

2041

1886



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : dce952564dce21da1eb5

Receipt Date : 14-Sep-2022 10:15:44 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000110893

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : ARYAN DEVELOPERS AND REALTORS PVT LTD THROUGH DIRECTOR AMRENDRA KUMAR SINHA (Vendee)

GRN Number : 2213474010



नियम 21 के अधीन ग्राहक भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1 या 1 क्रम सं०.....5.....के अंतर्गत आवश्यक स्टांप-सहित (या स्टांप शुल्क से विमुख या स्टांप शुल्क अशुद्धित नही)

For Office Use :-

अवर निबंधक, राँची

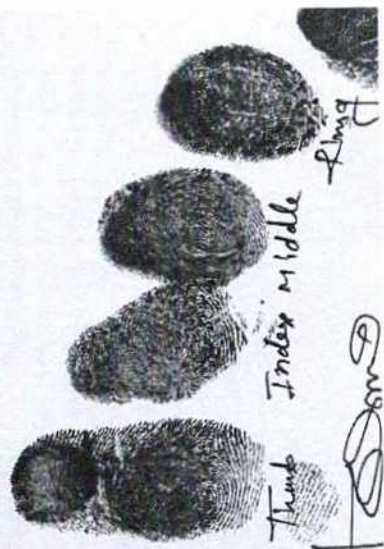
शहरी क्षेत्र-2, (डोरण्डा) प्रक्षेत्र

Bhagya Mehta
15/09/2022

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 की दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Aryan Developer's & Realtor's Pvt. Ltd.

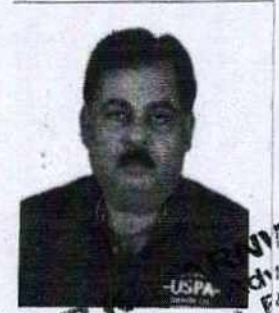
Managing Director



R.K. BARNWAL
Advocate
Civil Court, Ranchi
En. No.: 504/2022



R.K. BARNWAL
Advocate
Civil Court, Ranchi
En. No.: 504/2022



BHAGRU MAHTO
Advocate
Civil Court, Ranchi
En. No.: 504/2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on this 15th day of September, 2022 at Ranchi.

BETWEEN

SRI BHAGRU MAHTO (D.O.B.-01.01.1963, PAN-BMFPM6264G & AADHAAR No. XXXX XXXX 6588) S/o Sri Gandur Mahto, by faith Hindu, by caste General (Not Govern under C.N.T. Act, 1908), by occupation Business, resident of Vill. Pugru, Bhawanipur, Tupudana, P.S. Hatia, Dist.-Ranchi, State-Jharkhand, Indian Citizen (hereinafter referred "LAND OWNER/FIRST PARTY (which expression shall, unless excluded by the subject or context below mean and include their heirs, successors, legal representatives, executors and administrators) of the FIRST PART;



223082/प्रति।
मुद्रा 100/-
श्री. माता विकास कंपनी
के खिलाफ।

15.9.22

बंधित सुचि से मिलान
दस्तावेज प्रतिबंधित
सुचि से मुक्त है।

15.9.22

Contd.P/2

विभागीय अधिकारी-पट
को 195 वी दि-19.2.16
को उपपुनर्जांचि विभागा ली
रवा है।

15.9.22

Aryan Developer's & Realtor's Pvt. Ltd.
Managing Director

(2)

AND

ARYAN DEVELOPERS & REALTORS PVT. LTD. (PAN-AAFCA7896N), having its office at 2nd Floor, Arctic Mall, Bariatu Road, P.S. Bariatu, Dist. Ranchi, State Jharkhand represented through Director **SRI AMRENDRA KUMAR SINHA (D.O. B. 15.03.1964, AADHAR No. XXXX XXXX 2312 & Mob. No. 9431115321)** S/o Late Bama Shankar Prasad, by faith- Hindu, by caste General (Not Govern under C.N.T. Act, 1908), by occupation Business, resident of ALKA NIWAS, Manda Bagicha, Harihar Singh Road, P.S. Bariatu, Dist. Ranchi, State Jharkhand (hereinafter called the "DEVELOPER") (which terms expression shall unless excluded by or repugnant to the subject or context be deemed to included its Partners, administrator, legal representatives and assigns) of the SECOND PART;

IN THE AGREEMENT - unless it be contrary to or repugnant to the context the terms and expressions shall mean and have the following meanings:-

OWNERS -shall mean the owners above named and their representative legal heirs, successors, executors administrators, legal representative's and/ or assigns

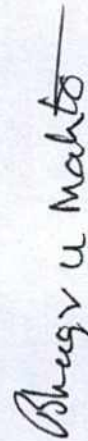
LAND PROPERTY- mean land which more fully desired in schedule -A below.

BUILDING- shall mean the multi storied building namely "ARYAN ENCLAVE - Block-B & C" (B+G+4) consisting of several units for residential use to be constructed on the schedule-'A' land by the developer at its own cost and expenses and as per plan sanctioned by competent authority of Ranchi Municipal Corporation, Ranchi.

DEVELOPER-Shall mean the above named and legal representative, successors, executors, administrators and /or assigns.

UNITS/FLATS - shall mean a covered area available for independent use and occupation that is entire covered areas as be sanctioned by R.M.C., Ranchi and shall include the plinth area of the Unit, Plinth area consisting of living room, bedroom, bathroom, kitchen balcony/varandah open terrace and also thickness of the walls external and internal pillars and commercial area if any.


15/08/2022


15/08/2022

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Managing Director

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PARKING SPACE- shall mean any place in covered area reserved for Motor Car, Scooters or any vehicle.

COMMON PART-shall mean common passage corridor staircase, passage ways, lifts, common lavatories, pump room, tub well over head water pumps and common facilities for common use and enjoyments and all fixture and fittings.


SUPER BUILT UP AREA - means and include the carpet area if the unit wall, verandah, balconies staircase guard room, generator room and other common area of the proposed multi storied building complex.

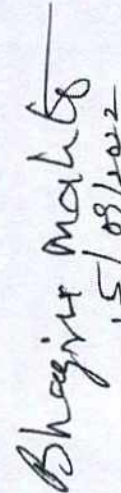
LAND OWNER'S SHARE - it shall be 21,975 sq. ft. super built up area with relevant portion and common passage and other undivided share, common facilities and parking space and undivided share of land out of total constructed area in the proposed building mentioned in the schedule-"B" below (land owner's share) as agreed upon the land owners. The owner's unit will be exclusively for his use and the developer will have no claim whatsoever over the Land Owner's share.

DEVELOPER'S SHARE- it shall mean the rest of the constructed area in the proposed building together with the right, title, interest in common facilities and amenities including the right to the user thereof parking space with undivided share of land more fully described in schedule "C". The Developer's share will be exclusively for their use to their purchasers or the Developers use and the Land Owners will have no claim whatsoever over the Developer's share.

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

WHEREAS the above name Land Owner have already entered in a Development agreement with Developer on 26.08.2019 for construction of Multi storied residential building as per plan sanctioned by the competent authority R.M.C., Ranchi over the schedule-A land and at present Development agreement is necessary for registration as per notification by the State of Jharkhand.


15/08/2022


15/08/2022

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Managing Director

WHEREAS Land Owner/First Party is the absolute Owner and in possession over the land of R.S. Khata No. 29, Plot No. 274, Area 05 Decimal and Plot No. 275, Area 46 Decimal Total area 51 Decimal situated at Village Tupudana, P.S. Hatia, Thana No. 267, Holding No. 0530003355000Z0, Ward No. 53, New Ward No. 51 of R.M.C., Ranchi.

AND WHEREAS the Revisional Survey Record of Right of R.S. Khata No. 29, Plot No. 274, Area 11 decimals and Plot No. 275, Area 91 decimal beside other plots situated at Village Tupudana, P.S. Ranchi, present P.S. Hatia, Thana No. 267, District Ranchi is recorded in the name of Charku Singh, Puran Singh both sons of Dashrath Singh & others, by caste Kshatriya as Kaimi.

AND WHEREAS the said recorded tenant Charku Singh & others sold the said land to Rameshwar Singh S/o Balbhadra Singh, by caste Kshatriya, resident of Tupudana, Ranchi by virtue of registered sale deed No. 2122 dated 06/05/1957 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 21, Page No. 7 to 10 for the year 1957 and put him in peaceful possession over the same.

AND WHEREAS the said Rameshwar Singh S/o Balbhadra Singh sold the land of R.S. Khata No. 29, Plot No. 274, Area 5.50 decimal out of 11 decimal and Plot No. 275, Area 45.50 decimal out of 91 decimal, Total Area 51 decimal situated at Village Tupudana, P.S. Ranchi, present P.S. Hatia, Thana No. 267, District Ranchi to Bhagru Mahto and Mahesh Mahto both sons of Gandura Mahto, by caste Koiri, resident of Tupudana, P.S. Hatia, Dist. Ranchi by virtue of registered sale deed No. 7302 dated 15/09/1980 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No., Page No. to for the year 1980 and put him in peaceful possession over the same.

AND WHEREAS the said Rameshwar Singh S/o Balbhadra Singh sold the land of R.S. Khata No. 29, Plot No. 274, Area 5.50 decimal out of 11 decimal and Plot No. 275, Area 45.50 decimal out of 91 decimal, Total Area 51 decimal situated at Village Tupudana, P.S.

Bhagru Mahto
15/09/2022
15/09/2022

(5)


Ranchi, present P.S. Hatia, Thana No. 267, District Ranchi to Bhagru Mahto and Mahesh Mahto both sons of Gandura Mahto, by caste Koiri, resident of Tupudana, P.S. Hatia, Dist. Ranchi Ranchi by virtue of registered sale deed No. 7303 dated 15/09/1980 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 73, Page No. 185 to 187 for the year 1980 and put him in peaceful possession over the same.

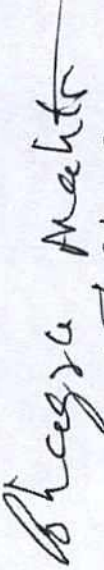
AND WHEREAS the said Bhagru Mahto and Mahesh Mahto both sons of Gandura Mahto partitioned the land between them by virtue of partition dated 06.10.2020 and according to said partition the land of R.S. Khata No. 29, Plot No. 274, Area 05 decimal and Plot No. 275, Area 46 decimal, Total Area 51 decimal from the south side situated Village Tupudana, P.S. Dhurwa, Thana No. 267, Dist. Ranchi is exclusively allotted to Bhagru Mahto and put him in peaceful possession over the same.

AND WHEREAS after acquiring the said land Bhagru Mahto mutate his name in the office of Namkum Anchal, Ranchi under mutation case No. 8269 R-27/2021-22, **which Jamabandi is recorded in Register-II, Vol. No. 23 at Page No. 88 and rent has been paid upto 2021-22 vide Rent Receipt No. 0888830203.**

Thus the Land Owner became the absolute owner over the land of R.S. Khata No. 29, Plot No. 274, Area 05 decimal and Plot No. 275, Area 46 decimal, Total Area 51 decimal from the south side situated Village Tupudana, P.S. Dhurwa, Thana No. 267, Dist. Ranchi bearing Holding No. 0530003355000Z0, Ward No. 53, New Ward No. 51 of R.M.C., Ranchi.

AND WHEREAS the said land owner interested to develop the said land more fully described in schedule-A below by constructing multistoried residential building as per plan prepared by the developer and sanctioned by the competent authority of R.M.C., Ranchi which required for the same and for which they entered in to Development Agreement with the Developer on 26.08.2019 as stated above.


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15/09/2022


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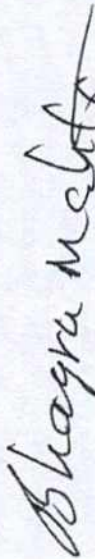
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AND WHEREAS the aforesaid developer offered to construct at its own cost the Multi Storied residential building over the said land as per plan map sanctioned by competent authority R.M.C., Ranchi vide B.C. No. RMC/BP/0211/W51/2022 dated 09.03.2022 and give 21,975 sq. ft. area out of the total super built up area mentioned in schedule "B" below as agreed for the value of the said land and to sale the remaining super built up area of the said proposed building with undivided share of land by the developer (developer share mentioned in the schedule-"C below). The Proposed building will be constructed by the builder within four years from the dated execution and registration of this agreement.

AND WHEREAS other terms and conditions were already agreed by and between the land owner and developer with regards to the construction, transfer of the said building and the parties hereto on previous Development Agreement dated 26.08.2019 will remain same and that will be the part of this deed of Development Agreement.

1. That pursuant the above mentioned consideration the Developer will develop and construct the Multi-storied residential buildings over the Schedule-A land as per the plan prepared by the Developer and approved by the Ranchi Municipal Corporation Ranchi or any authority of Ranchi and as per laws applicable in relation to construction of buildings at their own risk and costs. That the Building will be constructed within 51 months from the date of sanction of plan map from the Ranchi Municipal Corporation Ranchi or any authority of Ranchi with 06 months grace period and extended by such period lost by any force Majeure and Land Owner also agreed for the same However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that at the time execution of this agreement the Land Owner shall give peaceful possession with of schedule - A property to the Developer and thereafter Developer shall proceed for development of the said land. The roof right of the said proposed building will be the same ratio as mentioned above.



15/09/2022


15/09/2022

Aryan Developer's & Realtor's Pvt. Ltd.


Managing Director

2. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied residential building over the schedule - A land as per plan sanctioned by the competent authority, R.M.C., Ranchi vide B.C. No. **RMC/BP/0211/W51/2022 dated 09.03.2022** and after construction to leave aside, allocate and make ready for the LAND OWNER'S 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 conditions as it may decide in their sole discretion. The DEVELOPER share described 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, 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. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any authority of Ranchi permitted to further construction over the roof of the proposed building shall be constructed by the Developer at its own cost, the Land Owner and Developer shall mutually decide the share as per prevailing construction rate.
3. That the Land Owner does hereby put the developer in actual physical possession and handed over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied building and Developer have right to put their sign board over the said land for construction.
5. The Developer 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 their costs of construction and profits of the said project for which the Land Owner shall be bound to sign conveyance in favour of the purchasers/nominees of the Developer personally and the Developer shall sign as Vendor and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building / unit with and according to terms and conditions of this agreement.



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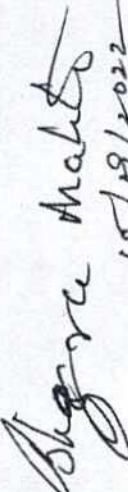
Bhagya Mehta
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Aryan Developer's & Realtor's Pvt. Ltd.



Managing Director

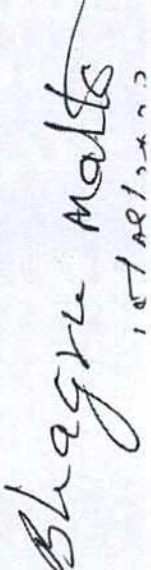
6. In exchange of the consideration and the terms and conditions herein agreed to an detailed hereinafter the Land Owner does hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and, Developer shall simultaneously hand over the portion of the LAND OWNER'S share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
7. In furtherance of the intention of the agreement the Land Owner does 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. 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, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Land Owner arising after the execution of the agreement between the Land Owner and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Land Owner against any cause of action arising due to the development work.


15/09/2022


15/09/2022

- D. To enter into agreement for sale or otherwise allot residential unit tenements in the aforesaid Building/ Buildings to purchasers except of the LAND OWNER'S area as described in Schedule "B" and be entitled to the consideration thereof.
- E. To mortgage the said property or any portion thereof except the portion allotted to the Land Owner as described in schedule "B" with and/or financial institutions to obtain loan for purchase of residential unit as the said Developer will decide at their sole discretion or purpose of the Developer.
- F. To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.
- G. The Developer shall install and maintain for the benefit of the Land Owner and others prospective purchasers of the proposed building deep tube-well over head storage tank, public water supply connection, pump-set for lifting water to storage tanks and the Land Owner will enjoy all relevant facilities.
- H. The Developer shall provided ancillary electric connection and Generator and supply for the benefit of the Land Owner and prospective Purchaser of the proposed building and the Land Owner will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Land Owner will enjoy all relevant facilities and for installation of generator and other electric equipment, the actual cost incurred during installation will be borne by Land Owner for there share's flat or if they sold there share's flat to there customers then customers are liable to pay that expense and the rest part of Developer's Share will be bare by Developer.
8. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owner for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Land Owner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in


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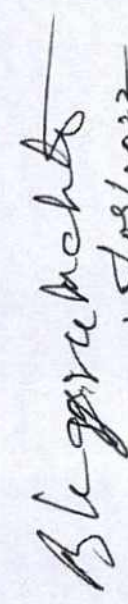

Managing Director

planning, executing or construction of the proposed building and other works envisaged by this agreement.

9. The Land Owner hereby covenant with the Developer as follows:-

- A. That the property is free hold and the Land Owner has perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule -A property in this circumstances the Land Owner shall execute further agreement with the Developer for proper confirming of title of the Land Owner. If any litigation whatsoever shall be found by the Developer in future in that event the same shall be liability of the Land Owner.
- B. That Land Owner has not created any encumbrances on the said property or any part thereof by way of sale 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 Owner have not entered in to any agreement in respect of Schedule - A property 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 judgment and there are no claims, demands, suits, decree injunctions orders lispence 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 Owner 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 Developer alone and the Land Owner 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.


15/08/2022


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Managing Director

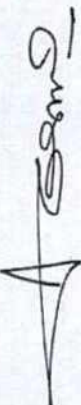
10. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

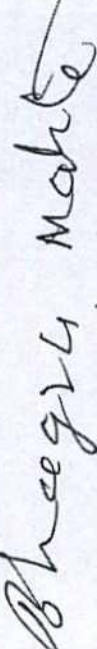
The Developer shall indemnify the Land Owner from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Land Owner against any claim, action or proceeding which may be brought, or taken against the Land Owner in respect of any damage caused to 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 Owner against any claim, compensation, action or proceedings which may brought or taken against the Land Owner in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNER area that if, after receiving his share of built-up area as per Schedule- "B", the LAND OWNER will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with residential unit in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or their nominee/nominees.

11. In due course of search by the Developer if found the Schedule – A property is encumbered or any defect of the title of the Land Owner in that circumstances Land Owner will liable alone and he will get the Schedule-A land free from all encumbrance, litigation whatsoever from on expense and sources.

12. SCHEDULE FOR MANAGEMENT :

A schedule shall be formed by the parties herein 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 Owner allocation and the Developer allocation shares.


15/09/2022


15/09/2022

Aryan Developer's & Realtor's Pvt. Ltd.


Managing Director

13. BREACH OF DEVELOPMENT AGREEMENT :

In the event of breach of this Development Agreement, either by the Developer or the Land Owner 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.

14. That the LAND OWNER agrees that if any current and recurring levy or service charges, GST are imposed by the C.O. or any other public body/bodies or any competent authority for the development/betterment of the area in which the premises is located or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LAND OWNER and his PURCHASER and DEVELOPER and their PURCHASER of the Unit jointly in the same proportion as their respective shares of built-up area in the proposed building. All extra charges i.e. electrical, Lift & Generator charges shall be equally born by Landowner and Developer of their share area. The flat will be handed over to all the prospective Purchaser/s only when they will sign. the maintenance agreement and after payment of maintenance amount.
15. Courts at Ranchi along shall have jurisdiction to entertain any type of dispute, all actions, suits and proceeding arising out of this agreement.

SCHEDULE-A

All that piece and parcel of land of R.S. Khata No. 29, Plot No. 274, Area 05 Decimal and Plot No. 275, Area 46 Decimal, Total Area 51 Decimal from the south side situated Village Tupudana, P.S. Dhurwa, Thana No. 267, Dist. Ranchi bearing Holding No. 0530003355000Z0, Ward No. 53, New Ward No. 51 of R.M.C., Ranchi, which is butted and bounded as follows :-

North : Part of Plot No. 274 & 275
 South : R.S. Plot No. 278 & 273
 East : R.S. Plot No. 272
 West : R.S. Plot No. 277

VALUE OF LAND (FOR THE PURPOSE OF REGISTRATION

LAND AREA 51 DECIMALS @ RS. 7,33,082/- PER DECIMAL
TOTAL VALUE OF PROPERTY WORTH RS. 3,73,87,182/- OR
RS. 3,73,87,200/-

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director

[Handwritten Signature]
 15/08/2022

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 15/08/2022

SCHEDULE- "C"
DEVELOPER'S SHARE

The developer the remaining portion of the proposed multi storied building namely "ARYAN ENCLAVE- BLOCK - B & C" and roof right shall be in the same ratio and undivided share of schedule-"A" land with car parking space in Ground Floor and all common area, common facilities, amenities of entire schedule-A land.

<u>DEVELOPER'S SHARE FLATS IN BLOCK-B</u>				
<u>Sl. No.</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Built-up Area</u>	<u>Super built-up Area</u>
1.	G1	Ground	1031 sq. ft.	1376 sq. ft.
2.	G2	Ground	1017 sq. ft.	1355 sq. ft.
3.	101	First	1140 sq. ft.	1551 sq. ft.
4.	102	First	1063 sq. ft.	1417 sq. ft.
5.	103	First	1008 sq. ft.	1344 sq. ft.
6.	104	First	1115 sq. ft.	1486 sq. ft.
7.	201	Second	1140 sq. ft.	1551 sq. ft.
8.	202	Second	1063 sq. ft.	1417 sq. ft.
9.	204	Second	1115 sq. ft.	1486 sq. ft.
10.	301	Third	1140 sq. ft.	1551 sq. ft.
11.	302	Third	1063 sq. ft.	1417 sq. ft.
12.	304	Third	1115 sq. ft.	1486 sq. ft.
13.	401	Fourth	1140 sq. ft.	1551 sq. ft.
14.	402	Fourth	1063 sq. ft.	1417 sq. ft.
15.	404	Fourth	1115 sq. ft.	1486 sq. ft.

Note : In Block-B the ownership of the remaining area of the Ground will be with the Developer and the full rights of that area will remain with the Developer.

<u>DEVELOPER'S SHARE FLATS IN BLOCK-C</u>				
<u>Sl. No.</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Built-up Area</u>	<u>Super built-up Area</u>
1.	G1	Ground	1140 sq. ft.	1520 sq. ft.
2.	G5	Ground	1149 sq. ft.	1532 sq. ft.
3.	101	First	1140 sq. ft.	1520 sq. ft.
4.	105	First	1149 sq. ft.	1532 sq. ft.
5.	201	Second	1140 sq. ft.	1520 sq. ft.

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director

Aryan
15/09/2022

Bhagya Haris
15/09/2022

6.	205	Second	1149 sq. ft.	1532 sq. ft.
7.	301	Third	1140 sq. ft.	1520 sq. ft.
8.	305	Third	1149 sq. ft.	1532 sq. ft.
9.	401	Fourth	1149 sq. ft.	1532 sq. ft.
10.	405	Fourth	1149 sq. ft.	1532 sq. ft.

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L.. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai and same has been not acquired by the Government for any purpose.

Note :- The Land Owners do not belongs to Schedule Tribes, Schedule Caste and Backward Class notified for the purpose of section 46 (6) of the C.N.T. Act., 1908.

IN WITNESS WHEREOF THE parties hereto have sent and subscribed their respective hands seal at Ranchi in each page of these present of witnesses of the day month and year first above written.

Signed, sealed and delivered at Ranchi in presence of :

WITNESSES :-

1. Manoj Kr. Verma
S/o Late Baji Verma
Purulia Road,
Ranchi - 1

LAND OWNER

Bhagvati Mahanta
15/09/2022

2. बसन्त महतो
मोहन महतो
ग्राम - तुषबाना, पुर्णिया
रंची

DEVELOPER
[Signature]
15/09/2022

Aryan Developer's & Realtor's Pvt. Ltd.

[Signature]
Managing Director

Finger Impression of left Hand, Photograph & Signature of the
BUILDER/DEVELOPER



R.K. BARNWAL
Advocate
Civil Court, Ranchi
En. No.-504/2007

R.K. Barnwal
[Signature]
15/09/2022

Little	Ring	Middle	Index	Thumb

Bhagya marks
15/09/2022

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence. *R.K. Barnwal*

Typed and Composed by :-
[Signature]
(Krishna Computers)

Drafted by
[Signature]
15/9/22

R.K. BARNWAL
Advocate
Civil Court, Ranchi
En. No.-504/2007

Aryan Developers & Realtor's Pvt. Ltd.

[Signature]
Managing Director

Continuous **KHATIAN** Part (Lower half)
Name of Village **तुडुधान**
नाम गाँव

Page **रंजी**
There

Thana Number **226**
Thana Number

Name of Landholder
नाम जमीन धारिता

मालिक इन 4.11.13 33
श्रीमती लक्ष्मी लक्ष्मी
नाम आर्यदेव लक्ष्मी

Aryam Developer's Realtor
Managing Director

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
2V	<p>चरहु शीक को दुल शीक के रत पदरथ शीक 9 हीमा बहीमा वारा को कपीलश्री को देवनाथ शीक को प्रकथु शीक पैसात लपत शीक 3 हीमा बहीमा वारा कोर हरी भाकीत देह</p>	<p>कापी</p>					<p>श्रीम लक्ष्मी</p>	<p>266</p>	<p>335 कथु शीक को र. न. आर्यदेव लक्ष्मी</p>	<p>श्री दी</p>	<p>9</p>	<p>0.99</p>		<p>0.99</p>		<p>लक्ष्मी चरहु शीक को वारा मा 98</p>
							<p>श्रीम म.</p>	<p>265</p>	<p>335 गाने शीक को र. न. जोरा-दिव लक्ष्मी</p>	<p>श्री दी</p>	<p>9</p>	<p>0.99</p>		<p>0.99</p>		<p>लक्ष्मी चरहु शीक को वारा मा 98</p>



P. No. 18544
10/9/22

CONFIRMED TO BE TRUE COPY
Record Keeper, Panchayat
Raj, Record Room, Ranchi

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10/9/22

Record Room
Ranchi



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban2

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000110893

Deed Type	Development Agreement
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1200, A1 :- Rs. 934683, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3665410/- , Transaction Amount :- Rs.37387300/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Tupudana Location :- Other Road, Tupudana Word No 53 Property Boundaries :- East: R S PLOT NO- 272, West: R S PLOT NO- 277, South: R S PLOT NO- 278 & 273, North: PART OF PLOT NO- 274 & 275 Ward Number - 53 Holding Number - 0530003355000Z0Khata Number - 29Plot Number - 274Volume Number - 23Page Number - 88 Area Of Land :- 5.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.33721772/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Tupudana Location :- Other Road, Tupudana Word No 53 Property Boundaries :- East: R S PLOT NO- 272, West: R S PLOT NO- 277, South: R S PLOT NO- 278 & 273, North: R S PLOT NO- 277 & 275 Ward Number - 53 Holding Number - 0530003355000Z0Khata Number - 29Plot Number - 275Volume Number - 23Page Number - 88 Area Of Land :- 46.00 Decimal

Sh./Smt. BHAGRU MAHTO s/o/d/o/w/o GANDUR MAHTO has presented the document for registration in this office

today dated :- 19-Sep-2022 Day :- Monday Time :- 14:45:39 PM







BHAGRU MAHTO(Individual)



Party Name	Document Type	Document Number
BHAGRU MAHTO	PAN/UID	375527786588

Aryan Developer's & Realtor's Pvt. Ltd.


Managing Director

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	BHAGRU MAHTO Address1 - PUGRU BHAWANIPUR TUPUDANA HATIA RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Bhagru Mahto Address:- , pugdu chapa toli, , Hatiya, , Ranchi, 834003, , Jharkhand, India		EXECUTANTS Age:59			<i>Bhagru Mahto</i>
2	ARYAN DEVELOPERS AND REALTORS PVT LTD THROUGH DIRECTOR AMRENDRA KUMAR SINHA Address1 - ALKA NIWAS MANDA BAGICHA HARIHAR SINGH ROAD BARIATU RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Amrendra Kumar Sinha Address:- , MANDA MANDIR, , HARIHAR SINGH ROAD,MANDA BAGICHA ,MORABADI, Morabadi, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:58			<i>Amrendra</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MANOJ KUMAR VERMA S/o-D/o B P VERMA Address1 - PURULIA ROAD RANCHI, Address2 - , , Jharkhand. PAN No.:			<i>Manoj</i>

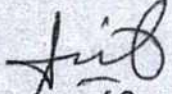
Aryan Developers & Realtor's Pvt. Ltd.

Manoj
Managing Director

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANOJ KUMAR VERMA Address1 - PURULIA ROAD RANCHI, Address2 - ,,, Jharkhand			

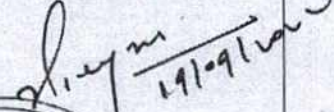


Signature of Operator

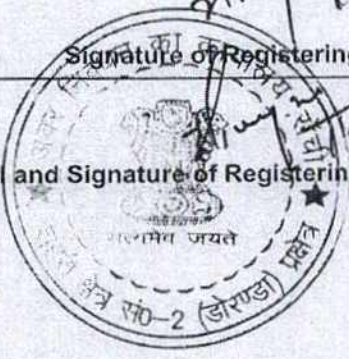


Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BHAGRU MAHTO**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**MANOJ KUMAR VERMA**) Son/Daughter/Wife of (**B P VERMA**) resident of (**PURULIA ROAD RANCHI**) and by occupation (**Business**).



Signature of Registering Officer



Date:- 19-Sep-2022

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director



Document Registration Summary 1

Date :-19-Sep-2022

- Government/Market Value: ₹37387300/-
- Transaction Amount: ₹37387300 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 711585

Receipt Date : 19-09-2022

Presenter Name : -

PR

SP

LL

A1

Stamp Duty

₹1200

₹3

₹934683

₹100

On Date 19-09-2022 Presented at SRO - Ranchi Urban2

Signature of Presenter

SRO - Ranchi Urban2

Blagru Mehta

Blagru Mehta

Total

₹935987

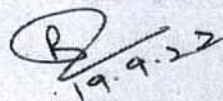
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2213474010 DEPT Transaction Id : dce952564dce21da1eb5 Transaction Type :	100
PR	1	1	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2213474513 DEPT Transaction Id : 03d1462c4fbd285675f8 Transaction Type :	1
SP	1200	1200	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2213474513 DEPT Transaction Id : 03d1462c4fbd285675f8 Transaction Type :	1200
A1	934683	934683	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2213474513 DEPT Transaction Id : 03d1462c4fbd285675f8 Transaction Type :	934683
LL	3	3	0	GRAS	AryanDevelopersAndRealtorsPvtLtdThroughDirectorAmrendraKumarSinha	GRN Number : 2213474513 DEPT Transaction Id : 03d1462c4fbd285675f8 Transaction Type :	3
Sub Total	935991	935987	-96				

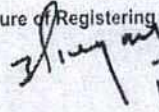
Article : Development Agreement Number of Pages : 80

Aryan Developer's & Realtor's Pvt. Ltd.

Managina Director


Signature of Operator


Signature of Head Clerk

Signature of Registering Officer

19/09/2024

Aryan Developer's & Realtor's Pvt. Ltd.


Managing Director



Pre Registration Docket

Date :- 19-09-2022 09:16 am

Office Name :- SRO - Ranchi Urban2
Token No:- 20220000110893

Appointment :- 19-Sep-2022 Time:- 10:0

Article	Development Agreement
Pre Registration Date	11-Sep-2022
No. Of Pages	40
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 9,35,887.

Property Id: **813370**

Valuation No. : 1099663 / 2022	:- 2022-2023	Date : 11-September-2022 08:52:AM
State : Jharkhand	District : Ranchi	Tahsil : Namkum
Land Type : Urban	Corporation : Ranchi Municipal Corporation Tupudana	Village/City : Tupudana
Tupudana Word No 53 - Other Road	-	
Ward Number - 53		
Holding Number - 0530003355000Z0		
Khata Number - 29		
Plot Number - 274		
Volume Number - 23		
Page Number - 88		

Property Rates

Commercial Land (Y)

₹733082/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	5 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5 x 733082=3665410	₹36,65,410/-
A	Total		₹36,65,410/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹36,65,500/-
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Total Amount in Words : Thirty Six Lakhs Sixty Five Thousands Five Hundred Rupees Only.

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director

Land measurement, Sub Part and House No.	Property Boundaries East: R S PLOT NO- 272, West: R S PLOT NO- 277, South: R S PLOT NO- 278 & 273, North: PART OF PLOT NO- 274 & 275
Area	Land area : 5.00 Decimal
Other Description of the Property	Pin Code - 835221, Building Name - ARYAN ENCLAVE
Government/Market Value	3665410
Transaction Amount	37387300

Property Id: **813371**

Valuation No. : 1099664 / 2022	:- 2022-2023	Date : 11-September-2022 08:56:AM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Tupudana	Village/City : Tupudana	
Tupudana Word No 53 - Other Road	-		
Ward Number - 53			
Holding Number - 0530003355000Z0			
Khata Number - 29			
Plot Number - 275			
Volume Number - 23			
Page Number - 88			
Property Rates			
Commercial Land (Y)			
₹733082/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	46 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 46 x 733082=33721772	₹3,37,21,772/-
A	Total		₹3,37,21,772/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,37,21,800/-
Total Amount in Words : Three Crore Thirty Seven Lakhs Twenty One Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R S PLOT NO- 272, West: R S PLOT NO- 277, South: R S PLOT NO- 278 & 273, North: R S PLOT NO- 277 & 275
Area	Land area : 46.00 Decimal
Other Description of the Property	Pin Code - 835221, Building Name - ARYAN ENCLAVE
Government/Market Value	33721772

2 / 4

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director

Transaction Amount	-
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CLAIMANT	-Ms. ARYAN DEVELOPERS AND REALTORS PVT LTD THROUGH DIRECTOR AMRENDRA KUMAR SINHA, Address - ALKA NIWAS MANDA BAGICHA HARIHAR SINGH ROAD BARIATU RANCHI- ,Father/Husband Name LATE BAMA SHANKAR PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****2312
EXECUTANTS	-Mr. BHAGRU MAHTO, Address - PUGRU BHAWANIPUR TUPUDANA HATIA RANCHI- ,Father/Husband Name GANDUR MAHTO , PAN No.- ,Permission Case No.- , Aadhaar No. *****6588

Witness Information	Mr. MANOJ KUMAR VERMA , Address - PURULIA ROAD RANCHI-, Father/Husband Name-B P VERMA
---------------------	---

Identifier Details	Mr. MANOJ KUMAR VERMA , Address - PURULIA ROAD RANCHI-, Father/Husband Name-B P VERMA
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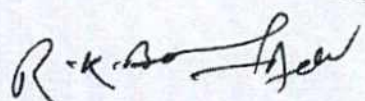
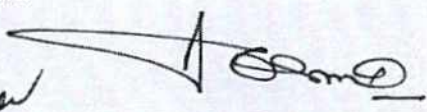
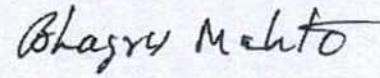
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,200
Total		1,200

Fee Rule:Development Agreement		
1	A1	9,34,683
2	LL	3
3	PR	1
Total		9,34,687

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**

Aryan Developer's & Realtor's Pvt. Ltd.

Managina Director

Token No.: 20220000110893

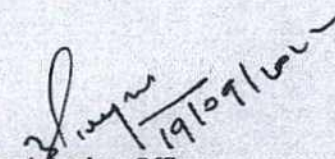
CERTIFICATE

Office of the SRO - Ranchi Urban2

This **Development Agreement** was presented before the registering officer on date **19-Sep-2022** by **BHAGRU MAHTO**, S/O, D/O, W/O **GANDUR MAHTO** resident of PUGRU BHAWANIPUR TUPUDANA HATIA RANCHI ..

This deed was registered as Document No:- **2022/RANU2/2041/BK1/1886** in Book No :- **BK1**, Volume No :- 199 from Page No :- 83 to 162 at, office of **SRO - Ranchi Urban2**

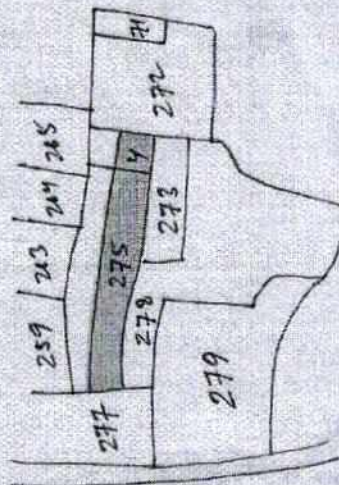
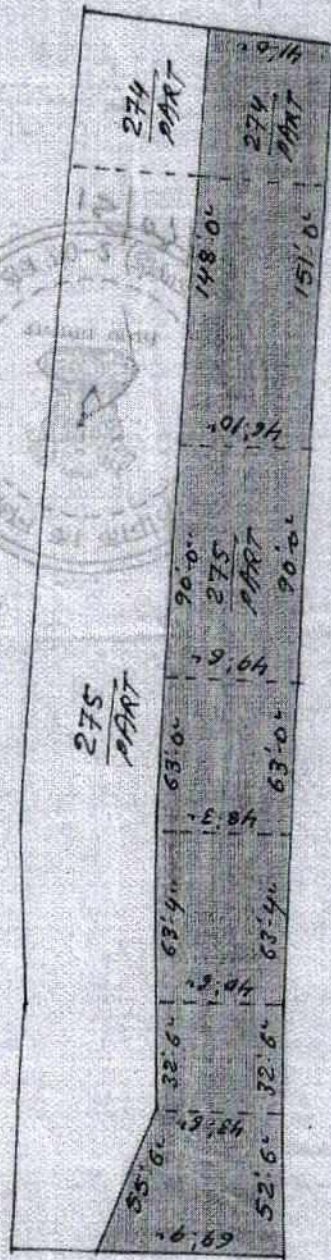
Date:- **19-Sep-2022**


19/09/2022
Registering Officer


Aryan Developer's & Realtor's Pvt. Ltd.
Managing Director

VILLAGE - TUPUDANA, P.S. DHURWA
 THACON NO- 267, DIST - RANCHI
 SHOWING IN REC BOOK
 PLOT NO SUB PLOT NO AREA
 274 - - - 274/PART - - - 0-05
 275 - - - 275/PART - - - 0-46

TOTAL → 0-51



0-6.6
 19.9.22
 20/10/20

15/09/2022
 15/09/2022
 Bhaya Malik
 20/10/20

Aryan Developer's & Realtor's Pvt. Ltd.

Managing Director