOT NO. 1447/A FOR SHALOM BUNGALOW AND SHALOM APARTMENT BLOCK A & B, South: SHIV BHWAN LANE, North: PLOT MARKED R.S. SUB PLOT NO. 1447 A OF MR. HIMADRI SINHA & MRS. PRAVEENA SINHA
Area	Land area : 27.30 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	19303830
Transaction Amount	36804700

Property Id: **1117840**

Valuation No. : 1517872 / 2023		:- 2023-2024	Date : 08-December-2023 20:00:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi		Village/City : Morabadi
Morabadi Word No 3 - Other Road		-	
Khata Number - -			
Plot Number - 65			
Volume Number - 18			
Page Number - 156			
Holding Number - 0030000740000A2			
Property Rates			
Commercial Land (Y)			
₹707100/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	24.75 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 24.75 x 707100=17500725	₹1,75,00,725/-
A	Total		₹1,75,00,725/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,75,00,800/-
Total Amount in Words : One Crore Seventy Five Lakhs Eight Hundred Rupees Only.			



Land measurement, Sub Part and House No.	Property Boundaries East: PLOT 65/PART OF RKM VIVEKANANDA UNIVERSITY & 5FT. DRAINAGE CONNECTIONG R.S. PLOT NO. 1447/A WITH RMC DRAINAGE NALA ON SHIV BHAWAN LANE, West: 15 FT. WIDE COMMON (ENTRANCE & EXIT) PATH FOR R.S. PLOT NO. 1447/A FOR SHALOM BUNGALOW AND SHALOM APARTMENT BLOCK A & B, South: SHIV BHWAN LANE, North: PLOT MARKED R.S. SUB PLOT NO. 1447 A OF MR. HIMADRI SINHA & MRS. PRAVEENA SINHA
Area	Land area : 24.75 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	17500725
Transaction Amount	-

CLAIMANT	-Ms. EDOT EPC THRO ITS PARTNERS JAYANT LAKRA, ,Father/Husband Name SRI BOAS , PAN No.- Date Of Birth-15-Dec-1967,Permission Case No.- , Aadhaar No. *****7886, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - FLAT NO. 1A, MOON ENCLAVE, CLUB ROAD, SIRAM TOLI, CHUTIA, RANCHI, Pin Code-834001
	-Ms. EDOT EPC THRO ITS PARTNERS AYUSH, ,Father/Husband Name JAYANT KUMAR JHA , PAN No.- Date Of Birth-29-Mar-1997,Permission Case No.- , Aadhaar No. *****6891, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - FLAT NO. C0B, MECON VATIKA, SINGH MORE, KALYANPUR, JAGARNATHPUR, RANCHI, Pin Code-834003
EXECUTANTS	-Mrs. PRAVEENA SINHA, ,Father/Husband Name LATE ARICKSWAMY MOSES , PAN No.- Date Of Birth-13-Jan-1966,Permission Case No.- , Aadhaar No. *****4550, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - SHALOM BUNGALOW, SREENIBAS CAMPUS, SHIV BHAWAN LANE, MORHABADI, RANCHI, Pin Code-834008

Witness Information	Mr. OM PRAKASH SINGH , Address - Q. NO. N-A-213, SECTOR-4, DHURWA, RANCHI-, Father/Husband Name- LAKSHMAN SINGH
---------------------	--

Identifier Details	Mr. OM PRAKASH SINGH , Address - Q. NO. N-A-213, SECTOR-4, DHURWA, RANCHI-, Father/Husband Name- LAKSHMAN SINGH
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,230
---	----	-------



Total		1,230
Fee Rule:Development Agreement		
1	A1	9,20,118
2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
Total		9,25,272

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.

Prakash Nivastha

Deed Writer / Advocate

Seema

Vendor / Executant

Vendee / Claimant

Jayant Labra

Ayush



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[Faint, illegible text in a main body section]





Document Registration Summary 1

Date :-15-Dec-2023

- Government/Market Value: ₹36804700/-
- Transaction Amount: ₹36804700 /-
- Paid Stamp Duty: ₹100 /-

On Date 15-12-2023 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 945498

Receipt Date : 15-12-2023

Presenter Name: - *MRS- PRAVEENA SINHA*

PR	₹1
SP	₹1230
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹920118
Stamp Duty	₹100

Total ₹926602

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	EdotEpcThroltsPartnersJayantLakra	GRN Number : 2320570656 DEPT Transaction Id : 9a02127b20e6df0fe865 Transaction Type :	100
PR	1	1	0	GRAS	EdotEpcThroltsPartnersJayantLakra	GRN Number : 2320571273 DEPT Transaction Id : 95a4f3e7bfa328a6c93a Transaction Type :	1



SP	1230	1230	0	GRAS	EdotEpcThroltsPartnersJayantLakra	GRN Number : 2320571273 DEPT Transaction Id : 95a4f3e7bfa328a6c93a Transaction Type :	1230
I fee	5000	5000	0	GRAS	EdotEpcThroltsPartnersJayantLakra	GRN Number : 2320571273 DEPT Transaction Id : 95a4f3e7bfa328a6c93a Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	EdotEpcThroltsPartnersJayantLakra	GRN Number : 2320571273 DEPT Transaction Id : 95a4f3e7bfa328a6c93a Transaction Type :	150
A1	920118	920118	0	GRAS	EdotEpcThroltsPartnersJayantLakra	GRN Number : 2320571273 DEPT Transaction Id : 95a4f3e7bfa328a6c93a Transaction Type :	920118
LL	3	3	0	GRAS	EdotEpcThroltsPartnersJayantLakra	GRN Number : 2320571273 DEPT Transaction Id : 95a4f3e7bfa328a6c93a Transaction Type :	3
Sub Total	926506	926602	-96				

Article : Development Agreement Number of Pages : 82

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer







OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300159232

Deed Type	Development Agreement
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1230, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 920118, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.19303830/- ,Transaction Amount :- Rs.36804700/-
Property Details	<p>District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 3</p> <p>Property Boundaries :- East: PLOT NO. 65/PART OF RKM VIVEKANANDA UNIVERSITY & 5FT. DRAINAGE CONNECTING R. S. PLOT NO. 1447/A WITH RMC DRAINAGE NALA ON SHIV BHAWAN LANE, West: 15 FT. WIDE COMMON (ENTRANCE & EXIT) PATH FOR R.S. PLOT NO. 1447/A FOR SHALOM BUNGALOW AND SHALOM APARTMENT BLOCK A & B, South: SHIV BHWAN LANE, North: PLOT MARKED R.S. SUB PLOT NO. 1447 A OF MR. HIMADRI SINHA & MRS. PRAVEENA SINHA</p> <p>Khata Number - -Plot Number - 66Volume Number - 22Page Number - 36Holding Number - 0030000740000A2</p> <p>Area Of Land :- 27.30 Decimal</p>
Property No.	2
Valuation Details	Value :- Rs.17500725/- ,Transaction Amount :- Rs.0/-
Property Details	<p>District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 3</p> <p>Property Boundaries :- East: PLOT 65/PART OF RKM VIVEKANANDA UNIVERSITY & 5FT. DRAINAGE CONNECTIONG R.S. PLOT NO. 1447/A WITH RMC DRAINAGE NALA ON SHIV BHAWAN LANE, West: 15 FT. WIDE COMMON (ENTRANCE & EXIT) PATH FOR R.S. PLOT NO. 1447/A FOR SHALOM BUNGALOW AND SHALOM APARTMENT BLOCK A & B, South: SHIV BHWAN LANE, North: PLOT MARKED R.S. SUB PLOT NO. 1447 A OF MR. HIMADRI SINHA & MRS. PRAVEENA SINHA</p> <p>Khata Number - -Plot Number - 65Volume Number - 18Page Number - 156Holding Number - 0030000740000A2</p> <p>Area Of Land :- 24.75 Decimal</p>



Sh./Smt.**PRAVEENA SINHA** s/o/d/o/w/o **LATE ARICKSWAMY MOSES** has presented the document for registration in this office

today dated :- **15-Dec-2023** Day :- **Friday** Time :- **15:45:47 PM**



PRAVEENA SINHA(Individual)

Party Name	Document Type	Document Number
PRAVEENA SINHA	PAN/UID	335731964550

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PRAVEENA SINHA Address1 - SHALOM BUNGALOW, SREENIBAS CAMPUS, SHIV BHAWAN LANE, MORHABADI, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	Yes	Praveena Sinha Address:- Sreenibas Bungalow Sreenibas Campus, Shalom Bungalow, Shiv Bhavan Lane, Morhabadi, Morabadi, , Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:57			
2	EDOT EPC THRO ITS PARTNERS JAYANT LAKRA Address1 - FLAT NO. 1A, MOON ENCLAVE, CLUB ROAD, SIRAM TOLI, CHUTIA, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	Yes	Jayant Lakra Address:- , , Club Road Lal Serom Toli, 1.A Moon Enclave Chutia, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:55			



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	EDOT EPC THRO ITS PARTNERS AYUSH Address1 - FLAT NO. C0B, MECON VATIKA, SINGH MORE, KALYANPUR, JAGARNATHPUR, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Ayush Address:- , HOUSE NO- C-0B, BLOCK-B, , MECON VATIKA, KALYANPUR, SINGH MORE HATIA, , Ranchi, 834003, Hatia, Jharkhand, India		CLAIMANT Age:26			


Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	OM PRAKASH SINGH S/o-D/o LAKSHMAN SINGH Address1 - Q. NO. N-A-213, SECTOR-4, DHURWA, RANCHI, Address2 - , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	OM PRAKASH SINGH Address1 - Q. NO. N-A-213, SECTOR-4, DHURWA, RANCHI, Address2 - , , Jharkhand			

Signature of Operator 

Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence





Above mentioned, (**PRAVEENA SINHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**OM PRAKASH SINGH**) Son/Daughter/Wife of (**LAKSHMAN SINGH**) resident of (**Q. NO. N-A-213, SECTOR-4, DHURWA, RANCHI**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 15-Dec-2023



Seal and Signature of Registering Officer





Token No.: 202300159232

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **15-Dec-2023** by **PRAVEENA SINHA, S/O, D/O, W/O LATE ARICKSWAMY MOSES** resident of SHALOM BUNGALOW, SREENIBAS CAMPUS, SHIV BHAWAN LANE, MORHABADI, RANCHI, RANCHI.
This deed was registered as Document No:- **2023/RAN/10776/BK1/9911** in Book No :- **BK1**, Volume No :- **1321** from Page No :- **59** to **140** at, office of **SRO - Ranchi**

Date:- **15-Dec-2023**

Registering Officer

