3734 3474

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3db0b3deac884dcde386
Receipt Date : 22-Dec-2023 01:02:55 pm
Receipt Amount : 100/-
Amount In Words : One Hundred Rupees Only
Token Number : 202300166374
Office Name : SRO - Ranchi Urban3
Document Type : Development Agreement
Payee Name : A V BUILDERS AND DEVELOPERS REPRESENTED AND EXECUTED BY ONE OF ITS AUTHORIZED SIGNATORY NEERAJ (Vendee)
GRN Number : 2320727066

.धिनियम 21 के अधीन स्टाम्प
:नेन्सी एक्ट 1908 की धारा .....के अधीन
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
। या । का सं० 5.C. के अधीन यथावत स्टाम्प
स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क
अपेक्षित नहीं।

नियंत्रण पदाधिकारी
कचहरी क्षेत्र-3, कांके,रांची

V. Prasad
Sanjay Kumar
22/12/23

22-12-2023

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व मे किसी प्रकार की सेवा नहीं ली गई है।

अवर निबंधक का कार्यालय, राँची
जिला क्षेत्र सं०-3, (काँके प्रक्षेत्र)

22/12/2023

मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके प्रखंड)

N. Prasad,
Sanjay Kumar
- 22/12/23

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, बिहार
22/12/2023

D. Agreement

U. Com MR

1081399 x one Acre 88.55 dec

पूरा एवं प्रतिबंधित सूची के खाता

no 360 नहीं मिला।

22-12

अभिप्रमाणित
L.N. 10/09

DEVELOPMENT AGREEMENT

This Development Agreement is executed on this day 22nd **December 2023** and is in continuation of the agreement dated **29th of May, 2019**

BY AND BETWEEN

a) **M/S VIBGYOR ESTATES PVT. LTD.,** (CIN No.070101JH2007PTC012990), a company incorporated under the provisions of the Companies Act, 1956, having its Registered Office at 401, 4th floor, Commerce House, Sharda Babu street, Ranchi-834001 in the State of Jharkhand, having its Income Tax Permanent Account no. AACCV9803B, represented by its authorized signatory **Mr. Vishal Prakash (Director),** Residence of House no. B-66, 1st floor, South City-1 Gurgaon, Haryana -122001 (Aadhar no. XXXXXXXX 5189), son of Mr. Binay Prakash, Grandson of Late Ramchandra Prasad, mobile +91-9771410004, **authorized vide board resolution dated 26.06.2023** hereinafter referred to as the

V. Prakash 22/12/23

सरकार के अधिसूचना एवं किए गए अधिसूचित किया गया रांची के संख्यांक - 930/कि० रांची दि. 30-11-17 के आलोक में।

22-12

22/12/23

Sanjay Kumar 22/12/23

V. Prakash
22/12/23

अभिप्रमाणित
L.N.
सेवा केंद्र नवीन, रांची

22 - 12 - 2023

...ान/अपराह्न ...10:00

अवर निबंधन कार्यालय ...के श्री ...

ता ... निवासी ...

जाति ... पेशा ... जो लेख्यकारी/दावेदार

अवर निबंधक ... द्वारा प्रमाणीकृत

इश्तहारनामा सं० ... मन ..... के अधीन

लेख्यकारीयो या दावेदारो मे से एक श्री .....

के अभिकर्ता हैं ने मे निबंधन के लिए पेश किया

निबंधन पदाधिकारी
शहरी क्षेत्र-3, काँके रांची

22 - 12 - 2023

अवर निबंधक का कार्यालय, रांची
शहरी क्षेत्र सं०-3, काँके (रांची)

"First OWNER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees)

b) **M/S Highstreet Enterprises Pvt. Ltd.,** (CIN No.U45201JH2015PTC002705), a company incorporated under the provisions of the Companies Act, 1956, having its Registered Office at 3rd floor, 302, Commerce House, Sarda Babu Street, Line Tank Road, Ranchi - 834001 having its Income Tax Permanent Account no. AADCH5655E, represented by its Director **Mr. Sanjay Kumar** S/O Mahavir Prasad, Grandson of Late Ramnath Verma, Residence of Dalmiya Nagar ,East Mohan Bigha Dehri, Rohtas, Bihar-821307, Aadhar No: XXXX XXXX5949, mobile +91-6205326108, **authorized vide board resolution** dated 26.06.2023 hereinafter referred to as the "SECOND OWNER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-Interest, executors, administrators and permitted assignees) hereinafter together referred as **OWNER** of the **First Part.**

AND

M/s A V BUILDERS & DEVELOPERS, (Registration no. 10/2019), a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 604, 6th floor, Estate plaza, Kanta Toli, Kokar road, Ranchi 834001 in state of Jharkhand,

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (राँची प्रक्षेत्र)
22/12/2023

having its Income Tax Permanent Account No.ABNFA8524F, represented and executed by one of its authorized signatory **Mr.NEERAJ** (Partner), S/o Suresh Prasad Singh, Grandson of Late Damodar Prasad Singh, Resident of 70, Devi Mandap Road, behind SBI officers colony, Hesal, Hehal, Ranchi 834005, Jharkhand. PAN – ACLPN5374R, Aadhar no: XXXX-XXXX-5367; mobile +91-9471170007, authorized by other Partner **Mr. Maheshwar Prasad** S/O Late Ram Saran Prasad, Grandson of Late Sukra Yadav, resident of Flat no. 2D, Second Floor, Shree Vatika Apartment, Cheshire Home Road, Dipa Toli, Bariatu, RANCHI 834009, Jharkhand, PAN – ALLPP4566A, Aadhar no: XXXX-XXXX-3128, Mobile: +91-8292534475, **vide resolution dated** 28.03.2019 hereinafter referred to as the **"DEVELOPER"**(which expression shall unless repugnant, in the meaning or context, mean and include their respective, heirs, executors, nominees, administrators, representatives, successors and/or permitted assigns of the respective partners) of the **SECOND PART**

The OWNER and DEVELOPER shall hereinafter collectively be referred to as the "Parties" and individually as a "Party"

WHEREAS:

i. The FIRST OWNER is the absolute and lawful owner of all that piece and parcel of land of Khata no. 360, khasranos- 1133 totally admeasuring an area of 80 Kathas (1.32 Acres)

अवर निबंधक का कार्यालय, शहरी क्षेत्र सं०-3, कोकि प्रदेश

4

22/12/2023

purchased vide Deed no. 694 dated 13.04.2016 and invested around Rupees 2.5 crores for site and land development to make it marketable prior to seeking this development agreement and SECOND OWNER is the absolute and lawful owner of all that piece and parcel of land of Khata no. 360, khasranos 1133 totally admeasuring an area of 34.25 Kathas (0.565 Acres) purchased vide Deed no. 3922 dated 16.06.2016, Deed no. 3923 dated 16.06.2016, Deed no. 3921 dated 16.06.2016, Deed no. 2029 dated 23.12.2017 more or less under Khewat No. 16. having holding no. 284 and Thana no. 191, situated at village Misirgonda, Kanke Road, Ranchi, State of Jharkhand, having permanent heritable and transferable Chapperbandi right hereinafter called as (LAND PROPERTY") particularly described in the "FIRST, FIRST-A, SECOND AND THIRD SCHEDULE."

ii. The OWNERS hereby undertake and confirm that they are seized and possessed of or are otherwise well and sufficiently entitled to as the absolute OWNERS in respect of the 'The Said Property more fully described in Schedule- "FIRST, FIRST-A,SECOND AND THIRD SCHEDULE" herein below.

iii. The OWNERS hereby undertake and confirm that the Said property is free from all encumbrances and the OWNERS have acquired a good, clear and marketable title over the

अवर निबंधक का कार्यालय, रांची
राजस्व क्षेत्र सं०-3, रांची (ग्रामीण)

22/11/2023

same. The Said Property has neither been acquired, requisitioned nor restored nor is any proceeding for acquisition, requisition or restoration of the same pending in any court or Govt. Department.

iv. The OWNERS hereby undertake and confirm that there are no claims, demands, suits, decrees, injunctions, orders, lis pendens, notices, petitions or adjudication orders affecting the said property or any part thereof.

v. Both Parties agreed to develop the said land described in the "FIRST, FIRST-A AND SECOND SCHEDULE", and any other parcel of land that may, at the sole discretion of the Owner, may be added to the Said Land, into a multistoried apartment buildings comprising of commercial cum residential complex by constructing multi-storied buildings thereon as per the plan(s) approved and sanctioned by the Ranchi Municipal Corporation (RMC) and the said project shall be known as **'PRISTINE PARADISE'.**

vi. The Owners have obtained sanction of Plan of the proposed building to be Constructed from Ranchi Municipal Corporation vide Building Development Permit Sanction Number BP/RMC/0212/2018 dated 18 June 2018 (hereinafter also referred to as the "Sanctioned Plan"). The said plan is based on FAR due as per land detailed in the First and First-A Schedule. Requisite Fee pertaining to Sanction of the

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, राँची (बिहार)

22/12/2023

drawings/plans by the competent authority Ranchi Municipal Corporation, has been paid by the Developer, through its partners.

vii. The DEVELOPER will be entitled to modify the approved plan, as it deems fit and proper, provided OWNERS' prior consent has been obtained and such modifications are permissible and/or within the provisions of building bye-laws or as per approved scheme laid down by R.M.C., Ranchi or other Competent Authority.

viii. The Second Owner has provided additional land of 10 Kathas, subject to a payment of Rs. 35 lacs having been made prior to this Agreement by the Developer to the Owner. The additional land of 10 Kathas is a part of Second schedule, and it entitles the Owner to add extra covered area/ floors to the project buildings.

ix. In order to take advantage of the additional FAR available as a result of the aforementioned additional land, the sanctioned plan shall need to be revised. The Developer has represented and warranted that it has prepared the revised plan as annexed in the NINTH Schedule and shall do all that may be required to be done for obtaining the sanction for such revised plan as approved by the competent authority . Provided that in case the Developer

Sanjay Kumar

V. Prasad - 22/12/23

अवर निबंधक का कार्यालय, राँची
साहसी खंड सं०-3, काँके प्रखंड
22/12/2023

fails to get the revised sanction plan against the said balance/additional land within the period so agreed, the owner shall be free to secure a revised sanction plan to utilize the said additional/balance land separately and in case the Sanctioned Plan is not revised for any reason whatsoever, the aforesaid 10 Katha land shall not be treated as a part of the Project and shall revert to the Second Owner, subject of payment refund of Rs. 35,00,000/- from the Owner to the Developer. The Developer and the Owner have also agreed that till the said revised plan is sanctioned they will not make any representation to any third Party about the Schedule Lands being a part of the Project.

x. The Developer has further requested the respective Owners to provide land for development of EWS apartments to meet the requisite regulatory requirement for this project. The Owners (i.e. M/s Vibgyor Estates Pvt. Ltd. & M/S High Street Enterprises Pvt. Ltd) may provide or search the land & Developer have mutually agreed to develop EWS/MWS where the sale shares will be divided equally between parties for the constructed area.

अवर निबंधक का कार्यालय, रांची
रांची क्षेत्र सं०-3, (रांची क्षेत्र)
4
22/12/2023

xi. The Developer has represented to the Owner that it will alone be responsible for preparing the plan for the EWS flats as per the Third Schedule and do all that may be required to obtain sanction of the Plan from the RMC and thereafter construct the said flats as per Sanctioned Plans read with the relevant bye laws and other terms contained in this Agreement, including but not limited to, bearing all expense relating to the construction of the said EWS/MWS Flats.

xii. The Owner has provided to the Developer the title documents i.e. Khatiyan, Mutation, Rent receipts, chain documents along with non-encumbrance certificate of the land described in First, First-A and Second Schedule, receipt of which Developer accepts.

xiii. The Developer has represented to the owner that it has the requisite finance to develop the project and will not need to raise funding by securing project finance secured against the project land or building. Developer will not raise funding by securing project finance against the Project Land or Building, though individual buyers may choose to mortgage allotted flats to secure loan from banks, as is customary.

Sanjay Kumar

22/12/23

N. Prasad

अपर निबंधक का कार्यालय
झाँसी क्षेत्र सं०-2
22/12/2023

xiv. The Developer has also represented to the Owner that it has a strong track record of completing similar projects in Ranchi and has completed similar projects in a timely manner and shall be able to complete, to the agreed specifications, the Commercial tower in the project by **May 2024** and the Residential towers in the project by **June 2025,** with further grace period of 3 months.

xv. The Developer has also represented to the Owner that it will carry out the development in a manner that all statutory obligations, including the obligations under RERA and other statutes applicable for the said project, shall be met by the developer and the owner shall remain indemnified by the developer against the consequence of any such non-compliance.

xvi. The Owner has agreed to authorize and permit the Developer to develop on the said land described in the "FIRST, FIRST-A, SECOND & THIRD SCHEDULE".

xvii. Consequent to the aforesaid proposals, the Project shall comprise of three residential towers comprising basements and 15 Floors (which is proposed to be revised to 17 floors after obtaining revised sanction plan) built on the parts of First, First A and Second Schedule land (described hereinafter residential towers), a commercial tower

Sanjay Kumar

V. Prasad

22/12/23

1

comprising basements and 05 Floors (G+04) built on parts of First Schedule land (described hereinafter as commercial tower);where a revised plan is proposed to be submitted for (G+05) floors which is subject to approval of the competent authority.

xviii. The developer has agreed with the Owner that any additional floor constructed pursuant to the Revised Plan after including the additional F.A.R. available in lieu of the land in Second Schedule, as well as the towers constructed on the land described in the Third Schedule, shall be shared by the Owner and the Builder in equal ratio between both parties, subject to all the terms and conditions of this Agreement. For the sake of clarity it is agreed between Parties that the top floor penthouse in Tower I and the duplex apartment on East side of Tower II which is Part of Tower II respectively shall fall under the Owner's Share.

xix. The Developer has agreed to construct the Project as per the high-level Construction program provided in Schedule fifth and seventh. The Owner shall nominate a team of technical experts to monitor the development of the project, who shall have access to the site at all times and who shall also monitor the quality and progress of construction and adherence to the Schedules including the Fifth and Seventh Schedule.

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, (राँची प्रमंडल)
22/12/2023

xx. The Parties agree that it shall be the Developers sole responsibility to obtain any further clearances if needed. The Owners shall sign all documents that may be reasonably required to be signed by it or on its behalf for obtaining such clearances.

xxi. The Parties have agreed for prospective purchaser/customer to be duly divided and shared between the Developer and the Owner.

xxii. The Owner will be free to sell all apartments falling in its share and receive the entire consideration for its own benefit, save and except the sums specifically agreed to be transferred to the Developer under this agreement i.e. 50% of the club membership and 50% of the amount to be received against the generator load received from customer. The Developer has specifically agreed to be solely responsible to meet the obligation under Section (11) read with Section 2 (zk) of the RERA Act, 2016. The GST liability and TDS shall be deposited by each of the party (owner and developer) for their respective share of sale of units. Land owner and developer need to deposit their GST prior giving physical possession of any unit

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, (कांके प्रखंड)

22/11/2023

(commercial/residential) allocated area, as per the applicable law and prevailing GST rates.

xxiii. Undertaking of exited partners namely; Mr. Raju Tekchand Hirani and Mr. Harbir Singh Saluja herewith attached as TENTH SCHEDULE of this agreement'.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:

1. ARTICLE I: DEFINITION

In the DEVELOPMENT AGREEMENT, unless it is contrary or repugnant to the context, the following words and/or expression shall have meaning to them as here-in-after mentioned:

a. "BUILDING" shall mean the multi-storied residential and/ or commercial building comprising of commercial and residential apartments proposed to be constructed on the landed property (Schedule - First, First-A, Second & Third), by the DEVELOPER at their own cost and expenses **on Exchange Basis,** and in accordance with the plan (s) approved and sanctioned by the

अपर निबंधक का कार्यालय, राँची ★ (लिखा) ★ खादी क्षेत्र सं०-3, (क्षेत्र)

4

22/12/2023

Ranchi Municipal Corporation and as such per specification given in the Seventh Schedule.

b. "ADITIONAL CONSTRUCTION" shall mean the additional commercial or residential Units proposed to be constructed by the DEVELOPER at their own cost and expenses **on exchange basis** and in accordance with any revised plan sanctioned by the Ranchi Municipal Corporation (hereinafter referred to as "RMC") at a later stage for any reason whatsoever Including for the reason that additional F.A.R. area, in its due proportion, becomes available to the Owner in lieu of the land listed in the First-A and Second Schedule.

c. "CAR PARKING SPACE" means any place in covered or open area reserved for parking of motor cars.

d. "COMMON FACILITIES" include common part and common facilities and amenities including but not limited to common passage, corridors, hall ways, stair case, landing passage way, lift, drive ways, common lavatories, pump room, tube well over head tank(s), water pump(s) and motor(s), electrical installation, water supply, sewerage, pipeline, club house, parking area and other facilities for common use and enjoyment and all fixtures and fittings and other facilities and required for the establishment, location, enjoyment,

Sanjay Kumar
22/12/23

अवर निबंधक का कार्यालय, राँची
योजना क्षेत्र सं०-3, (राँची प्रक्षेत्र)

22/11/2023

provisions, maintenance and/or management of the multi-storied residential and commercial building including the roof and the top most terrace of the building more particularly described in the Sixth Schedule.

e. DEVELOPER'S SHARE means **61.85%** of the constructed super built up area in the multi-storied residential and **45%** in commercial building from all sides in all floors up to the 15th Floor in the Residential Towers and G+5 floors in the Commercial Building, comprising of flats, Shops, common area and Parking Space as identified in the Fourth Schedule as belonging to the Developer in exchange of the development of the land (described in the FIRST, FIRST-A, SECOND & THIRD SCHEDULE) by the Developer by constructing multi-storied building thereon as per specifications in the Fifth and Seventh Schedule and the Sanctioned plan or any revised plan sanctioned by the RMC in respect of the PROJECT the shares will be divided equally.

f. DEVELOPERS share in the additional construction and the EWS tower to be constructed on the land in the THIRD SCHEDULE will be 50% of the constructed super built up area and shall be earmarked – allocated in the plan, after getting the plan prepared and sanctioned by the RMC (Ranchi Municipal Corporation).

g. EXCHANGE BASIS means and includes that DEVELOPER get a share (as particularly described in the Fourth Schedule) in the multi-storied residential and commercial buildings in the Super Built Up Area, as marked in the Fourth Schedule, in lieu of the cost and expenses incurred by them in development of the land (described in the FIRST, FIRST-A, SECOND and THIRD SCHEDULE) by constructing multi-storied building thereon and the OWNER'S retain the remaining share of the multi-storied residential and commercial buildings in the premises in lieu of the land (described in the First, First-A, Second and Third Schedule) provided by them for construction of multi- storied residential and commercial buildings thereon.

h. LAND PROPERTY means, as the context may require, the SAID LAND all or any of the land particularly described in the First, First -A, Second and THIRD SCHEDULE.

i. LAND OWNER'S SHARE means **38.15%** of all constructed super built up area in the multi-storied residential and **55%** of commercial building from all sides in all floors comprising of flats, Shops, Common Facilities and Parking Space as identified in the Fourth Schedule. OWNERS' share in the ADDITIONAL CONSTUCTION on the land in the Second Schedule and the EWS Towers to be constructed as per the description in the

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (जिला राँची)

4

22/11/2022

Third Schedule, provided the land owner provides the land will be 50% of the constructed Super Built Up Area and shall be earmarked/allocated in the plan after getting the revised plan prepared and sanctioned by the Ranchi Municipal Corporation.

j. "DISTRIBUTION OF SHARE": The OWNER'S share and DEVELOPER'S share shall be distributed duly from all sides as per the distribution chart on the Fourth schedule duly signed between Land Owner and Developer as a part of this agreement.

k. "SAID LAND" means the piece and parcels of land defined in the First, First-A, Second and Third Schedule to this Agreement.

l. "SALEABLE SPACE" shall mean the space in the building available for independent use and occupation of the agreed developed land area after due provision for common facilities and the space required therefore.

m. "SUPER BUILT UP AREA" shall mean and include the area of the unit, walls, verandah(s), balcony(s), cup-board(s), circulation area of stair case, guard room, generator room, mumpty, lift and any other space of common use, club house and any other area on which common use can be made.

निबंधक का कार्यालय, राँची
क्षेत्र सं०-3, काँके प्रखंड

n. "TRANSFER" with its grammatical variation shall include transfer by voluntary handing over of possession and by other means adopted for effecting what is understood as a transfer of unit(s) in the multi-storied building to purchaser(s) thereof even though the same shall not be within the definition of the terms as given in the Transfer of Property Act or any other enactment(s).

o. "TRANSFEREE" shall include any natural or juristic person like Company, Association or person competent to enter into contracts and to whom any Unit(s) in the building has been transferred.

p. "UNIT" shall mean covered space available for independent use and occupation .e. entire covered area as may be sanctioned by Ranchi Municipal Corporation and/or any other competent authority and shall include, (a) "UNITS FOR RESIDENTIAL FLAT the plinth area of bed rooms, living rooms, bathrooms, kitchen, drawing room, room, balconies, verandahs, open terrace etc. if any appurtenant thereof and also thickness of the walls (external, internal and pillars).

q. Words imparting singular shall include plural and vice- versa.

उपनिबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3 (कोकर प्रखंड)
22/11/2023

2. ARTICLE - II: COMMENCEMENT

The date of commencement of the project is 29th May, 2019 and the parties shall be obliged to perform their obligations as contained in this Agreement.

3. ARTICLE III: CONSIDERATION

In consideration of the Owner agreeing to permit and allow the DEVELOPER to commercially exploit the said land property and construct, erect and complete the buildings on the said premises as a whole and to allow it to develop the said land described in the "FIRST, FIRST-A, SECOND, and THIRD SCHEDULE and the obligations assumed by the Owner contained in this Agreement, the Developer shall develop the said land as per specifications in the Fifth, Sixth and Seventh Schedule, and handover **55%** in commercial building as per attached map marked as NINTH SCHEDULE in all floors and **38.15%** of the Residential constructed area in the project along with all rights relating to the common area, facilities and other amenities attached to it (hereinafter referred to as "Owners' Share") as per the Fourth Schedule and be subject to the Obligations of the Developer contained in this Agreement. The other **45%** of the Commercial and **61.85%** of the Residential constructed area in the project along with all rights relating to the common area, facilities and other amenities attached to it shall be referred to as the (Developer's Share).

V. Prasad - 22/12/23

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (राँची प्रखंड) (बिहार)

22/12/2023

4. ARTICLE IV: THE SCHEME

The Scheme as formulated by the developer and agreed by the Owners as follows:

(i) The DEVELOPER shall allocate **38.15%** of area of residential flats as per share distribution model 'Annexed' in Fourth Schedule in each floor/floors to the OWNER as OWNER'S share and commercial as mentioned in Fourth Schedule in the said building which will be earmarked in the plan and will be signed by both the parties and will form part of these presents.

(ii) It is agreed between the parties that right, interest and title limited to their share for salable space in the building to be constructed at the landed property together with proportionate undivided share on the said landed property also together with the proportionate undivided share in the common part and facilities and other service area in the said building and any deed or mode of conveyances shall be executed by Person appointed by Developer, and a registered POA should be executed by Landowners accordingly.

(iii) The developer shall invite and select purchaser(s) agreeing to acquire on ownership basis unit(s) for residential flat(s) and also commercial area to the extent of the Developer's share in

अवर निबंधक का कार्यालय, राँची
खाद्य क्षेत्र सं०-3, (काँके प्रखंड)

22/12/2023

the building on extent of the developer's share in the building on the landed property more fully specified in the FIRST, FIRST-A AND SECOND SCHEDULE and developer would construct unit(s) along with the common paths, common amenities and common facilities as per "Sixth Schedule".

(iv) The Developer shall, at their sole discretion, be entitled to enter into an agreement of sale, with such intending purchaser(s) with respect to the unit(s) to the extent of the Developer's share.

(v) The Owner shall, at their sole discretion, be entitled to enter into an agreement of sale with such intending purchaser(s) or with the purpose of offering one of the flats with receiver with respect to the unit(s) to the extent of the Owner's share. In the agreement of sale the developer or their constituted attorney will be confirming party. However the agreement of sale will be prepared by the developer and owner jointly.

(vi) Necessary deed of conveyance for the unit(s) to the extent of owners share in favor of the purchasers, transferees, shall be executed by the owners either in person or through the constituted attorney. Consideration for the unit(s) to the extent of the Owner's share shall be paid by the concerned Purchaser/Transferees to the Owner and the Owner shall have exclusive and full right over such consideration amount.

अवर निबंधक का कार्यालय, राँची (बिक्री)
शहरी क्षेत्र सं०-3

22/12/2023

Similarly, Consideration for the unit(s) to the extent of the Developer's share shall be paid by the concerned Purchaser/Transferees to the Developer and the Developer shall have exclusive and full right over such consideration amount and consideration for the units to the extent of the Developers share in any form of negotiable instrument drawn in favor of the Developer and the Developers shall have exclusive and full right over such consideration amount.

(vii) The DEVELOPER shall be entitled to enter into an agreement for sale and to receive, realize and collect all money in respect thereof limited to Developer's share and it is hereby expressly agreed by and between the parties that it shall not be obligatory on the parties to obtain any further consent from each other for the purpose of entering into such agreement for sale, transfer, and execution of this agreement by itself shall be treated as consent by the parties.

(viii) The Developer shall get necessary revised plan(s) sanctioned from Ranchi Municipal Corporation and/or any other appropriate/competent authority and the Owner shall sign all application, petition, form, plan(s), swear affidavit, give declaration etc. for getting the revised building plan sanctioned by such authority/authorities. The Owner however, hereby empowers the developer to sign all documents required for

अवर निबंधक का कार्यालय, रांची
शहरी क्षेत्र सं०-3, (काँके प्रक्षेत्र)
22/10/2023

sanction of plan(s) which will be, in writing, by the Owners first.

5. ARTICLE V: Sale Proceeds of Owners' Share

i. Owner shall be entitled to sell any and all the apartments and commercial space constructed (or to be constructed) falling in the Owners Share and retain the entire consideration received from the buyer in lieu of the said constructed area, super area or super-built up area. Any financial liability in the RERA account of the project, including those related to the Owner's shares, shall be made good by the Developer through its own resources.

ii. All money collected by the Owner & Developer in lieu of the following heads, in respect of the sale of flats/ Commercial space shall be shared equally by the developer and landowner. Rates for the following heads to be decided mutually;

   a. Power backup.
   b. Diesel Generator sets & Electrical meter.
   c. One-time Club Membership.

   Club House, Parking, Corpus Fund will be collected by both the parties.

iii. The Parties agree that any money collected in lieu of Installation of Security system, Firefighting equipment, Video door phone,

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, राँची प्रक्षेत्र
4
22/12/2023

Video-com facilities, On- Site Maintenance, Internet Connection, Dish TV Connection, etc. Purchase of the Meter and security deposit which will not be shared by any party, as the developer shall collect same from each unit owner. The OWNER or purchaser share shall bear cost for its share of units.

iv. The Parties agree that any money collected from the buyers of the residential and commercial spaces in lieu of CORPUS FUND will be put in fixed deposit in the name of the "Resident Association/Society" that will be formed for the benefit of the residential buyers/owners for maintenance purpose of the building.

6. Article VI: Interest-Free Security Deposit /Adjustable Advance for Due Performance of the Agreement

The developer has agreed to furnish to the OWNER Interest free security deposit a sum of Rs. 6,35,00,000/- (Rupees Six Crore thirty five lacs only) by the mode as mentioned under for securing the due performance of this agreement and all such amounts shall remain subject to relevant laws, including Income Tax Act, as applicable for the relevant day:

i. A sum of Rs. 5,00,00,000.00 (Rupees Five Crore only) paid to M/S VIBGYOR ESTATES PVT. LTD." Vide

a) Cheque no. 662863 dated 29.05.19 Rs 1,00,00,000.00

अवर निबंधक का कार्यालय, राँची
सदरी क्षेत्र सं०-2, (काँके प्रखंड)

22/12/2023

b) Cheque no. 662864 dated 29.05.19 Rs 1,00,00,000.00

c) Cheque no. 662865 dated 29.05.19 Rs 1,00,00,000.00

d) Cheque no. 662866 dated 29.05.19 Rs 1,00,00,000.00

e) Cheque no. 662867 dated 29.05.19 Rs 1,00,00,000.00

All above drawn on Canara Bank, Main Road Ranchi branch.

ii. a) A sum of Rs. 1,00,00,000.00 (Rupees One Crore Only) to be paid to M/s High-Street Enterprises Pvt. Ltd. Vide Cheque no. 662868 dated 29.05.19, drawn on Canara Bank, main road Ranchi branch.

b) A sum of Rs. 35,00,000.00 (Rupees Thirty five lacs only) to be paid to M/s High-Street Enterprises Pvt. Ltd. Vide Cheque no. 570254 dated 20/12/2023 drawn on Bank of Baroda, Harmu branch, Ranchi, Jharkhand.

7. ARTICLE VII: Permissible Adjustments and Refund of the Security Deposit / Advance

"ADJUSTABLE ADVANCE" as Integral term of the agreement is the advance that the developer is making to the Owners at the execution of this indenture an interest free refundable advance of Rs. 6,35,00,000.00 (Rupees Six Crore thirty five lacs only) which shall be refunded within 60 days by the Owner to Developer after handing over the physical possession of the Owner's share of the project to the owner including all common services/areas in all respects subject to deduction of any dues

Sanjay Kumar
Prasad - 22/12/23

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, (काँके प्रखंड)
22/12/2023

of RERA or any amount due to the owners in lieu of damages mentioned in Article 12 hereinafter. Provided further, that instead of refunding the security deposit in cash, the Owners may at its sole and absolute discretion, relinquish in favor of the Developer, as many flats falling in Owner's share, whose fair market value is equal to the amount of Security Deposit to be refunded within the 60 day period as mentioned earlier in this paragraph.

8. ARTICLE VIII: Parties' Obligation Relating to EWS FLATS

i. Under the Building Bye Laws of the Ranchi Municipal Corporation the Developer and Land Owners are obliged to pay Shelter Fee or construct Flats for EWS category in a different parcel of land.

ii. The Landowner has agreed to provide additional land to the Developer as needed under the Ranchi Municipal Corporation bye laws to construct EWS/MWS flats in lieu of the shelter fees payable to the RMC.

iii. The developer will apply for revised sanction and approval of plan and shall construct the prescribed Units as per the requirement of Ranchi Municipal Corporation bye laws and the cost of construction shall be borne exclusively by the Developer.

Sanjay Kumar
V. Prasad
22/12/23

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-1 (राँची क्षेत्र)
22/12/2023

iv. The total constructed area in this EWS/ MWS flats shall be shared equally between the Developer and Owner and shall be subject to other terms of this Agreement.

v. Provided that in the unlikely event that the OWNER fails to provide additional land for any reason whatsoever, the shelter fees will be payable to RMC by the Developer & Land owner. It has been mutually agreed that Land Owner's shelter fee payable is limited to Rs.25 Lakh only and the remaining balance amount of total shelter fee will be paid by the Developer.

9. ARTICLE IX: OWNERS' COVENANT

(i) The OWNER agrees to allow and so hereby permit the DEVELOPER for development of the said land property by constructing multi-storied residential and commercial building thereon on Exchange Basis.

(ii) That OWNER shall abide by all the terms and condition of these presents embodied in different several articles, paragraphs and schedules.

(iii) The OWNER agrees and binds itself on the OWNER'S share/allocation on the exchange basis.

(iv) That the OWNER shall execute irrevocable General Power of Attorney empowering the DEVELOPER and/or its nominee(s) for effectuating the development of the said Land Property to enter into agreement for dealing in

Sanjay Kumar
22/12/23
V. Prasad

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (राँची क्षेत्र)

22/12/2023

respect of the said Super Built Up Area to the extent of DEVELOPERS share and also delegate the power and authority and appoint agents and attorneys on their behalf for all other matters, things and deeds and allied matters and to authorize Developer to Developer to execute necessary conveyance of deeds for the units in favor of the purchaser(s) of the Developer's share.

10. ARTICLE X: DEVELOPER'S COVENANTS

(i) The Developer has examined the non-encumbrance certificates, company documents, land documents, sanction plan, and clearances, etc relevant to this development agreement. for the Project and are fully satisfied with the same and agree to Develop the Project as envisaged in this agreement and further agree to take all necessary steps to any other clearances, sanctions, certifications, registrations and the like for the Development of the Project at their sole risk and cost and with no obligations whatsoever to the Owner.

(ii) The Owner undertakes that it had applied to State Bank of India for sanction of the project, where the documents and titles were verified and cleared by the bank's legal department and found satisfying for approval and sanction of the project conditional to

Sanjay Kumar
22/12/23
V. Prasad

अवर निबंधक का कार्यालय, राँची
खूंटी क्षेत्र सं०-3, (राँची क्षेत्र)
4
22/12/2023

Developer provides RERA number as soon as possible. The Developer shall undertake the obligation of keeping the said State Bank of India apprised of the progress of the Project and meet all other requirements of the said State Bank of India to keep the approval alive.

(iii) The Developer specifically agrees that it will be solely responsible for getting the Project approved by other Banks and keep such approvals alive till the completion of the Project.

(iv) The Ranchi Municipal Corporation has granted the Sanction of Building Development Permit on 18 June 2018 vide Building Sanction Letter Number BP/RMC/0212/2018, Building Case No: BP/W02/0162/17, to develop the Project. The DEVELOPER undertakes and agrees to comply with Ranchi Municipal Corporation (RMC) bye laws as applicable.

(v) The DEVELOPER agrees to use the material and fittings as described in the Fifth and Seventh Schedule or better while constructing the Multi-storied Building comprising of Commercial cum Residential complex.

(vi) The Developer agrees that the land in the First A and Second Schedule shall become a part of the project of the land only after the revised plan taking benefit of the F.A.R. accruing due to these lands mentioned in

Sanjay Kumar
V. Prasad
22/12/22

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, राँची जिला

27/11/2023

First A and Second Schedule is sanctioned by the RMC. Provided that the land description in the Third SCHEDULE shall become a part of the project only after the Maps for the tower required for the EWS flats to be constructed is sanctioned by the RMC.

(vii) To prepare and cause the said plan(s) to be sanctioned and to incur and bear all costs, charges and expenses for preparation of design and sanction of the plan(s).

(viii) To obtain all necessary permission and / or approval and / or consents at its own cost.

(ix) DEVELOPER shall build, construct, erect and complete the residential and commercial multi-stories building as per sanction plan or Revised Sanctioned Plans over the Said Land.

(x) To bear all cost/charges and expenses for construction of the building at the Said Land.

(xi) To allocate the OWNER'S share of the constructed area in the building to be constructed at the Said Land and to earmark the same in the plan to be signed by both the parties. Allocated OWNERS' share shall not be changed / interchanged without written consent of the OWNER.

(xii) To give possession of the OWNERS' share within the stipulated period as described in Fourth Schedule (page 2 of 4).

V. Prasad. 22/12/23

अवर निबंधक का कार्यालय, राँची
4
22/11/2023

(xiii) Finish the Penthouse and the Duplex Flat falling in the Owners' Share as per the design of the Architect and the specifications mentioned in the Fifth schedule attached to this agreement.

(xiv) The DEVELOPER shall, unless mentioned elsewhere in this contract, pay and bear all types of fees including architect fee, charges and expenses required to be paid or deposited for obtaining the sanction plan/ Revised Sanction Plan required for the project from the Ranchi Municipal Corporation for the construction of the building at the Said Land.

(xv) In case the Developer fails to deliver the project as per the above timeline of the project any compensation to be paid to the buyers of flats belonging to both Developer and the Owners shall be borne by the Developer, as applicable in RERA.

(xvi) The DEVELOPER shall strictly abide by all guidelines that under RERA and other applicable laws and shall be solely responsible for any violation thereof

11. ARTICLE XI: Name of the Project

The project name shall be "PRISTINE PARADISE".

The residential blocks will be named as:

Tower 1: Blooming Dale'.

Tower 2:'Spring Dale'.

अवर निबंधक का कार्यालय, राँची (बिहार)
शहरी क्षेत्र सं०-2 (कैम्प)
22/12/2023

Tower3: 'Sunny Dale'.

The Club house Area will be called: 'Blue Rich'.

The names of the remaining (i.e. EWS) tower shall be decided by mutual consent.

12. ARTICLE XII: Time of Completion

The DEVELOPER acknowledges that it has been put in peaceful and vacant possession of 'The Said Property' and the DEVELOPER agrees to complete the project within the period stipulated in the Eighth Schedule. However, in the event of the DEVELOPER being unable to complete the project within the stipulated period aforesaid, excluding the period affected by 'force majeure', as mentioned in the Eight Schedule shall be abided and followed.

PROVIDED further, that in the event of the DEVELOPER being unable to complete the OWNERS share of the project even within the grace period, it shall be open to the OWNER to accept delayed performance. If the Owner so chooses to accept delayed performance of this agreement at the end of the grace period, the Developer shall be liable to pay to the OWNER damages equivalent to notional monthly Rentals as per market value for the number of flats and shops/ office spaces of the Owners share remaining to be delivered (subject to completion of common areas, facilities and amenities in all respects) for a maximum

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, राँची (क्षेत्र)

22/12/2023

period of two years. If such two year period mentioned herein also elapses without completion of the project, then thereafter Owner shall take full control over the project and step into the role of the developer to carry on the remaining construction/development to protect the interest of the owner, purchasers and developer of the project. In such an eventuality, all the dues of RERA account and the capital required to complete the project shall be realized from the balance amount of allottees of developer's share or unsold balance share of developer's share and the same shall be deducted from the Developer's share account.

For the sake of clarity, it is specifically agreed between the Parties that the grace period provided for in the Eighth Schedule or the liquidated damages mentioned hereinabove shall in no manner detract from the intention of the Parties to treat time as of essence of this contract.

i. **TIME FOR COMPLETION OF PROJECT:**

The DEVELOPER shall complete the development of 'the said Property' of the new Multi- storied Commercial Building by May 2024' & Residential Buildings by June 2025' as per details mentioned under the EIGHTH Schedule with a grace period of 3 months.

Sanjay Kumar
22/12/22

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (बिरसा)
22/12/2023

ii. **TIME IS ESSENCE OF CONTRACT:**

The Parties agree that time shall be the essence of this Contract. The Project shall be completed expeditiously and no later than the time stipulated in the Eighth Schedule.

13. ARTICLE XIII: Representations and Warranties

i. The OWNER represents and warrants that it is fully competent and duly authorized to enter into this Development Agreement vide the Board Resolutions, each of them dated 26.06.2023 passed by the Board of Directors of M/s Vibgyor Estate Private Limited and M/s Highstreet Enterprises Pvt. Limited.

ii. The DEVELOPER represents and warrants that it is fully competent and duly authorized to enter into this Development Agreement pursuant to its registered Partnership Deed dated 12th December 2018, as amended on 01-04-2021.

iii. The Parties represent and warrant that as and from the date of possession of the building the DEVELOPER and/or its transferees and the OWNER and/or their transferees shall be liable to pay and meet proportionate charges on account of all taxes and other imposition payable in respect of units. The proportionate maintenance charges per unit as worked out in actual shall be paid by

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, (राँची प्रखंड)

22/12/2023

the holder/ allottee from the date of the possession of the building.

iv. That there is no other agreement in existence regarding the development or sale of the said premises/landed property and that all other arrangements, if any, prior to this agreement have been cancelled and are being superseded by this agreement.

v. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the OWNER of the landed property or any part thereof to the DEVELOPER or as creating any right, title or interest thereof in favor of the DEVELOPER other than an exclusive license to the DEVELOPER to commercially exploit the same in terms of these presents. Provided however, that the DEVELOPER shall not be entitled to borrow money from any bank or banks or financial institutions, individuals, companies, firm, by creating any encumbrance on the said Land and it is being expressly agreed and understood that in no event the OWNERS shall be responsible and/or be made liable for payment of any dues to such bank or banks or institution etc. and for that purpose the DEVELOPER shall keep the owner Indemnified against all actions, suits, proceedings and cost, charges and expenses in respect thereof.

अवर निबंधक का कार्यालय, राँची
खाली क्षेत्र सं०-2 किशोरे प्रसाद
4
22/12/2023

14. ARTICLE XIV: FORCE MAJEURE

i. Neither party shall be liable to the other for its failure to perform or fulfill any of its obligations to the extent that its performance is delayed or prevented, in whole or in part, due to: acts of God; floods; cyclones; earthquakes; fires; wars; riots; strikes (unless caused by the acts or omissions of either party, or their failure to act in good faith to resolve the same) sabotage; orders of government or other statutory authorities; national emergency; or any other similar causes beyond the reasonable control of the party affected ("Force Majeure").

ii. If a party fails to perform any of its duties or obligations hereunder as a result of Force Majeure, such party shall:
(a) give prompt written information to that effect to the other party as soon as practicable after such occurrence together with a statement setting forth reasonably full particulars concerning such occurrence,
(b) Use reasonable efforts to remedy such occurrence as quickly as possible.
(c) Accelerate the work after the cessation of the Force Majeure event. To the extent required by any such occurrence, performance hereunder by the party affected shall be suspended during the continuance of any such occurrence (but for no longer period) and this

अवर निबंधक का कार्यालय, राँची

22/12/2023

agreement shall otherwise remain unaffected. When such occurrence is remedied, such party shall promptly inform the other party and such suspension shall end.

iii. In the event that owing to any such Force Majeure as aforesaid, implementation of this agreement or any part thereof is suspended for a period of more than sixty (60) days, either party shall have the right, at any time thereafter and so long as the concerned Force Majeure continues, to terminate this agreement.

15. ARTICLE XV: DISPUTE RESOLUTION

i. All disputes controversies and claims arising out of or pertaining to this Agreement, which are not amicably settled between the parties, shall be finally settled by arbitration in accordance with the provision of the Arbitration and Conciliation Act 1996.

ii. The Arbitral Tribunal shall comprise of three arbitrators, one each to be appointed by OWNER and DEVELOPER respectively and the third arbitrator to be appointed by the two arbitrators so appointed. Arbitration shall be conducted in English language at Ranchi, India.

iii. All disputes shall be governed by Laws of India as applicable in the State of Jharkhand and shall be subject to courts at Ranchi only.

अवर निबंधक का कार्यालय, राँची (द्वितीय)
जमीन क्षेत्र सं०-3, काँके प्रखंड
4
22/12/2023

iv. The existence of a dispute between the Parties, or the commencement or continuation of arbitration proceedings shall not, in any manner, prevent or postpone the performance of those obligations of Parties under the Agreement which is not in dispute.

16. ARTICLE XVI: COUNTERPARTS

This agreement shall be executed in two counterparts and each of the said counterparts shall be treated as original.

17. ARTICLE XVII: MISCELLANEOUS

I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.

II. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

III. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing herein.

Sanjay Kumar

V. Prasad - 22/12/23

अवर निबंधक का कार्यालय, राँची
बड़गाँव अंचल सं०-3, जिला राँची
22/11/2023

IV. The OWNER and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the DEVELOPER and the OWNER or as a JV between the parties hereto in any manner or shall the parties hereto constitute as an association of persons.

V. It is understood that Each of the Parties hereto shall co-operate with the other and execute and deliver to the other party such Instruments and documents and take such other actions as may be reasonably required from time to time in order to carry out, give effect to and confirm their rights and intended purpose of this Agreement.

VI. The parties shall have to abide by all their terms and conditions amendments etc. detailed in the Jharkhand State Apartments Act 2011-2012 will be applicable for the period after the completion of the said building.

VII. Each of the Parties here to undertake with the other to act In the utmost good faith In Interpreting and implementing this Agreement and agrees to do all things reasonably within its power which are necessary or desirable to give effect to the spirit and Intent of this Agreement.

VIII. No act or omission or delay on the part of one Party in requiring a due and punctual fulfillment by the other Party of its obligations hereunder shall be deemed to constitute a waiver of any provision of this Agreement relating to such

अपर निबंधक का कार्यालय, रांची
बड़ी क्षेत्र सं०-3, (कॉंके प्रक्षेत्र)
22/12/2023

Party's rights to require such due and punctual fulfillment, unless the waiver is in writing, designated as such, and signed by such Party against whom enforcement of such waiver is sought. In any event, waiver by a Party of a breach of any provision of this Agreement shall not operate or be construed as a continuing waiver or as a waiver of subsequent breaches of the same or other (similar or otherwise) obligations of the other Party hereunder or as a waiver of any remedy.

IX. Developer shall not assign its responsibilities under this Agreement to any other party without prior written consent from the Owner. However, the Owner shall have the right to assign, without prior written consent, the rights and benefits available under this Agreement to any of its subsidiaries, associates, nominee(s) and/or affiliated company/s.

X. In the event that any clause or any part of any clause in this Agreement should be considered to be unenforceable, unlawful or void, then that clause or that part of the clause shall be severed from the Agreement and the remaining provisions of this Agreement shall remain in full force and effect.

XI. This Agreement does not create a relationship of employment, agency, partnership or joint venture between

अपर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, राँची (झारखंड)

4

22/12/2023

the parties. The relationship between the Parties is that of independent principals.

XII. This Agreement constitutes the entire Agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous representations, agreements, negotiations and understandings, oral or written. This Agreement may be modified only by an Instrument in writing duly executed by both parties.

XIII. RERA No and Pollution Clearance should be obtained as early as possible; from the date of signing of this agreement.

XIV. Building Maintenance: The Developer agrees to maintain the building in continuation until handover to the building committee. Contribution per flat for maintenance shall be collected by the Developer.

XV. Fire NOC: Developer shall obtain from Fire Department.

XVI. Completion Certificate: Shall be obtained by the Developer on completion and handing over of the project in all respect to the building association, from the Architect and Occupancy certificate from Ranchi Municipal Corporation.

XVII. GST Deposit: Both parties shall deposit their GST liability individually collected from the customers to landowner and builder respectively. The possession of unit shall be handed over only after GST collection is done from the customer.

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके प्रखंड)

22/11/2023

XVIII. REVISED SANCTION PLAN: At the time of required sanction of the revised plan as per guidelines of RMC, the Developer shall obtain height clearance from Airport Authority, Fire advisory from fire department & Coordinates from Survey of India as per guidelines of NOCAS (AAI).

XIX. Brochure: Developer shall share the Brochure to the Owner on or before February 2024.

XX. Elevation: Developer shall finalize the Elevation of the Building (Commercial & Residential) with the consent of Owner and the final elevation to be shared to the Owner on or before February 2024.

XXI. Sales Office: To be ready on or before February 2024 by the Developer. Sales office to be managed by the-
Developer and Owner jointly, representative of both the parties shall represent project sales.

XXII. Sample Flat: To be ready by on or before February 2024.

XXIII. This agreement shall be read in conjunction with the agreement dated 29.05.2019. In case there is a conflict between any of the terms of this agreement and the agreement dated 29.05.2019, this agreement shall prevail over the agreement dated 29.05.2019.

22/12/23

(contd.)

अवर निबंधक का कार्यालय, राँची

22/12/2023

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands seal on the day, month and the year written first above.

SIGNED AND DELIVERED BY DEVELOPER

22/12/23

Thumb Index middle Ring Little

SIGNED AND DELIVERED BY LAND OWNER

22/12/23

(For M/S VIBGYOR ESTATES PVT LTD)

22/12/23

(For M/S Highstreet Enterprises Pvt. Ltd)

WITNESSES:

1. Sunil Kumar Tiwari S/o Dooondra Nath Tiwari
   Kadalkata Mahadevi, Ranchi - 8
   22/12/23

2. Jitendra Nath Mondal
   S/o Haneshwar Mondal
   Bariatu Ranchi
   22/12/23

22/12/23

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०–3, (काँके प्रखंड)

अवर निबंधक का कार्यालय, राँची
4
शहरी क्षेत्र सं०–3, (काँके प्रखंड)
22/12/2023

FIRST SCHEDULE

All that piece and parcel of landed property owned by M/S. VIBGYOR ESTATES PVT. LTD. Measuring an area of 80 Kathas (1.32 Acres) more or less under plot no. 1133 of Khata no. 360 under Khewat No. 16. Having holding no. 284 and Thana no. 191, situated at village Misirgonda, Kanke Road, Ranchi, State of Jharkhand, having permanent heritable and transferable Chapperbandhi right, which butted and bounded as follows:-

East :- Kanke Road.

West:- Sub-Plot – 1133

North :- Plot – 1134

South:- Road on sub plot no. 1133

1. The owners have not created any encumbrance, charges or lien on the said landed property or any part thereof by way of sale, mortgage, exchange, lease, thrust, assignment, right, gifts or any manner, what-so-ever.

2.That there is no statutory claims, demanded, attachment or prohibitory order made or issued by any court of law, Taxation

Sanjay Kumar

V. Prasad - 22/12/23

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, काँके प्रखंड

22/12/2023

authorities, Revenue Authorities, Municipal Authorities or any other statutory authorities, concerning or effecting the said landed property against the land owners or any part thereof.

3.That there is no attachment either before or after judgment and there are no claims, demands, suit, decree, injunction, order, lispendens, notice, insolvency notice, petition or adjudication order made, or issued by or at the instance of any person concerning or effecting the said landed property.

4. That no urban Land Ceiling Proceeding or any legal proceeding is pending in any court or before any authority concerning the said property.

अवर निबंधक का कार्यालय, राँची (बिहार)
शहरी क्षेत्र सं०-3,
22/12/2023

FIRST- A SCHEDULE

All that piece and parcel of landed property measuring an area of24.25Kathas more or less behind the land of FIRST SCHEDULEunder plot no 1133 of Khata no 360 under Khewat No. 16.Having holding no. 284 and Thana no 191, situated at villageMisirgonda, Kanke Road, Ranchi, State of Jharkhand, havingpermanent heritable and transferable Chapperbandhi right, which butted and bounded as follows:

East:- FIRST SCHEDULE Land 80 Katha (Part of Plot 1133) .

West: Part of Plot -1133

North: Plot No -1137

South: Road on sub plot no. 1133

अवर निबंधक का कार्यालय, राँची

27/12/2023

SECOND SCHEDULE

All that piece and parcel of landed property measuring an area of 10 Kathas more or less behind the land of FIRST –A SCHEDULE under plot no. 1133 of Khata no. 360 under Khewat No. 16. Having holding no. 284 and Thana no. 191, situated at village Misirgonda, Kanke Road, Ranchi, State of Jharkhand, having permanent heritable and transferable Chapperbandhi right, which butted and bounded as follows:-

East:-	Plot – 1133 Part one
West:-	Plot – 1133 Part Three
North:-	Portion of Plot no. – 1143 & 1134
South:-	Road

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, (काँके प्रखंड)
4
27/11/2023

THIRD SCHEDULE

All the piece and parcel of landed property of R.S Plot No.380 under Khata No.139,situated at Mouza Booty,P.S Sadar,Baragai,Thana No.182 District-Ranchi,State-Jharkhand, bounded as follows:-

East:- Jumar River

West:- Plot No.392

North:- Plot No.380/A

Soth:- Plot No.384

Sanjay Kumar

27/12/23

V. Prasad

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (राँची) झारखंड
22/12/2023

FOURTH SCHEDULE

Flat Share Allocation Details – Composite (Both parties)

Floor	West Tower (SunnyDale)		Middle Tower (SpringDale)		East Tower (BloomingDale)	
17	L-Pent House		B	L	B-Pent house	
AREA	4286		Duplex	Duplex	4286	
16	L	L	B	L	B	B
AREA	2590	2450	4569	4569	2450	2590
15	L	L	L	L	L	L
AREA	2590	2450	2360	2350	2450	2590
14	B	B	B	B	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
13	B	B	L	L	L	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
12	B	B	B	B	B	L
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
11	L	B	L	L	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
10	B	B	B	B	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
9	B	B	B	B	L	L
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
8	B	B	B	B	L	L
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
7	L	L	L	L	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
6	L	L	B	B	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
5	B	B	L	L	L	L
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
4	B	B	B	B	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
3	L	L	B	L	B	L
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
2	B	L	B	B	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
1	B	B	B	B	L	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
Common Areas of Community Hall,Guest House,Gym,Pool,Changing Room etc.						

V. Prasanthi 22/12/23

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०–3, (काँके पथ)

27/12/2023

FOURTH SCHEDULE

Flat Share Allocation Details – Landowner share

Floor	West Tower (SunnyDale)		Middle Tower (SpringDale)		East Tower (BloomingDale)	
17	L-Pent House			L		
AREA	4286			Duplex		
16	L	L		L		
AREA	2590	2450	4569	4569		
15	L	L	L	L	L	L
AREA	2590	2450	2360	2350	2450	2590
14						
AREA						
13			L	L	L	
AREA			2360.00	2350	2450.00	
12						L
AREA						2590.00
11	L		L	L		
AREA	2590.00		2360.00	2350.00		
10						
AREA						
9					L	L
AREA					2450.00	2590.00
8					L	L
AREA					2450.00	2590.00
7	L	L	L	L		
AREA	2590.00	2450.00	2360.00	2350.00		
6	L	L				
AREA	2590.00	2450.00				
5			L	L	L	L
AREA			2360.00	2350.00	2450.00	2590.00
4						
AREA						
3	L	L		L		L
AREA	2590.00	2450.00		2350.00		2590.00
2		L				
AREA		2450.00				
1					L	
AREA					2450.00	

Common Areas of Community Hall,Guest House,Gym,Pool,Changing Room etc.

Sanjay Kumar
22/12/23

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०–3, (काँके प्रक्षेत्र)

4

22/12/2023

FOURTH SCHEDULE

Flat Share Allocation Details – Builder

Floor	West Tower (SunnyDale)		Middle Tower (SpringDale)		East Tower (BloomingDale)	
17			B		B-Pent house	
AREA			Duplex		4286	
16			B		B	B
AREA			4569		2450	2590
15						
AREA						
14	B	B	B	B	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
13	B	B				B
AREA	2590	2450.00				2590.00
12	B	B	B	B	B	
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	
11		B			B	B
AREA		2450.00			2450.00	2590.00
10	B	B	B	B	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
9	B	B	B	B		
AREA	2590.00	2450.00	2360.00	2350.00		
8	B	B	B	B		
AREA	2590.00	2450.00	2360.00	2350.00		
7					B	B
AREA					2450.00	2590.00
6			B	B	B	B
AREA			2360.00	2350.00	2450.00	2590.00
5	B	B				
AREA	2590.00	2450.00				
4	B	B	B	B	B	B
AREA	2590.00	2450.00	2360.00	2350.00	2450.00	2590.00
3			B		B	
AREA			2360.00		2450.00	
2	B		B	B	B	B
AREA	2590.00		2360.00	2350.00	2450.00	2590.00
1	B	B	B	B		B
AREA	2590.00	2450.00	2360.00	2350.00		2590.00

Common Areas: Community Hall, Yoga room, Guest House, Gym, Pool, Changing Room, etc.

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, काँके प्रखंड
22/12/2023

FOURTH SCHEDULE– COMMERCIAL

DISTRIBUTION OF SPACE IN COMMERCIAL BUILDING

Space of Commercial Building shall be divided in the ratio of **55% share for Land owner** and **45% share for Developer**, from all sides in all floors to be decided with mutual consent as well as Parking in the same distribution ratio.

शहरी क्षेत्र सं०-3, राँची (झारखण्ड)

22/11/2023

FIFTH SCHEDULE

APPROVED MAKES FOR CIVIL WORK ITEMS

1.0 Cement Work	Cement	Ultra Tech
		ACC. Ltd
		Ambuja
		Birla
		Jaypee
		L& T
		JK
		Lafarge
	White Cement	Birla
		JK
		Ultra Tech
	Admixtures	Pidilite Industries Ltd
		FOSROC Chemical (India) Pvt. Ltd
		CICO Technologies Ltd
		Sika India Ltd
		BASF India Ltd
		Ferrous Crete
		Ardex Endura (India) Pvt. Ltd
		STP Ltd
		Choksey Chemical Pvt. Ltd
		Mapei
		Chryso
2.0 Reinforcement Cement Concrete	TMT Reinforcement Steel	TISCO (TATA Steel)
		SAIL
		Jindal Steel
	Reinforcement Couppler	Dextra
		G-Tech
		Hi-Tech Engineering Solution
		Sanfield (India) Limited
3.0 Wood and PVC work	SS Hardware Fittings/Hinges	Dorma India Pvt .Ltd
		D-Line
		Hafele India Pvt. Ltd
		GEZE GmbH
		Assa Abloy
		Kich Architectural Products Pvt. Ltd
	Fire Resistance Shutter	Navair Ltd
		Promat International Ltd
		Shakti-met

Sanjay Kumar Mohanty
22/12/23

जल निगम का कार्यालय, राँची
राँची क्षेत्र सं०-3, राँची
27/3/2023

		iCLEAN
		Sukriti
		Kutty Flush Doors (Chennai)
		Pacific
	Laminates/ Laminated Particle Board/ Ply Board/ Flush Door/ Veneer/ Veneered Particle board	Greenlam Industries Ltd
		Merino Industries Ltd
		Century Plyboards (I) Ltd
		National Ply
		Archidply
		Kitply Industries
		Duro
		Kutty Flush Doors (Chennai)
		Greenply
	Gypsum Board Partition	Saint Gobain Gyproc India Ltd
		USG Boral (Formerly Boral Gypsum)
		Armstrong World Industries (India) Ltd.
	Door Closer/ Floor Spring	Everite
		Dorma India Pvt .Ltd
		Kich Architectural Products Pvt. Ltd
		Ozone India Pvt. Ltd
		Hafele India Pvt. Ltd
		GEZE GmbH
		Godrej
		Hettich
	Bambo wood products	Epitome
		Eco Products International Ltd
4.0 Steel work	Structural steel -MS Tubular Section (Circular, Square, Rectangular) for Columns Truss, MS pipes, Flats, Angles, Beams, Channels, Strips, etc.	SAIL
		Jindal Steel
		TISCO (TATA Steel)
	Fasteners/ Screw/ EPDM Gasket	Hilti
		Fischer
		Canon
		Rawl Plug
		SCHUCO India Ltd.
		Axel
		Raven
5.0 Flooring	Vitrified / Ceramic Tiles	H & R Johnson (India) Ltd
		NITCO Tiles Ltd
		Somany Tiles Ltd
		Kajaria Ceramics Ltd

Sanjay Kumar

22/12/23

V. Prasad

अपर निबंधक का कार्यालय, राँची
सहकारी क्षेत्र सं०-3, (काँके प्रखण्ड)
27/12/2023

		RAK Ceramics
		Asian Granito India Ltd. (AGL)
	Tile Joint Filier, Tile / AAC Block Fixing adhesive	Ardex Endura (India) Pvt Ltd
		Ferrouscrete India Pvt. Ltd
		MYK Lacticrete/ Laticrete
		Pidilite Industries Ltd
		Ultra Tech
		FOSROC Chemicals (India) Pvt. Ltd
	Stone adhesive	Ferrouscrete India Pvt. Ltd
		Ultra Tech
		Ardex Endura (India) Pvt. Ltd
		Pidilite Industries Ltd (Favimate XL)
	Floor Hardener	STP Ltd
		Sika India Pvt Ltd
		BASF India Ltd
		Carlisle Syntec middle east
		Pidilite Industries Ltd
		FOSROC Chemical (India) Pvt. Ltd
		Ironite
	Epoxy Flooring	NITCO Tiles Crop
		Key Resin USA
		Terrazomarbel supply USA
6.0 Roofing	Gypsum False Ceiling Boards	Saint Gobain Gyproc India Ltd
		USG Boral (Formerly Boral Gypsum)
		Armstrong World Industries (India) Ltd.
		Knauf AMF India Pvt. Ltd
		Vans Gypsum
	Metal / U- Baffle False Celing System	Hunter Douglas India Pvt. Ltd
		Durlum India Pvt. Ltd
		Lindner AG
		New age False Ceiling Pvt Ltd
		SAS International
	Rock Wool / Glass wool	UP Twiga
		Roxul-Rockwool
		Rockloyd
		Rockwool India
	Fiber cement board	Bison
		Hicem
		Everest
7.0 Finishing	(All types of paints/ Primer) / Epoxy Paints/ PU Paint / Water Proof Cement Paint / Premium Acrylic Emulsion Paint /	Akzo Nobel India Pvt Ltd
		Olkos India Pvt Ltd
		Asian Paints Ltd
		Berger Paints Ltd

Sanjay Kumar

22/12/23

V. Prasad

अपर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, राँची (बि०)
27/12/2023

	Textured exterior Paint/melamine Polish	Nerolac
		Asian Paints Ltd
		Jotun
		Acro Paint
	Gypsum Plaster / Polymer modified self-Curing Mortar	Ferrous Crete
		Ultratech
		Saint Gobain (Elite 90)
	Fire Retardant Paint	Akzo Nobel India Pvt Ltd
		Jotun
		Berger Paints
		Asian Paints
8.0 Building / Road	Expansion Joint Filler/ Joint covers	Vexcolt International Ltd (U.K)
		Construction Specialities (USA)
		The Supreme Industries Ltd
		Devin
		Sainfield
		Hercules
		M.M System
		Mapei
		Balco India
		Z-Tech

Sanjay Kumar

22/12/23

V. Prakash.

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, कांके प्रखंड
22/12/2023

		Balco India
		Z-tech
9.0 Water Supply & Sanitary Installations	Sanitary ware / Fixtures / Fittings	Kohler Co. (USA)
		Hindustan Sanitaryware & Industries Ltd (Hindware)
		Parryware Roca Pvt. Ltd.
		Grohe AG (Germany)
		Duravit
		Cera Sanitaryware Ltd
	Glass Mirror	Saint Gobain Glass India Ltd.
		Pilkington
		Modi Guard
		Atul Ltd.
		Glaverbel
	Specially-abled Fitting	Pressalit Ltd.
		Hindustan
	G.I. Pipe	Tata Steel Ltd.
		Jindal Pipes Ltd.
		Surya Roshni

Sanjay Kumar

22/12/23

V. Prasad

अपर निबंधक का कार्यालय, रांची
राजस्व क्षेत्र सं०-
27/12/2023

		APL Apollo Tubes Ltd.
		Zenith
		Utkarsh Pipes & Tubes Ltd.
		Nezone Tubes Ltd.
		Hi-Tech Pipes Ltd.
	Stainless Steel sheet and Pipe	SAIL (Salem Steel)
		Jindal
		Viega
		J-Press
	GI Pipe Fittings	Unik
		Zoloto
		Leader Valves Ltd.
		Surya
		R-Brand
		KS
		SS
	Gun Metal Valves	Sant Valves Pvt. Ltd.
		Zoloto
		Audco (L&T)
		Castle
		Leader Valves Ltd.
		SKS
		AIP
		Kartar
	UPVC Pipes & Fittings	The Supreme Industries Ltd.
		Finolex Industries Ltd.
		Savoir Faire Manufacturing Co. Ltd.
		AKG
		Surya Roshni
		Astral
		Prince
		Vectus
	CPVC Pipes & Fittings	The Supreme Industries Ltd.
		Finolex Industries Ltd.
		Savoir Faire Manufacturing Co. Ltd.
		Astral
		AKG
		Ori-plast
		Ashirvad
		Surya Prakash
		Prince
		Vectus
	M.S. Black Pipes	Tata Steel Ltd.
		Jindal Pipes Ltd.
		SAIL
		APL Apollo Tubes Ltd.
		Surya Prakash
		Utkarsh Tubes & Pipes Ltd.
		Nezone Tubes Ltd.
		Hi-Tech Pipes Ltd.
		Jotindra Steel & Tubes Ltd.

Sanjay Kumar

V. Prakash 22/12/23

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3 (काँके प्रमंडल)

22/12/2023

	Sluice Valve / Pressure Reducing valve / Non-Return valve (CI / Gun Metal)	Kirloskar
		Leader Valves Ltd.
		Sant Valves Pvt. Ltd.
		Zoloto
		Audco (L&T)
		IVC
		SKS
		Castle
		AIP
		Honeywell
10. Drainage	Soil Waste & Vent Pipes and Fittings	
	a) Hubless Centrifugally Cast Spun Iron Pipe and fittings	NECO
		Saint Gobain
	b) Centrifugally (Spun) CI Pipes Class 'LA' / Ductile Iron Pipe	Kesoram
		Electro Steel Castings Ltd.
		NECO
	CI Manhole Covers & CI Grating	NECO
		BIC
		RIF
		Electro Steel Castings Ltd.
		SKF
		Kesoram
		Kapilansh
		Kartar
		~~Supreme/ Astral~~
	HDPE Pipes	Jain Pipes
		Oriplast
		Reliance
	DI fittings	Kartar
		Electrosteel
11. Aluminium Work	Aluminium Composite Panels (ACP) / Honeycomb Composite Panels	Alucobond (3A Composites India Pvt. Ltd.)
		Alpolic
		Reynobond
		Alstrong
		Aludecor
		Dongshin
	Silicone/Weather Sealant /fire sealant/polysulphide sealant	Dow Corning
		Wacker
		Choksey chemicals
		Hilty
		G.E. Plastics
		Pidilite Industries Ltd
		FOSROC Chemicals (India) Pvt. Ltd.
		BASF India Ltd.
		STP Ltd.
		Sika India Pvt. Ltd
	Aluminium Extrusions	Hindalco Industries Ltd.
		Jindal Aluminium Ltd.
		Bhoruka
		Indalco Alloys
		NALCO
		SCHUCO India Pvt. Ltd.
	Anodised Aluminium Hardware	HARDIMA

Sanjay Kumar

22/12/23

V. Prasad

जल निबंधक का कार्यालय, राँची
खनिज क्षेत्र सं०-3, (काँके प्रक्षेत्र)
22/12/2023

	(Heavy duty)	EVERITE
12.0 Water Proofing	Water Proofing Compound / Liquid membrane	CICO Technologies Ltd.
		Ardex Endura (India) Pvt. Ltd
		MYK Laticrete/Laticrete
		BASF India Ltd.
		Sika India Pvt. Ltd
		FOSROC Chemicals (India) Pvt. Ltd.
		Mapie
		Asian labortries Pvt. Ltd.
		Tremco
	Water proofing self adhesive membrane	W.R. Grace
		Fosroc
		Tremco
		BASF
	Polysulphide Sealant for Joints joint width 25mm	FOSROC Chemicals (India) Pvt. Ltd.
		Choksey Chemicals Pvt. Ltd.
		Pidilite Industries Ltd
		Sika India Pvt. Ltd
		Dow Corning
		Laticrete
		Tuffseal
		Wacker
		G.E.
		STP Ltd.
13.0 Miscellaneous	Float Glass	Saint Gobain Glass India Ltd.
		Emirates Glass LLC
		AIS Glass Solutions Ltd.
		Pilkington
		Modi Guard
		Glaverbel
	High Performance Glass	Saint Gobain Glass India Ltd.
		Pilkington
		Guardian (USA)
		Emirates Glass LLC
		Glaverbel
		Modi Guard
	Glass processor for making DGU/Toughning	Art N Glass
		Sheeshmahal
		Shivshakti
		GSC glass Ltd.
		Kaimapnat Glass
		SK Tuff
	Modular S.S./Glass Railing	Dorma India Pvt. Ltd
		Jindal Architecture Ltd.
		GEZE GmbH

V. Prasad
Sanjay Kumar
22/12/23

अपर निबंधक का कार्यालय, राँची
कचहरी क्षेत्र सं०-3, किंकेक बिहार

22/12/2023

		Q-Railing India Pvt. Ltd. (formerly D-Line)
		Linox Technology Pty. Ltd.
		Kich Architectural Products Pvt. Ltd.
		Rinox Kaufmann Limited
	Compact Laminate Toilet Cubical	Green Sturdo
		Merino Industries Ltd
		T-line
		Bobrick Washroom Equipment Inc.
		Dorma India Pvt. Ltd
	Solid Acrylic Surface boards	Dupont
		LG-Himacs
		Neonnex
		GMGR India (Samsung Staron)
	Autoclaved Aerated Cement (AAC) Blocks	Magicrete Building Solutions
		Finecrete Eco-Blocks Pvt. Ltd.
		Aerocon
		Bilt Technologies Ltd.
		JK
		Instablock
	Automatic Revolving / Sliding /Swing Doors	Dorma India Pvt. Ltd.
		Hafele India Pvt. Ltd.
		GEZE GmbH
		Assa abloy
		Linox Technology Pty Ltd
	Fire Rated Glass	Pyroguard
		Glabervel
		Pilkington
		Firelite
		Schott
	XPS Board	Supreme
		Insuboard
		Soprema
		Own corning
		STP
	Expansion filler board	Supreme
		Insuboard
		Soprema
		Own corning
		STP
	Concrete / HDPE/Grass grid pavers	Ovilite Industries
		Eco Vision Industries
		Unistone

V. Prasad. Sanjay Kumar 22/12/23

NOTE:-

In case of non-availability of the brand specified in the contract, the Contractor shall be allowed to use alternate equivalent brand of the material subject to submission of documentary evidence of non - availability of the specified brand. The necessary cost adjustments on account of above change shall be made for the material.

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके प्रखंड)
22/11/2023

22/12/22

FIFTH SCHEDULE - I

Finirthing Schedule - Pristine Paradise

1	Basement			HDPE Self Adhesive membrene (Retaining wall / Below raft / Podium)												
a	Parking/Drive Ways	-	Snowcem	-	-	Snowcem	Trimix	-	-	-		-	-	as per given schedule		
b	Corridor	-	-	-	-	-	-	-	-	-	-	-	-			
c	Main Stairs	-	Snowcem	-	-	Acrylic emulsion	Full body Vitrified Step Tiles	Tiles	-	Wooden	Fire door	-	SS Railing			
d.	Service Stairs	-	Snowcem	-	-	Snowcem	Full body Vitrified Step Tiles/Granite	Tiles	-	Wooden	Fire door	-	MS Railing			
e.	Lift Lobby	Gypsum Ceiling	Acrylic emulsion	-	Vitrified tile	Acrylic emulsion	Vitrified tile/ granite stone	Vitrified tile/ granite stone	-	-	aluminium/glass	-	-			
f	Electrical Room	-	Snowcem	-	-	Snowcem	Kota	Kota	-	Wooden	Wooden fire door	-	-			
g	Pump Room	-	Snowcem	-	-	Snowcem	Kota	Kota	-	-	Rolling Shutter	-	-			
h.	Ramp	-	Snowcem	-	-	Snowcem	Trimix	-	-	-	-	-	-			
i.	STP(Services Rooms)	-	Snowcem	-	-	Snowcem	Kota	Kota	-	Wooden	Flush door	-	-			
j.	Services Rooms	-	Snowcem	-	-	Snowcem	Kota	Kota	-	Wooden	Flush door	-	-			
2	Housing															
a	Living / Dining	POP	POP/ Birla Putty	-	-	POP/ Birla Putty	800x800 Vitrified Tiles	Vitrified Tiles	-	Wooden	Modular Veneered Door	UPVC/ as suggested by the architect	-	as per given schedule		
b.	Master Bedroom	-	POP/ Birla Putty	-	-	POP/ Birla Putty	800x800 Vitrified Tiles	Vitrified Tiles	-	Wooden	Masonite/ laminated flush door	UPVC/ as suggested by the architect	-			
c.	Other Bedroom	-	POP/ Birla Putty	-	-	POP/ Birla Putty	800 x 800mm Anti Skid Vitrified tiles	Vitrified tiles	-	Wooden	Masonite/ laminated flush door	UPVC/ as suggested by the architect	-			
d.	Kitchen	-	POP/ Birla Putty	PU water Proofing	300x600mm Ceramic Tiles upto 2ft above counter	POP/ Birla Putty	Anti skid Vitrified tiles	Anti skid Vitrified tiles	Granite	Wooden	Masonite/ laminated flush door	UPVC/ as suggested by the architect	-		Designer modular kitchen fully fitted with premium brand hob, chimney and Stainless steel sink with drain board and fixtures as per list. Provision of hot & cold water connection. Water purifier/RO, geyser in all toilets and kitchen	

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०–3, राँची
22/12/2023

e.	Study	-	POP/ Birla Putty	-	-	POP/ Birla Putty	Full body Vitrified Tile	Vitrified Tiles	-	Wooden	Masonite/ laminated flush door	UPVC/ as suggested by the architect	-	as per given schedule
f.	Toilet													
1	Master Toilet	-	OBD	PU water Proofing	Vitrified Tiles upto Door ht	POP/ Birla Putty	300 x 600mm Anti Skid Vitrified Tiles	Anti skid Vitrified tiles	Granite	Wooden	Flush Door	UPVC frame with Jali & Louvers	-	WHITE SANITARY WARE , OF APPROPRIATE MAKE (AS PER LIST) SINGLE LEVER DIVERTERS AND MIXERS FOR SHOWERS & BASINS WITH WALL MOUNTED WATER CLOSETS WITH CONCEALED CISTERNS, HOT & COLD WATER PIPING IN ALL TOILETS & KITCHEN. WC,COUNTER BASIN,RAIN WATER SHOWERS ROUND OR SQUARE ,SINGLE LEVER DIVERTERS,WATER SUPPLY THROUGH CPVC PIPES AND WASTE & SEWERAGE DISPOSAL THROUGH PVC PIPES.
2	Other toilets	-	OBD	PU water Proofing ~~3 Course Water Proofing~~	Vitrified Tiles upto Door ht.	Birla Putty	300 x 600mm Anti Skid Vitrified Tiles	Anti skid Vitrified tiles	Granite	Wooden	Modular Flush Shutters Doors with polished wood veneer & solid wood frames	UPVC Frame with Jali & Louvers	-	
g	Balconies	Exterior Paint	Exterior Paint	Tape crete water Proofing ~~3 Course Water Proofing~~			Anti skid Ceramic tiles	Anti skid Vitrified tiles		UPVC/ as suggested by the architect	UPVC/ as suggested by the architect	UPVC/ as suggested by the architect	Glass Railing as per architect's design	as per given schedule
h.	Servant Room	Oil Distemper Paint	OBD			OBD	300 x 600mm Anti Skid Ceramic Tiles	Ceramic Tiles		Wooden	Modular Flush Shutters Doors with polished wood veneer & solid wood frames	UPVC/ as suggested by the architect		
i.	Servant Toilet	-	OBD	PU water Proofing	Ceramic Tiles upto 4ft above counter	OBD	300 x 600mm Anti Skid Ceramic Tiles	Ceramic Tiles		Wooden	laminated flush door	UPVC/ as suggested by the architect	-	Indian Chinaware and CP fittings
j.	Main Staircase	-	OBD	-		OBD	Granite Stone	Tiles	-	-	-	MS Louvers	SS Railing	
k	Fire Staircase	-	OBD	-		OBD	Granite Stone	Tiles	-	-	-	MS Louvers	MS Railing	
l	Lift Lobby	Gypsum Ceiling/POP	Acrylic Emulsion	-	Vitrifed tile	Birla Putty with Acrylic Emulsion	Vitrified tile/ Granite stone	Vitrifed tile/ Grantie stone	-	-	-	-	-	
m	Lobby & Entrance Foyer	Gypsum Ceiling/POP	Acrylic Emulsion	-	-	Birla Putty with Acrylic Emulsion								
n	Lift Façade	-	-	-	Granite Stone + Vitrified Tile	-	-	-	-	-	-	-	-	
o	Electrical Room	-	OBD	-		OBD	Kota	Kota	-	Metal fire door	Metal fire door		-	
p	EHC	-	OBD	-	-	OBD	-	-	-	as/vendor/client	as/vendor/client	-	-	
q	LV Shafts	-	OBD	-	-	white wash		-	-	-	-	-	-	
r	Plumbing Shafts	-	White Wash	-	-	white wash	-	-	-	-	-		-	

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, राँची प्रखंड
22/11/2023

s	All Areas	-	-	3 Course water proof treatment of toilets & terrace slabs	-	-	-		-	Wooden	-	3 Track Sliding UPVC White 3 Track Windows with 2 Glass & One Bugmesh Track	-	as per given schedule
t	Apartment Entrance	-	-	-	-	-	-	-	-	-	32mm Main Entrance Door Finished With Teak Ply,Veneered On Both Sides Of The Door With Arrangements For Magic Eye, Night Latches Etc. Other Places 32mm Thick Molded Veenered Doors. Hardware / Veneer/ Ply Specification as per list.	-	-	
u.	Electricals & Fittings	ELECTRICALS WIRING SWITCHES & P PLUGS - MODULAR SWITCHES OF APPROVED MAKE OF NORTH WEST /LEGRAND OR EQUIVALENT WITH MULTISTRANDED COPPER CONDUCTORS WITH A.C POINT IN EVERY ROOM. MAIN POWER SUPPLY - 10KVA LOAD FROM MAIN POWER SUPPLY IN EACH FLAT. TV POINTS IN ALL ROOMS WITH CABLE CONNECTION, GEYSER POINTS IN TOILET & KITCHEN. SUITABLE SIZE MCB FOR PROTECTION. DEDICATED TRANSFORMERS FOR MAIN POWER SUPPLY EACH FLAT HAVING ITS OWN POWER CABLE FROM MAIN PANEL TO INDIVIUAL FLAT. ADEQUATE POINTS FOR OVEN, MICROWAVE,FRIDGE, AQUA GUARD IN KITCHEN												
v.	Fire Fighting System	SEPARATE UNDERGROUND SUMP FOR WATER STORAGE WITH INDIVIUAL FLOORS HAVING FIRE ALARM BELLS, SEPARATE FIRE ESCAPE, STAIR AND BRASS HOSE REELS ON EACH FLOOR. FIRE FIGHTING ARRANGEMENTS AS PER RMC APPROVED DRAWINGS.												
x	Security / Communications / Maintenance													
1	Security	24x7 SECURITY THROUGH INTERCOM, CCTC CAMERAS & GUARDED ENTRY POINTS WITH VIDEO DOOR PHONES.												
2	Communication	TELEPHONE POINT IN EACH BEDROOM&DRAWING DINING,CABLE WIRING FOR DISH TV & WIRING FOR INTERNET.												
3	Generator	SOUND & SMOKE CONTROL ACOUSTIC DOME, STAND ALONE GENERATORS WITH 2000 WATT SUPPLY TO EACH APARTMENT 100% BACK UP FOR COMMON AREAS, LIFTS AND PUMPS.												
4	CCTV, Invertor With Battery Backup	CCTV IN RECEPTION AND ENTRANCE AREA ,EACH LOBBY, EXTERIOR AREAS OF THE RESIDENTIAL BUILDINGS WITH RECORDING FACILITY												
5	Lifts	LIFTS FOR 13 PASSENGERS & FOR [illegible] PASSENGERS OF APPROVED MAKE OF SCHINDLER, OTIS.												
5	Maintainance	PROFESSIONAL MAINTAINANCE AGENCY												

Towers' External Finish Texture paint , Glass Railings in Balcony, GRC Jali as per Elevation as per architect's recommendation

अवर निबंधक का कार्यालय, राँची
बड़गाँव क्षेत्र सं०-3, राँची
22/12/2023

3	Club Building												
S.No.	Location	Ceiling		Waterproofing	Wall		Flooring	Skirting	Counter Stone	Door Frames	Doors	Windows	Railing
		False Ceiling	Paint		Cladding / Dado	Paint							
a	Lobby	Gypsum Ceiling/POP	Acrylic Emulsion	-	Tiles/Granite cladding		Combination of Granite20% & Virified Tiles 80%	-			-	Aluminium/uPVC	
b	Corridors	Gypsum Ceiling/POP	Acrylic Emulsion	-	Tiles/Granite cladding		Combination of Granite20% & Virified Tiles 80%	-			-	Aluminium/uPVC	
c	Party Hall	Gypsum Ceiling/POP	Acrylic Emulsion		Decorative Panelling as per approved samples		Combination of Granite20% & Virified Tiles 80%	-			-		
d	Kitchen	-	Acrylic Emulsion	-	Glazed Ceramic Tiles up to Door Ht.	Acrylic emulsion	Anti skid Vitrified tiles	-	Granite	Aluminium	laminated flush door	Aluminium/uPVC	-
e	Toilets/Change Rooms	Metal Perforated plain galvanized Tiles (600x600) in white with silhouette grid system in combination with water proof Gypsum		PU water Proofing	Glazed Ceramic Tiles up to Door Ht.	Acrylic emulsion	600 x 600 vitrified tiles with 4mm spacer filled with epoxy grout	-	Granite	Aluminium	laminated flush door	Aluminium/uPVC	-
f	Cafe	Metal Perforated plain galvanized Tiles (600x600) in white with silhouette grid system in combination with water proof Gypsum	-	Acrylic Emulsion	-		Combination fo Granite20% & Virified Tiles 80%	-	-	Aluminium	Glazed Aluminium/uPVC	Aluminium/uPVC	
g	Billiards	Gypsum Ceiling/POP	Acrylic Emulsion	-			Solid Wooden Laminated Wooden Flooring	-	-	Aluminium	Glazed Aluminium/uPVC	Aluminium/uPVC	
h	Table Tennis	Gypsum Ceiling/POP	Acrylic Emulsion	-			Sports flooring as per approved sample	-	-	Aluminium	Glazed Aluminium/uPVC	Aluminium/uPVC	
i	Cards	Gypsum Ceiling/POP	Acrylic Emulsion	-			Solid Wooden Laminated Wooden Flooring	-	-	Aluminium	Glazed Aluminium/uPVC	Aluminium/uPVC	
j	Gym	Metal Ceiling Tiles ~~Gypsum Ceiling/POP~~	Acrylic Emulsion	-			Sports flooring as per approved sample	-	-	Aluminium	Glazed Aluminium/uPVC	Aluminium/uPVC	
k	Yoga	Metal Ceiling Tiles ~~Gypsum Ceiling/POP~~	Acrylic Emulsion	-			Sports flooring as per approved sample	-	-	Aluminium	Glazed Aluminium/uPVC	Aluminium/uPVC	
m	Pool	-	-	PU water Proofing ~~3 Course Water Proofing~~			Glass Mosaic	-					
n	Pool Deck	-	-	PU water Proofing ~~3 Course Water Proofing~~			WPC	-			—		

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके क्षेत्र)

22/11/2023

4	Commercial Building												
		Ceiling			Wall								
S.No	Location	False Ceiling	Paint	Waterproofing	Cladding / Dado	Paint	Flooring	Skirting	Counter Stone	Door Frames	Doors	Windows	Railing
a	Shops	-	-	-	-	-	RCC Slab	-	-	-	Rolling Shutters	Aluminium Glazing	-
b	Corridor/Atrium	Metallic open cell	-	-	Granite Cladding upto BOFC	-	Combination fo Granite 20% & Virified Tiles 80%	Granite				Aluminium Glazing	
c	Lift Lobby	Metallic open cell	Acrylic Emulsion	-	Laquered Glass with Granite Stone	-	Combination fo Granite 20% & Virified Tiles 80%	Grahite	-			Aluminium Glazing	
d	Main Stairs		OBD	-	-	-	Full body Vitrified Step Tiles		-	-		Aluminium Glazing	SS Raling
e	Service Stairs		OBD	-	-	-	Full body Vitrified Step Tiles		-	-		Aluminium Glazing	MS Railing
f	Toilets	Metallic open cell	OBD	PU water Proofing	Vitrified Tiles upto BOFC	-	Granite Stone	-	-	Wooden	Iaminated flush door	Aluminium Glazing	
g	Food Courts	Metallic open cell	-	-	Laquered Glass + Glass Moasic	-	Combination of Granite 20% & Virified Tiles 80%	-	-			Aluminium Glazing	
h	Restaurants	-	-	-	-	-	-	-	-			Aluminium Glazing	
i	Kitchen	-	OBD	-		-	RCC Slab	-	-	Wooden	Iaminated flush door	Aluminium Glazing	
j	Kiosks	-	-	-		-	RCC Slab	-	-				
k	Banquet	Gypsum ceiling/pop	Acrylic Emulsion	-	Texture Paint	-	Combination fo Granite 20% & Virified Tiles 80%	Granite	-			Aluminium Glazing	
l	Guest Rooms	Gypsum ceiling/pop	Acrylic Emulsion	-	-	Acrylic emulsion	600 x 600 vitrified tiles with 3mm spacer filled with epoxy grout	Vitrified Tile	-	Wooden	Iaminated flush door	Aluminium	-
m	Sitting Terrace with food courts	-	-	-	-	-	Anti Skid Vitrified Tile	Vitrified Tile	-	-	-	-	-

Commercial External Finish Combination of Stone +Texture Paint + GRC Jali as per architect's recommendation

65

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, राँची प्रखंड

22/12/2023

SIXTH SCHEDULE

FOR SIXTH SCHEDULE REFERRED TO ABOVE COMMON FACILITIES AS PER SPECIFIED &DISCUSSED BRANDS:

- Lift namely OTIS / SCHINDLER / MITSUBISHI.
- Staircase, Passage, Corridor, and Driveway.
- Pump installation, Pump room and Room for staff or workers including lavatory.
- Common passage, drive ways except car parking area, if any.
- Tube well water pumps, water tank or reservoir, septic tanks, soak pits, Water pipes or other common plumbing installation.
- Electrical wiring meter and fixtures (except these are the installed for particular unit individually).
- Health Club, Gym, Swimming Pool, Sports activity etc.
- Drainage sewerage and rain water pipelines.
- Boundary including outer side walls of the said building and the main gate.
- Such other common parts, areas, equipment's installations, fixtures, fittings covered and open space in or about the said building as are necessary for passage to other user and occupancy

अवर निबंधक का कार्यालय, रांची
शहरी क्षेत्र सं०-3, रांची (झारखंड)
22/11/2023

of unit(s) in common and as are easement of necessity or the building but excluding Car Parking space or area.

- Full furnished health club along with all equipment's.
- Two flats of full furnished guest house with air condition at ground floor.
- DG with two generator sets one for standby of full capacity with consultation of electrical consultant.
- Open area around the building. Terrace rights will rest with the Society so formed after the completion of the building but the area to be lift for road widening will be treated as common area until and unless the same is acquired by the government and the Compensation for the same, if any will be claimed by the Owner.

अपर निबंधक का कार्यालय, राँची (क्षेत्र)
राँची क्षेत्र सं०-3, (बुँडू प्रक्षेत्र)
23/12/2023

SEVENTH SCHEDULE

THE EIGHTH SCHEDULE REFERRED TO ABOVE SPECIFICATION OF CONTRUCTION FOR RESIDENTIAL APARTMENT, AS PER LIST ENCLOSED AND DISCUSSED MUTUALLY.

FOUNDATION & BASEMENT: RCC Column and pedestal with & anti termite treatment both in foundation and plinth.

REINFORCEMENT: TMT Bars ISI Marked preferably Jindal Panther, Tata Tiscon.

WALLS	8"/4" or 10"x5" thick external and 4"/5" thick internal partition concrete block masonry or brick masonry.
WALL FINISH	All internal walls and ceiling shall be plastered of Paris finish & a cost of primer over it. Bathroom walls with white glazed ceramic tiles up to 7 ft on dado.

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, (काँके प्रक्षेत्र)

22/11/2023

FLOOR & FINISHES BATHROOMS — Anti-Skid ceramic tiled, sanitary ware in white or ivory with Jaguar/Marc water supply fittings and bath accessories.

KITCHEN — Anti-skid tiles, adequate point for Oven Microwave, fridge, 2ft. ceramic tiles dado over granite counter, stainless steel sink with miser and piping for hot and cold water.

ALL OTHER AREAS — Vitrified tiles in Drawing, Dining & Bed Rooms of 600x600 mm size.

COMMON AREA & STAIR — Pre polished marble slabs / Italian / Granite / Tiles as per Architect's Plan.

अपर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (काँके प्रक्षेत्र)
4
22/11/2023

ELECTRICALS	Modular switches with multi stranded copper conductor, AC points and AC pipe line for AC in every room extra plugs in room, TV points in all rooms with cable connection and MCB for protection, Geyser points in all toilets and Kitchen, Dedicated transformers for each block.
FIRE FIGHTING	Separate underground sump for water storage. Individual floors having alarm bells, separate exit and brass hose reels.
SECURITY	Intercom on ground floor with one entry point to the building CCTV in reception and entrance area.
WATER SUPPLY & WASTE PIPES	All PPR & PVC Pipes for enabling trouble free service with PVC pipes for waste and sewerage disposal.

V. Prasadu. - 22/12/23

अवर निबंधक का कार्यालय, रांची
शहरी क्षेत्र सं०-3 (रांची)

22/11/2022

GENERATOR	2 Nos of full capacity, one for regular use and another for standy. Smokeless and sound control acoustic dome with stand alone generators.
WINDOWS	Fully glazed glass windows with 3 track aluminum/PVC frame and fixture fabricated grill painted with two coats of synthetic paint over a coat of primer.

Sanjay Kumar
22/12/23

V. Prapate.

अवर निबंधक का कार्यालय, राँची
झारखण्ड
4
बही सं०-3, (काँके प्रखंड)
22/12/2023

EIGHTH SCHEDULE

Project: "PRISTINE PARADISE
Developer: A V. Builders & Developers

WORK SCHEDULE of COMMERCIAL TOWER

COMMENCEMENT: 1st Nov 2013 (Post Monsoon)

EXCAVATION: 1st Nov/19 to 31" DEC' 19

WORK DETAILS – R.C.C

S. No	FLOOR DETAILS	COMPLETION DATE
1	R.C.C OF FOUNDATION OF COMMERCIAL PART	30-01-2020
2	R.C.C OF LOWER BASEMENT SLAB	20-03-2020
3	R.C.C OF UPPER BASEMENT SLAB	20-04-2020
4	R.C.C OF GROUND FLOOR SLAB	30-05-2020
5	R.C.C OF FIRST FLOOR SLAB	30-06-2020
6	R.C.C OF SECOND SLAB	30-07-2020
7	R.C.C OF THIRD SLAB	30-08-2020
8	R.C.C OF FOURTH SLAB	15-09-2020
9	R.C.C OF TERRACE FLOOR SLAB	30-09-2020

SCHEDULE OF BRICKWORK & INTERNAL & EXTERNAL PLASTER
Commercial Tower

S. No	FLOOR DETAILS	BRICKWORK	INTERNAL PLASTER	EXTERNAL PLASTER
1	LOWER BASEMENT	30-05-2020	30-06-2020	STARTING DATE 15-12-2020
2	UPPER BASEMENT	15-06-2020	20-07-2020	
3	GROUND FLOOR	10-07-2020	30-08-2020	
4	FIRST FLOOR	30-08-2020	10-10-2020	
5	SECOND FLOOR	30-09-2020	30-10-2020	COMPLETION DATE 28-02-2020
6	THIRD FLOOR	30-10-2020	15-12-2020	
7	FOURTH FLOOR	15-11-2020	30-12-2020	
8	ABOVE TERRACE	30-11-2020	30-12-2020	

Company Common
22/12/23

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (राँची) बिहार

22/12/2023

Project: "PRISTINE PARADISE
Developer: A V. Builders & Developers

FINISHING WORK (Commercial Tower):

S. NO	Work Description	Completion Date	REMARKS
1	All finishing Work	31-05-2024	Finishing work will continue as and when each floor/space gets available. Final completion and commissioning will be achieved as per due date 31/05/2024

"SCHEDULE EXTENSION - COMMERCIAL": Due to unavoidable circumstances, the Developer was not able to complete the above mentioned completion date i.e. **31/10/2021**. It is mutually decided to extend the Commercial completion period to **31/05/2024 with further grace period of 3 months.**

NINTH SCHEDULE (ATTACHED) – EXISTING SANCTIONED MAP Year 2018, PROPOSED REVISED MAP Year 2023 – COMMERCIAL & RESIDENTIAL

TENTH SCHEDULE – UNDERTAKING OF EXITED PARTNERS FROM AV BUILDERS AND DEVELOPERS

V. Prasad - 22/12/23

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (काँके प्रखंड)

22/11/2023

Project: "PRISTINE PARADISE
Developer: A V. Builders & Developers

WORK SCHEDULE OF RESIDENTIAL TOWERS

RCC WORK

S.NO	WORK DETAILS	COMPLETION DATE
1	R.C.C OF FOUNDATION OF BUILDING	15-09-2019
2	R.C.C OF LOWER BASEMENT SLAB	30-10-2019
3	R.C.C OF UPPER BASEMENT SLAB	15-12-2019
4	R.C.C OF GROUND FLOOR ROOF SLAB	25-01-2020
5	R.C.C OF FIRST FLOOR ROOF SLAB	25-02-2020
6	R.C.C OF SECOND FLOOR ROOF SLAB	20-03-2020
7	R.C.C OF THIRD FLOOR ROOF SLAB	20-04-2020
8	R.C.C OF FOURTH FLOOR ROOF SLAB	15-05-2020
9	R.C.C OF FIFTH FLOOR ROOF SLAB	05-06-2020
10	R.C.C OF SIXTH FLOOR ROOF SLAB	25-06-2020
11	R.C.C OF SEVENTH FLOOR ROOF SLAB	20-07-2020
12	R.C.C OF EIGHTH FLOOR ROOF SLAB	15-08-2020
13	R.C.C OF NINTH FLOOR ROOF SLAB	10-09-2020
14	R.C.C OF TENTH FLOOR ROOF SLAB	20-10-2020
15	R.C.C OF ELEVENTH FLOOR ROOF SLAB	10-11-2020
16	R.C.C OF TWELFTH FLOOR ROOF SLAB	30-11-2020
17	R.C.C OF THIRTEENTH FLOOR ROOF SLAB	30-12-2020
18	R.C.C OF FOURTEENTH FLOOR ROOF SLAB	20-01-2021
19	R.C.C OF FIFTEENTH FLOOR ROOF SLAB	28-02-2021

V. Prasada. - 22/12/23

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3 (काँके प्रखंड)

4

22/12/2023

Project: "PRISTINE PARADISE
Developer: A V. Builders & Developers

SCHEDULE OF BRICKWORK & INTERNAL AND EXTERNAL PLASTER

(Residential Tower)

S.NO	DETAILS OF FLOOR	BRICKWORK	INTERNAL PLASTER	EXTERNAL PLASTER
1	LOWER BASEMENT	10-05-2020	16-07-2020	STARTING FROM 20/04/2021 COMPLETION TILL - 20/10/2021
2	UPPER BASEMENT	30-05-2020	15-08-2020	
3	GROUND FLOOR	15-02-2020	15-05-2020	
4	FIRST FLOOR	25-03-2020	25-06-2020	
5	SECOND FLOOR	20-04-2020	20-07-2020	
6	THIRD FLOOR	20-05-2020	20-08-2020	
7	FOURTH FLOOR	20-06-2020	20-09-2020	
8	FIFTH FLOOR	10-07-2020	20-10-2020	
9	SIXTH FLOOR	05-08-2020	05-11-2020	
10	SEVENTH FLOOR	30-08-2020	30-11-2020	
11	EIGHTH FLOOR	20-09-2020	20-12-2020	
12	NINTH FLOOR	15-10-2020	15-01-2021	
13	TENTH FLOOR	25-11-2020	25-02-2021	
14	ELEVENTH FLOOR	30-11-2020	28-02-2021	
15	TWELFTH FLOOR	20-12-2020	20-03-2021	
16	THIRTEENTH FLOOR	20-01-2021	20-04-2021	
17	FOURTEENTH FLOOR	20-02-2021	20-05-2021	
18	FIFTEENTH FLOOR	15-03-2021	30-05-2021	
19	ABOVE TERRACE	15-04-2021	30-06-2021	

V. Prasad. Bajoy Kumar - 22/12/23

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (राँची क्षेत्र)

22/11/23

Project: "PRISTINE PARADISE
Developer: A V. Builders & Developers

FINISHING WORK

S. NO	Work Description	Completion Date	REMARKS
1	All finishing Work	30-06-2025	Finishing work will continue as and when each floor/space gets available. Final completion and commissioning will be achieved as per due date 30-06-2025

"SCHEDULE EXTENSION – RESIDENTIAL": Due to unavoidable circumstances, the Developer was not able to complete the above mentioned completion date i.e. 30/11/2022. It is mutually decided to extend the Residential completion period to 30/06/2025 with further grace period of 3 months.

V. Rangaiah. - 22/12/23

अवर निबंधक का कार्यालय, राँची
राहुरी मौजा सं०-3, (काँके प्रखंड)

22/12/23

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE BOARD MEETING OF DIRECTORS OF M/S VIBGYOR ESTATES PRIVATE LIMITED HELD ON MONDAY ON 26th JUNE 2023 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 401, 4TH FLOOR COMMERCE HOUSE, SHARDA BABU STREET, RANCHI JHARKHAND 834001.

"RESOLVED THAT the consent of the Board be and is hereby accorded to approve the execution and signing of the Development Agreement entered into between the Company namely **M/S VIBGYOR ESTATES PRIVATE LIMITED** having its registered office at 401, 4th Floor Commerce House, Sharda Babu Street, Ranchi Jharkhand 834001 and **A.V. BUILDERS AND DEVELOPERS,** a partnership firm. (Registration no 10/2019) having its principal place of business at 204, Mahabir Tower, Main Road, Ranchi- 834001

"RESOLVED FURTHER THAT the draft of the proposed Development Agreement to be entered into between the Company and Erstwhile Developer in favour of the company is place before the Board, be and are hereby approved."

"RESOLVED FURTHER THAT Mr. Vishal Prakash, Director of the Company, Residence of House no. B-66, 1st floor, South City-1 Gurgaon, Haryana - 122001 be and is hereby authorized to negotiate, finalize, sign and execute the above mentioned Development Agreements and documents on behalf of the company and do all such acts, matters, deeds and things and to take all steps and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Development Agreement."

"Resolved further that a copy of this resolution duly certified by any of the Directors of the company be furnished to anyone concerned or interested in the matter."

Date: 26.06.2023
Place: Ranchi

By Order of the Board of Directors
Vibgyor Estates Private Limited
Director

Sanjay Kumar
22/12/23
V. Prasad

REGISTERED OFFICE
Vibgyor Estates Pvt. Ltd., 402, Commerce House, Sharda Babu Street, Line Tank Road, Ranchi - 834001

DELHI OFFICE
B66, First Floor, South City 1, Gurgaon Haryana - 122001

0651-2212898, 3510251
www.vibgyorestates.com

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (राँची प्रमंडल)
22/12/2023

HIGHSTREET ENTERPRISES PRIVATE LIMITED

REGISTERED OFFICE: 3RD FLOOR 302, COMMERCE HOUSE, SHARDA BABU STREET, MAUZA-CHADRI, P.S KOTWALI, THANA NO.-199, RANCHI, JHARKHAND, INDIA, 834001
CIN: U45201JH2015PTC002705
E- MAIL ID: FINANCESINGH2@GMAIL.COM
CONTACT NO.:+91 9570006614

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE BOARD MEETING OF DIRECTORS OF M/S HIGHSTREET ENTERPRISES PRIVATE LIMITED HELD ON MONDAY ON 26th JUNE, 2023 AT 03.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 302, 3RD FLOOR COMMERCE HOUSE, SHARDA BABU STREET, LINE TANK ROAD RANCHI 834001.

"RESOLVED THAT the consent of the Board be and is hereby accorded to approve the execution and signing of the Development Agreement entered into between the Company namely **M/S HIGHSTREET ENTERPRISES PRIVATE LIMITED** having its registered office at 302, 3 Floor Commerce House, Sharda Babu Street, Line Tank Road Ranchi -834001 and A.V. BUILDERS AND DEVELOPERS, a partnership firm. (Registration no. 10/2019), having its principal place of business at 204, Mahabir Tower, Main Road, Ranchi-834001.

"RESOLVED FURTHER THAT the draft of the proposed Development Agreement to be entered into between the Company and Erstwhile Developer in favour of the company is place before the Board, be and are hereby approved."

"RESOLVED FURTHER THAT Mr.Sanjay Kumar S/O Mahavir Prasad, Residence of Dalmiya Nagar ,East Mohan Bigha Dehri, Rohtas,Bihar-821307,(Aadhar No.347673115949) be and is hereby authorized to negotiate, finalize, sign and execute the above mentioned Development Agreements and documents on behalf of the company and do all such acts, matters, deeds and things and to take all steps and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Development Agreement."

"Resolved further that a copy of this resolution duly certified by any of the Directors of the company be furnished to anyone concerned or interested in the matter".

Date: 26.06.2023
Place: Ranchi

By Order of the Board of Directors
HIGHSTREET ENTERPRISES PVT. LTD
Sunil Kumar
Director

अवर निबंधक का कार्यालय, राँची (दक्षिण)
राँची क्षेत्र सं०-3, काँके
22/12/2023

A V Builders and Developers

Contractor & Developers
204 Mahabir Tower, Main Road
Ranchi

Dated: 04.07.2023

TO WHOM IT MAY CONCERN

Placed on record on 04.07.2023 that it has been agreed to by and between the partners of this partnership firm, namely Sri Maheshwar Prasad and Sri Neeraj, that the partnership firm, M/s A V Builders & Developers, having it's office at 604, 6th Floor Estate Plaza, Kantatoli Kokar Road, Ranchi - 834001 JharKhand shall enter into a Development Agreement through their Partner Neeraj with M/s Vibgyor Estates Pvt. Ltd., having its office at 401, Commerce House, Sarda Babu Street, Line Tank Road, Ranchi-834001 and M/s High Street Enterprises Pvt. Ltd., having its office 3rd Floor, 302, Commerce House, Sarda Babu Street, Line Tank Road, Ranchi-834001 to develop and errect PRISTINE PARADISE, a Residential-cum-Commercial Complex on Land R S Plot No. 1133 of Khata No. 360 situated at Village Misirgonda (Kanke Road), P.S.-Gonda Thana No. 191, Dist. Ranchi which the Land Owners are in possession of and sufficiently seized of.

For, A. V. BUILDERS & DEVELOPERS

Maheshwar prasad Partner

(Maheshwar Prasad)

For, A. V. BUILDERS & DEVELOPERS

Partner

(Neeraj)

22/12/23

V. Prasad

अपर निबंधक का कार्यालय, रांची
शहरी क्षेत्र सं०-3, (कांके प्रमंडल)

22/12/2023

N

VILLAGE - MISIRHONDA

ALIAS PAHAR HONDA

THANA NO - 191, THANA - HONDA

DIST — RANCHI

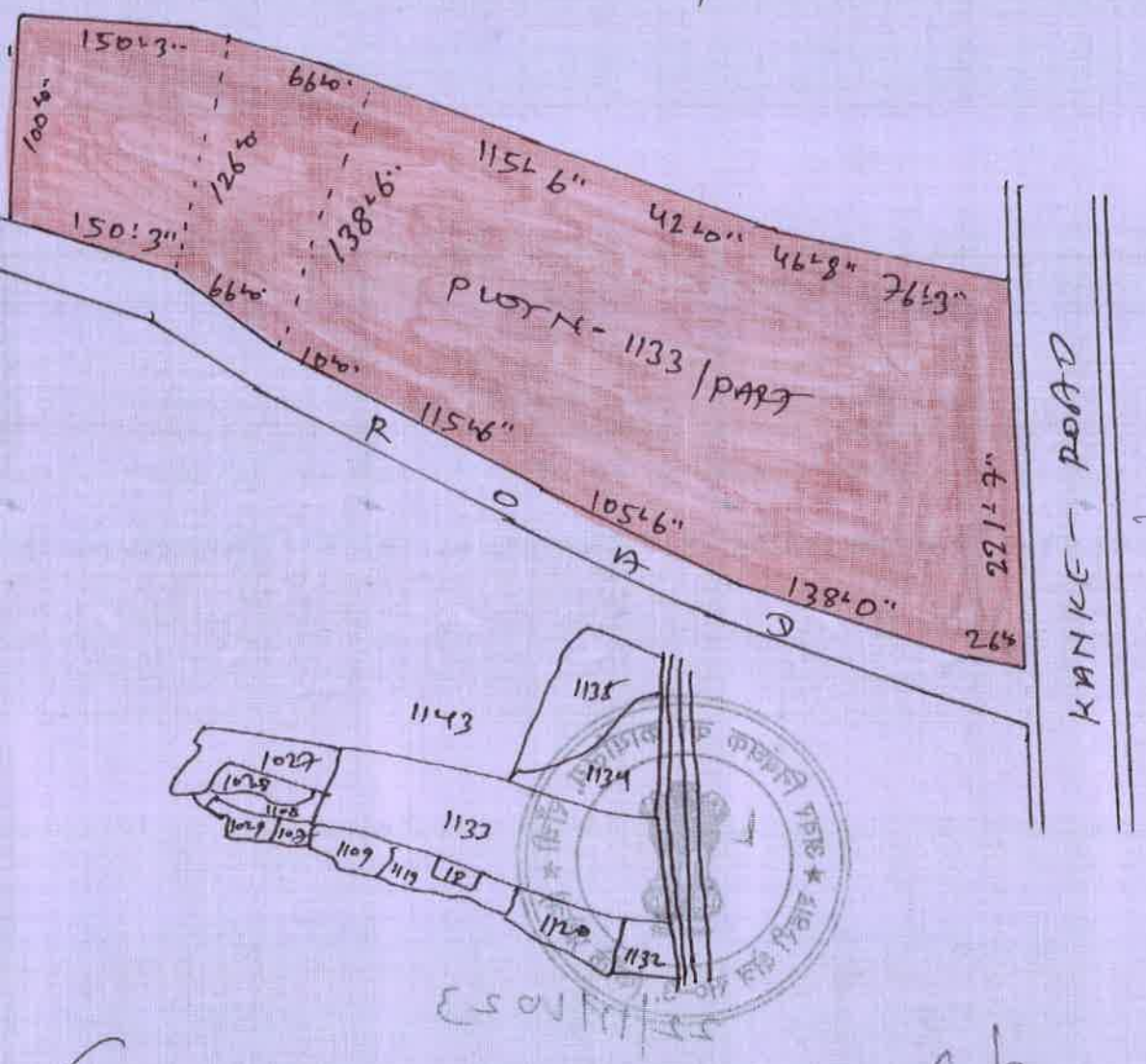
R.S. PLOT — NO - 1133

SHOWN IN RED WASH

AREA

SUBPLOTH. A - DEC

1133 | PART — 1 - 88.50



22/12/23

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके प्रखण्ड)
22/11/2023

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

V

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

Page No. : 15
Vol. No. : 14
Receipt No. : 1493665805

हेहल | मिसीरगोन्दा | 191 | M/s Vibgyor Estates Pvt. Ltd.

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
360	1133	1 एकड़ 32 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत		सालाना	बकाया				हाल (2017-2018)
			तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल	(नकदी)	100.00					100.00
गुजारी	(भावली)	25.00					25.00
सेस	. . . .	50.00					50.00
सूद	. . . .	50.00					50.00
मुतफरकात	. . . .	20.00					20.00
मीजान		**245.00**					**245.00**

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2017-2018)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल	(नकदी)					100.00	
गुजारी	(भावली)					25.00	
सेस	. . . .					50.00	
सूद	. . . .					50.00	
मुतफरकात	. . . .					20.00	
मीजान अदायकारी						**245.00**	

(१) मीजान कुल (लफ्जों में) : **Two Hundred Fourty Five Rupees**
(२) नाम देहिन्दा -
(३) कुल बकाया- **245.00**

तारीख अमला तहसील कुनिन्दा : **01-05-2017**

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

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

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

V

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

Page No. : **23**
Vol. No. : **14**
Receipt No. : **1493666320**

हेहल | मिसीरगोन्दा | 191 | High Street Enterprises Pvt. Ltd.

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
360	1133	10 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत		सालाना	बकाया				हाल (2017-2018)
			तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल	(नकदी)	20.00					20.00
गुजारी	(भावली)	5.00					5.00
सेस	. . . .	10.00					10.00
सूद	. . . .	10.00					10.00
मुतफरकात	. . . .	4.00					4.00
मीजान		**49.00**					**49.00**

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2017-2018)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल	(नकदी)					20.00	
गुजारी	(भावली)					5.00	
सेस	. . . .					10.00	
सूद	. . . .					10.00	
मुतफरकात	. . . .					4.00	
मीजान अदायकारी						**49.00**	

(१) मीजान कुल (लफ्जों में) : **Fourty Nine Rupees**
(२) नाम देहिन्दा -
(३) कुल बकाया- **49.00**

तारीख अमला तहसील कुनिन्दा : **01-05-2017**

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

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

अपर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके प्रक्षेत्र)

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

V

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

Page No. : 24
Vol. No. : 14
Receipt No. : 1493666018

हेहल | मिसीरगोन्दा | 191 | HighStreet Enterprises Pvt. Ltd.

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
360	1133	10 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत		सालाना	बकाया				हाल (2017-2018)
			तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल	(नकदी)	20.00					20.00
गुजारी	(भावली)	5.00					5.00
सेस	. . . .	10.00					10.00
सूद	. . . .	10.00					10.00
मुतफरकात	. . . .	4.00					4.00
मीजान		**49.00**					**49.00**

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2017-2018)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल	(नकदी)					20.00	
गुजारी	(भावली)					5.00	
सेस	. . . .					10.00	
सूद	. . . .					10.00	
मुतफरकात	. . . .					4.00	
मीजान अदायकारी						**49.00**	

(१) मीजान कुल (लफ्जों में) : **Fourty Nine Rupees**
(२) नाम देहिन्दा -
(३) कुल बकाया- **49.00**

तारीख अमला तहसील कुनिन्दा : **01-05-2017**

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

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके प्रखंड)

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

V

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

Page No. : 25
Vol. No. : 14
Receipt No. : 1493666191

हेहल | मिसीरगोन्दा | 191 | High Street Enterprises Pvt. Ltd.

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
360	1133	12 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत		सालाना	बकाया				हाल (2017-2018)
			तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल	(नकदी)	20.00					20.00
गुजारी	(भावली)	5.00					5.00
सेस	. . . .	10.00					10.00
सूद	. . . .	10.00					10.00
मुतफरकात	. . . .	4.00					4.00
मीजान		**49.00**					**49.00**

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2017-2018)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल	(नकदी)					20.00	
गुजारी	(भावली)					5.00	
सेस	. . . .					10.00	
सूद	. . . .					10.00	
मुतफरकात	. . . .					4.00	
मीजान अदायकारी						**49.00**	

(१) मीजान कुल (लफ्जों में) : **Fourty Nine Rupees**
(२) नाम देहिन्दा -
(३) कुल बकाया- **49.00**

तारीख अमला तहसील कुनिन्दा : **01-05-2017**

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

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, राँची

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

V

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

Page No. : 74
Vol. No. : 15
Receipt No. : 0930705380

हेहल | मिसीरगोन्दा | 191 | MS HIGHSTREET ENTERPRISES PRIVATE LIMITED		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
360	1133	0 एकड़ 3.72 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत		सालाना	बकाया				हाल (2018-2019)
			तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल	(नकदी)	5.00					5.00
गुजारी	(भावली)	1.25					1.25
सेस	. . . .	2.50					2.50
सूद	. . . .	2.50					2.50
मुतफरकात	. . . .	1.00					1.00
मीजान		**12.25**					**12.25**

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2018-2019)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल	(नकदी)					5.00	
गुजारी	(भावली)					1.25	
सेस	. . . .					2.50	
सूद	. . . .					2.50	
मुतफरकात	. . . .					1.00	
मीजान अदायकारी						**12.25**	

(१) मीजान कुल (लफ्जों में) : **Twelve Rupees and Twenty Five Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- **12.25**

तारीख अमला तहसील कुनिन्दा : **02-07-2018**

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

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

अपर निबंधक का कार्यालय, राँची ★ (बिक्री क्षेत्र सं०-3, (काँके प्रक्षेत्र) ★

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 22, 2023

पंजी II प्रति

भाग वर्तमान	14		पृष्ठ संख्या	15					
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND
मौजा का नाम	मिसीरगोन्दा	होल्डिंग संख्या	360	तौजी संख्या		थाना नम्बर	191	खाता का प्रकार	रैयती

M/s Vibgyor Estates Pvt. Ltd. ,
----------, जाति- -------

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
360	1133	1 ऐ 32 डि 0 हे	नामान्तरण मुकदमा संख्या 18/2016 - 2017	100	0
	कुल परिमान	1 ऐ 32 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत 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
07-07-2016	1467899585	2016-2017	2016-2017	0	100	0	25	0	50	0	50	0	20
05-01-2017	1493665805	2017-2018	2017-2018	0	100	0	25	0	50	0	50	0	20

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

List Of Case Status Details

BACK

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

अवर निबंधक का कार्यालय, राँची (शहरी क्षेत्र सं०-3, (काँके प्रक्षेत्र)

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 22, 2023

पंजी II प्रति

भाग वर्तमान	14		पृष्ठ संख्या	23					
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND
मौजा का नाम	मिसीरगोन्दा	होल्डिंग संख्या	360	तौजी संख्या		थाना नम्बर	191	खाता का प्रकार	रैयती

High Street Enterprises Pvt. Ltd. ,
----------Rajeev Ranjan Chakravarty, जाति-

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
360	1133	10 कठD छ, 0 वर्गफीट	नामान्तरण मुकदमा संख्या 195/2016 - 2017	20	0
	कुल परिमान	10 कठD छ, 0 वर्गफीट			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत 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
08-29-2016	1472492311	2016-2017	2016-2017	0	20	0	5	0	10	0	10	0	4
05-01-2017	1493666320	2017-2018	2017-2018	0	20	0	5	0	10	0	10	0	4

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

List Of Case Status Details

नक्शा देखें BACK

यह एक कम्पयुटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

अवर निबंधक का कार्यालय, राँची
राजस्व क्षेत्र सं०-3, (काँके प्रखंड)

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 22, 2023

पंजी II प्रति

भाग वर्तमान	14		पृष्ठ संख्या	24					
जिला का नाम	राँची	अनुमंडल नाम	सदर	अचंल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND
मौजा का नाम	मिसीरगोन्दा	होल्डिंग संख्या	360	तौजी संख्या		थाना नम्बर	191	खाता का प्रकार	रैयती

HighStreet Enterprises Pvt. Ltd. ,
----------Rajeev Ranjan Chakravarty, जाति-

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
360	1133	10 कठा 0 छ. 0 वर्गफीट	नामान्तरण मुकदमा संख्या 196/2016 - 2017	20	0
	कुल परिमान	10 कठा 0 छ. 0 वर्गफीट			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत 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
08-29-2016	1472492647	2016-2017	2016-2017	0	20	0	5	0	10	0	10	0	4
05-01-2017	1493666018	2017-2018	2017-2018	0	20	0	5	0	10	0	10	0	4

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

List Of Case Status Details

नक्शा देखें BACK

यह एक कम्पयुटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

अवर निबंधक का कार्यालय, राँची
सत्यमेव जयते
राँची क्षेत्र सं०–3, (काँके क्षेत्र)

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 22, 2023

पंजी II प्रति

भाग वर्तमान	14		पृष्ठ संख्या	25					
जिला का नाम	राँची	अनुमंडल नाम	सदर	अचंल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND
मौजा का नाम	मिसीरगोन्दा	होल्डिंग संख्या	360	तौजी संख्या		थाना नम्बर	191	खाता का प्रकार	रैयती

High Street Enterprises Pvt. Ltd. ,
----------Rajeev Ranjan Chakravarty, जाति-

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
360	1133	12 कठD छ. 0 वर्गफीट	नामान्तरण मुकदमा संख्या 197/2016 - 2017	20	0
	कुल परिमान	12 कठD छ. 0 वर्गफीट			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत 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
08-29-2016	1472493064	2016-2017	2016-2017	0	20	0	5	0	10	0	10	0	4
05-01-2017	1493666191	2017-2018	2017-2018	0	20	0	5	0	10	0	10	0	4

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

List Of Case Status Details

नक्शा देखें BACK

यह एक कम्पयुटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

उपनिबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके क्षेत्र)

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 22, 2023

पंजी II प्रति

भाग वर्तमान	15	पृष्ठ संख्या	74						
जिला का नाम	राँची	अनुमंडल नाम	सदर	अचंल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND
मौजा का नाम	मिसीरगोन्दा	होल्डिंग संख्या	360	तौजी संख्या		थाना नम्बर	191	खाता का प्रकार	रैयती

MS HIGHSTREET ENTERPRISES PRIVATE LIMITED , ------RAJIV RANJAN CHAKRAVARTY,
जाति- --------

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
360	1133	0 ऐ 3.72 डि 0 हे	नामान्तरण मुकदमा संख्या 30/2018 - 2019	5	0
	कुल परिमान	0 ऐ 3.72 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत 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
07-02-2018	0930705380	2018-2019	2018-2019	0	5	0	1.25	0	2.5	0	2.5	0	1

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

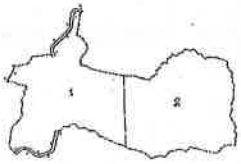
List Of Case Status Details

नक्शा देखें BACK

यह एक कम्पयुटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

अपर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके प्रखंड)

Index to sheets.



Misirgonda alias Pahargonda

नाममौज़ा मिसिरगोंदाउर्फ़पहाड़गोंदा शीटनम्बर१

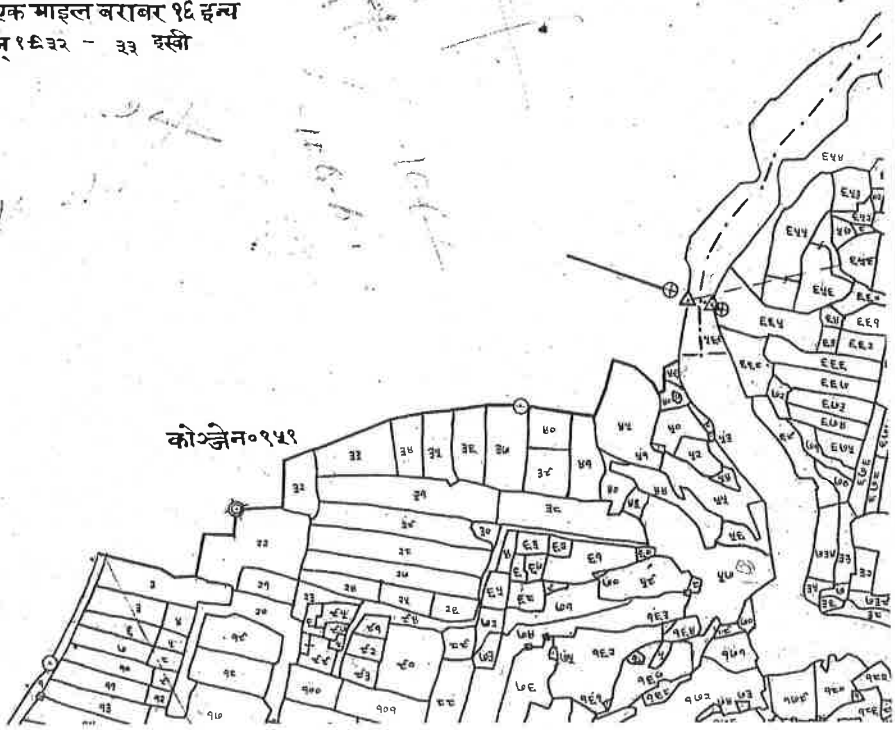
नाम थाना राँची

थाना नम्बर १९१

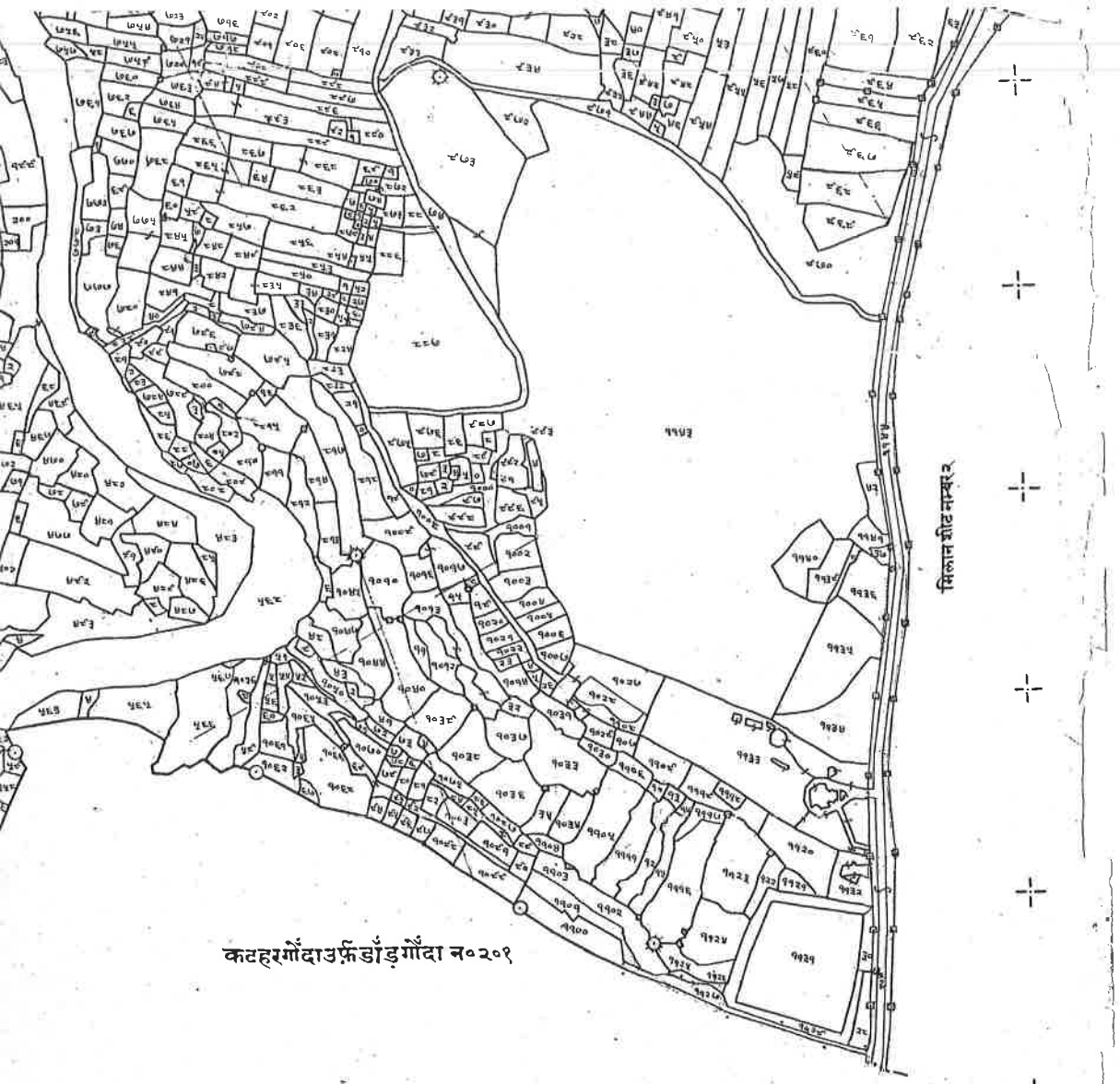
ज़िला राँची

स्केल एक माइल बराबर १६ इन्च

सन् १९३२ - ३३ इसवी



अवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०–3, (काँके प्रक्षेत्र)

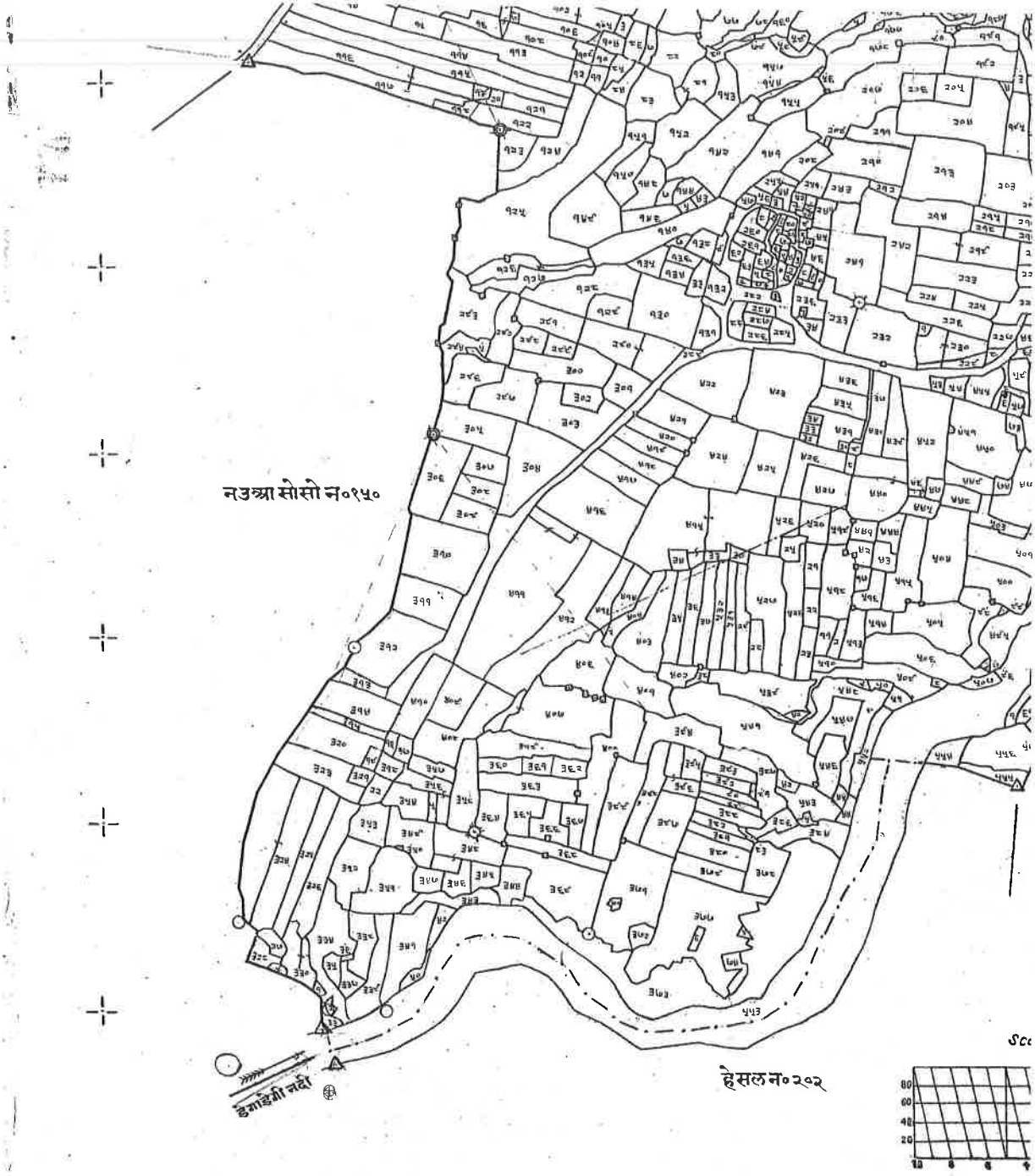


le 16 Inches = 1 Mile.

and published under the authority of Government

Superintendent of Survey.

अवर निबंधक का कार्यालय, राँची
बड़गाँव क्षेत्र सं०-3, (काँके प्रक्षेत्र)

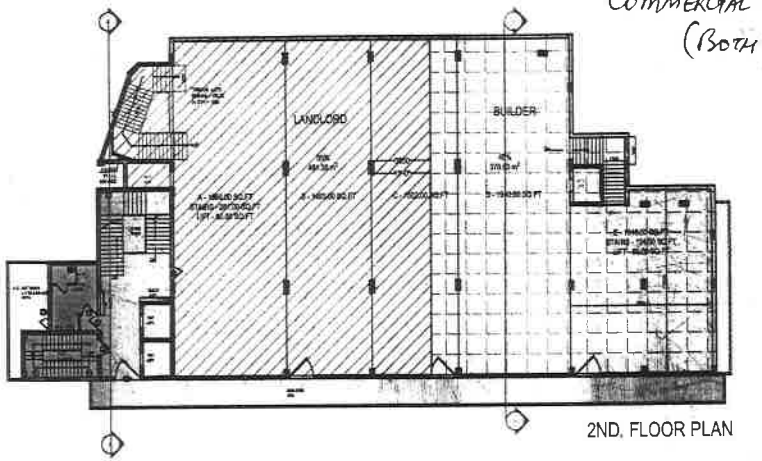

नउआ सोसो न०१५०
हेसल न०२०२
दुगाडेगी नदी

उपनिबंधक का कार्यालय, राँची
(बिक्री)
सं०-3,

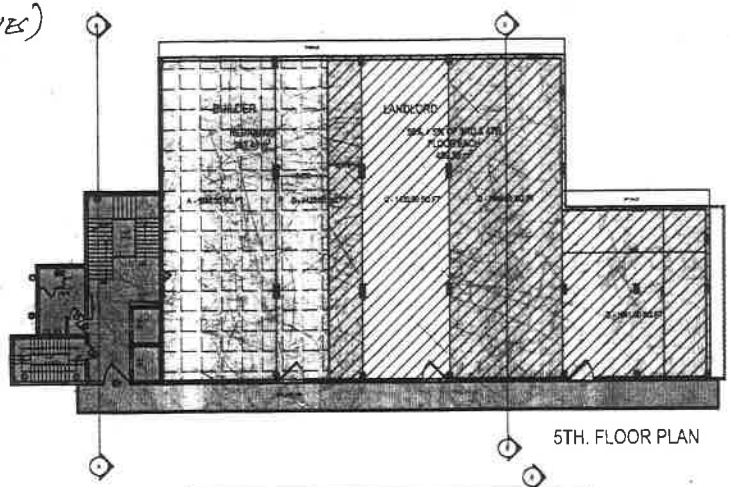
कैमाहेगी नदी
चन्दवे न०१९०
सिवौरिया को

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, राँची

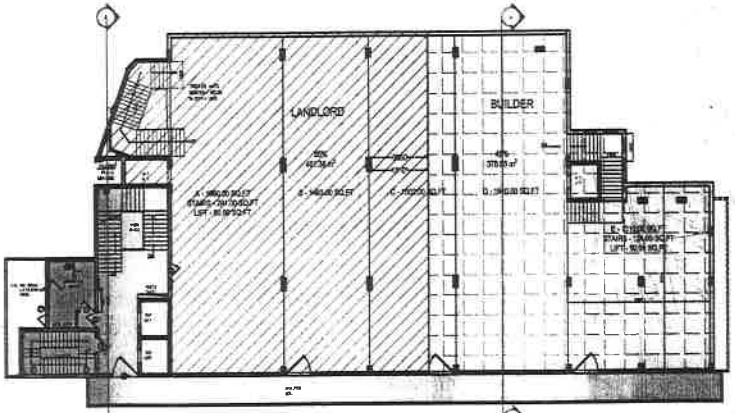
COMMERCIAL SHARE DISTRIBUTION
(BOTH PARTIES)



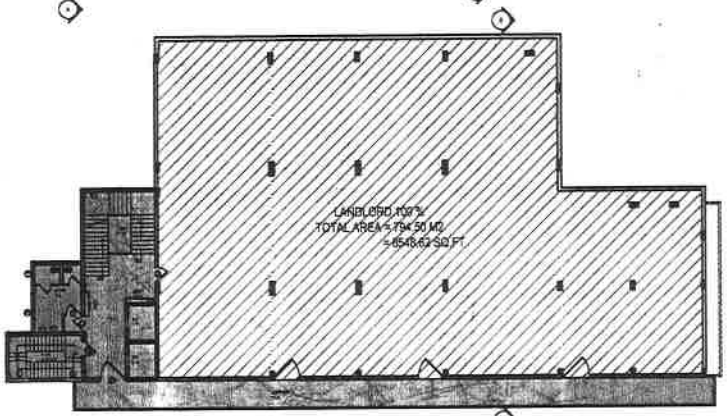
2ND. FLOOR PLAN



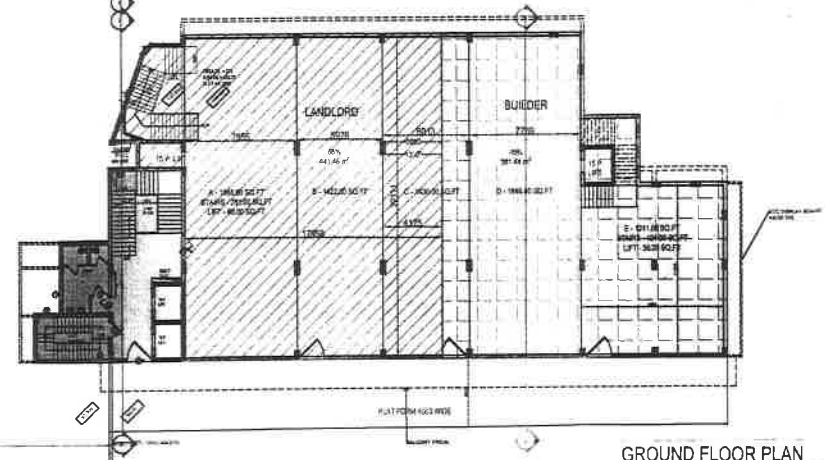
5TH. FLOOR PLAN



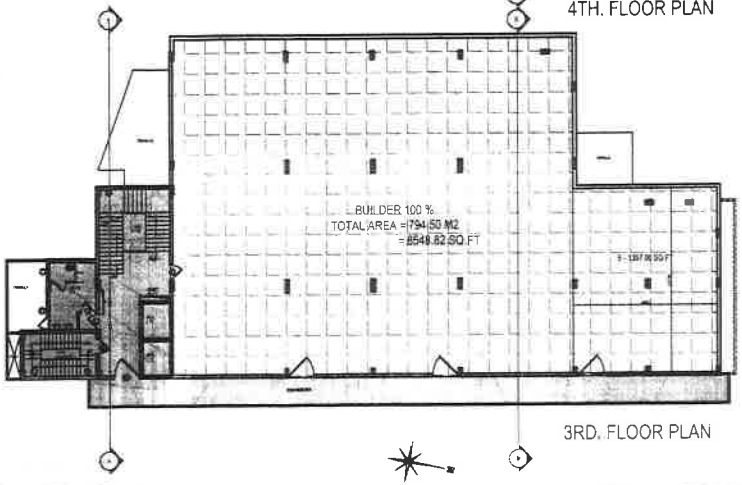
1ST. FLOOR PLAN



4TH. FLOOR PLAN



GROUND FLOOR PLAN



3RD. FLOOR PLAN

अपर निबंधक का कार्यालय, राँची (द्वितीय)
शहरी क्षेत्र सं०-3, (डॉ० के० प्रसाद)

Schedule VI MR Form No. **18**

Chhotanagpur Settlement

Continuous **KHATIAN** Form (Lower half)

Name of Village / नाम मौजा

थाना / Thana

थाना नम्बर / Thana Number

Number of Khewat / खेवट नम्बर

Name of Landholder / नाम लगान पाने वाला

Page / सफा

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
380	राम बहादुर भरत चन्द राम बलदेव चन्द राम आदि वारिसान शाही बीघा नीचे बाधपार	महान बाड़ी					महान बाड़ी	9933	30 बीघा बीघा				8 8 2		8 8 2	सरकार कर्ण टमान कुल एक बगान बाड़ी महान 22-0 बाड़ी लगान 88

Certified to be true copy

Record Keeper Grade Class

हस्ताक्षर प्रतिलिपिकार

तुलनाकार

Record of rights finally revised and Published under section 83 Chotanagpur Tenancy Act, 1908 on 1935

प्रमाणी पदाधिकारी राँची

प्रमाणी पदाधिकारी

नगर निर्वेशक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (काँके प्रखंड)

नक्शा देखें BACK

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
सामिलाल मालिकाना	राय बहादुर शरत चन्द्र राय, वल्द - पुरना चन्द राय, , जाति- काएस्त, निवासी- शकिन राँची थोनका नीचे बाजार

जिला का नाम	राँची	अचंल का नाम	हेहल	हलका का नाम	हल्का-01	मौजा का नाम	मिसीरगोन्दा	खाता का प्रकार	रैयती
खेवट नम्वर	15	खाता नम्वर	360	थाना का नाम	राँची	थाना नम्वर	191		

खाता नम्वर	खेसरा नम्वर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
360	1133	टोगरी नीज टाँड वीरसा मुन्डा	कोठी मे हाता 0	4 (एकड़) 45 (डिसमील) ()	सोरक/8 करंज/8 आमरूद/5 कुल हक वकवजे रैयत छचर वन्दी लगान 22-8-0 बाइस रूपया आठ आना		0	0	0	मकान वादी

खाता मे कुल प्लोट संख्या	1	खाता का कुल मिजान	4 (एकड़) 45 (डिसमील) ()	खाता का कुल	0 0 0

12/22/2023 11:30:55 AM

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें|

अवर निबंधक का कार्यालय, राँची (बिक्री) प्रालेखी क्षेत्र सं०-3, (काँके प्रखंड)

राँची नगर निगम,राँची।

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये संम्पती कर की सूचना।

Memo No. : **SAM/001/0937/17/18**
Date : **18-01-2018**
प्रभावी : **प्रथम तिमाही 2016-2017**

श्री/श्रीमती/सुश्री
MS HIGHSTREET ENTERPRISES PVT LTD S/O RAMESH KUMAR GUPTA

पता
KANKE ROAD OPPOSITE C M P D I L RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - **0010001880000Z0** वार्ड सं. **1** हुआ है, आपके स्व- निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य **0.00/-** रू. निर्धारित किया गया है ।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना

क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	401.36
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
	कुल राशि (प्रति तिमाही)	**401.36**

R. K. Gupta

To be signed by the Applicant

नोट:-

1. कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
2. नियमावली **कंडीका 11.4** के आलोक में वर्षा जल संरक्षण कि व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पति कर का 50% होगा ।
   हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पायें ।
3. प्रत्येक वित्तीय वर्ष में संम्पती कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियातय दी जाएगी।
5. किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली **कंडीका 13.2** के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. राँची नगर निगम द्वारा संग्रहित इस सम्पति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा ।

2

राँची नगर निगम,राँची।

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पती कर की सूचना।

Memo No. : **SAM/001/0944/17/18**
Date : **27-01-2018**
प्रभावी : **प्रथम तिमाही 2016-2017**

श्री/श्रीमती/सुश्री
M S VIBAYOR ESTATES PVT LTD C/O NARAYAN MAHTO

पता
KANKE ROAD PS GONDA OPPOSITE CENTRAL MINE PLANNING AND DESIGN LIMITED RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - **0010001887000Z0** वार्ड सं. 1 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य **0.00/-** रू. निर्धारित किया गया है ।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना

क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	2670.36
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
	कुल राशि (प्रति तिमाही)	**2670.36**

To be signed by the Applicant

नोट:-

1. कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
2. नियमावली **कंडीका 11.4** के आलोक में वर्षा जल संरक्षण कि व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पति कर का 50% होगा ।
   हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पायें ।
3. प्रत्येक वित्तीय वर्ष में सम्पती कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियातय दी जाएगी।
5. किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली **कंडीका 13.2** के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. राँची नगर निगम द्वारा संग्रहित इस सम्पति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

(1)

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई–मेल के माध्यम से प्राप्त – (i) अंचलाधिकारी द्वारा प्रमाणित पंजी–II अथवा		
	(ii) भू–स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण–पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी–II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र में होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (काँके प्रखंड)

Pre Registration Docket

Date :- 22-12-2023 03:03 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 202300166374

Appoinment :- 22-Dec-2023 Time:- 10:45

Article	Development Agreement
Pre Registration Date	21-Dec-2023
No. Of Pages	109
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 75,274.

Property Id: **1128322**

Valuation No. : 1532710 / 2023	**:-** 2023-2024	**Date** : 22-December-2023 15:02:PM
State : Jharkhand	**District** : Ranchi	**Tahsil** : Hehal
Land Type : Urban	**Corporation** : Ranchi Municipal Corporation Misirgonda	**Village/City** : Misirgonda
Misirgonda Word No 1 - Main Road	-	
Volume Number - 14		
Page Number - 15		
Khata Number - 360		
Plot Number - 1133		

Property Rates

Commercial Land (Y)

₹1081399/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	132 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 132 x 1081399=142744668	**₹14,27,44,668/-**
A	Total		**₹14,27,44,668/-**

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	**₹14,27,44,700/-**

Total Amount in Words : Fourteen Crores Twenty Seven Lakhs Forty Four Thousands Seven Hundred Rupees Only.

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०-3, (काँके प्रखंड)

Land measurement, Sub Part and House No.	**Property Boundaries** East: KANKE ROAD, West: SUB PLOT NO.-1133, South: ROAD ON SUB PLOT NO.-1133, North: PLOT NO.-1134
Area	Land area : 132.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	142744668
Transaction Amount	-

Property Id: **1128325**

Valuation No. : 1532711 / 2023	**:-** 2023-2024	**Date** : 22-December-2023 15:05:PM
State : Jharkhand	**District** : Ranchi	**Tahsil** : Hehal
Land Type : Urban	**Corporation** : Ranchi Municipal Corporation Misirgonda	**Village/City** : Misirgonda
Misirgonda Word No 1 - Main Road	-	
Page Number - 23,24,25,74		
Khata Number - 360		
Plot Number - 1133		
Volume Number - 14 AND 15		

Property Rates			
Commercial Land (Y)			
₹1081399/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	56.50 Decimal	
Calculation Details			
Sr.No.	**Description**	**Calculation**	**Total**
1	Open Land Valuation	1. 56.5 x 1081399=61099043.5	**₹6,10,99,044/-**
A	Total		**₹6,10,99,044/-**
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			**₹6,10,99,100/-**
Total Amount in Words : Six Crore Ten Lakhs Ninety Nine Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	**Property Boundaries** East: SUB PLOT NO.-1133, West: SUB PLOT NO.-1133, South: ROAD ON SUB PLOT NO.-1133, North: PORTION OF PLOT NO.-1143 AND 1134
Area	Land area : 56.50 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	61099043.5
Transaction Amount	-

अवर निबंधक का कार्यालय, रांची * (जिला रांची)
* रांची क्षेत्र सं०-3, (कोड)

CLAIMANT	**-Ms. A V BUILDERS AND DEVELOPERS REPRESENTED AND EXECUTED BY ONE OF ITS AUTHORIZED SIGNATORY NEERAJ**, ,**Father/Husband Name** SURESH PRASAD SINGH , **PAN No.- Date Of Birth-**06-Mar-1976,**Permission Case No.-** , **Aadhaar No.** ********5367, **Country-**INDIA, **State Name-**Jharkhand, **District Name-**RANCHI, **City/Village/Town Name-**INDIA, **Locality-**RANCHI,**Address -** 70 DEVI MANDAP ROAD BEHIND SBI OFFICERS COLONY HESAL HEHAL RANCHI, **Pin Code-**834005
EXECUTANTS	**-Ms. VIBGYOR ESTATES PVT LTD REPRESENTED BY ITS AUTHORIZED SIGNATORY VISHAL PRAKASH**, ,**Father/Husband Name** BINAY PRAKASH , **PAN No.- Date Of Birth-**13-May-1986,**Permission Case No.-** , **Aadhaar No.** ********5189, **Country-**INDIA, **State Name-**Haryana, **District Name-**GURGAON, **City/Village/Town Name-**HARYANA, **Locality-**HARYANA,**Address -** HOUSE NO. B-66 1ST FLOOR SOUTH CITY-1 GURGAON HARYANA, **Pin Code-**122001
	-Ms. HIGHSTREET ENTERPRISES PVT LTD REPRESENTED BY ITS DIRECTOR SANJAY KUMAR, ,**Father/Husband Name** MAHAVIR PRASAD , **PAN No.- Date Of Birth-**23-Feb-1971,**Permission Case No.-** , **Aadhaar No.** ********5949, **Country-**INDIA, **State Name-**Bihar, **District Name-**ROHTAS, **City/Village/Town Name-**ROHTAS, **Locality-**ROHTAS,**Address -** DALMIYA NAGAR EAST MOHAN BIGHA DEHRI ROHTAS BIHAR, **Pin Code-**821307

Witness Information	**Mr. SUNIL KUMAR TIWARI** , **Address -** NEAR RANJAN SINGH FARM HOUSE ADALHATU MORHABADI RANCHI-, **Father/Husband Name-**DEVENDRA NATH TIWARI

Identifier Details	**Mr. SUNIL KUMAR TIWARI** , **Address -** NEAR RANJAN SINGH FARM HOUSE ADALHATU MORHABADI RANCHI-, **Father/Husband Name-**DEVENDRA NATH TIWARI

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	3,270
Total		**3,270**
Fee Rule:Development Agreement		
1	A1	48,17,635
2	E	2,000
3	LL	3
4	PR	1
Total		**48,19,639**

Sr.No. Exemption Detail Amount

Exemption for Low Income Group

1 A1 4747635

अवर निबंधक का कार्यालय, रांची

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

निबंधक का कार्यालय, रांची

Document Registration Summary 1

Date :-22-Dec-2023

- Government/Market Value: ₹203843800/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 951414
Receipt Date : 22-12-2023
Presenter Name: -

On Date 22-12-2023 Presented at SRO - Ranchi Urban3
Signature of Presenter

SRO - Ranchi Urban3

E	₹2000
PR	₹1
SP	₹3270
LL	₹3
A1	₹70000
Stamp Duty	₹100
Total	₹75374

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AVBuildersAndDevelopersRepresentedAndExecutedByOneOfItsAuthorizedSignatoryNeeraj	• GRN Number : 2320727066 • DEPT Transaction Id : 3db0b3deac884dcde386 • Transaction Type :	100
E	2000	2000	0	GRAS	AVBuildersAndDevelopersRepresentedAndExecutedByOneOfItsAuthorizedSignatoryNeeraj	• GRN Number : 2320729807 • DEPT Transaction Id : 2c48f6bdf8ee2d432f51 • Transaction Type :	2000
PR	1	1	0	GRAS	AVBuildersAndDevelopersRepresentedAndExecutedByOneOfItsAuthorizedSignatoryNeeraj	• GRN Number : 2320729807 • DEPT Transaction Id : 2c48f6bdf8ee2d432f51 • Transaction Type :	1
SP	3270	3270	0	GRAS	AVBuildersAndDevelopersRepresentedAndExecutedByOneOfItsAuthorizedSignatoryNeeraj	• GRN Number : 2320729807 • DEPT Transaction Id : 2c48f6bdf8ee2d432f51 • Transaction Type :	3270
A1	70000	70000	0	GRAS	AVBuildersAndDevelopersRepresentedAndExecutedByOneOfItsAuthorizedSignatoryNeeraj	• GRN Number : 2320729807 • DEPT Transaction Id : 2c48f6bdf8ee2d432f51 • Transaction Type :	70000
LL	3	3	0	GRAS	AVBuildersAndDevelopersRepresentedAndExecutedByOneOfItsAuthorizedSignatoryNeeraj	• GRN Number : 2320729807 • DEPT Transaction Id : 2c48f6bdf8ee2d432f51 • Transaction Type :	3
Sub Total	75278	75374	-96				

Article : Development Agreement **Number of Pages :** 218

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	4747635 /-

अवर निबंधक का कार्यालय, राँची (मेन)
राँची क्षेत्र सं०-2 (हिन्दी प्रकोष्ठ)

Signature of Operator | Signature of Head Clerk | Signature of Registering Officer

निबंधक का कार्यालय, रांची

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300166374**

Deed Type	Development Agreement
Number of Pages	218
Fee Details	**Stamp Duty** :- Rs. 4, **E** :- Rs. 2000, **PR** :- Rs. 1, **SP** :- Rs. 3270, **A1** :- Rs. 70000, **LL** :- Rs. 3,
Property No.	1
Valuation Details	**Value :-** Rs.142744668/- ,**Transaction Amount** :- Rs.0/-
Property Details	**District :-** Ranchi , **Tehsil :-** Hehal , **Village Name :-** Misirgonda **Location :-** Main Road, Misirgonda Word No 1 **Property Boundaries** :- East: KANKE ROAD, West: SUB PLOT NO.-1133, South: ROAD ON SUB PLOT NO.-1133, North: PLOT NO.-1134 **Volume Number** - 14**Page Number** - 15**Khata Number** - 360**Plot Number** - 1133 **Area Of Land** :- 132.00 Decimal
Property No.	2
Valuation Details	**Value :-** Rs.61099044/- ,**Transaction Amount** :- Rs.0/-
Property Details	**District :-** Ranchi , **Tehsil :-** Hehal , **Village Name :-** Misirgonda **Location :-** Main Road, Misirgonda Word No 1 **Property Boundaries** :- East: SUB PLOT NO.-1133, West: SUB PLOT NO.-1133, South: ROAD ON SUB PLOT NO.-1133, North: PORTION OF PLOT NO.-1143 AND 1134 **Page Number** - 23,24,25,74**Khata Number** - 360**Plot Number** - 1133**Volume Number** - 14 AND 15 **Area Of Land** :- 56.50 Decimal

Sh./Smt.**VIBGYOR ESTATES PVT LTD REPRESENTED BY ITS AUTHORIZED SIGNATORY VISHAL PRAKASH** s/o/d/o/w/o **BINAY PRAKASH** has presented the document for registration in this office

today dated :- **22-Dec-2023** Day :- **Friday** Time :- **16:41:31 PM**

VIBGYOR ESTATES PVT LTD REPRESENTED BY ITS AUTHORIZED SIGNATORY VISHAL PRAKASH(Individual)

Party Name	Document Type	Document Number

VIBGYOR ESTATES PVT LTD REPRESENTED BY ITS AUTHORIZED SIGNATORY VISHAL PRAKASH	PAN/UID	769056815189

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	**HIGHSTREET ENTERPRISES PVT LTD REPRESENTED BY ITS DIRECTOR SANJAY KUMAR** **Address1 -** DALMIYA NAGAR EAST MOHAN BIGHA DEHRI ROHTAS BIHAR, **Address2 -** ROHTAS , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Sanjay Kumar **Address:-** DALMIYA NAGAR, dehri, EAST MOHAN BIGAHA, , Dehri, Dehri, Rohtas, 821307, Dehri-on-sone, Bihar, India		EXECUTANTS **Age:**52			Sanjay Kumar
2	**VIBGYOR ESTATES PVT LTD REPRESENTED BY ITS AUTHORIZED SIGNATORY VISHAL PRAKASH** **Address1 -** HOUSE NO. B-66 1ST FLOOR SOUTH CITY-1 GURGAON HARYANA, **Address2 -** HARYANA , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Vishal Prakash **Address:-** H.No. B-66, 1st Floor, , , South City-1, Gurgaon, , Gurgaon, 122001, Gurgaon, Haryana, India		EXECUTANTS **Age:**37			V. Prakash

अवर निबंधक का कार्यालय, राँची
राँची क्षेत्र सं०–3,

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	**A V BUILDERS AND DEVELOPERS REPRESENTED AND EXECUTED BY ONE OF ITS AUTHORIZED SIGNATORY NEERAJ** **Address1 -** 70 DEVI MANDAP ROAD BEHIND SBI OFFICERS COLONY HESAL HEHAL RANCHI, **Address2 -** RANCHI , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Neeraj **Address:-** 70, Behind S B I Officers Bank Colony, Devi Mandap Road, Devi Mandap Road Hesal, Hehal, Ratu, Ranchi, 834005, Hehal, Jharkhand, India		CLAIMANT **Age:**47			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	**SUNIL KUMAR TIWARI** S/o-D/o **DEVENDRA NATH TIWARI** **Address1 -** NEAR RANJAN SINGH FARM HOUSE ADALHATU MORHABADI RANCHI, **Address2 -** , , , Jharkhand **PAN No.:**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SUNIL KUMAR TIWARI** **Address1 -** NEAR RANJAN SINGH FARM HOUSE ADALHATU MORHABADI RANCHI, **Address2 -** , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

अवर निबंधक का कार्यालय, राँची

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**VIBGYOR ESTATES PVT LTD REPRESENTED BY ITS AUTHORIZED SIGNATORY VISHAL PRAKASH , HIGHSTREET ENTERPRISES PVT LTD REPRESENTED BY ITS DIRECTOR SANJAY KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by **(SUNIL KUMAR TIWARI)** Son/Daughter/Wife of **(DEVENDRA NATH TIWARI)** resident of **(NEAR RANJAN SINGH FARM HOUSE ADALHATU MORHABADI RANCHI)** and by occupation **(Business)**.

Signature of Registering Officer

Date:- **22-Dec-2023**

Seal and Signature of Registering Officer

जवर निबंधक का कार्यालय, राँची
शहरी क्षेत्र सं०-3, (काँके प्रखंड)

Token No.: 202300166374

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **22-Dec-2023** by **VIBGYOR ESTATES PVT LTD REPRESENTED BY ITS AUTHORIZED SIGNATORY VISHAL PRAKASH**, S/O, D/O, W/O **BINAY PRAKASH** resident of HOUSE NO. B-66 1ST FLOOR SOUTH CITY-1 GURGAON HARYANA ,HARYANA.

This deed was registered as Document No:- **2023/RANU3/3734/BK1/3474** in Book No :- **BK1**,Volume No :- 427 from Page No :- 1 to 218 at, office of **SRO - Ranchi Urban3**

Registering Officer

Date:- **22-Dec-2023**

उपायुक्त का कार्यालय, राँची * (झारखण्ड) * पो०–9, (झारखण्ड) * राजस्व क्षेत्र सं०