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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ebf89f23e4ca4bc35cad

Receipt Date : 07-Oct-2022 04:15:49 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

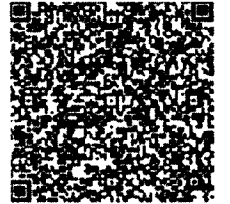
Token Number : 20220000120583

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : DREAM HOMES DEVELOPERS THRO ITS
PARTNER NAVEEN PRAKASH LAKRA (Vende)

GRN Number : 2213802004



For Office Use:-

कम्प्यूटर द्वारा 1908 की धारा 5 के तहत जारी की गयी है। भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1, धारा 1 के तहत 100/- की दर पर स्टाम्प का भुगतान किया गया है।

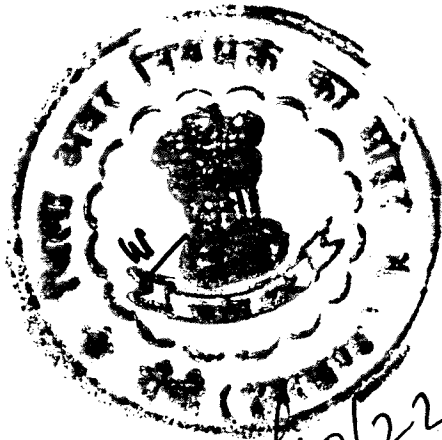
7/10/22

M. Chawla 7/10/22

07/10/2022

DREAM HOMES DEVELOPERS PARTNER

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।



7/10/22

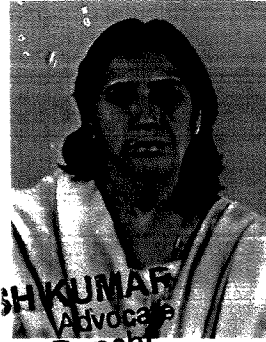
समिति का मुद्रा Development Assesment

मुद्रा - 100/-

T.D.S. -

7/11/22

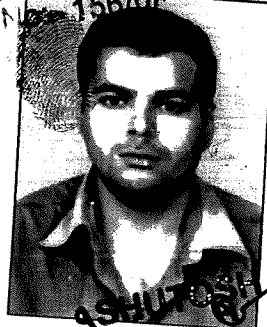
मानचित्र का पंजी से मिलान किया
जमीन का दर/डी. 999.768 L (Comm)
वाणिज्यिक का दर/वर्ग फीट
प्लॉट का दर/वर्ग फीट
प्लॉट का दर/वर्ग फीट



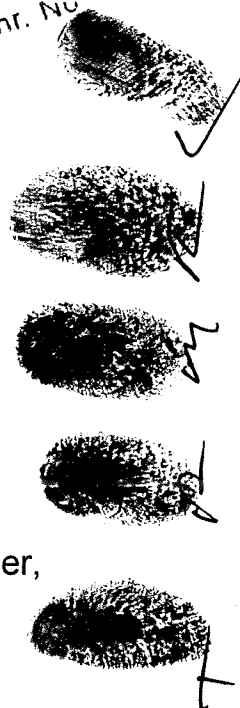
ASHUTOSH KUMAR
Advocate
Ranchi
Civil Court,
Enr. No. 156/08



MANJOTOSH KUMAR
Advocate
Ranchi
28-08-2021
Civil Court,
Enr. No. 156/08



ASHUTOSH KUMAR
Advocate
Ranchi
Civil Court,
Enr. No. 156/08



DEVELOPMENT AGREEMENT

This agreement is made and entered on this 10/07 day of October, 2022

Between

(1) MANJU CHAWLA (AADHAR No. xxxx xxxx 5355) W/o Late Ramesh Chandra Chawla D/o Late Trilok Nath Grower (2) MANISH CHAWLA (AADHAR No. xxxx xxxx 0922) and (3) SANJEEV CHAWLA (AADHAR NO. xxxx xxxx 7621) both son of Late Ramesh Chandra Chawla, grandson of Late Basudeo Chawla, by faith Hindu, by caste General, by occupation- Housewife and Business respectively, resident of Lower Burdwan Compound, Gulmohar Park Road, Lalpur, P.S. Lalpur, Dist. Ranchi State Jharkhand, Indian Citizen, hereinafter called the **LAND OWNERS/FIRST PARTIES**, (which expression shall, unless expressly excluded by the subject or context below, mean and include their respective legal heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;

M. Chawla
Sanjeev Chawla

पशुपालन की भूमि
असहभागी लीज की
भविष्य स्कोट दर्श नहीं है।

7/11/22

AND

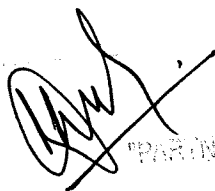
12/10/22

11/10

DREAM HOMES DEVELOPERS a Partnership firm having its office at peace road Bye lane P.S. Lalpur, District Ranchi, through its Partners (1) **Naveen Prakash Lakra** (UID xxxx xxxx 3432) (Mobile No 8002334141) Son of Shri George Lakra, grandson of Late D. Lakra, by caste - S.T., by occupation - Business resident of House No. 35, near Sarda Moye Apartment Peace Road , Bye lane Lalpur P.S Lalpur, District Ranchi, Jharkhand, (2) **Pran Ranjan Sahay** (UID. xxxx xxxx 2269) (Mobile No. 9708037244) son of Late Shyam Nandan Sahay, grandson of Late Janki Nandan Sajay, by Caste - General, by occupation - Business resident of Kusum Vihar, Road No 7, Morhabadi P.S. Bariatu District Ranchi State of Jharkhand hereinafter referred to as DEVELOPER SECOND PARTY (which terms or expression shall, unless excluded by or repugnant to the subject or context, be deemed to include its, executors, administrators, legal representatives and assigns) of the OTHER PART;

AND WHEREAS the said Land Owners/First Parties interested to develop their land more fully described in schedule-A below by constructing multi-storied residential building through the aforesaid developer Dream Home developer as per the plan sanctioned by the competent authority RRDA or R.M.C., Ranchi.(Ranchi Municipal Corporation)

AND WHEREAS the Land Owners/First Parties are interested in getting multi-storied residential building constructed over the schedule-A property and to acquire super built-up area i.e. 45% (Forty Five) percent of the proposed multistoried building constructed over Schedule "A" along with the proportionate Land/undivided share of land for their respective land as mentioned in schedule-B here under in the same as consideration in exchange for full and final


"PARTNER"


M. Chawla


Pran Ranjan Sahay

value of the land and entered into a Registered Development Agreement with the Second party.

AND WHEREAS the aforesaid Developer accept the said offer to construct the same at its own cost of the said multi-storied residential building in the name and style of Gokul Dham over the schedule-A land as per map sanctioned by competent authority R.M.C., Ranchi and bound to give the Land Owner's share i.e. 45% (forty five percent) total constructed super built-up area in different floors as per schedule B mutually decided and total 45% of covered parking space as mentioned in schedule-B along with the proportionate Land/ undivided share & Land below as agreed for the value of the said land and to sale the remaining super built-up area of 55% (Fifty Five) percent of the proposed multistoried building with undivided share of land to the prospective purchaser/s (Developer share mentioned in the schedule-C below). However the proposed building will be constructed by the Developer, within 2 (two) years from the date of sanction of the plan map with 6 months grace period and by such period lost by any force majeure Pandamic etc. Occurs then for the same the Land Owners hereby agreed that the period hereinabove may be extended so lost.

The FIRST PARTY in writing will hand over the vacant possession of the land after 90 days once the plan Map is sanctioned from RRDA or RMC to which the 2nd party will confirm by affirm their signature on the same. The demolition of the existing structure will be done by the first party. It's expenses will also be borne by the first party.

IN THIS AGREEMENT- unless it be contrary to or repugnant to the « context the terms or expression aforementioned shall mean and have the following meanings:-

DREAM HOMES DEVELOPERS
[Signature]
"P/2/3/2017"

M. Chaula


[Signature]
M. Chaula

[Signature]
"P/2/3/2017"

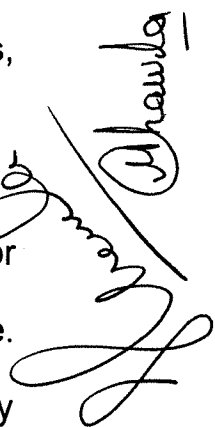
NOW THIS AGREEMENT WITNESSETH and it is hereby between the Land Owners and the Builders hereto as follows:-

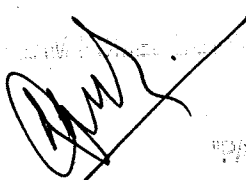
ARTICLE-1

- 1.1 **LAND OWNERS** - shall mean the Owners above named and their legal heirs, successors, in-interest, executors administrators, legal representative's and other assigns.
- 1.2 **LAND PROPERTY** - means all that piece and parcel of land measuring an area 115Kari or 11.88 decimals (07 Katha's) more fully and particularly described in schedule-A below.
- 1.3 **BUILDING** - shall mean the proposed Multi-storied building consisting several units for residential use to be constructed on the land given in schedule-A of this agreement by the Developer at its own cost and expenses as per plan duly sanctioned by competent authority Ranchi Municipal Corporation, Ranchi.
- 1.4 **DEVELOPER** - shall mean the above named Second Party and their legal representative, successors, executors, administrators and assigns.
- 1.5 **UNIT/FLAT** - shall mean a covered area available for independent use and occupations for residential purpose i.e. entire covered areas as per sanctioned building plan/map by Ranchi Municipal Corporation, Ranchi and shall include the

CREAM

 M. Chawla

M. Chawla


 M. Chawla


 M. Chawla

PARCEL

PARCEL

plinth area of the unit, Plinth area consisting of Bedroom, Bathroom, Living room, Kitchen, Balcony/Varandah open terrace etc.

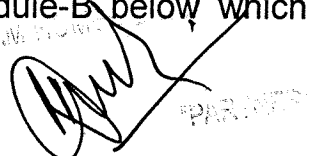
1.6 **PARKING SPACE** - shall mean covered area under constructed building place in covered area of schedule land reserved for parking of motor car, scooters or any other vehicle.

1.7 **COMMON PART** - shall mean common passage, basement, corridors, stair case, lift, common lavatories pump room, tub well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fitting.

1.8 **SUPER BUILT UP AREA-** shall mean and include the carpet areas, built-up area and the proportionate areas of staircase, and lobby, guardroom and generators room or any other construction in the garden areas or any underground construction.

1.9 **OWNERS' ALLOCATION/LAND OWNERS' SHARE** - It shall be constructed super built-up area 16088 sq.ft. i.e. 45% with relevant portion that is 7240 sq.ft and common passage and other undivided share common facilities and 45% of the covered Parking space and undivided share of Land, out of the total constructed area in the proposed building more fully described in the Schedule-B below which has been agreed

PARTICLE
M. Chavala
Shankar


PARTICLE

upon by the land Owner and Developer. It is clear according to "Schedule B" that landowner's allocation is 7240 sq.ft. and according to the agreement Landowner's share is 7240 sq.ft. The rest 596 sq.ft will be adjusted according to the provision of Agreement. The proposed multistoried building to be constructed as per the map placed for sanction is since built of area 16088 sq.ft and thus, as agreed the land lords share i.e. 45% of the total super built up area is coming to 7240 sq. and the Developers shall i.e. 55% is coming to.

1.10 DEVELOPER'S ALLOCATION/DEVELOPER'S SHARE- It shall means remaining area i.e. 55% after allotting Land Owners' share of the constructed super built-up area in the proposed building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof 55% of the parking space with undivided share of land after providing Land Owners' share more fully described in Schedule-"C". The Developer can sale, mortgage and lease to any competent authority which is Article 1.15, 16, 17 after the completion and possession of the area of land owner, that is 45% complete.

1.11 COMMON EXPENSES- It shall mean and include a proportionate share of the costs, charge and expenses for working, maintenances, upkeep, repairs, replacement of common part's and common facilities, including proportionate

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M Chawla

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Chawla

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share of Municipal and property tax and other state taxes and levies, related to or connected with the said building and the landed property.

1.12 **SALEABLE SPACE-** It shall mean the space in the proposed building, available for independent use and occupation after making due provision for common facilities and space required thereof.

1.13 **COMMON LIFT FACILITY-** It shall mean one suitable lifts with adequate safety features of the capacity for 8 persons for common use.

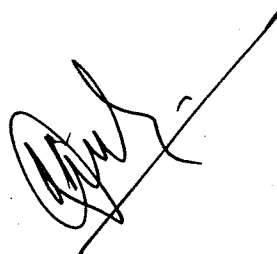
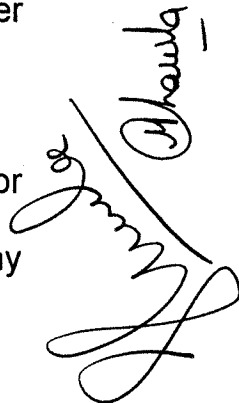
1.14 **TRANSFER-** with its grammatical and juristic variation shall include transfer by voluntary handing over of possession and by any other means, adopted for effecting what is understood as a transfer of space in the multi-storied building to purchaser thereof, although the same may not be within the definition of the terms as given in the Transfer of property Act or other enactments.

1.15 **TRANSFeree-** It shall include any natural or juristic person or persons competent to enter into contracts and to whom any space in the building has been transferred/allotted.

1.16 Words importing singular numbers shall include plural numbers and vice versa.



M. Chavla



1.17 Words importing masculine gender shall include feminine and neuter gender. Likewise word importing feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

1.18 **FORCE MAJEURE**- shall descried flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out, Pandamic and/or any other act or commission beyond the control of the developer.

ARTICLE - II

HISTORY OF LAND

WHEREAS the Land Owners are joint absolute owners and in possession over the property comprised of Khata No. 12, Plot No. 84 marked as Sub Plot No. 84/B-II, Area 11.58 decimals (7 Kathas), situated at village Lalpur, P.S. Lalpur, Thana No. 197, Dist. Ranchi, State Jharkhand correspondent Holding No. 1924, ward No. 20 of Ranchi Municipal Corporation, Ranchi more fully describes in schedule-A below.

AND WHEREAS the Revisional Survey Record of Right of Khata No. 12 Plot No. 84 area 3.05 acres, situated at village Lalpur. P.S. Lalpur. Thana No. 197 Dist. Ranchi is recorded in the name of Gokhul Munda.

AND WHEREAS Mosomat Bhatgtain Munda wife of Tunu Munda on 30.05.1955 paid a sum of Rs. 1120/- to the superior

DREAM HOUSE

M. Chawla

M. Chawla

Gokhul Munda

M. Chawla

Landlord being the premium for conversions as the 0.56 acres of land out of Plot No. 84 Vide case No. 169R8 of 1953-54 into chhapparbandi.

AND WHEREAS the said Mosamat Bhagtain Munda sold her chhapparbandi land of Khata No. 12 Plot No. 84 area 20 Kathas situated at village Lalpur, P.S. Lalpur, Thana No. 197 Dist. Ranchi to Pandit Bibhuti Nath Jha son of Late Sri Ganganath Jha by caste Brahmin resident of Pahitola Pargana Bhaur P.S. Madhubani District Darbhanga by virtue of registered sale deed No. 3465 dated 01.06.1955 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. 1, Volume no. 26, Page No. 454 to 460 for the year 1955.

AND WHEREAS after purchase the said land Pandit Bibhuti Nath Jha son of Late Sri Ganganath jha came in peaceful possession thereof and sold the said chhapparbandi land to Smt. Radha Rani wife of Shri Narayan Jee by caste kayastha resident of Ashram Road, Hinoo District Ranchi by virtue of registered sale deed No. 3756 dated 26.08.1957 which was registered at District Sub Registrar Office, Ranchi peaceful possession thereof.

AND WHEREAS the said Smt. Radha Rani wife of Shri Narayan Jee sold to her chhapparbandi land of khathas No. 12 Plot No. 84 area 07 Kathas out of 20 Kathas situated at village Lalpur, P.S. Lalpur, Thana No 197 Distt. Ranchi to Smt. Kailashpati Devi Wife of Shri

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M. Chandra

Radha Rani

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PARTNER

Krishna Ballabh Sahay by Caste Kayastha resident of Hazaribagh by virtue of registered sale deed No. 4784 dated 02.12.1957 which was registered at District Sub Registrar Office, Ranchi and entered in Book No.I, Volume No. 4 to 6 for the year 1958 and put her in peaceful possession thereof.

AND WHEEAS after purchase the said Land Smt. Kailashpati Devi came in peaceful possession thereof and got her name mutated in the office of state of Jharkhand through Town Anchal Ranchi under mutation case No. 2773 R-27/1989-90 and paid revenue rent to the state.

AND WHEREAS the said Smt Kailashpati Devi sold her purchased chhapparbandi land of Khata No. 12 Plot No. 84, marked as Sub Plot No. 84/part, area 07 Kathas situated at village Lalpur, P.S. Lalpur, Thana No. 197 Dist. Ranchi to Late Ramesh Chandra Chawla son of Late VASH DEV CHAWLA resident of Burdwan Compound Lalpur District Ranchi by virtue of registered sale deed No. 6653, serial No. 7051 dated 17.06.1991 which was registered at District Sub Registrar Office, Ranchi and entered in Book No.I, Volume No. 44, Page No. 155 to 161 for the year 1991 and put him in peaceful possession thereof.

AND WHEREAS after purchase the said land Late Ramesh Chandra Chawla came in Peaceful possession thereof and got his name

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mutated in the office of state of Jharkhand through Town Anchal Ranchi under mutation case No. 1901 R-27/1991-92 and paying revenue rent to the state.

AND WHEREAS the said Late Ramesh Chandra Chawla died leaving behind his wife MANJU CHAWLA and two sons namely (1) MANISH CHAWLA and (2) SANJEEV CHAWLA who being the legal heirs and successors jointly inherited the property left by Late Ramesh Chandra Chawla as per law of inheritance and came in peaceful possession thereof.

Thus (1) **MANJU CHAWLA** W/o Late Ramesh Chandra Chawla (2) **MANISH CHAWLA** and (3) **SANJEEV CHAWLA** both sons of Late Ramesh Chandra Chawla are the absolute owner and in possession over property of R.S. Khata No. 12 Plot No. 84, marked as Sub Plot No. 84/Part, area 07 Khathas situated at village Lalpur, P.S. Lalpur, Thana No. 197 Dist. Ranchi corresponding to Holding No. 0200001772000A1, Ward No. 20, Of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS (1) **MANJU CHAWLA** W/o Late Ramesh Chandra Chawla (2) **MANISH CHAWLA** and (3) **SANJEEV CHAWLA** are interested to develop their land and amalgamated the same more fully described in schedule-A below.

Manish Chawla

Manju Chawla

Sanjeev Chawla

[Signature]

ARTICLE - III

COMMENCEMENT -

This agreement shall be deemed to have commenced with immediate effect.

AND WHEREAS the Land Owners/First Parties covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and same is free from all encumbrances, debts, lien charges and attachment and in marketable condition and have in their good right full power and they have absolute authority and right to transfer the whole or part of the Schedule-A property and to deal with the same in the any manner. The SECOND PARTY confirms and states that they after being provided with all relevant documents got the same verified through their lawyer with the concerned offices and after thorough verification and scrutiny the SECOND PARTY is satisfied with the Right, title and interest of the first Party over the Land Schedule A.

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M. Chawla

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ARTICLE- IV THE SCHEME

AND WHEREAS certain terms and condition were agreed to by and between the Land owner and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

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The OWNERS shall not have any claims from the Builder, if the final finish of the OWNERS' ALLOCATION is delayed by maximum upto 6 (six) months by force majeure.

However 2 three BHK flat residential accommodations shall be arranged by the DEVELOPER with his own expenses, at same area or Rs 40,000=00 Cash shall be paid by the DEVELOPER to the LAND OWNER every month in the form of P.D.C. cheque for two years + Advance as security money to the Renter for three months AS A STOP GAP ARRANGEMENT for the land owner and his family, for the said intervening period of construction of the proposed multistoried residential building.

2. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied residential to leave aside, over the schedule-A land and after construction to leave aside, allocate and make ready for the Land Owners' share of the total constructed area more fully described in schedule-B below. In respect of the remaining share of the total constructed area, the DEVELOPER will be free to dispose off the same to any other person or persons on such terms and condition as it may decided in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Land Owner's Share of the total constructed area to be made ready,

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M Chawla

Shruti



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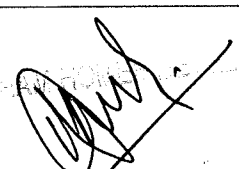
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leave aside and allocated for the Land Owner will include the portion comprising of residential building and also all other portions such as parking space, common space, roof right etc.

3. That the Developer shall pay Rs. 25,00,000/- (Rupees Twenty Five Lakhs) as an interest free security deposit to the Land Owners which will be adjusted in the area of land owner which is super built up area at the 45% of the sanctioned plan i.e. 7240 sq.ft (super built up). Further landowners allotted 5 flats having 6644 sq.ft. super built up area according to Article IX, Schedule-B. Rest 596 sq.ft. area should be adjusted @ 3000/- that is 18,00,000/- and rest amount i.e. 7,00,000/- should be returned to the Developer from Landowner without interest and after the possession of his allocation. Detail of the payment of 25,00,000/- is mentioned hereinbelow :-

Date	Cheque No	Bank name	Amount
20/8/2020	662570	Canara Bank, Lalpur	6,00,000
28/10/2020	NEFT 474	Canara Bank, Lalpur	3,00,000/-
8/1/2021	NEFT 6951	Canara Bank, Lalpur	1,50,000/-
5/2/2021	NEFT 46076	Canara Bank, Lalpur	50,000/-
16/7/2021	NEFT 84581	Canara Bank, Lalpur	1,50,000/-
19/7/2022	NEFT	IDBI Bank	1,00,000/-


 M Chawla




2/09/2022	316349	Canara Bank, Lalpur	3,00,000/-
10/09/2022	316350	Canara Bank, Lalpur	8,50,000
		Total	25,00,000/-

4. That the Land Owners undertakes and confirms that the Developer will be put in actual Physical possession of the Landed property only once the map is sanctioned by the RMC and the builder became eligible to commence construction work. The builder confirms of having received all relevant documents related to the land. It is reiterated that the builder/Developer after through verification and scamination of the relevant document is satisfied with the Right, title and interest of the Land Owners.
5. That the Developer shall start construction work without delay of said proposed multi-stories building after sanction of plan map from start to finish in a regular manner and builder in the middle.
- The Builder/ Developer cannot take any type of loan from any financial institution or Bank against the said property of the land owner which is mentioned in Schedule - A of this agreement till the construction period and completion and handing over the land owners shares allocation.
6. The Developer after allocation of land owners share shall have full right to deal with the rest of the super built-up area other

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6. The Developer after allocation of land owners share shall have full right to deal with the rest of the super built-up area other than the Land Owner's shares along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Land Owners shall be bound to sign conveyance in favour of the purchasers/nominees of the Developer either personally or through their General Power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building/flats with and according to terms and conditions of this agreement. However, the said consideration if any, paid to the Owner with respect to the builders share shall be refunded by the Owners to the builder and it shall be fully accountable by the builder for taxation purpose.
7. In exchange of the consideration and terms and conditions herein agreed to an detailed hereinafter, the Land Owner do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and, developer shall prior to the same hand over the portion of the Land Owner's' share described in Schedule-B below after construction of the said proposed

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M. Chawla

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DREAM
"PASTOR"

Multi-storied building according to terms and conditions of this agreement.

ARTICLE - V - Apartment Consideration

In furtherance of the intention of the agreement the Land Owner do hereby entrust and empower the developer to do all or any of the following acts, deeds, matters and things: -

- A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
- B. Once the map is sanctioned to make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
- C. To accept service of any writ summons or other legal process or notice and to appear and represent the Land Owner in any court or before any magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, application, papers writing in case of legal proceeding in the court of law in the interest of Land owners arising after the execution of the

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M.Challa
M.Challa
M.Challa

agreement between the Land owners and the Developer. The developer shall take all measure at his own cost to protect the title, interest and the right of the Land Owners against any cause of action arising due to the development work.

- D. Once the map is sanctioned to enter into agreement for sale or otherwise allot Flats tenements in the aforesaid Building/ Buildings to purchasers expect of the Land Owners' Share as described in Schedule "B" and be entitled to the consideration thereof.
- E. After completion of construction and handing over of the OWNER' ALLOCATION (the portion allotted to the Land Owners') as described in Schedule "B", the developer shall be free to mortgage its portion or part of its portion as described in Schedule "C" with any financial institutions to obtain loan for any purpose as approved by such financial institution as the said Developer will decide at its sole discretion or purpose of the Developer.
- F. However, it is clarified that the Developer shall not mortgage the aforesaid property for purpose of construction of the proposed building. It shall complete the construction of the building of its own resources.
- G. To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.

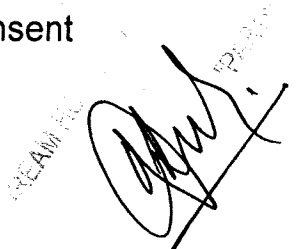
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- H. The Developer shall install and maintain for the benefits of the Land Owners and others prospective purchasers of the proposed multistoried building deep tube-well (Boring) along with submersible pump of suitable capacity, R.C.C overhead storage tank, public water supply connection, Underground sump, pump-set for lifting water to over head storage tanks and the Land S Owners will enjoy all relevant facilities.
- I. The Developer shall provide ancillary electric generation and supply for the benefit of the Land Owners and prospective purchasers of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculate by the Developer and the Land Owners will enjoy all relevant facilities but for separate electric meter and other electric equipment's the Land Owners shall pay the expenditure incurred for the same to the Developers and when demanded by the Developer for the-Land Owners' portion.
- J. The Developer undertake to give possession of the entire Owner's allocation as per the Schedule-B mentioned hereunder after completion of the project.
- K. During the pendency of the intervening period of the proposed project NO CHANGE of director/Partner in the Company/Firm shall be permitted anyway without the prior written consent from the Owner.



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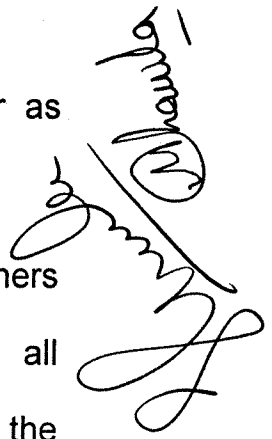
- L. The Land Owners shall have the right to get the constructed building, inspected by their appointed engineers/authorized representatives when and where the Owners deems fit and proper during the pendency of the project.

ARTICLE-VI (Miscellaneous)

- 1. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owners for the purpose of construction of the proposed building over the schedule "A" property and shall pay and keep the Land Owners indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the proposed building and other works envisaged by this agreement.
- 2. The Land Owners hereby covenant with the Developer as follows:-
 - A. That the property is free hold and the Land Owners have perfect title and the same is free from all encumbrance and if in future to this agreement with the Developer in respect of the schedule - A property in this circumstance the Land Owners shall execute further agreement with the Developer for proper confirming of title of the Land Owners.
 - B. The Land Owners have not created any encumbrances on the said property or any thereof by way of sale



M. Chatterjee



mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Land Owners have not entered with any person, partnership firm, company or any proprietorship concern prior to this development agreement.

- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
- D. That there are no attachment either before or after judgement and there are no claims, demands, suits, decree injunctions orders impendence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Land Owners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any & joint family or otherwise.
- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the



M. Chawla

M. Chawla




Developer alone and the Land Owners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer.

- G. The Owners of their nominee shall not be responsible or liable for any liability whatsoever either in relation to the construction of the proposed building nor will be liable to any outsider, in respect of any action done by the builder/developer whatsoever, during and after the entire project work.

ARTICLE-VII (Legal Procedures)

That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things:-

- 1. The Developer shall indemnify the Land Owners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Land Owners against any claim, action or proceeding which may be brought, or taken against the Land Owners in respect of any damage caused to

M. Chawla
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adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Land Owners against any claim, & compensation, action or proceedings which may brought or taken against the Land Owners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNERS area that if, after receiving their share of built-up area as per Schedule - "B", mentioned hereunder the LAND OWNERS will fail to execute the transfer/sale deed any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with flats in the name of DEVELOPER or their nominee/nominees as per Schedule "C", it will be presumed that according to this agreement, the title transfer to the DEVELOPER Or their nominee/nominees.

3. **On the execution of this development agreement an empower the developer to sale Lease or transfer the area allotted to him as per Schedule "C",**

In case if any conflict arises in the provisions of the aforesaid development agreement or the supplementary agreement the provisions of the development agreement corresponding to the supplementary agreement shall have precedence and shall prevail in all respect, whatsoever.

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ARTICLE -VIII

(Land Owners' and developer's Allocation) as per schedule-B & C

1. A schedule shall be formed by the parties here in due course for the management/administration of the new buildings including the portion in common use and showing the expenses of the management/administration of the amenities in the new buildings including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/occupant of the new building including the Land Owners allocation and the Developer allocation shares.

ARTICLE - IX (Settlement of disputes and arbitration)

1. In the event of breach of this Development Agreement and either by the Developer or the Land Owners the defaulting party will be liable for legal action and compensational as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.
2. That this Agreement has been prepared in two copies all are treated in original one copy retained by the Developer and another copy retained by the Land Owners.
3. Courts at Ranchi alone shall have jurisdiction to entertain any type of dispute, all actions, suits and proceeding arising out of this agreement.

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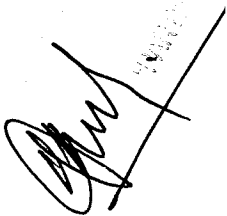
SCHEDULE-C (Developer Allocation)**DEVELOPERS' SHARE**

The Developer shall be in the remaining area 55% (Fifty Five Percent) of the proposed multi-storied residential building after allotment of the Land Owners' share as mentioned in schedule "B" above be it known that it is contractual agreement between the land Owners and Developer that the competent Authority i.e. Ranchi Municipal Corporation Ranchi permit to construct less than 2.5 F.A.R i.e. 2.26 (Floor Area Ratio) then also The Developer shall give Super Built up area 45% of the total construction to the Land Owners and Developers shall be in remaining Super Built up area i.e. 55% of the total construction along with parking place and other open area etc.

Floor	Flat No.	Area
2	A	1022 Super builtup + one Parking
2	B	1600 Super builtup + one Parking
2	C	1400 Super builtup + one Parking
3	A	1022 Super builtup + one Parking
3	C	1400 Super builtup + one Parking
4	B	1600 Super builtup + one Parking
4	C	1400 Super builtup + one Parking
	Total	9,444 s.ft. Super builtup area with 7 Car Parking

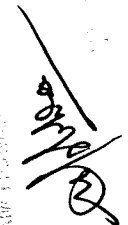
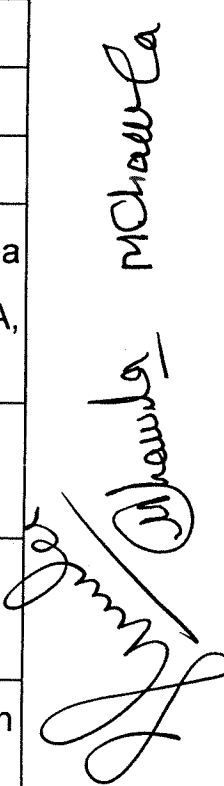
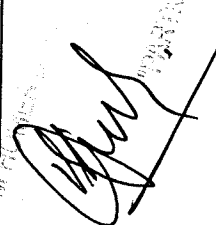


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SCHEDULE - D**SPECIFICATION FOR CONSTRUCTION OF FLAT****EARTHQUAKE RESISTANT: -**

1.	Foundation		R.C.C. Foundation as per Design of structural consultants with anti termite treatment both in foundation and plinth, earth quake resistant, and lightning protection.
2.	Structure	:	R.C.C. Frame structure
3.	Walls	:	Wall shall be construed with Red Brick
4.	Plaster	:	In Cement mortar 1:6 (INTERNAL)
5.	Flooring	:	Vitrified Tiles Flooring in all living area of the Flats. Make of Tiles KAJARIA, SOMANY NITCO, JHONSON
6.	Balcony & Open space	:	Floor tiles (Anti-Skid) Make of Tiles
7.	parking area Flooring	:	Parking vitrified in parking lots.
8.	Water Proofing	:	All roofs and toilets shall be treated with water proofing compound.
9.	External Wall Finish		All external walls shall be Plastered in 1:4 cement mortar and finished with Cement based putty over two coat of weather shield paint.
10.	Internal Wall Finish		All internal walls shall be finished with plaster of Paris and one coat of Cement based wall putty on Plastered surface

			and a coat of cement Primer with two coats of Oil Bond Distemper.
11.	Chowkhats		Door frames (Chowkhats) of SAL WOOD of Size 5" x 2½"
12.	Entrance doors		Entrance Door shutters of 35 mm thick ISI mark flush door along with wire Mesh door painted with two coats synthetic enamel of specified colour over the coat of-primer and-putty.
12(1)	Other doors		32 mm thick ISI mark flush door shutters painted with synthetic enamel over a coat of primer and putty. Make:
13.	Windows		Powder Coated Aluminum Windows three track along with M.S. guard bar to be provided in the Windows.
14.	Kitchen		(A) Flooring : Floor with KOTA STONE 20mm thick (B) Working: Granite / Black Platform Slab (C) Dado : Premium quality printed glazed tiles 24" high Make of Tiles (D) Sink: Stainless Steel Sink Make
15.	Bathroom		(A) Flooring: Ceramic Floor tiles (Anti-Skid) (B) Walls : Ceramic Glazed tiles upto 7 feet height (C) Sanitary WASH BASIN, EWC : White glazed vitreous China Sanitary ware of CERA/

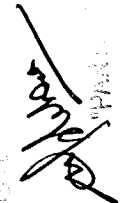
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			<p>HINDWARE/Parryware</p> <p>(D) Fittings Chromium plated CONTINENTAL series of JAQUAR/ HINDWARE/ PARRYWARE</p> <p>(E) Cistern White Acrylic/fiber glass cistern make HINDWARE/ CERA/ parryware</p>
16.	Electrical		<p>(A) All internal wiring in Concealed conduits size of wire 1.5sqmm and 2.5sqmm ISI mark copper cable. Make of Cable havells polycab, anchor,</p> <p>(B) All Electrical modular switches and accessories of ISI Mark. Make Anchor, havells, crabtree/Legrand.</p> <p>(C) Adequate lighting/sockets, outlets etc. provided in each room.</p> <p>(D) MCB Distribution Board and MCB (Make-Havells, Legrand, Anchor</p>
17.	T.V. Cable	:	One T.V. point provided in drawing room and One in Master's Bedroom.
18.	Telephone	:	One telephone plug provided in Drawing Room and one master Bedroom.
19.	Water Supply		Adequate water supply shall be provided by two bore wells and overhead Water Tank alongwith one underground sump for storage of water from PhD supply.
20.	Lift		One OTIS ELEVATOR/KONE in


 M. Chawla

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		Apartment Block. For EIGHT Persons
21.	Electric	Single phase connection to all the flats with a Provision of separate meter with 4 KAV load for each units.
22.	Power back up	Providing 500 watts emergency power backup by one silent Gen. sets provided on Ground Floor. Make
23.	Drainage	Rain water harvesting-system shall be provided.
24	Plumbing work	UPVC pipe size 20mm, 25mm for internal and External water supply (MAKE Supreme, Prayag, Astral
25	Sanitary Pipe	PVC SWR pipe Grade A make Supreme , Kissan, Finolex,
26.	Sewage System	Septic tank of 100 users along with soakwell of adequate size
27.	Make of Cement	Gujrat Ambuja, century group, Birla group, ACC group, L&T group
28.	Make of Steel (TMT Bar)	Tata Steel, Kamdhenu/Virat, Jindal TMT, SRMB Steel (TMT bar of grade Fe 500, Fe 500D Size: 8 to 32mm)

IN WITNESSES WHEREOF THE Parties the Land Owners and the Builder have signed in our presence at the same time and each of them have in their presence and direction signed their names herein above as attesting witnesses.

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MChauhan
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WITNESSES

1. *Manjushri*
Ranveer Singh

2. *Chandra*
Rajendra
7/10/22

Land Owner

(1) Manju Chawla *M. Chawla* *7/10/22*

(2) Sanjeev Chawla *Sanjeev* *7/10/22*

(3) Manish Chawla *Manish* *7/10/22*

BUILDER/DEVELOPER



ASHUTOSH KUMAR
 Advocate
 Civil Court, Ranchi
 Enr. No:- 156/08

(1) Naveen Prakash Lakra

Naveen
7/10/22

(2) Pran Ranjan

Pran Ranjan
7/10/22



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R



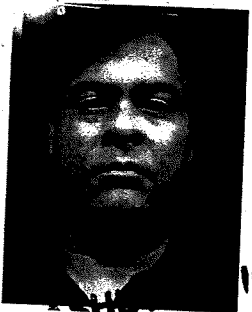
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ASHUTOSH KUMAR
 Advocate
 Civil Court, Ranchi
 Enr. No:- 156/08



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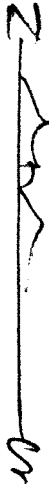


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ASHUTOSH

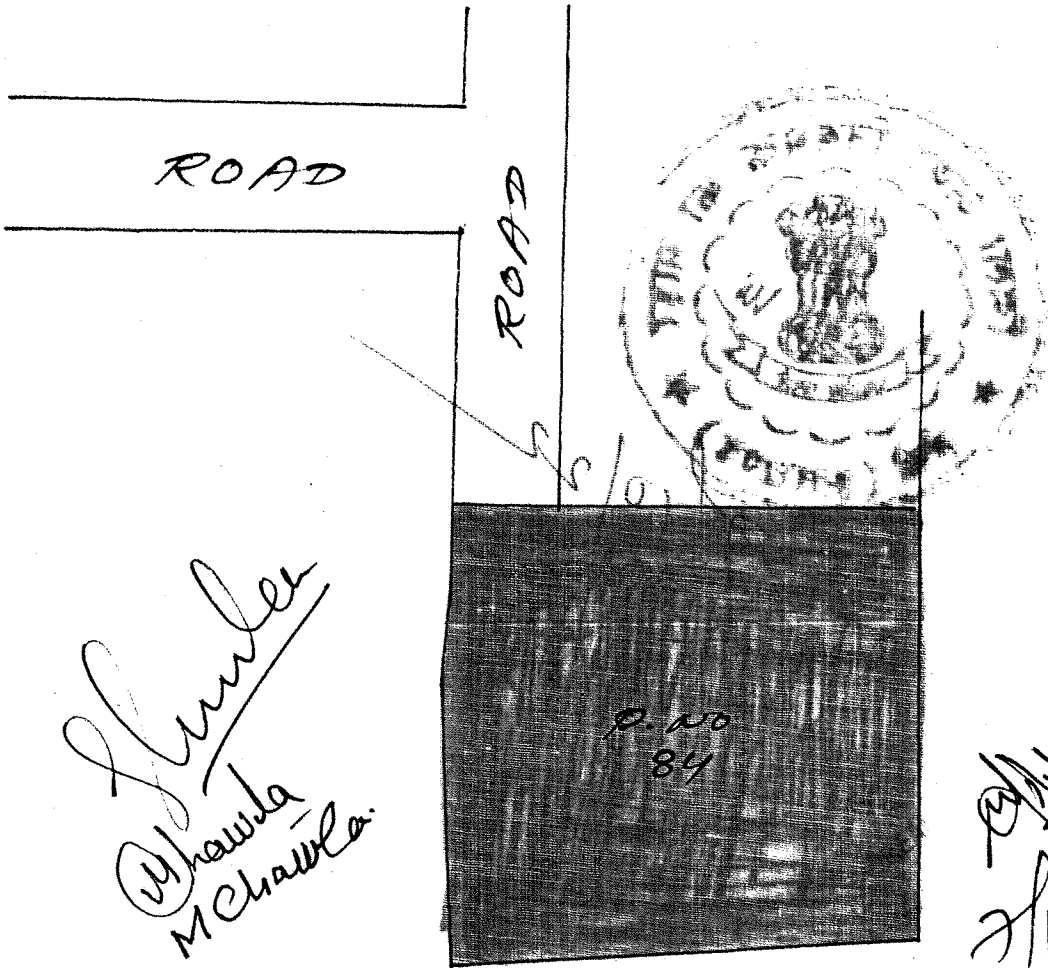
Civil Court, Ranchi
 Enr. No:-

Pran Ranjan
7/10/22



VILLAGE - LALPUR
MANA NO - 197
P.S. - LALPUR, DIST RAJASHTH
R.S. PLOT NO - 84
SHOWN IN RED COLOUR

ARDA
A-DEC
6-11-58

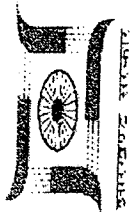


Shanker
Mhawla
Mchawla

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7/10/22

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झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP14017446

8/5/2020



जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	शहर	हल्का	हल्का-02	रजिस्टर 2	
डिस्ट का नाम	झारखण्ड	भाग	12	पृष्ठ संख्या वर्तमान	54	थाना न.	197	अद्यतन तिथि	
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाणा का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	लागान	
7446	129	तालपुर 197	राँची	04/08/2020	By Succession Legal Heir Certificate Dated 16/06/2020	खाता न. खत न. खत न. खत न.	खाता न. खत न. खत न. खत न.	70	
	129	तालपुर 197	राँची	04/08/2020	By Succession Legal Heir Certificate Dated 16/06/2020	12 1 613	12 84 115 कड़ी		

विक्रेता का नाम :

(MANISH CHAWLA)पिता-LATE RAMESH CHANDRA CHAWLA, जाति-----, पत्ता-GULMOHAR RARK ROAD LOWER VURDWAN COMPOUND LALPUR RANCHI) एव (MANJU CHAWLA)पति-LATE RAMESH CHANDRA CHAWLA, जाति-----, पत्ता-GULMOHAR RARK ROAD LOWER VURDWAN COMPOUND LALPUR RANCHI) एव (SANJEEV CHAWLA)पिता-LATE RAMESH CHANDRA CHAWLA, जाति-----, पत्ता-GULMOHAR RARK ROAD LOWER VURDWAN COMPOUND LALPUR RANCHI)

जमाबंदी रयत का नाम :

श्री रमेश चंद्र चावला-पिता-बासुदेव चावला:

विक्रेता का नाम :

LATE RAMESH CHANDRA CHAWLA, पिता-BASHDEV CHALWA, जाति-----, पत्ता-GULMOHAR RARK ROAD LOWER VURDWAN COMPOUND LALPUR RANCHI

राजस्व कर्मचारी हल्का-02 को आवश्यक कार्यवाही एवं सूचनाई हस्तान्तरित |

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है |

Signature valid

Digitally signed by

PRAKASH KUMAR

अचल अधिकारी शहर



Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 54
नाम रैयत मय वलिदयत जमाबन्दी Vol. No : 12
वो सकुनत नम्बर। Receipt No. : 0879709724

शहर लालपुर 197 MANISH CHAWLA, MANJU CHAWLA, SANJEEV CHAWLA		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
12	84	115 कड़ी 0 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया			हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	
माल (नकदी)	70.00				70.00
गुजारी (भावली)	17.50				17.50
सेस	35.00				35.00
सूद	35.00				35.00
मुतफरकात	14.00				14.00
मीजान	171.50				171.50

तफसील अदायकारी

अदायकारी बावत	बकाया				गतालाबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					70.00	
गुजारी (भावली)					17.50	
सेस					35.00	
सूद					35.00	
मुतफरकात					14.00	
मीजान अदायकारी					171.50	

(१) मीजान कुल (लफ्जों में) : One Hundred Seventy One Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 171.50

तारीख अमला तहसील कुनिन्दा : 05-08-2020

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



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।

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP02062021070649

Date : 2021-06-02

Department / Section : Revenue Section

Ward No : 20

Account Description : Holding Tax & Others

New Ward No : 10

Holding No. : 1924

New Holding No : 0200001772000A1

Received From Mr / Mrs / Miss . : **SMT. MANJU CHAWLA C/O LATE RAMESH CHANDRA CHAWLA**

Address : **LOWER BURDHWAN COMPOUND LALPUR RANCHI**

A Sum of Rs. : **3684.00**

(in words): **Three Thousand Six Hundred And Eighty Four Rupees Only**

towards : **Holding Tax & Others** Vide : **ONLINE**

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	2021-2022	4	2021-2022	4093.60
Rebate From Jsk/Online Payment					204.68
Total Payable Amount					0.00
Total Paid Amount					3684.00



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



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a27f028d8327f223f6c6

Receipt Date : 16-Aug-2021 02:30:15 pm

Receipt Amount : 10/-

Amount In Words : Ten Rupees Only

Document Type : Copy or Extract

District Name : Ranchi

Stamp Duty Paid By : Dream Home Developer Ranchi

Purpose of stamp duty paid : True Copy

First Party Name : Registrar Office e Nibandhan

Second Party Name : Dream Home Developer Ranchi

GRN Number : 2107017530

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

DP, No 8332/18/8/2021

अतिथि की अयाशति

अस्ते जिला निबन्धन



1
-26
-454/460
-3465
-1955

This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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।

and margin for copy of
ment and certificates.

2. Central space for copy of documents. (Twenty lines of fifteen words each.)

3. Right hand
margin for note.

11. A sum of Rs 100/- (Chupra four hundred eighty) for meeting house hold
 expense and purchase of plough and bullocks (2) in 1913 in 1913 in 1913
 24/11/13 4-4-13 24/11/13 24/11/13 24/11/13
 said tender on 30-5-13 paid a sum of Rs 110/- (Rupees one hundred
 and one hundred eighty) to the superior land lord (Khas mahal) being the
 premium for conversion of the 856 acre of land out of Dist no. 84
 vide Case no. 169 A B of 1913-14 in the Chhapra mahal.
 And where as the said tender was in regard of competent is granted a decree
 of sale in favour of the vendee, the value of the land being Chhapra mahal.
 And where as the vendee referred to above did execute khata in favour
 of the superior land lord (Khas mahal) on 31-5-13 and recognized
 of the property demised here under having being entered into Chhapra mahal.
 And where as, the deed of sale witness the following terms and conditions
 (a) That the vendor referred to above has irrevocable title to effect
 transfer by way of sale of the property into the vendee
 (b) That the vendor has given to the vendee to understand in unequivocal
 terms that the property demised here under is free from all encumbrances and
 he has exclusive and absolute title thereon.
 That the vendor has further given out that all legitimate tenures, taxes,
 and other liabilities to the extent demised here under has been satisfied in full

sum the upon in from out of was all registered ten and fees

appertaining to the property devised to the vendor has been started in full
 and that there is no error due to the superior land bond
 (d) that on the record of any defect in title being taken covered
 or (e) that in the event of any defect in title being taken covered
 the vendor has been started in full
 to the date of registration and transfer and in that event the vendor
 has to meet the said obligation. The vendor with hereby undertake to indemnify
 the vendor on this account
 (f) that the vendor has received the balance due to the vendor for
 hundred (before the date of registration) namely at the time of registration
 of this deed of sale and thereby acknowledges receipt of the entire amount
 of consideration amounting to Rs 10000/- (ten thousand) the details of
 which are mentioned in Schedule (A) here under
 (g) that the property devised here under are fully delineated in the
 map attached along with this deed of sale
 (h) that the vendor from the date of transfer has placed the vendor in
 possession of the property devised here under and from the date he
 vendor has no concern with the property. So referred the property devised
 (i) that the vendor is a sole proprietor of the property devised
 here under in any manner. he may deem fit and proper either by

3. Right hand margin for note.

Left hand margin for copy of document and certificate.

2. Central space for copy of documents. (Twenty lines of fifteen words each.)

<p>Constructing building thereon, digging wells, planting trees and felling long woods are the above said property</p>	<p>(d) That the vendor shall in future get his name mutated in the records of the Superior land and pay all legitimate rent and tax appearing to the property demised hereunder (see Annexure B) and in accordance therewith Rs 50 Rs 22 Schedule A</p>	<p>Means of Circulation Rs 120/- for payment to the superior land and on account of premium for conversion of demised property into Chh. P. land Rs 480/- for purchase of 1/4th and 1/20th of the land and building house & electricity Rs 400/- paid before the District Sub-Registrar Ranchi Rs 1000/- (Rupees five thousand) and Schedule B. (Property demised in deed of sale) P. 187 no. 1 Chhatano area 20 (Twenty) Kathas out of P. 187 no. 89 Situate in village Talpur Pargana under P. 9 and Sub. Pargana Thana M.V. 197 to the District Registrar and Sub-Registrar Ranchi. Property demised in the map attached herewith for witness who of the records put to signature on the deed of sale</p>
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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
 7/10/22



निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित
 WS

CHP



Pre Registration Docket

Date :- 07-10-2022 03:21 pm

Office Name :- SRO - Ranchi
Token No:- 20220000120583

Appoinment :- 07-Oct-2022 Time:- 15:30

Article	Development Agreement
Pre Registration Date	07-Oct-2022
No. Of Pages	61
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,91,269.

Property Id: **827404**

Valuation No. : 1119499 / 2022	:- 2022-2023	Date : 07-October-2022 13:53:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahr	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Lalpur	Village/City : Lalpur	
Lalpur Word No 20 - Other Road			
Khata Number - 12			
Plot Number - 84			
Holding Number - 0200001772000A1			
Volume Number - 12			
Page Number - 54			
Property Rates			
Commercial Land (Y)			
₹999768/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	11.58 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11.58 x 999768=11577313.44	₹1,15,77,313/-
A	Total		₹1,15,77,313/-
Note : Final Valuation is Rounded to Next 100/-			₹1,15,77,400/-
Total Valuation (A)			
Total Amount in Words : One Crore Fifteen Lakhs Seventy Seven Thousands Four Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: TUNNU MUNDA, West: ROAD , South: PLOT NO 84 A, North: ROAD
Area	Land area : 11.58 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	11577313.44
Transaction Amount	- /

CLAIMANT	-Mr. DREAM HOMES DEVELOPERS THRO ITS PARTNER NAVEEN PRAKASH LAKRA, Address - HOUSE NO 35 NEAR SARDA MOYE APARTMENT PEACE ROAD BYE LANE LALPUR RANCHI- ,Father/Husband Name GEORGE LAKRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****3432
	-Mr. DREAM HOMES DEVELOPERS THRO ITS PARTNER PRAN RANJAN, Address - KUSM VIHAR ROAD NO 7 MORHABADI BARIATU RANCHI- ,Father/Husband Name LATE SHYAM NANDAN SAHAY , PAN No.- ,Permission Case No.- , Aadhaar No. *****2269
EXECUTANTS	-Mr. MANISH CHAWLA, Address - LOWER BURDWAN COMPOUND GULMOHAR PARK ROAD LALPUR RANCHI- ,Father/Husband Name LATE RAMESH CHANDRA CHAWLA , PAN No.- ,Permission Case No.- , Aadhaar No. *****0922
	-Mr. SANJEEV CHAWLA, Address - LOWER BURDWAN COMPOUND GULMOHAR PARK ROAD LALPUR RANCHI- ,Father/Husband Name LATE RAMESH CHANDRA CHAWLA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7621
	-Mrs. MANJU CHAWLA, Address - LOWER BURDWAN COMPOUND GULMOHAR PARK ROAD LALPUR RANCHI- ,Father/Husband Name LATE RAMESH CHANDRA CHAWLA , PAN No.- ,Permission Case No.- , Aadhaar No. *****5355

Witness Information	Mr. NAGENDRA PRATAP SINGH , Address - CHIRAUNDI BOREYA ROAD RANCHI-, Father/Husband Name-RAM LAKHAN SINGH
---------------------	--

Identifier Details	Mr. NAGENDRA PRATAP SINGH , Address - CHIRAUNDI BOREYA ROAD RANCHI-, Father/Husband Name-RAM LAKHAN SINGH
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

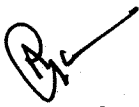
1	SP	1,830
Total		1,830

Fee Rule:Development Agreement		
1	A1	2,89,435

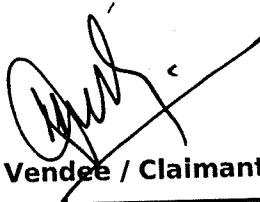
1	AI	2,89,435
2	LL	3
3	PR	1
Total		2,89,439

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



Vendee / Claimant



Vendor / Executant




M. Chawla



Document Registration Summary 1

Date :-07-Oct-2022

- Government/Market Value: ₹11577400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 719910

Receipt Date : 07-10-2022

Presenter Name: -

On Date 07-10-2022 Presented at SRO - Ranchi
Signature of Presenter

PR	₹1
SP	₹1830
LL	₹4
A1	₹289435
Stamp Duty	₹100

SRO - Ranchi

M. Chawla

Total**₹291370**

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	DreamHomesDevelopersThroltsPartnerNaveenPrakashLakra	GRN Number : 2213802004 DEPT Transaction Id : ebf89f23e4ca4bc35cad Transaction Type :	100
PR	1	1	0	GRAS	DreamHomesDevelopersThroltsPartnerNaveenPrakashLakra	GRN Number : 2213802045 DEPT Transaction Id : ed500b3e21479c33067c Transaction Type :	1
SP	1830	1830	0	GRAS	DreamHomesDevelopersThroltsPartnerNaveenPrakashLakra	GRN Number : 2213802045 DEPT Transaction Id : ed500b3e21479c33067c Transaction Type :	1830
A1	289435	289435	0	GRAS	DreamHomesDevelopersThroltsPartnerNaveenPrakashLakra	GRN Number : 2213802045 DEPT Transaction Id : ed500b3e21479c33067c Transaction Type :	289435

LL	3	4	-1	GRAS	DreamHomesDevelopersThroltsPartnerNaveenPrakashLakra	GRN Number : 2213802045 DEPT Transaction Id : ed500b3e21479c33067c Transaction Type :	4
Sub Total	291273	291370	-97				

Article : Development Agreement Number of Pages : 122

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 :- 20220000120583

Deed Type	Development Agreement
Number of Pages	122
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1830, A1 :- Rs. 289435, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.11577313/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Lalpur Location :- Other Road, Lalpur Word No 20 Property Boundaries :- East: TUNNU MUNDA, West: ROAD , South: PLOT NO 84 A, North: ROAD Khata Number - 12Plot Number - 84Holding Number - 0200001772000A1Volume Number - 12Page Number - 54 Area Of Land :- 11.58 Decimal

Sh./Smt.MANJU CHAWLA s/o/d/o/w/o LATE RAMESH CHANDRA CHAWLA has presented the document for registration in this office






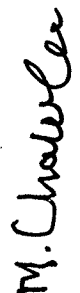



today dated :- 07-Oct-2022 Day :- Friday Time :- 17:38:01 PM









MANJU CHAWLA(Individual)

Party Name	Document Type	Document Number
MANJU CHAWLA	PAN/UID	936275355355




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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MANISH CHAWLA Address1 - LOWER BURDWAN COMPOUND GULMOHAR PARK ROAD LALPUR RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Manish Chawla Address:- H N -84 B, TRANSFORMER NEAR MAIN GATE, GULMOHAR PARK ROAD, LOWER BURDWAN COMPOUND, JHEEPA TOLI, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:49			
2	MANJU CHAWLA Address1 - LOWER BURDWAN COMPOUND GULMOHAR PARK ROAD LALPUR RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Manju Chawla Address:- 84/B, NEAR MURGI FARM, LOWER BURDWAN COMPOUND, LALPUR, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:70			
3	SANJEEV CHAWLA Address1 - LOWER BURDWAN COMPOUND GULMOHAR PARK ROAD LALPUR RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sanjeev Chawla Address:- H NO B-84, , GULMOHAR PARK ROAD, BURDWAN COMPOUND, LALPUR, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:47			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	DREAM HOMES DEVELOPERS THRO ITS PARTNER NAVEEN PRAKASH LAKRA Address1 - HOUSE NO 35 NEAR SARDA MOYE APARTMENT PEACE ROAD BYE LANE LALPUR RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Naveen Prakash Lakra Address:- HOUSE NO-35, NEAR SARDA MOYE APPARTMENT, , PEACE ROAD BYE LANE LALPUR, , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:48			
5	DREAM HOMES DEVELOPERS THRO ITS PARTNER PRAN RANJAN Address1 - KUSM VIHAR ROAD NO 7 MORHABADI BARIATU RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Pran Ranjan Address:- HOUSE NO-171/C, , , ROAD NO-7 KUSUM VIHAR MORHABADI, Morhabadi, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:45			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p>NAGENDRA PRATAP SINGH S/o-D/o RAM LAKHAN SINGH Address1 - CHIRAUNDI BOREYA ROAD RANCHI, Address2 - , , , Jharkhand PAN No.:</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>NAGENDRA PRATAP SINGH Address1 - CHIRAUNDI BOREYA ROAD RANCHI, Address2 - , , , Jharkhand</p>			

Signature of Operator 

Seal and Signature of Registering Officer 

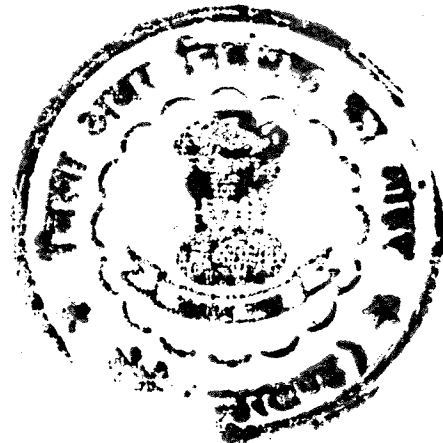
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MANISH CHAWLA , MANJU CHAWLA , SANJEEV CHAWLA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**NAGENDRA PRATAP SINGH**) Son/Daughter/Wife of (**RAM LAKHAN SINGH**) resident of (**CHIRAUNDI BOREYA ROAD RANCHI**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- **07-Oct-2022**

Seal and Signature of Registering Officer 



Token No.: 20220000120583

CERTIFICATE

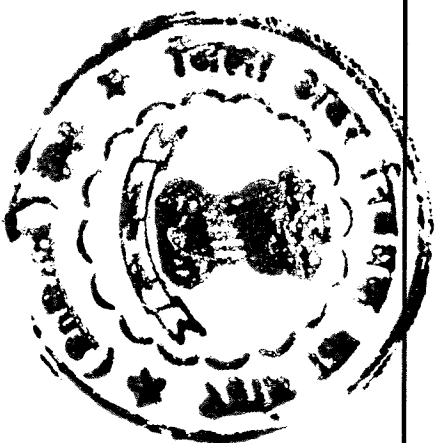
Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **07-Oct-2022** by **MANJU CHAWLA, S/O, D/O, W/O LATE RAMESH CHANDRA CHAWLA** resident of LOWER BURDWAN COMPOUND GULMOHAR PARK ROAD LALPUR RANCHI, ..

This deed was registered as Document No:- **2022/RAN/6957/BK1/6227** in Book No :- **BK1**, Volume No :- **830** from Page No :- **461** to **582** at, office of **SRO - Ranchi**

Date:- **07-Oct-2022**

Registering Officer





भारतीय विशिष्ट पहचान प्राधिकरण
GOVERNMENT OF INDIA

Address:

S/C स्मैश चंद्र चावला, ह नों न-८५,
गुलमोहर पार्क रोड, इंदिरा नगर कॉम्पाउंड,
लालपुर, रौंजी ग.प.ओ., रांची,
झारखण्ड, 834001



1800 300 1947

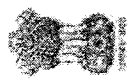


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P.O. Box No. 1947,
Bangalore-560 001



भारत सरकार
GOVERNMENT OF INDIA

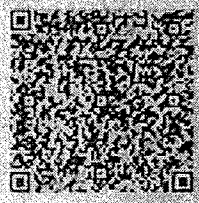


संजीव चावला

Sanjeev Chawla

DOB: 20-01-1973

Gender: Male



3172 4576 7621

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 2017/60054/07322

To,
मंजू चावला
Manju Chawla
W/O: Ramesh Chandra Chawla
84/B
LOWER BURDWAN COMPOUND
NEAR MURGI FARM LALPUR
Ranchi G.P.O.
Ranchi G.P.O. Ranchi Ranchi
Jharkhand 834001
9835508188

Ref: 1280 / 26G / 712324 / 712590 / P



SH079475986FT



आपका आधार क्रमांक / Your Aadhaar No. :

9362 7535 5355

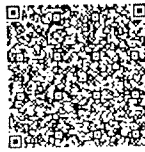
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



मंजू चावला
Manju Chawla
जन्म वर्ष / Year of Birth : 1949
महिला / Female



9362 7535 5355

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1190/60042/00012

24/10/2012
To,
मनीष चावला
Manish Chawla
S/O Late Ramesh Chandra Chawla
H N -84 B
GULMOHAR PARK ROAD
TRANSFORMER NEAR MAIN GATE LOWER BURDWAN
COMPOUND, JHEEPA TOLI
Ranchi G.P.O.
Ranchi G.P Ranchi Ranchi
Jharkhand 834001
9334256510

Ref: 346 / 15A / 689700 / 690270 / P



SH069859332DF



आपका आधार क्रमांक / Your Aadhaar No. :

9900 2195 0922

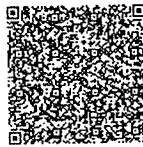
आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मनीष चावला
Manish Chawla
जन्म वर्ष / Year of Birth : 1975
पुरुष / Male



9900 2195 0922

आधार — आम आदमी का अधिकार