



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c896be6e0661457e9d95

Receipt Date : 28-Feb-2024 11:15:36 am

Receipt Amount : ₹0/-

Amount In Words : Fifty Rupees Only

Token Number : 202400024594

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Vicint Homes Private Limited Thro Its
Authorized Signatory Pankaj Kumar (Vendee)

GRN Number : 2406904396



एधन नयम 21 के अधीन तर्षी-खटोनायुव
नेमी एक्ट 1908 का करके अधीन
भारतीय स्टाम्प अधिनियम 1899 के अनुसार
। या। का सं-5 के अधीन यथास्त स्टाम्प
स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
शपेक्षित है।

RUPESH KUMAR SINHA

REGISTRAR
RANCHI URBAN-3, KANKAI AREA

Vicint Homes Pvt. Ltd.

Pankaj Kumar Singh
Authorized Signatory

28/02/2024

VICINT HOMES PVT. LTD.

Pankaj Kumar
Authorized Signatory

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिंट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भागी प्रमाणित किया जाता है कि इस रसीद के माध्यम से मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत स्वतंत्रता अपराध है। यदि ये किसी प्रकार की सेवा नहीं ली गई है।

VICINT HOMES PVT. LTD.

Indrapalata Srepta
Director

VICINT HOMES PVT. LTD.

Pankaj Kumar
Authorized Signatory

D. Agreement

V. Com M.R

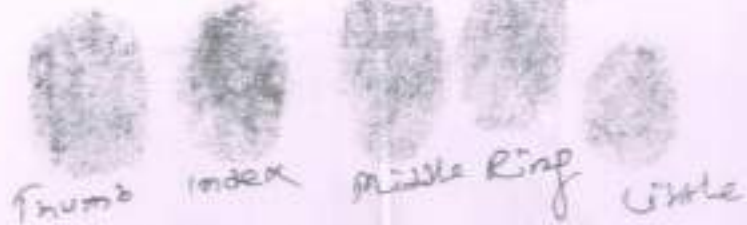
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नार्गदर्शिका पंजी से
मिलान किया।
प्राप्त प्रतिबन्धित सूची में
खाता नं० 833 नहीं मिला।



ASHUTOSH KUMAR
Enrolment No. - 156-...-2024

ANAND KUMAR



DEVELOPMENT AGREEMENT

THE REGISTERED DEVELOPMENT AGREEMENT made on this 28 day
of February, 2024 at Ranchi;

BY

SUBHVANI COMERCIAL PRIVATE LIMITED having PAN-
AARCS8671B situated at 29, Robert Street, 1st Floor, Kolkata, PIN-700012,
State - West Bengal through one of Director **SHRI CHANDAN KUMAR
SINGHDEO** Date of Birth - 06.09.1973 son of Shri Satyendre Narayan
Singhdeo, Grandson of Ajit Pratap Singhdeo, by Faith Hindu, by Category-
General Caste (unaffected by CNT Act,1908), by Occupation Business,
resident of Jajanga, Jaroli, District Kundujhar, State Odisha [hereinafter called
THE LANDOWNER which expression shall unless excluded or repugnant to
the subject or context mean and include his legal heirs, successors, executors,
legal representatives, administrators, and assigns] of the **FIRST PART**;

UID- XXXX XXXX 8385, Mobile No. 7461960386

VICINT HOMES PVT. LTD.

Chandan Kumar Singhdeo
Authorised Signatory

28/02/2024

श्री चन्दन कुमार सिंघड्यो
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VICINT HOMES PVT. LTD.

Kushpalata Gupta
Director

Chandan Kumar Singhdeo

AND

VICINT HOMES PRIVATE LIMITED, having PAN- AAICV4794R, Office Address : 204/9, L.S.C, Pushpa Bhavan, New Delhi -110062, a company registered under Companies Act 2013, through its Authorised Signatory - Pankaj Kumar, Date of Birth 10.03.1974, son of Gobardhan Prasad, Grand son of Late Bihari Saw, by Faith - Hindu, by Category - General (Not covered under CNT Act 1908), by Occupation - Business, resident of H-32B, First Floor, Kalkaji, New Delhi - 110019, authorized vide Board of Resolution dated 04.03.2022, [hereinafter called THE DEVELOPER which expression shall unless excluded or repugnant to the subject or context mean and include his legal heirs, successors, executors, legal representatives, administrators, and assigns] of the OTHER PART;

UID - 5059 2980 6638, MOB. NO:9871933541,

WHEREAS landowners is the absolute owner and is in peaceful physical possession over land under Khata No. 89, R.S. Plot No. 1072, 1073, 1074 measuring an area 115 Katha i.e. 190.08 Decimals, situated at Village- Bhitha, P.S. Bariatu, Thana No. 187, District Ranchi, State Jharkhand which is more fully described in Schedule below.

WHEREAS land of Khata No. 89, Plot No. 1072, situated at Vill. Bhitha, P. S. Bariatu, Thana No. 187, Distt. Ranchi is recorded in the Revisional Survey Record of Right in the name of Ram Kumar Marwadi & others as Kayami

WHEREAS there was mutual family partition between the Khatiyani Raiyats and they came in exclusive possession of the property allotted in their share.

WHEREAS Khatiyani Raiyat Ram Kumar Marwadi died after Revisional Survey operation leaving behind his sons.

WHEREAS there was mutual partition between the sons of Ram Kumar Marwadi in which property mentioned in Schedule A herein below came in the share of Ganpat Rai Modi.

WHEREAS Ganpat Rai Modi also died leaving behind his sons.

WHEREAS there was mutual partition between the brothers of Mast Ram Modi son of Ganpat Rai Modi and they came in exclusive possession of the property aforementioned.

WHEREAS Mast Ram Modi also died leaving behind his six sons namely (1) Ram Bhagat Modi, (2) Nand Kumar Modi, (3) Keshar Dev Modi, (4) Raj Kishore Modi, (5) Shiv Shankar Modi & (6) Ratan Kumar Modi who came in exclusive possession of the property mentioned in Schedule A hereinbelow.

WHEREAS Ram Bhagat Modi died leaving behind Veena Modi & Nand Kumar Modi died leaving behind Gayatri Devi Modi as his successors.

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VICINT HOMES PVT. LTD.

Pushpalata Deypta
Director

Chandun Kumar Singh

Pankaj Kumar
Authorised Signatory
28/2/2024

VICINT HOMES PVT. LTD.

WHEREAS Veena Modi, Gayatri Devi Modi, Nand Kumar Modi, Keshar Dev Modi, Raj Kishore Modi, Shiv Shankar Modi & Ratan Kumar Modi in urgent need of money to fulfill their requirements sold the property mentioned in the Schedule-A herein below unto the (1) SMT. MINI SINGH W/o Sri Anand Murari Singh and (2) SRI ANAND MURARI SINGH S/o Late Vimla Prasad Singh vide 04 registered deeds of sale in the office of the District Sub Registrar, Ranchi (the details as mentioned herein below) and (1) SMT. MINI SINGH W/o Sri Anand Murari Singh and (2) SRI ANAND MURARI SINGH S/o Late Vimla Prasad Singh became the absolute owners of the same.

S. No.	Deed No.	Dtd.	Book No.	Vol. No.	Pages
01.	2880	25.02.2006	I	113	173 to 198
02.	12636	01.02.2008	IV	06	453 to 468
03.	2883	25.02.2006	I	113	265 to 304
04.	2884	25.02.2006	I	113	305 to 344

AND WHEREAS said (1) SMT. MINI SINGH W/o Sri Anand Murari Singh an Indian citizen, resident of Mohalla Kishoreganj, P. S. Kotwali, Distt. Ranchi and (2) SRI ANAND MURARI SINGH S/o Late Vimla Prasad Singh an Indian citizen, resident of Mohalla Kishoreganj, P. S. Kotwali, Distt. Ranchi represented through her constituted Power of Attorney holder **Smt. Shobha Shahdeo** wife of Sri Lal Shyama Charan Nath Shahdeo resident of Flat No. 426/B, Road No.06, P. S. Argora, Distt Ranchi appointed and constituted by virtue of 02 no. of registered Power of Attorneys dtd. 07.06.2006 being deed no. 1105 in Book no. IV, Vol. No. 29, pages 31 to 44 & dtd. 01.02.2008 & deed no. 239 in Book no. IV, Vol. No. 06, pages 453 to 468 and dtd. 07.06.2006, being deed no. 1106 of Book No. IV, Vol. No. 29, pages 45 to 58 respectively in the office of District Sub- Registrar Ranchi had sold land under Khata No. 89, R.S. Plot No. 1072, 1073, 1074 measuring an area 55 Katha, situated at Village- Bhitha, P.S. Bariatu, Thana No. 187, District Ranchi to **SUBHVANI COMERCIAL PRIVATE LIMITED (landowner)** by virtue of a registered Sale Deed No. 1379/1045 dated 14.03.2013 which is entered in Book No. 1, Volume No. 49, Page No. 137 to 196 in the year 2013 registered in the office of District Sub Registrar, Ranchi.

And whereas after purchase of the said land **SUBHVANI COMERCIAL PRIVATE LIMITED (landowner)** got its name mutated in Circle Office vide Mutation Case No. 5587R27/12-13 and its name is also entered in Register II, Volume No. 12, Page No. 282 and paying rent to the state.

WHEREAS land of Khata No. 89, Plot No. 1072, situated at Vill. Bhitha, P. S. Bariatu, Thana No.187, Distt. Ranchi is recorded in the Revisional Survey Record of Right in the name of Ram Kumar Marwadi & others as Kayami.

WHEREAS there was mutual family partition between the Khatiyani Raiyats and they came in exclusive possession of the property allotted in their share.

WHEREAS Khatiyani Raiyat Ram Kumar Marwadi died after Revisional Survey operation leaving behind his sons.

WHEREAS there was mutual partition between the sons of Ram Kumar Marwadi in which property mentioned in Schedule A hereinbelow came in the share of Ganpat Rai Modi.

WHEREAS Ganpat Rai Modi also died leaving behind his sons.

WHEREAS there was mutual partition between the brothers of Mast Ram Modi son of Ganpat Rai Modi and they came in exclusive possession of the property aforementioned.

WHEREAS Mast Ram Modi also died leaving behind his six sons namely Ram Bhagat Modi, Nand Kumar Modi, Keshar Dev Modi, Raj Kishore Modi, Shiv Shankar Modi & Ratan Kumar Modi who came in exclusive possession of the property mentioned in Schedule A hereinbelow.

WHEREAS Ram Bhagat Modi died leaving behind Veena Modi & Nand Kumar Modi died leaving behind Gayatri Devi Modi as their successors. WHEREAS Veena Modi, Gayatri Devi Modi, Keshar Dev Modi, Raj Kishore Modi, Shiv Shankar Modi & Ratan Kumar Modi for their bonafide needs and requirements sold the property mentioned in the Schedule-A herein below unto (1) SRI CHANDAN SINGHDEO alias CHANDAN KUMAR SINGHDEO, S/o Late Satyendra Narayan Singhdeo and (2) SMT. SHOBHA wife of Sri Lal Shyama Charan Nath Shahdeo vide 04 registered deeds of sale registered in the office of the District Sub Registrar, Ranchi (the details as mentioned herein below) and (1) SRI CHANDAN SINGHDEO alias CHANDAN KUMAR SINGHDEO, S/o Late Satyendra Narayan Singhdeo and (2) SMT. SHOBHA wife of Sri Lal Shyama Charan Nath Shahdeo became the absolute owners of the same.

S. No.	Deed No.	Dtd.	Book No.	Vol. No.	Pages
01.	2882	25.02.2006	1	113	239 to 264
02.	2879	25.02.2006	1	113	147 to 172
03.	2881	25.02.2006	1	113	199 to 238
04.	2878	25.02.2006	1	113	107 to 146

AND WHEREAS said (1) SRI CHANDAN SINGHDEO alias CHANDAN KUMAR SINGHDEO S/o Late Satyendra Narayan Singhdeo by caste Rajput, by faith Hindu, by occupation Business, an Indian citizen, resident of Kishoreganj, Thana Kotwali, District Ranchi represented through his constituted Power of Attorney holder Smt. Shobha Shahdeo wife of Sri Lal Shyama Charan Nath Shahdeo by faith Hindu by caste Kshatriya, by occupation housewife, resident of Plot No. 426/B, Road No.06, P. S. Argora, District Ranchi appointed and constituted by virtue of a registered Power of Attorney dated 07.06.2006 being deed no. 1104 in Book no. IV, Vol. No. 29, pages 17 to 30 registered in the office of District Sub-Registrar Ranchi and (2)

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VICINT HOMES PVT. LTD.

Kushpalata Juyta
Director

VICINT HOMES PVT. LTD.

[Signature]
Director

28/12/2024

Chandan Kumar Singhdeo

SMT. SHOBHA wife of Sri Lal Shyama Charan Nath Shahdeo by faith Hindu by caste Kshatriya, by occupation housewife, resident of Plot No. 426/B, Road No.06, P. S. Argora, Distt Ranchi had sold land under Khata No. 89, R.S. Plot No. 1072, 1073, 1074 measuring an area 60 Katha, situated at Village- Bhitha, P.S. Bariatu, Thana No. 187, District Ranchi to **SUBHVANI COMERCIAL PRIVATE LIMITED (landowner)** by virtue of a registered Sale Deed No. 4752/3800 dated 29.07.2013 which is entered in Book No. 1, Volume No. 188 Page No. 107 to 180 in the year 2013 registered in the office of District Sub Registrar, Ranchi.

And whereas after purchase of the said land **SUBHVANI COMERCIAL PRIVATE LIMITED (landowner)** got its name mutated in Circle Office vide Mutation Case No. 2273R27/13-14 and its name is also entered in Register II, Volume No. 12, Page No. 283 and paying rent to the state.

And whereas after **SUBHVANI COMERCIAL PRIVATE LIMITED (landowner)** got holding from Ranchi Municipal Corporation, Ranchi and he had been allotted Holding No. 0030009070000Z0 within Ward No. 3 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the landowner desire to develop the area aforesaid mentioned in the Schedule- 'A' property by constructing a Multi Storied Residential and Commercial Complex over it on the conversion basis with the help of the developer of this development agreement through which the owner shall get its respective shares as provided in **Eight Schedule** herein and developer shall get its respective shares as provided in **Ninth Schedule** herein.

AND WHEREAS Sanctioned Plan for construction of Multistoried Residential Building is sanctioned by Ranchi Municipal Corporation, Ranchi bearing RMC/GH/0826/W04/2022.

AND WHEREAS as per approved plan a multistoried building comprising several independent flats on different floors where constructed by DEVELOPER on over the landed property described in Schedule -"A" below. The said Multistoried residential buildings in **three block** namely "**Diamond**", "**Jade**" and "**Sapphire**" and Multistoried Commercial building is named as "**VINCINT MARQUIS**"

AND WHEREAS the Land Owners have agreed to the Second Party's proposal on the terms and conditions mentioned herein below:

1. That the Second Party will develop and construct Multi Storied Residential and Commercial Complex named on Schedule-A land as per plan prepared by the Second Party and approved by Ranchi Municipal Corporation, Ranchi. All the obligatory action will be completed by Second Party in respect of development, construction and transfer of proportionate share of land, flats and residential space except the share of

VICINT HOMES PVT. LTD.

Shobha
Smt. Shobha

28/12/2024

Chandan Kumar Singh

the First Party. The First Party will not bear any cost or changes for the above mentioned jobs.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE LAND OWNERS AND THE DEVELOPER AS FOLLOWS :

1. LAND OWNERS shall mean SUBHVANI COMERCIAL PRIVATE LIMITED having PAN- AARCS8671B situated at 29, Robert Street, 1st Floor, Kolkata, PIN-700012, State - West Bengal through one of Director SHRI CHANDAN KUMAR SINGHDEO Date of Birth - 06.09.1973 son of Shri Satyendre Narayan Singhdeo, Grandson of Ajit Pratap Singhdeo, by Faith Hindu, by Category- General Caste (unaffected by CNT Act,1908), by Occupation Business, resident of Jajanga, Jaroli, District Kundujhar, State Odisha, owners of the landed property mentioned in Schedule-A below and their all executors administrators, representatives, heirs, successors in interest.
2. Builder shall mean VICINT HOMES PRIVATE LIMITED, having PAN- AAICV4794R, Office Address : 204/9, L.S.C, Pushpa Bhavan, New Delhi -110062, a company registered under Companies Registration Act 1956, through its Authorised Signatory - Pankaj Kumar. Date of Birth 10.03.1974, son of Gobardhan Prasad, Grand son of Late Bihari Saw. by Faith - Hindu, by Category - General (Not covered under CNT Act 1908), by Occupation - Business, resident of H-32B, First Floor, Kalkaji, New Delhi - 110019, who will develop the land and construct the multi storied building/complex.
3. LAND PROPERTY shall mean all that piece and parcel of land under Khata No. 89, R.S. Plot No. 1072, 1073, 1074 measuring an area 115 Katha i.e. 190.08 Decimals, situated at Village- Bhitha, P.S. Bariatu, Thana No. 187, District Ranchi, State Jharkhand, which is more particularly described in the First Schedule-A below.
4. BUILDING shall mean the multi storied building RESIDENTIAL COMPLEX to be constructed on the land property in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation Authority Ranchi.
5. RESIDENTIAL AREA/FLATS shall mean the super built up area consisting of residential space, bed rooms, living rooms, bath room, kitchen, balcony/verandah etc. more particularly described in part of the SECOND SCHEDULE.

Chandan
28/02/2024

6. **PARKING SPACE** shall mean the place or area reserved for only parking of the motor cars, more particularly described in the **SECOND SCHEDULE**.
7. **COMMON FACILITIES** common facilities and amenities shall include corridors, halt ways, stairways, passage ways, drive ways, common tank, water pumps, motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the **THIRD SCHEDULE**.
8. **COMMON EXPENSES** shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts of common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and land property more particularly described in **FIFTH SCHEDULE**.
9. **SALEABLE SPACE** It shall mean the space in the building available for independent use and occupation after making due provision for common facilities and the space required thereof.
10. **LAND OWNERS' ALLOCATION** shall mean the constructed area in the form of space allocated to the owners in the building to be constructed in the manner more-fully described in **SCHEDULE-B** below along with common facilities and amenities, agreed upon by the developer's being exclusively allocable to the owners' or their *nominee*.
11. **DEVELOPER'S ALLOCATION** shall mean the constructed area in the form of space allocated to the owners in the building to be constructed in the manner more-fully described in **SCHEDULE-C** below along with common facilities and amenities, agreed upon by the developer's being exclusively allocable to the owners' or their *nominee*.
12. **TRANSFER** with its grammatical variations shall mean transfer by voluntary handing over of possession and by any other, 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 definitions of the terms as given in the transfer of the property act or other enactment.

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Ruchpalata Gupta
Director

13. TRANSFEREE It shall mean any natural and juristic persons like individual, company, association of persons to whom any space in the building has been transferred.
14. SUPER BUILT UP AREA shall mean and include common area and the carpet area of flats, wall, area, and verandah/balcony/cupboard area, the proportionate area of the staircase, guard room and generator room, etc.
15. Words importing singular shall include plural and vice-versa.
16. Words importing masculine gender shall include feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

ARTICLE II-COMMENCEMENT:

1. This agreement shall be deemed to have commenced from this day of agreement.

ARTICLES-III THE SCHEME :-

The scheme as formulated by the builder/developer and agreed by the OWNERS provide as follows:-

1. The builder will invite and select purchaser[s] agreeing to acquire on an OWNERSHIP basis flat/flats in the building on the land property more specified in the first schedule. Builder/Developer would construct flats along with other common parts, common amenities and common facilities appertaining to the same.
2. The builder/developer shall, be entitled to advertise and enter into agreement to sale with the intending purchaser for purchase of an undivided proportionate share of land property. The agreement of sale shall be prepared, inspected and approved by the builder/developer.
3. The DEVELOPER will get the Building Plan sanctioned from R.M.C. Ranchi in consultation with the LAND OWNERS and the LAND OWNERS hereby empowers and authorized the Developer to sign any document required for this purpose including the Gift deed to be executed in favor of Ranchi Municipal Corporation, Ranchi.
4. Land owners shall get 47% share in the building. After the delivery of the possession of the respective flats, residential area, parking spaces and terrace in the aforesaid building to the LAND OWNERS, the purchasers shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER'S agreement or otherwise.

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[Signature]

28/02/2024

Chandan Kumar Singhdeo

5. Upon handing over of possession of the flats, residential area and parking spaces to the LAND OWNERS and the prospective purchaser, both shall pay to the DEVELOPER the proportionate share of common expenses of all taxes, outgoing and other charges, specified in the 5th schedule hereunder, written from after the date, the possession and management of the common parts to any society or association after two years to be formed for the purpose.

ARTICLE-IV DEVELOPER RIGHT:

1. The LAND OWNERS hereby grants, subject to what has been herein after provided the exclusive right to the Developer to build, construct, erect and complete and the said Apartment and Residential Complex and to commercially exploit his allocation by entering into agreements for sale and/or transfer and/or construct in accordance with the plan sanctioned by the Ranchi Municipal Corporation with or without amendment and/or modification made or caused by the DEVELOPER.
2. The DEVELOPER shall be entitled to alter the plan, if as may be required under RMC, Ranchi rules at his own costs and shall pay and bear all fees, including architect's fees, changes as required to be paid or deposited for obtaining the sanction of RMC Ranchi and for the construction of the building at the said premises, provided however that the DEVELOPER shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the DEVELOPER.

[Signature]
Authorized Signatory
28/02/2024

ARTICLE-V APARTMENT CONSIDERATION:

1. On the LAND OWNERS' representation about his right, title, interest and possession over the LAND OWNER and relying upon the LAND OWNERS personal guarantee that have made full and correct disclosures and that he has full right, indefeasible title and absolute authority to enter into his agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit this land property and construct, erect and complete the buildings on the premises as a whole within the period of **48 months (Forty Eight months)** plus grace period of **6 (six) months** with mutual understanding from the date of approval/sanction of plan by RMC Ranchi on the premises.
- a) The DEVELOPER shall obtain all necessary permissions and/or approval and/or consent at his own cost.
- b) The DEVELOPER shall bear costs of supervision of the development and construction of the Owners' allocation in the building at the said premises.

[Signature]
Anshu Kumar Singh

VICINT HOMES PVT. LTD.

[Signature]
Director

- c) The DEVELOPER shall allocate the LAND OWNER'S allocation of the constructed area in the building to be constructed area in the building at the said premises [hereinafter called the LAND OWNER'S allocation].
- d) The DEVELOPER shall give complete possession of the LAND OWNERS' allocation within a period of **48 (Forty Eight) month** plus a grace period of **6 (six) months** with mutual understanding from the date of release of building plan by RMC Ranchi. The LAND OWNERS will be entitled to take possession of his share on the completion of building.
- e) The Land Owen's and Developer have mutually agreed to compensate each other in cash for the area exceeding their share, if any according to market rate.

ARTICLE-VI LANDLORD/LAND OWNER ALLOCATION:

It shall be the constructed area in the form of such residential area, flats, along with parking space [more particularly described in the Second Schedule] in the aforesaid building complex as per specifications mentioned in the fourth schedule and agreed upon by the LAND OWNER and DEVELOPER being exclusively allocable to the LAND OWNER and/or his nominee or nominees.

1. The DEVELOPER shall at his own costs construct, create and complete in all respects, the said multistoried residential complex and shall allocate to the LAND OWNERS of the area of the residential flats and parking space as follows:-
2. That out of total constructed area, the LAND OWNERS will get **47%** of super built up area or saleable space with car parking space of the said building shall be the share of DEVELOPER in the said building complex.
3. It is agreed between the parties that the LAND OWNERS will have no interest in the land or the building except the residential flats, residential complex parking space more particularly described in the LAND OWNERS' allocation. It is clearly understood that the purchasers of the flats and parking space [allocated to the DEVELOPER] shall pay all the costs to the DEVELOPER.

ARTICLE-VII BUILDER'S/DEVELOPER'S ALLOCATION:

1. In consideration of the above, the DEVELOPER shall be entitled to **53%** super built up area or saleable space in multistoried building as provided in **Ninth Schedule** herein to be constructed on the land property together with the undivided proportionate share on the said land only and entire roof of the top floor of the buildings and also together with undivided proportionate share in the common area and facilities and other service area in the said building after providing for LAND

OWNERS' allocations as provided in **Eight Schedule** herein and the DEVELOPER shall be entitled to advertise his share for sale, enter into an agreement for sale and transfer the DEVELOPER'S allocation and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement or execute sale deed, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent from the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.

2. The DEVELOPER shall be entitled to mortgage, charge or to deal with the DEVELOPER'S allocation and right, title, interest under this agreement.

ARTICLE-VIII : FORCE MAJEURE:

1. The Builder shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligation during his duration of the force majeure.
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or other act or omission beyond the control or the builder.

ARTICLE-IX : MISCELLANEOUS :-

1. The OWNERS and the BUILDER has entered into this agreement purely on contractual basis, and nothing contained herein shall be deemed to construe a partnership between the builder and the OWNERS or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.
2. It is understood that from time to time to facilitate the construction of the building by the builder and transfer of flats various deeds matters and things not therein specified may be required to be done by the builder and for which the builder may need the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relative to which specific provisions may not has been mentioned herein.

The OWNER hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the OWNERS also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the OWNERS and/or go against the spirit of this agreement.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the land property or any part thereof to the builder or as creating any right title or interest in respect thereof in the Builder other than an exclusive license to the Builder to commercially exploit the same in terms hereof provided, until the completion of the building. However, the builder shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned building on his own cost and repayment to the financial institution shall be made by the developers only for the purpose aforementioned.
5. As and from the date of completion of the building the builder and/or his transferee and the Land Owner and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.
6. There is no existing agreement regarding the development of the sale of the said premises and that all arrangements if any, prior to this agreement has been cancelled and are being superseded by this agreement. If any agreement is discovered at any stage, the Landowners shall compensate the Developer.
7. The Land Owner assures and guarantees that the land property is free from any encumbrances, attachment, charge, claim or demand whatsoever by or from any whatsoever. The LAND OWNERS will be the responsible if in future any legal complications arise regarding the right, title of "A" schedule land.
8. It shall be mandatory and necessary on the part of the LAND OWNERS to become members of the Flat Owners Association or Society formed by the members staying in the said building complex and the association of the flat owners will repair and maintain the property and shall pay all the changes of various Government Duties and levies and repair of any other outgoing relating to the said property and the building shall be payable by all the flat owners. The Flat owner's association shall be the apex body, relating to all the interests of all the flat owners and shall work for the peaceful living of all members.
9. That building complex shall be completed but time is fixed for 6 years agreement.
10. The DEVELOPER can appoint any person/persons for the construction of the apartment buildings and residential complexes, for which the land owners will have no objection whatsoever.
11. The LAND OWNERS shall provide vacant possession of the above mentioned plot to the DEVELOPER immediately after execution of this agreement and the builder/developer will start the construction work

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[Signature]

28/11/2019

Chandun Kumar Singh

from the date of sanction/approval of plan. Thereafter as per the plan approved by RMC Ranchi, builder will carry on the construction work from start to finish in a regular manner and the DEVELOPER will not leave the construction of the building in the middle.

12. It is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall have full right, title, ownership, interest over the built up area allotted to the LAND OWNERS as their share more specifically described in the LAND OWNERS shall be fully entitled to enjoy the above built up area and shall be fully entitled to transfer convey, grant, otherwise alienate or transfer his interest in any manner as deemed fit by the LAND OWNERS to any person, association or persons, firm, company, corporate body co-operative societies, govt. agencies etc. on such terms and conditions as may be decided by the LAND OWNERS.
13. The LAND OWNERS or their nominee or nominees shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
14. That the LAND OWNERS will provide the entire original and certified land documents to the DEVELOPER pertaining to "A" schedule land.
15. That after sanction of map, the DEVELOPER will start necessary processing, planning advances booking for the sale of proportionate share of "A" schedule land.
16. That the LAND OWNERS will not raise any question or objection if any changes or amendment done by the DEVELOPERS in the said multi storied building without disturbing the LAND OWNERS share as permitted by RMC Ranchi.
17. That the LAND OWNERS will pay the proportionate necessary charges, fees, levied by Corporation/Government from time to time along with other co-owners of the building as applicable in similar other properties.
18. The LAND OWNERS shall make available all the original documents of schedule 'A' property according to need of builder.
19. That the DEVELOPER will use standard materials in the multistoried buildings without any variation in the share of land owners and similarly standard materials shall be maintained throughout the construction.

ARTICLE-X LEGAL PROCEDURES:

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the LAND OWNERS to defend all actions and proceedings in respect of the title and/or possession of the land property.
2. That the LAND OWNERS shall not be responsible in any manner whatsoever, if in future, any legal complication arises regarding the

process of development construction and sale of the said multistoried apartment which is to be constructed or any effect therein.

3. That this Development Agreement is hereby executed under Section 5 (1) of Jharkhand Apartment (Flat) ownership Act 2011 between landowner and developer. Both the parties hereby bind themselves to accept the terms and conditions of this development agreement.
4. That both the parties hereby agree that as per sub section 2 of section 5 of Jharkhand Apartment (Flat) ownership Act 2011, after the completion of construction of the building project, the respective share owner i.e.: developer/ promoter share as mentioned in **Schedule Nine** and the land owners as mentioned in **Schedule Eight**, shall be absolute owner of their respective shares and they will be entitled to sell and or transfer their shares separately by any means including gift, exchange, lease or Will. No separate power is required to be executed by Land owner in this context.
5. It is hereby expressly agreed by and between the parties hereto that it will be responsibility of the LAND OWNER and the DEVELOPER jointly to defend all actions and proceedings in respect of title of the aforesaid land property, if circumstances require for same.
6. The LAND OWNERS are giving Power Of Attorney by this agreement in favor of the ~~said~~ DEVELOPER, through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchaser and in general, carry all the necessary activities required for the purpose of construction and disposal of his allocation of Residential portions and parking space with full amenities to prospective purchasers.
7. The advantage and convenience of the associated parties, this General Power of Attorney cum Registered Development Agreement is being executed and the same be read along with spirit of this agreement.

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28/02/2024

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Director

from the date of sanction/approval of plan. Thereafter as per the plan approved by RMC Ranchi, builder will carry on the construction work from start to finish in a regular manner and the DEVELOPER will not leave the construction of the building in the middle.

12. It is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall have full right, title, ownership, interest over the built up area allotted to the LAND OWNERS as their share more specifically described in the LAND OWNERS shall be fully entitled to enjoy the above built up area and shall be fully entitled to transfer convey, grant, otherwise alienate or transfer his interest in any manner as deemed fit by the LAND OWNERS to any person, association or persons, firm, company, corporate body co-operative societies, govt. agencies etc. on such terms and conditions as may be decided by the LAND OWNERS.
13. The LAND OWNERS or their nominee or nominees shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
14. That the LAND OWNERS will provide the entire original and certified land documents to the DEVELOPER pertaining to "A" schedule land.
15. That after sanction of map, the DEVELOPER will start necessary processing, planning advances booking for the sale of proportionate share of "A" schedule land.
16. That the LAND OWNERS will not raise any question or objection if any changes or amendment done by the DEVELOPERS in the said multi storied building without disturbing the LAND OWNERS share as permitted by RMC Ranchi.
17. That the LAND OWNERS will pay the proportionate necessary charges, fees, levied by Corporation/Government from time to time along with other co-owners of the building as applicable in similar other properties.
18. The LAND OWNERS shall make available all the original documents of schedule 'A' property according to need of builder.
19. That the DEVELOPER will use standard materials in the multistoried buildings without any variation in the share of land owners and similarly standard materials shall be maintained throughout the construction.

ARTICLE-X LEGAL PROCEDURES:

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the LAND OWNERS to defend all actions and proceedings in respect of the title and/or possession of the land property.
2. That the LAND OWNERS shall not be responsible in any manner whatsoever, if in future, any legal complication arises regarding the

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28/11/24

Charan Kumar Singh

process of development construction and sale of the said multistoried apartment which is to be constructed or any effect therein.

3. That this Development Agreement is hereby executed under Section 5 (1) of Jharkhand Apartment (Flat) ownership Act 2011 between landowner and developer. Both the parties hereby bind themselves to accept the terms and conditions of this development agreement.
4. That both the parties hereby agree that as per sub section 2 of section 5 of Jharkhand Apartment (Flat) ownership Act 2011, after the completion of construction of the building project, the respective share owner i.e.: developer/ promoter share as mentioned in **Schedule Nine** and the land owners as mentioned in **Schedule Eight**, shall be absolute owner of their respective shares and they will be entitled to sell and or transfer their shares separately by any means including gift, exchange, lease or Will. No separate power is required to be executed by Land owner in this context.
5. It is hereby expressly agreed by and between the parties hereto that it will be responsibility of the LAND OWNER and the DEVELOPER jointly to defend all actions and proceedings in respect of title of the aforesaid land property, if circumstances require for same.
6. The LAND OWNERS are giving Power Of Attorney by this agreement in favor of the said DEVELOPER, through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchaser and in general, carry all the necessary activities required for the purpose of construction and disposal of his allocation of Residential portions and parking space with full amenities to prospective purchasers.
7. The advantage and convenience of the associated parties, this General Power of Attorney cum Registered Development Agreement is being executed and the same be read along with spirit of this agreement.
8. The LAND OWNERS agree to produce/handover all relevant document regarding, title, possession, municipal taxes and other legal papers concerning the land properties referred above, in original, as and when required or demanded by Developer. The LAND OWNERS further assure and confirm to provide to the DEVELOPER any other document is required in connection with the said landed property within a reasonable time.
9. The Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of and concerning this transaction
10. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

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Director

11. In case of GST or any other Govt. Tax and duties which is payable in relation to flat/flats of the said apartment on the FIRST SCHEDULE of the property, the same shall be paid in proportion to their respective shares in accordance with law. It is further agreed that the owner shall make payment of the G.S.T. etc. wherever applicable to the Government through the developer.

THE FIRST SCHEDULE-"A"

All that piece and parcel of the land under Khata No. 89, R.S. Plot No. 1072, 1073, 1074 measuring an area 115 Katha i.e. 190.08 Decimals, corresponding to Holding No. 003000907000020 within ward No. 3 of Ranchi Municipal Corporation, Ranchi situated at Village- Bhitha, P.S. Bariatu, Thana No. 187, District Ranchi, State Jharkhand having purchased right which bounded and butted as follows :-

- North : Part of Plot No. 1072
 South : Drain
 East : Ranchi Boreya Road
 West : Plot No. 1070 and 1040

Total Plot Area	115 Katha i.e. 190.08 Decimals i.e. 190.08 Decimals
Land Area under Development	115 Katha i.e. 190.08 Decimals i.e. 190.08 Decimals

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Note :- Valuation for registration :- 16,12,86,700/- only

The Second Schedule above referred to Building :

The builder shall at its own cost construct, create and complete in all respect the said building complex and shall allocate to the Owner 47% of the area of Flats and Car Parking Space as per the drawing sanctioned by RMC Ranchi and the remaining 53% shall be Developer's Share.

The Third Schedule above referred to Common Facilities:

- The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landing, entrance and exists, Terrace of the roof which shall be utilized by the DEVELOPER and the prospective PURCHASERS shall have right to access. Wherever it will necessary for the purpose of repair maintenance etc. of common amenities and the DEVELOPER shall have right to construct if any above the roof of the building in above proportionate share as 53% and that of Owner as 47%.
- Pumps installations, pump room and for staff or workers if any.

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Chandan Kumar Singhdeo

3. Common passages, driveways, excepting car parking spaces if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meters and fixtures [excluding those as are installed for any particulars flat.
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer side walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and Generator Room.
9. Such other common parts, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as necessary for passage to use and occupancy of flat or flats in common and as are easement or necessity of the building but excluding car parking space and areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO SPECIFICATION :

The specification of the LAND OWNER'S allocation will be as general.

THE FIFTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES:

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common area and facilities including whitewashing, painting and decorating the exterior portion of the said building the boundary walls, entrance staircase, landings gutters, rain water pipers, motor pumps, tube well, wiring and installation, sewers, drains and all other common parts, fixtures, fittings, and requirement is under or upon the building enjoyed or used in common by the owners, intending purchasers, co-purchasers or occupier hereto.
2. The cost of leaning, maintenance and lighting the maintenance, passage, landing, staircase and other parts of the building as enjoyed or used in the common by the occupiers of the said building.
3. The salaries or managers, clerks, bill collectors, chowkidar, plumbers, electrician, sweepers etc. if any.
4. The cost of working repairs, replacement and maintenance of pumps, tube well and other plumbing including all other services charges for services rendered in common to all occupiers i.e. lift maintenance, generator maintenance etc.
5. All electrical payable in common for the common portions of the said building.

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Chaudhary Kishore Singh

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6. All other expenses including printing and stationary, also expenses incurred in respect of any dispute with Ranchi Municipal Corporation, RMC or any other local authority, Government Insurance Company or any other persons in relation to or be deemed by the Builder or any adhoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep the said building.

THE SIXTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES:

1. The intending purchaser shall be entitled to all right, privileges, vertical and lateral supports, easement, appendages whatsoever belonging to the said building or therewith usually held, used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule thereof.
2. The right way in common as aforesaid in, to and upon all the common passages, driveways entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and/or, his/her, their/its servants and employees invites and/or customer to obstruct in any way by vehicle, deposit or materials, rubbish and any other thing, free passage, driveways and entrance as aforesaid.
3. The right of protection of the said flat by or from all other parts of building and property so as for they protect same.

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Director
28/05/2018

THE SEVENTH SCHEDULE ABOVE REFERRED TO :

The under mentioned rights, easements and privileges to the said flats shall be expected and be reserved up to the other co-purchasers and/or occupiers of other part of the said building.

1. The right of flow in common with the purchaser and any part [other than the said flats] to the other part of the said building through pipes, drains, wires, or conduits lying or being in under though or over the said flats and so for as may be reasonable for the beneficial use, occupation and enjoyment of other parts of the building.
2. The right of protection of other parts of the said building or all parts of the said flats as the same and/or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or to diminish any support enjoyment by other parts of the said building.

Chandan Kumar Singhdeo

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Kushpalata Gupta
Director

SPECIFICATION OF RESIDENTIAL BUILDING

Location	Floor	Door	Window	Fixtures & Fitting	Walls
Living	Vitrified Tiles/Marble	Flush Door with synthetic enamel paint	Aluminum window	Lights, fans, Intercom Points etc.	P.O.P.
Dining	Vitrified Tiles/Marble	Flush door with synthetic enamel paints	Aluminum window	Lights, Fans & Fridge, Points etc.	P.O.P
Master Bedroom	Vitrified Tiles/Marble	Flush Door with Synthetic enamel paints.	Aluminum window	Lights, fans, A.C. Point etc.	P.O.P
Bed Room	Vitrified Tiles/Marble	Flush Door with Synthetic enamel paints	Aluminum window	Lights, Fans A.C. Point.	P.O.P.
Kitchen	Marble	Flush Door with synthetic enamel paints	Aluminum window	Lights, Microoven water purifier and Exhaust Point Green Slab Counter with match ceramic tiles up to 2 feet height.	P.O.P.
Toilets	Marble	Flush Door with Synthetic enamel paints	Aluminum window	Light, Geyser & Exhaust Point and white Sanitary fitting with match ceramic tiles up to 7 ft. height.	P.O.P.
Balconies	Vitrified Tiles/Marble	Flush Door with Synthetic enamel paints		Lights and washing machine points in any one Balcony	P.O.P.
Passage & Staircase	Marble/Tiles			Railing Fitting and Light point	P.O.P.
Exterior will be weather coat					

6/20/2018

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Kishpalata Gupta
 Director

Director

Chandan Kumar Singh

THE EIGHTH SCHEDULE ABOVE REFERRED TO :

LANDOWNER'S SHARE

SL. NO.	FLAT/SHOP NO.	FLAT TYPE	UNIT NAME	Super Built up AREA IN SQFT	LANDOWNER SHARE
1.	501	DUPLEX	SAPPHIRE	3256.86	3256.86
2.	901	DUPLEX	SAPPHIRE	3256.86	3256.86
3.	1301	DUPLEX	SAPPHIRE	3256.86	3256.86
4.	302	4BHK + 1	SAPPHIRE	2513.07	2513.07
5.	602	4BHK + 1	SAPPHIRE	2513.07	2513.07
6.	802	4BHK + 1	SAPPHIRE	2513.07	2513.07
7.	1102	4BHK + 1	SAPPHIRE	2513.07	2513.07
8.	1302	4BHK + 1	SAPPHIRE	2513.07	2513.07
9.	1502	4BHK + 1	SAPPHIRE	2513.07	2513.07
10.	403	4BHK + 1	SAPPHIRE	2533.84	2533.84
11.	503	4BHK + 1	SAPPHIRE	2533.84	2533.84
12.	703	4BHK + 1	SAPPHIRE	2533.84	2533.84
13.	903	4BHK + 1	SAPPHIRE	2533.84	2533.84
14.	1103	4BHK + 1	SAPPHIRE	2533.84	2533.84
15.	1303	4BHK + 1	SAPPHIRE	2533.84	2533.84
16.	1503	4BHK + 1	SAPPHIRE	2533.84	2533.84
17.	201	STUDIO APPT.	SAPPHIRE	514.84	514.84
18.	203	STUDIO APPT.	SAPPHIRE	591.81	591.81
19.	205	STUDIO APPT.	SAPPHIRE	582.33	582.33
20.	207	STUDIO APPT.	SAPPHIRE	521.73	521.73
21.	210	STUDIO APPT.	SAPPHIRE	556.61	556.61
22.	304	STUDIO APPT.	SAPPHIRE	487.22	487.22
23.	305	STUDIO APPT.	SAPPHIRE	498.65	498.65
24.	307	STUDIO APPT.	SAPPHIRE	500.96	500.96
25.	201	3BHK	DIAMOND	1968.65	1968.65
26.	203	3BHK + 1	DIAMOND	2100.28	2100.28

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27.	302	3BHK	DIAMOND	1963.46	1963.46
28.	304	3BHK + 1	DIAMOND	2091.34	2091.34
29.	401	3BHK	DIAMOND	1968.65	1968.65
30.	403	3BHK + 1	DIAMOND	2100.28	2100.28
31.	502	3BHK	DIAMOND	1963.46	1963.46
32.	504	3BHK + 1	DIAMOND	2091.34	2091.34
33.	602	3BHK	DIAMOND	1981.67	1981.67
34.	603	3BHK + 1	DIAMOND	2100.28	2100.28
35.	702	3BHK	DIAMOND	1963.46	1963.46
36.	704	3BHK + 1	DIAMOND	2091.34	2091.34
37.	803	3BHK + 1	DIAMOND	2100.28	2100.28
38.	902	3BHK	DIAMOND	1963.46	1963.46
39.	904	3BHK + 1	DIAMOND	2091.34	2091.34
40.	1001	3BHK	DIAMOND	1968.65	1968.65
41.	1003	3BHK + 1	DIAMOND	2100.28	2100.28
42.	1102	3BHK	DIAMOND	1963.46	1963.46
43.	1104	3BHK + 1	DIAMOND	2091.34	2091.34
44.	1201	3BHK	DIAMOND	1968.65	1968.65
45.	1203	3BHK + 1	DIAMOND	2100.28	2100.28
46.	1302	3BHK	DIAMOND	1963.46	1963.46
47.	1304	3BHK + 1	DIAMOND	2091.34	2091.34
48.	1403	3BHK + 1	DIAMOND	2100.28	2100.28
49.	1502	3BHK	DIAMOND	1963.46	1963.46
50.	1504	3BHK + 1	DIAMOND	2091.34	2091.34
51.	201	EWS	JADE	587.61	587.61
52.	202	EWS	JADE	609.99	609.99
53.	303	EWS	JADE	599.67	599.67
54.	401	EWS	JADE	587.61	587.61
55.	402	EWS	JADE	609.99	609.99
56.	501	EWS	JADE	587.61	587.61
57.	503	EWS	JADE	599.67	599.67

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58.	601	EWS	JADE	587.61	587.61
59.	602	EWS	JADE	609.99	609.99
60.	604	EWS	JADE	609.35	609.35
61.	704	EWS	JADE	609.35	609.35
62.	802	EWS	JADE	609.99	609.99
63.	804	EWS	JADE	609.35	609.35
64.	903	EWS	JADE	599.67	599.67
65.	1001	EWS	JADE	587.61	587.61
66.	1002	EWS	JADE	609.99	609.99
67.	1004	EWS	JADE	609.35	609.35
68.	1103	EWS	JADE	599.67	599.67
69.	1201	EWS	JADE	587.61	587.61
70.	1202	EWS	JADE	609.99	609.99
71.	1204	EWS	JADE	609.35	609.35
72.	1303	EWS	JADE	599.67	599.67
73.	1401	EWS	JADE	587.61	587.61
74.	1402	EWS	JADE	609.99	609.99
75.	1404	EWS	JADE	609.35	609.35
76.	1503	EWS	JADE	599.67	599.67
77.	1504	EWS	JADE	609.35	609.35
78.	1603	EWS	JADE	599.67	599.67
79.	1604	EWS	JADE	609.35	609.35
80.	SHOP-1	SHOP	V. MARQUIS	1318.85	1318.85
81.	SHOP-2	SHOP	V. MARQUIS	1967.89	1967.89
82.	SHOP-6	SHOP	V. MARQUIS	1319.21	1319.21
83.	SHOP-8	SHOP	V. MARQUIS	221.88	221.88
84.	SHOP-10	SHOP	V. MARQUIS	1278.89	1278.89
85.	SHOP-12	SHOP	V. MARQUIS	714.12	714.12
86.	SHOP-13	SHOP	V. MARQUIS	714.12	714.12
87.	SHOP-14	SHOP	V. MARQUIS	714.12	714.12
88.	SHOP-16	SHOP	V. MARQUIS	880.78	880.78

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 2.8/02/2024

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89.	SHOP-20	SHOP	V. MARQUIS	1859.6	1859.6
90.	SHOP-24	SHOP	V. MARQUIS	1588.76	1588.76
91.	SHOP-25	SHOP	V. MARQUIS	880.78	880.78
92.	KIDS ZONE	SHOP	V. MARQUIS	4589.12	4589.12
93.	KITCHEN-1	SHOP	V. MARQUIS	1778.17	1778.17
94.	KITCHEN-3	SHOP	V. MARQUIS	713.75	713.75
95.	KITCHEN-7	SHOP	V. MARQUIS	810.96	810.96
96.	KITCHEN-9	SHOP	V. MARQUIS	1050.21	1050.21
97.	CINEMA	Screen-2	V. MARQUIS	13025.35	13025.35
				152664.11	152664.11

THE NINTH SCHEDULE ABOVE REFERRED TO :
DEVELOPER'S SHARE

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SL. NO.	FLAT/SHOP NO.	FLAT TYPE	UNIT NAME	Super Built up area IN SQFT	DEVELOPER SHARE
1.	301	DUPLEX	SAPPHIRE	3256.86	3256.86
2.	701	DUPLEX	SAPPHIRE	3256.86	3256.86
3.	1101	DUPLEX	SAPPHIRE	3256.86	3256.86
4.	1501	DUPLEX	SAPPHIRE	3256.86	3256.86
5.	402	4BHK + 1	SAPPHIRE	2513.07	2513.07
6.	502	4BHK + 1	SAPPHIRE	2513.07	2513.07
7.	702	4BHK + 1	SAPPHIRE	2513.07	2513.07
8.	902	4BHK + 1	SAPPHIRE	2513.07	2513.07
9.	1002	4BHK + 1	SAPPHIRE	2513.07	2513.07
10.	1202	4BHK + 1	SAPPHIRE	2513.07	2513.07
11.	1402	4BHK + 1	SAPPHIRE	2513.07	2513.07
12.	1602	4BHK + 1	SAPPHIRE	2513.07	2513.07
13.	603	4BHK + 1	SAPPHIRE	2533.84	2533.84
14.	803	4BHK + 1	SAPPHIRE	2533.84	2533.84

Chandru Kumar SINGH

15.	1003	4BHK + 1	SAPPHIRE	2533.84	2533.84
16.	1203	4BHK + 1	SAPPHIRE	2533.84	2533.84
17.	1403	4BHK + 1	SAPPHIRE	2533.84	2533.84
18.	1603	4BHK + 1	SAPPHIRE	2533.84	2533.84
19.	202	STUDIO APPT.	SAPPHIRE	573.6	573.6
20.	204	STUDIO APPT.	SAPPHIRE	445.2	445.2
21.	206	STUDIO APPT.	SAPPHIRE	636.69	636.69
22.	208	STUDIO APPT.	SAPPHIRE	550.47	550.47
23.	209	STUDIO APPT.	SAPPHIRE	485.87	485.87
24.	211	STUDIO APPT.	SAPPHIRE	500.96	500.96
25.	303	STUDIO APPT.	SAPPHIRE	550.47	550.47
26.	306	STUDIO APPT.	SAPPHIRE	556.61	556.61
27.	202	3BHK	DIAMOND	1981.67	1981.67
28.	204	3BHK + 1	DIAMOND	2104.25	2104.25
29.	301	3BHK	DIAMOND	1954.31	1954.31
30.	303	3BHK + 1	DIAMOND	2088.00	2088.00
31.	402	3BHK	DIAMOND	1981.67	1981.67
32.	404	3BHK + 1	DIAMOND	2104.25	2104.25
33.	501	3BHK	DIAMOND	1954.31	1954.31
34.	503	3BHK + 1	DIAMOND	2088.00	2088.00
35.	601	3BHK	DIAMOND	1968.65	1968.65
36.	604	3BHK + 1	DIAMOND	2104.25	2104.25
37.	701	3BHK	DIAMOND	1954.31	1954.31
38.	703	3BHK + 1	DIAMOND	2088.00	2088.00
39.	801	3BHK	DIAMOND	1968.65	1968.65
40.	802	3BHK	DIAMOND	1981.67	1981.67
41.	804	3BHK + 1	DIAMOND	2104.25	2104.25
42.	901	3BHK	DIAMOND	1954.31	1954.31
43.	903	3BHK + 1	DIAMOND	2088.00	2088.00
44.	1002	3BHK	DIAMOND	1981.67	1981.67
45.	1004	3BHK + 1	DIAMOND	2104.25	2104.25

VICINT HOMES PVT. LTD.

28/02/2024
 Anurag Sanyal
 Director

Chandan Kumar Singh

46.	1101	3BHK	DIAMOND	1954.31	1954.31
47.	1103	3BHK + 1	DIAMOND	2088.00	2088.00
48.	1202	3BHK	DIAMOND	1981.67	1981.67
49.	1204	3BHK + 1	DIAMOND	2104.25	2104.25
50.	1301	3BHK	DIAMOND	1954.31	1954.31
51.	1303	3BHK + 1	DIAMOND	2088.00	2088.00
52.	1401	3BHK	DIAMOND	1968.65	1968.65
53.	1402	3BHK	DIAMOND	1981.67	1981.67
54.	1404	3BHK + 1	DIAMOND	2104.25	2104.25
55.	1501	3BHK	DIAMOND	1954.31	1954.31
56.	1503	3BHK + 1	DIAMOND	2088.00	2088.00
57.	203	EWS	JADE	599.67	599.67
58.	204	EWS	JADE	609.35	609.35
59.	301	EWS	JADE	587.61	587.61
60.	302	EWS	JADE	609.99	609.99
61.	304	EWS	JADE	609.35	609.35
62.	403	EWS	JADE	599.67	599.67
63.	404	EWS	JADE	609.35	609.35
64.	502	EWS	JADE	609.99	609.99
65.	504	EWS	JADE	609.35	609.35
66.	603	EWS	JADE	599.67	599.67
67.	701	EWS	JADE	587.61	587.61
68.	702	EWS	JADE	609.99	609.99
69.	703	EWS	JADE	599.67	599.67
70.	801	EWS	JADE	587.61	587.61
71.	803	EWS	JADE	599.67	599.67
72.	901	EWS	JADE	587.61	587.61
73.	902	EWS	JADE	609.99	609.99
74.	904	EWS	JADE	609.35	609.35
75.	1003	EWS	JADE	599.67	599.67
76.	1101	EWS	JADE	587.61	587.61

VICINT HOMES PVT. LTD.

28/02/2024
 Pushpalata Gupta

Chandan Kumar Singh

77.	1102	EWS	JADE	609.99	609.99
78.	1104	EWS	JADE	609.35	609.35
79.	1203	EWS	JADE	599.67	599.67
80.	1301	EWS	JADE	587.61	587.61
81.	1302	EWS	JADE	609.99	609.99
82.	1304	EWS	JADE	609.35	609.35
83.	1403	EWS	JADE	599.67	599.67
84.	1501	EWS	JADE	587.61	587.61
85.	1502	EWS	JADE	609.99	609.99
86.	1601	EWS	JADE	587.61	587.61
87.	1602	EWS	JADE	609.99	609.99
88.	SHOP-3	SHOP	V. MARQUIS	761.16	761.16
89.	SHOP-4	SHOP	V. MARQUIS	736.42	736.42
90.	SHOP-5	SHOP	V. MARQUIS	736.42	736.42
91.	SHOP-7	SHOP	V. MARQUIS	713.86	713.86
92.	SHOP-9	SHOP	V. MARQUIS	203.47	203.47
93.	A.SHOP-1	SHOP	V. MARQUIS	4732.5	4732.5
94.	SHOP-11	SHOP	V. MARQUIS	1859.43	1859.43
95.	SHOP-15	SHOP	V. MARQUIS	1588.77	1588.77
96.	SHOP-17	SHOP	V. MARQUIS	341.74	341.74
97.	SHOP-18	SHOP	V. MARQUIS	197.31	197.31
98.	A.SHOP-2	SHOP	V. MARQUIS	4589.14	4589.14
99.	SHOP-19	SHOP	V. MARQUIS	1278.89	1278.89
100.	SHOP-21	SHOP	V. MARQUIS	714.11	714.11
101.	SHOP-22	SHOP	V. MARQUIS	714.11	714.11
102.	SHOP-23	SHOP	V. MARQUIS	714.11	714.11
103.	SHOP-26	SHOP	V. MARQUIS	341.74	341.74
104.	SHOP-27	SHOP	V. MARQUIS	197.3	197.3
105.	SHOP-28	SHOP	V. MARQUIS	966.19	966.19
106.	SHOP-29	SHOP	V. MARQUIS	341.55	341.55
107.	KITCHEN-2	SHOP	V. MARQUIS	1193.72	1193.72

VICINT HOMES PVT. LTD.


 Authorised Signatory
 28/02/2024

Chandan Kumar Singh

VICINT HOMES PVT. LTD.


Director

108.	KITCHEN-4	SHOP	V. MARQUIS	680.65	680.65
109.	KITCHEN-5	SHOP	V. MARQUIS	947.16	947.16
110.	KITCHEN-6	SHOP	V. MARQUIS	1823.89	1823.89
111.	KITCHEN-8	SHOP	V. MARQUIS	810.96	810.96
112.	CINEMA	Screen-1	V. MARQUIS	13025.35	13025.35
				172310.36	172310.36

IN WITNESSES whereof the LAND OWNERS and the DEVELOPER have put their respective signature on this 28th day of February, 2024 at Ranchi after fully understanding the contents.

WITNESSES:

Signature of the LAND OWNER:

1. *Rangh*

RAJMOH KUMAR SINGH
S/O Late - Rambahal Singh
Dom. No. B-2079/Site - 5
HCC Colony, Ranchi

28/02/2024

Rambha Kumar Singh

28/02/2024

2.

Aadash
Aadash Kumar
Vined Saw
Chakrata (Koshiyadih)

28/02/2024

Signature of the DEVELOPER

VICINT HOMES PVT. LTD.

Aadash
Authorized Signatory

28/02/2024

VICINT HOMES PVT. LTD.

Suchpalata Gupta
Director

Ashutosh Kumar
Authorised Signatory

28/02/2024

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



ASHUTOSH KUMAR
Advocate
28-02-2024
Enrollment No. 156/2008

Ashutosh Kumar

Little	Ring	Middle	Index	Thumb

28/02/2024

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,

Drafted by:- Ashutosh Kumar, *Adv.* 28/02/2024

Advocate, Ranchi

ASHUTOSH KUMAR
Advocate
Enrollment No.- 156/2008

VIGINT HOMES PVT. LTD.

Ruchipalata Deypta
Director



VILLAGE - BHITHA
 MAP NO - 187
 SURV DIST - RAIPUR
 R.S Plot = 1072, 1073, 1074
 Shown in RED WASH

Area = 190.08

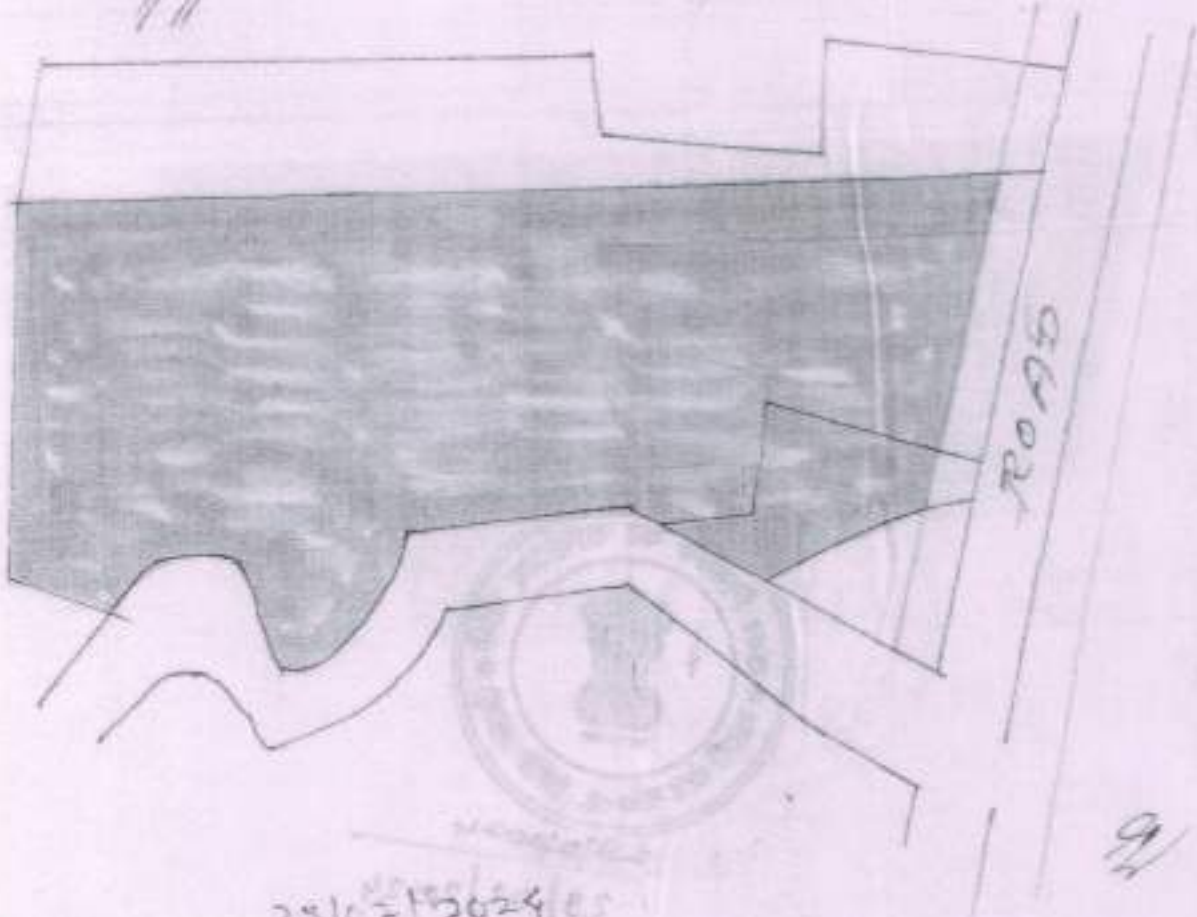


VICINT HOMES PVT. LTD.

Kishore
 Authorized Signatory

28/02/2024

Vicint Homes Pvt. Ltd.
 Chandigarh, India



28/02/2024

VICINT HOMES PVT. LTD.

Kishpalata Gupta
 Director

तेरिज (खतियान का सारा)

पान का पत्र नंबर

श्री १०२६

राजसरा गाँव

क्र.सं.	पान का नाम विला का नाम जहाँ एवं किसकी वस्तु	सकड़ी गाँव		कालिंद गाँव		अन्य गाँव		कुल गाँव					कुल पत्र	दिनांक									
		अकार	सकड़ी	अकार	सकड़ी	अकार	सकड़ी	अकार	सकड़ी	अकार	सकड़ी												
1		5	5	5	5	5	5	5	5	5	5	5	5	22	23	24	25						
2																							
3		4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25

रामकृष्ण मिश्रा
काको

श्री १०२६

VICINT HOMES PVT. LTD.
Pushpalata Gupta
Director



EXPOSED TO THE PUBLIC

Ministry of Agriculture
Government of India

Handwritten notes in Hindi, including dates and names, partially obscured by a stamp.

Handwritten signature and date: १०/१०/२०२६

Handwritten signature and date: १०/१०/२०२६

Handwritten signature and date: १०/१०/२०२६

Handwritten signature and date: १०/१०/२०२६

Handwritten signature and date: १०/१०/२०२६

Handwritten signature and date: १०/१०/२०२६



Handwritten signature and date: १०/१०/२०२६

				वेनाइ-डी कसलवे वीरवा उरुग मद मुपुल उरुग				
1071	खला वैन नीम	राहाडी 1	1 (एकड़) 42 (डिसमील) 0		0	0	0	
1072	खल नीम लाल	घोन डी 12	2 (एकड़) 18 (डिसमील) 0	वेनाइ-डी कसलवे वीरवा उरुग कसल नंबर 1071	0	0	0	
1073	घोन नीम लाल	घरती कदीम 1	0 (एकड़) 0 (डिसमील) 0		0	0	0	
1074	घोन नीम लाल	घरती कदीम 1	0 (एकड़) 21 (डिसमील) 0		0	0	0	
खाता में कुल प्लोट संख्या			17	खाता का कुल मिजान	15 (एकड़) 94 (डिसमील) 0 (अपरिभाषित)	खाता का कुल		0 0 0

2/26/2024 11:09:13 AM

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

VICENT HOMES PVT. LTD.
 Anupalata Gupta
 Director

Suk.XIV-F.No. 100
 राशीद मालगुजारी
 नाम दर्जित। नाम श्री/श्री/श्री
 धान की धान राशीद



करदा मालगुजारी / करदा नैपती Page No. : 293
 नाम नैपत या वलिदयत अदापकारी Val. No. : 12
 यो संकुचन नम्बर। Receipt No. : 0902546777

कुल। मूल्य। 107। समस्त मालगुजारी का किं। कुल धान धरान रूप राशीद		
खता संख्या	खेस संख्या	रकम (एकड़ में)
89	00.000.1072,1073,1074	80 अक्षर 0 अक्षर 0 अक्षर

आवरी नकदी	आवरी भावरी	उपरोक्त हिस्सा उपान भावरी
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बोनस या सलाना मग मग तकविल (बकला या हल) मौजूदा साल का।

भाग बाधा	सालना	बकला				कुल (000-000)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष	
माल (नकदी)	150.00					150.00
गुजारी (भावरी)	37.50					37.50
संस	75.00					75.00
सुद	75.00					75.00
मुताफरकात	30.00					30.00
मौधान	30.00					30.00
	367.50					367.50

उपरोक्त अदापकारी

अदापकारी बाधा	सालना	बकला				मौतासबा कुल (000-000)	कविल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष		
माल (नकदी)	150.00					150.00	
गुजारी (भावरी)	37.50					37.50	
संस	75.00					75.00	
सुद	75.00					75.00	
मुताफरकात	30.00					30.00	
मौधान अदापकारी	30.00					30.00	
	367.50					367.50	

(1) मौजान कुल (एकड़ों में) : Three Hundred Sixty Seven Rupees and Fifty Paise

(2) नाम दर्जित -

(3) कुल बकला - 367.50

राशीद अम्बल तहसील कुनिचा - 04-10-2022

बकला नकदल का बकला मालगुजारी का इतिहास दो बकला पर मिल पर कि सॉर्टिकेट जारी हो। सुद नहीं दिया जात है।



यह धान कम्प्युटर जनित प्रति है।

यह धरान केवल धरान की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धि के लिए सम्बन्धित अदापकारी से संपर्क करें।

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

Arb
 ऑनलाईन जांच

VICINT HOMES PVT. LTD.
Kushpalata Gupta
 Director

Sch XIV-F No. 180v

रसीद भुक्तगुजरी

नाम रसिद / नाम गौजा मय

धरम रो धरम गजरी

जिला / बीडा / 107 / गुजरी कॉम्प्लेक्स 100 दि० साल पुरान भवननय पाहण

V

पगद भुक्तगौ / पगद रसिद Page No. : 282
 नाम रसिद मय वसिदधर जयसन्दी Vol. No. : 12
 रसिद संख्या / Receipt No. : 0131445101

साता संख्या	खेतरा संख्या	रकबा (रुकाद मे)
89	1072	85 रुकाद 0 पानकीद

जरादी नकदी	अराने भुक्तगौ	रुकादी विसाब रसान भुक्तगौ
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योग राकाद	संख्या	बकाया				कुल (रुकाद मे)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष	
माल (नकदी)	150.00					150.00
गुजरी (भुक्तगौ)	37.50					37.50
सिस	75.00					75.00
भुक्त	75.00					75.00
गुजरीकाल	30.00					30.00
मौजान	367.50					367.50

अदायकारी राकाद	संख्या	बकाया				मौजाना कुल (रुकाद मे)	भुक्तगौ
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष		
माल (नकदी)	150.00					150.00	
गुजरी (भुक्तगौ)	37.50					37.50	
सिस	75.00					75.00	
भुक्त	75.00					75.00	
गुजरीकाल	30.00					30.00	
मौजान अदायकारी	367.50					367.50	

(1) मौजान कुल (रुकाद मे) : Three Hundred Sixty Seven Rupees and Fifty Paise

(2) नाम रसिद -

(3) कुल अदाय - 367.50

रसिद अदाय रसिद संख्या : 04-10-2022

धरम गजरी का अदाय रसिदगुजरी पर (मिसाल से अदाय पर दिन पर कि अदियक जरी ही) भुक्त नहीं लिख जात है।



यह एक कम्प्युटर जनित प्रति है।

यह धरम गजरी प्रत्येक की सारसिद के लिए है।

किसी भी प्रकार की अदुष्टि के लिए सारसिद अदायकारी से धरम गजरी।

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

ऑनलाइन जांच

VICINT HOMES PVT. LTD.
 Pankajalata Gupta
 Director



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

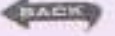
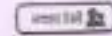
February 26, 2024

भाग वर्तमान	12	पृष्ठ संख्या	283	विकास का नाम	सौधी	अनुमंडल नाम	सुंदर	खपत का नाम	ईडल	हलफा का नाम	हलफा-01	इस्टेट का नाम	इलाक़ा का प्रकार	इलाक़ा संख्या
विकास का नाम	सौधी	अनुमंडल नाम	सुंदर	खपत का नाम	ईडल	हलफा का नाम	हलफा-01	इस्टेट का नाम	इलाक़ा का प्रकार	इलाक़ा संख्या	283	217.5		
पौजा का नाम	भीष्म	होमिंग संख्या	89	वैजी संख्या	0	पाना संख्या	187							
सम्बन्धी कॉम्प्लेंट्स प्रो विडो हाउस इयाम परम नाथ साहदेव, पिन-190 सोमस नथ साहदेव, मति														
खपत संख्या	प्लॉट संख्या	रकबा	परिचर्चन के लिए प्राधिकार											
89	1073 ✓	0 ए 12.79 डि 0 हे	पिडो साड वाड संख्या 2273 R27 / 2013-14											
89	1072 ✓	0 ए 0.12 डि 0 हे												
89	1074 ✓	0 ए 12.8 डि 0 हे												
89	1072 ✓	0 ए 24.74 डि 0 हे												
89	10	0 ए 12 डि 0 हे												
89	000	0 ए 24.79 डि 0 हे												
कुल वर्तमान		60 कउड स. 0 मरफौट												
तारीख	प्रति पत्र संख्या	सात से	नाल तक	खाना बकाया	संगत धानु साल	रोड सेस बकाया	रोड सेस धानु साल	शिक्षा सेस बकाया	शिक्षा सेस धानु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धानु साल	कृषि सेस बकाया	कृषि सेस धानु साल	
08/10/2013	5124200	2013	2014	0	150	0	37.5	0	75	0	75	0	30	
07-31-2018	8908171320	2013-2014	2018-2019	750	150	187.5	37.5	375	75	375	75	150	30	
03-04-2022	8902214659	2019-2020	2021-2022	300	150	75	37.5	150	75	150	75	80	30	
10-04-2022	0802548777	2022-2023	2023-2023	0	150	0	37.5	0	75	0	75	0	30	

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

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रत्येक केस का प्रमाण के लिए है
किसी भी प्रकार की असुविधाओं के लिए सम्बन्धित अधिकारियों से संपर्क करें
प्रकार का नम्बर देखने के लिए खपत संख्या देखें

ऑनलाईन जाँच

VICINT HOMES PVT. LTD.
Rushpalata Gupta
Director



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 28, 2024

पंजी 11 प्रति

भारा वर्तमान	12	प्लॉट संख्या	282							
प्लॉट का नाम	रॉडी	अनुमंडल नाम	सदर	अर्चन का नाम	हेसत	हस्ताका का नाम	हस्ताका-01	एस्टेट का नाम	इमारत/प्लॉट	
सौदा का नाम	भौदा	हॉलिंग संख्या	89	तोड़ी संख्या	0	थाना नम्बर	187	खाल का प्रकार	—	

सुभाषी कॉन्सॉलियट प्रा. लि. साल 2010 मन्दाया करपनाथ बाबूदेव,
पिता-श्री 0 गोपाल शरणनाथ बाबूदेव, जाति- —

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
89	1072	55 कठर उ. 0 वर्गमीटर	र. 20 खाला चय संख्या 2587 R27 / 2012-13	150	217.5
	कुल परिमाण	55 कठर उ. 0 वर्गमीटर			

वारीस	प्राप्ति पत्र संख्या	साल से	साल तक	सागव बकाया	सागव चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
08/10/2013	5124189	2013	2014	0	150	0	37.5	0	75	0	75	0	30
07-31-2018	0228878036	2012-2013	2018-2019	900	150	225	37.5	450	75	450	75	160	30
03-04-2022	0152338444	2018-2020	2021-2022	300	150	75	37.5	150	75	150	75	60	30
10-04-2022	0131445191	2022-2023	2022-2023	0	160	0	37.5	0	75	0	75	0	30

List Of Case Status Details

Printed By

यह एक कम्प्यूटर जनित प्रति
यह प्राप्त केवल प्रती की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क कर
साल का नम्बर देखने के लिए प्लॉट नम्बर खोजें।

4/10
सॉनलालाइन जाँच

VICINT HOMES PVT. LTD.
Luchpalata Gupta
Director



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 26, 2024

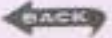
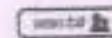
पंजी 11 प्रति

भाग वर्तमान	12	पृष्ठ संख्या	282										
जिला का नाम	रौंदा	अनुसूचित नाम	घाट	अंचल का नाम	हेहत	इलाका का नाम	हल्दा-01	इस्टेट का नाम	शारकना				
मैदा का नाम	भैदा	डोरिंग संख्या	89	लेनी संख्या	0	घर का नंबर	157	घाटा का प्रकार	रेपली				
सुमारी कमिश्नरिगत प्रान्त लिड सारत सगल परजननाप सारदेव , पिन-880 नोपाल परजननाप सारदेव, जति- ———													
खता नम्बर	खत संख्या	रकबा			परिवर्तन के लिए प्राधिकार				समान	सेस			
89	1072	55 कठो स. 0 वर्गफीट			उप खत नम्बर 5037 627 / 2012-13				150	217.5			
कुल परिवार		05 कठो स. 0 वर्गफीट											
मरीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागल बकाया	सागल चालू साल	रीह सेस बकाया	रीह सेस चालू साल	मिदा सेस बकाया	मिदा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
08/10/2013	5124199	2013	2014	0	100	0	37.5	0	75	0	75	0	30
07-31-2018	0226878036	2012-2013	2018-2019	300	150	225	37.5	450	75	450	75	180	30
03-04-2022	0152338444	2019-2020	2021-2022	300	150	75	37.5	150	75	150	75	60	30
10-04-2022	0131445191	2022-2023	2022-2023	0	150	0	37.5	0	75	0	75	0	30

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

Mutation Cases Not Found !!

List Of Case Status Details



सा एक सम्बन्धित फाइल प्रति
उप प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अपुष्टिओं के लिए सम्बन्धित अनुवाधिकारी से संपर्क करें
सात कर नकसा देखने के लिए पत्र नंबर प्रिंट करें।

Yashpalata Pvt. Ltd.
Yashpalata Gupta
Director



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT21114043620220921 Date : 2022-09-21
Ward No : 3
Department / Section : Revenue Section New Ward No : 3
Account Description : Holding Tax & Application No SAF/01/003/02768
Others New Holding No :
003000907000020

Received From Mr / Mrs / Miss : SUBHVANI COMMERCIAL PRIVATE LTD THROUGH
ITS DIRECTOR LAL SHYAMA CHARAN NATH SHAHDEO S/O LAL GOPAL NATH
SHAHDEO

Address : CHIROUNDI BORIYA ROAD RANCHI NEAR GITANJLI MARRIAGE HALL
A Sum of Rs. : 177818.00

(in words) :

One Lakh Seventy Seven Thousands Eight Hundred And Eighteen Rupees Only

towards : Holding Tax & Others. Vide CASH

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2016-2017	4	2022-2023	142417.44
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	33400.74
				Total Amount	177818.00
				Round Off Amount	-0.18
				Total Paid Amount	177818.00



VICINT RANCHI
Ruchpalata Gupta
Director

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



VICINT HOMES PVT. LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VICINT HOMES PRIVATE LIMITED ON FRIDAY, THE 23RD DAY OF FEBRUARY 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT FLAT NO. 204, SECOND FLOOR, ALLIED BHAWAN – 9, LSC, MADANGIR, DELHI – 110062, AT 11:00 AM.

The Chairman informed the board that the company wish to complete the development agreement for the upcoming project at Ranchi, situated at Vill. – Bheetha, Morabadi – Boreya Road, Ranchi.

The board considered the same and passed the following resolution: -

RESOLVED THAT "with the consent of the board be and is hereby accorded to go for the development agreement with Subhvani Comercial Private Limited for the upcoming project at Ranchi, situated at Vill. – Bheetha, Morabadi – Boreya Road, Ranchi."

RESOLVED FURTHER THAT "The Board of Director of the company be and hereby duly authorize Mr. Pankaj Kumar as authorized signatory and act on behalf of the company to sign, execute the development agreement and to complete all the required legal and other formalities for the said development agreement."

Specimen Signature of the authorized Signatory

Signature

MR. Pankaj Kumar

RESOLVED FURTHER THAT "All the act done or documents executed by Mr. Pankaj Kumar shall be binding on the company."

RESOLVED FURTHER THAT "A true copy of the above resolution duly certified as to be furnished by Mrs. Pushpalata Gupta and Mr. Sahil Hasan, directors of the company to such other parties as may be required from time to time in connection with the above matter."

FOR VICINT HOMES PRIVATE LIMITED
VICINT HOMES PVT. LTD.

Director

Mrs. Pushpalata Gupta

DIRECTOR

DIN: 06463502

FOR VICINT HOMES PRIVATE LIMITED
VICINT HOMES PVT. LTD.

Director

Md. Sahil Hasan

DIRECTOR

DIN: 09410352

VICINT HOMES PVT. LTD.

Director

Bhitha

नामसौजा भोटा कसमभरा

नाम पाना भोवी

पाना नकर १२०९

जिला राँची

सिलेन एक भादल बरामा १६ इला

सन् १६०२ - ०१ बरामा

VICINT HOMES PVT. LTD.

Kishor Kumar Gupta

Director