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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6952571d8fa45e44e004

Receipt Date : 17-May-2024 11:13:07 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400061221

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Shashiv Kumar Gupta ( Vendee )

GRN Number : 2402141331



अधिनियम 21 के अन्तर्गत अधिनियम 1908 की धारा ..... के अधीन  
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची  
I भा I का सं. 5 के अधीन यथावत स्टाम्प  
स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
रापेक्षि है।

RUPESH KUMAR SINHA  
SUB REGISTRAR  
RNC, RANCHI, JHARKHAND

Navendra Singh  
Blufordra Kumar Ltd.

NAMAN REALTORS  
Proprietor  
Shashiv

17-05/2024

17-5-2024

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

प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

NAMAN REALTORS

Shashiv  
Proprietor

D. Agreement

U. Com



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मार्गदर्शिका पंजी से  
मिलान किया।  
प्राप्त प्रतिबंधित सूची में  
खाता नं० 133 नहीं मिला।

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**ANAND KUMAR**

**DEVELOPMENT AGREEMENT**

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 17<sup>th</sup> day of May, 2024.

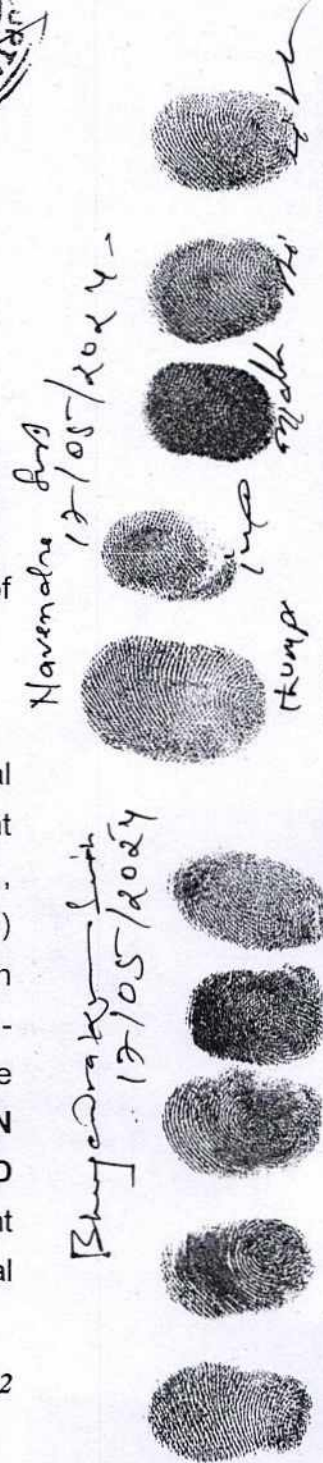
**BETWEEN**

..(1) **SRI NARENDRA SINGH**, S/o Late Sheo Dutt Singh, Grand son of Iswar Dayal Singh, by faith - Hindu, by Category - General, by occupation - Business, resident of House No. 3030, Sector 1/C, P.S. - Sector - 4, District - Bokaro, Jharkhand , (U.I.D. No. : XXXX XXXX 3392, Pan No. : AIOPS7262C Mob. No. : 9234457441) and (2) **SRI BHUPENDRA KUMAR SINGH**, S/o Ram Janam Singh, Grand son of Late Barni Singh, by faith - Hindu, by Category - General, by occupation - Business, residen of Bhgawati Colony, Chas, P.S. - Chas, District - Bokaro in the State - Jharkhand, (U.I.D. No. : XXXX XXXX 4083, Pan No. : AGKPS6343N Mob. No. : 9234457440) , Indian Citizens (hereinafterreferred to as the **LAND OWNERS/ OWNERS** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors assigns legal representatives and executors) of the **ONE PART**.

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NAMAN REALTORS  
*[Signature]*  
Proprietor

NAMAN REALTORS  
*[Signature]*  
Proprietor



"2"

AND

**NAMAN REALTORS** a proprietorship firm having its office at Ground Floor, Radheshyam Apartment, Near Euro Kids School, New Morhabadi, Ranchi, P.S. - Bariatu, District - Ranchi,, represented through is Proprietor namely **SHASHIV KUMAR GUPTA**, S/o. Late Naresh Prasad Gupta, Grand father of Late Nathuni Saw, by faith - Hindu, by Category - Roniyar Baniya, by occupation - Business, resident of Durga Palace, Morhabad, Ranchi, P.S. - Bariatu, District - Ranchi, Jharkhand, an Indian Citizen (hereinafter referred to as "**the DEVELOPER/OTHER PART**" which terms and expression unless excluded by or repugnant to the subject or context shall mean and include its heirs, successors, successors-in-office, successors-in-interest, legal representatives, executors and assigns) of the **SECOND PART**. U.I.D.No. : XXXX XXXX 1896, Mob. No.: 7488035397

The parties hereto, will also be referred individually as "Party" and collectively as "Parties"

**WHEREAS :**

- A. The Landowners (Jointly but not severally) have represented that by virtue of registered sale deed no. 610 executed at (insert Place), on (insert month), (insert year), entered in Book No. 1, Vol. No. 66, Page No. 599 to 656 executed by the erstwhile Vendor dated Year 2017 executed in its favour by the erstwhile Vendor Sri Rajendra Prasad S/o Late Somar Mahto, by caste - Koyari, resident of Morhabadi, P.S. - Bariatu, District - Ranchi registered in the District Sub registrar, Ranchi measuring area 21.48 Decimal area more particularly described in the First Schedule hereunder written (hereinafter referred to as "Property" for the sake of brevity).
- B. After execution of the aforesaid sale deed, the Landowners got the property mutated under their own names vide Mutation case No. 335R27/2017-18 entered in Registered Two vide Vol. No 23 Page No. 27 he has been paying rent to the State in their own name and in her own right.
- C. That the land in Revisional Survey Plot Number 62, under Khata Number 133 of Village - Morhabadi, Thana Number 192, P.S. and District - Ranchi is recorded in the Revisional Survey Record of Right published in the year 1932 in the name of Masdan Ali Bakash.

NAMAN REALTORS  
*Shashiv*  
Proprietor

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*Shashiv*  
Proprietor

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*Namanda and  
Shyama K. Saha  
17/05/2024*

- D. The Landowners have the exclusive possession with absolute ownership and clear and marketable title of the Property free from any encumbrances (defined hereinafter).
- E. That the Landowners (jointly but not severally) have not entered in the past in any agreement for sale of development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.
- F. The Landowners (jointly but not severally) possess absolute Development Rights (defined hereinafter).
- G. The Developer has approached the Landowners and have offered to develop and construct at its own cost, the Building (defined hereinafter) on the said property.
- H. Solely based on the representation and warranties of the Developer as set out in this Agreement, the Landowners have agreed to in accordance with this Agreement, agreed to grant and assign, the exclusive and irrevocable Development Rights of the Property to the Developer.
- I. The Parties have entered into this agreement to record their understanding with respect to the vesting of the Development Rights pertaining to Property in the Developers to be utilized towards the constructions, development and disposal of the built-up area in the Building on the Property in accordance with the terms hereof.

Hamnabe Anil  
 Bhupendra K. S. S. S. S.  
 12/05/2024

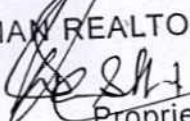
**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL CONVENANTS, TERMS CONDITION AND UNDERSTANDINGS SET FORTH IN THIS AGREEMENT AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES WITH THE INTENT TO BE LEGALLY BOUND HEREBY AGREE AS FOLLOWS :-**

**1. DEFINITIONS AND INTERPRETATION**

**1.1. Interpretations :**

1.1.1. The recitals above shall form an integral part of this agreement as if the same are reproduced and incorporated herein and the parties confirm the correctness of the same.

1.1.2. The use of a phrase/word/term in singular shall include the plural and conversely

NAMAN REALTORS  
  
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- 1.1.3 The use of a gender shall include all genders.
- 1.1.4. The terms "herein" "hereto", "hereunder" "hereof" or " thereof" or similar terms used in this document refer to this entire Agreement and not to the particular provision in which the term is used unless the context otherwise requires.
- 1.1.5 Unless otherwise stated all reference herein clauses, sections or other provisions are referances to clauses, sections or other provisions of this agreement.
- 1.1.6. Where a word or phrase is defined, its other grammatical forms shall have a corresponding meaning.
- 1.1.7. A reference to this agreement or to any other agreement or document referred to in this agreement is a reference to this agreement or such other agreement or document as varried or novated (in each case, other than in breach of the provisions of this agreement) form time to time.
- 1.1.8. A reference to any legislation or to any provision of any legislation includes any modification or re-enactment, any legislative provisions substituted for it, all regulation and statutory instruments issued under it, except to the extent provided under this document.
- 1.1.9. A reference to conduct includes, without limitation, any omission, representation, statement or undertaking whether or not in writing.

Handwritten text on the right margin:  
Mamendra Singh  
Bhargava Singh  
1201/501-1

**2. DEFINITIONS**

- 2.1. In this Agreement, unless the context otherwise required, the following expressions hall have the followintg meanings assigned to them below ;
  - 2.1.1. "Applicable Laws" Shall mean {Insert}
  - 2.1.2. "Approved Documents" Shall mean and include all plans, specification, drawings, engineering calculations, bills , and other documents that may be required in connection with the Development.
  - 2.1.3 "Building Contractor" shall mean the reputable contractor(s) as may be hired by the Developer for the development having adequate competence and skill to undertable the designated

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Proprietor

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Proprietor

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work or such other reputable contractor as may be appointed as a replacement building constructor for the time by the Developer.

- 2.1.4 **"Building"** shall mean the Multi-Store Residential Building to be constructed on the Property according to specification as mentioned in the Fifth Schedule and as per plan sanctioned and permitted by the Ranchi Municipal Corporation., Ranchi Regional Development Authority.
- 2.1.5 **"Common Areas and Amenities"** shall mean and include corridors/hallways, stairways, driveways, landings, machine room, staircases, passages, lift shafts, lifts, pump room, tube wells, water pumps, motor, generator, and other facilities which may be mutually agreed upon between the parties and required facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, and maintenance of the Building;
- 2.1.6 **"Common Expenses"** shall mean expense of the nature describe in the Forth Schedule and to be borne by the Units holders//owners/occupiers of various portion in the Building.
- 2.1.7 **"Completion Date"** Shall mean a period of 30 (Thirty) month on and from the date the Developer is put in possession of the proeprty of from the date the Deveopers receives all sanction and approvals from the date the Deveopoeer receives all sanction and approvals form the Government aAuthority,whicheckever is earlier;
- 2.1.8 **"Designated Account"** shall mean the bank account communicated is writing to the Developer;
- 2.1.9 **"Development"** shall mean land scaping, architecture, construcion, design, implementation of the building on the property by carrying out of the Works;
- 2.1.10 **"Document"** shall mean all relevanc papers, title deeds, sale deeds as may be required of the Development from time to time;

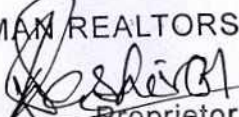
*Navendu Singh  
Shriya Singh  
17/10/2024*

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*[Signature]*  
Proprietor

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*[Signature]*  
Proprietor

- 2.1.11 **“Longstop Date”** shall be 3(three)years from the Effective Date;
- 2.1.12 **“Materials”** shall mean all designs, drawings, models, plans, specificaiton, design details \, photographs, crochures, reports, notes of meetings, CAD materials, calculation, date, database, schedlues, proppammes, bills of quaniities, budgets and any other mateials provided in conncection with the Work, design or invention incorporated or referred to in them for any purpose relatin to the Works;
- 2.1.13 **“Permitted Uses”** shall mean design, construciton, completion, reconstruction, modification, refurbishment, development, maintenance, facilites managemnt, funding, disposal, letting, fittion-out advetisement, decommissioning, demolitaion, reinstatement, extension, building, informaction modelling and repair of the Work;
- 2.1.14. **“Professional Team”** shall the architect, the principal designer, the quantity surve you, the contract administrator, the structural enginners, the M & E engineer and any other specilalist advisors or sub-consyltants that may be appointed by the Developer for the time being in connection with the designs or management of the Development;
- 2.1.15 **“Property”** shall mean the land situated at Village Morhabadi. P.S-Bariatu, P.S No-192, under Khata no 133, R.S plot No.62/ 5, District-Ranchi, measuring 21.48 Decimal area more particularly set out in First Schedule.
- 2.1.16 **“ prospective Purchaser/Purchaser “** shall mean include all future purchasers of the Units;
- 2.1.17 **“Requisite Consents”** shall mean building regulation approvals, by-law approvals, and any other consents, licenses and authorisation requited from any Government Authorities, Statutory undertake or person either for the carrying out of the Development or for its intended use as contemplated including but not limited to license from Ranchi Municipal Coporation, Ranchi Regional Development Authority, approval f zoning plans, sanction of

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Bangalore Ky Site  
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building plans, approvals from concerned fire department, environmental approvals (including environment impact assessment clearance), approvals from pollution control board, approval from airport of india etc.;

2.1.18. **“Seleable Space”** Shall mean the space in the Building available for independent use and occupation, other than Landowner’s Portion after making relevant provision for common facilities and amenities required in the Building which space the Developer is entitled to offer for sale to Prospective Purchaser;

2.1.19 **“Schedule Time”** Shall mean the space in the Building available for independent use and occupation, other than Landowner’s Portion after making relevant provision for common facilities and amenities required in the Building which space the Developer is entitled to offer for sale to Prospective Purchaser;

2.1.20 **“Super Built-up Area”** Shall mean super built-up area as per land use permissible under building laws and shall include walls, pillars, area, within the walls and portions of the area occupied by lift landing, staircase, deep boring, water tank, septic tank, entrance corridors, lobbies, generator room, security guard’s room, area meant for fire fighting arrangements, administrative office, and other common area in the Building.

2.1.21 **“Units”** Shall mean and include the individual residential flats/dwelling units, shops, office premises and other commercial areas, if any, with or without car parking space to be constructed on the Property, and.

2.1.22 **“Works”** Shall mean the works described in the Approved Documents

**3. PURPOSE**

3.1. This Agreement is to set forth the terms and conditions with respect to the grant, transfer and assignment of the Development Rights with respect to the Property in favour of the Developer, the nature of the Building to be Developed and the rights and obligations of the parties towards the development of the Building.

3.2. The Developer agrees that he shall time to time execute all such further documents as may be required by the Landowners (Jointly) in the interest of effectively carrying out the purpose set out in Clause 3.1. above.

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*Rashmi*  
Proprietor

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*Rashmi*  
Proprietor

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*Handwritten notes:*  
Name of  
Buyer by site  
17/05/2024

**4. GRANT OF DEVELOPMENT RIGHTS AND CONSTRUCTION AND DEVELOPMENT OF THE BUILDING**

- 4.1. On and from the effective Date, Landowners, (Jointly but not severally) grants, assigns, and transfers to the developer all the development Rights in respect of the Property. The Building shall be Developed and driven by the Developer including but not limited to the quality, cost, design, layout, aesthetics, in accordance with the terms of this Agreement.
- 4.2. Landowners (Jointly) agrees that from the effective Date, the Developer shall have the right to enter upon the Property directly or through its affiliates, associates, nominees, agents, architect, consultants, representatives, Building Contractors, Professional Team to do all such acts and deeds required and/or necessary for, exercising the Development Rights or for the Development of the Building on the Property.
- 4.3. The Parties agree that the Developer (Subject prior consent of the Landowners) shall be entitled to the full exploitation of the entire fSI including any additional FSI that may become available on the Property and/or FSI that may be sanctioned and permitted by the Government Authorities on the property.
- 4.4. The Development of the Building on the Property shall be the obligation solely of the Developer without any recourse to Landowners (either jointly or severally). The Developer shall be entitled to appoint, employ or engage architects, surveyors, engineers, Building Contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other person to carry out the Development work and to pay the wages, remuneration and salary of such person. The Landowners (jointly or severally) shall not be liable to make any payments to such person so employed or engaged by the Developer and that Developer shall be solely responsible to ensure compliance of appropriate Applicable Laws pertaining to labour and social welfare of labour. The Developer hereby agrees to indemnify and hold harmless the Landowners (jointly and severally) against any claim that may arise on account of or in relation to breach of such Applicable Laws or failure to make payments to its personnel.

*Handwritten notes:*  
Name of the firm  
Buyers for site  
17/05/2024

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5. REVENUE SHARING / PAYMENT

5.1. The Developer and Landowners (jointly) shall share the sale proceeds of the total Saleable Space of the Building developed on the Property as follows:

Developer	:	60% of the total sale proceeds
Landowners	:	40% of the total sale proceeds
(Jointly)		

Naranda and  
 Bangalore by - Site  
 12/10/2011

5.2. That the entire Building shall be Developed by the Developer and the entire cost to be incurred for Development shall be borne by the Developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire Building to make them habitable for the Landowners and other Prospective Purchasers.

5.3. The name of the proposed Building shall be "DEZIRE HOME" or such other name as may be mutually agreed upon by the Parties in writing.

6. APPROVED DOCUMENTS

6.1. The Developer shall procure that the Approved Documents are prepared and submitted within 15 days after the Effective Date to the Landowners for approval and upon the Landowners' (jointly but not severally) approval in writing the Approved Documents shall be signed by the Parties.

6.2. The Developer shall not, (subject to Clause 6.2 and Clause 6.3), vary, alter, add or remove anything from the Approved Documents without the Landowners' (jointly but not severally) written consent.

6.3. The Developer may make minor variations to the Approved Documents without the Landowners' (jointly but not severally) written consent provided that:

6.3.1. the variations are insubstantial and immaterial;

6.3.2. the variation are in accordance with the Applicable Laws;

NAMAN REALTORS  
*[Signature]*  
 Proprietor

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*[Signature]*  
 Proprietor

6.3.3. any substitute materials used are of an equal or better quality and suitability to those originally specified;

6.3.4. the variations do not incur additional expense or delay the completion of the Works, and

6.3.5. the Developer informs the Landowners of the variations promptly.

6.4. The Landowners (jointly) may, after consultation with the Developer, instruct the Developer in writing to vary the Approved Documents and the Developer shall procure that any such variation is implemented as a variation under any connected the Building contract that the Developer executes with Building Contractor

*Handwritten notes:*  
Narendra  
Bhujang  
17/05/2024

7. REQUISITE CONSENTS

7.1 Whenever appropriate, the Developer shall at its cost and expenses apply for and use its best endeavours to obtain the Requisite Consents within 3 (three) months from the Effective Date

7.2. The Developer shall keep the Landowners informed as to progress in obtaining the Requisite Consents and shall promptly supply copies of any that are obtained.

7.3. The Developer shall appeal against the refusal of any Requisite Consent, seek a declaration that a Requisite Consent is being unreasonably withheld or take such other steps in order to carry on with the Development as may be required by the Landowners.

7.4. The Developer shall use its best to obtain any orders for stopping up or diverting any highways, footpaths, bridleways or sewers necessary to permit the Development to be carried out.

8. PROFESSIONAL TEAM AND BUILDING CONTRACTOR

8.1 The Developer confirms it has taken (or in the case of a substitute member of the Professional Team or Building Contractor shall take) all reasonable steps to be reasonably satisfied that each member of the Professional Team and Building Contractor is suitable and competent having regard to its responsibilities in relation to the Development and Applicable Laws

8.2 The Developer shall procure that each member of the Professional Team and the Building Contractor grants to the Landowners (jointly but not

NAMAN REALTORS  
*[Signature]*  
Proprietor

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*[Signature]*  
Proprietor

severally) an irrevocable, non-exclusive, non-terminable, royalty-free licence to copy and make full use of any Material prepared by or on behalf of the relevant member of the Professional Team for any purpose relating to the Works including (without limitation) any of the Permitted Uses. Such license shall

8.21 carry the right to grant sub-licences and shall be transferable to third parties without the consent of the Developer or the relevant member of the Professional Team or the Building Contractor; and

8.2.2 provide that the relevant member of the Professional Team and the Building Contractor has no liability for use of the Material for any purpose other than that for which it was prepared and/or provided

8.3. The Developer shall, upon the appointment of each member of the Professional Team and the Building Contractor, procure that it enters into a Collateral Warranty in favour of the Landowners (jointly)

9. DEVELOPMENT OBLIGATIONS OF THE DEVELOPER

9.1 The Landowners (jointly) grants the license for the Developer, Building Contractor, and the Professional Team to enter upon the Property solely for the purpose of carrying out their respective obligations in connection with the Development

9.2 The Developer shall ensure vacant possession is available for the Building Contractor at all times during the Development Period and the Landowners shall join in any actions or proceedings against trespassers at the Developer's reasonable request

9.3. The Developer shall use its best endeavour to procure the carrying out of and completion of the Development by the Completion Date

9.4. The Developer shall use its best to procure that the Development is carried out

9.4.1. diligently, in a good and workmanlike manner and in accordance with good building practice;

9.4.2 using only good quality materials and well-maintained plant,

9.4.3. in accordance with this Agreement, the Approved Documents, the sanctioned plans and the Required Consents,

Narendra Singh  
Bhagwan K. Singh  
17/05/2024

*Bashir*  
Proprietor

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- 9.4.4, to the Landowners' (joint) reasonable satisfaction;
  - 9.4.5, in accordance with all statutory or other legal requirements and the recommendations or requirements of the local authority or statutory undertakings,
  - 9.4.5. in accordance with any Applicable Laws;
  - 9.4.7 in compliance with all relevant codes of practices and good building practice;
  - 9.4.8. by selecting and using materials so as to avoid hazards to the health and safety of any person and to ensure the long-term integrity of the Building:
  - 9.4.9. in accordance with all covenants, stipulations, rights and conditions affecting the Property, and
  - 9.4.10. so that on the Practical Completion Date the Development shall be fit for its intended purpose.
- 9.5. The Developer shall use its best to ensure that during the Development Period:
- 9.5.1 no nuisance, damage or injury is caused to any person or property due to the““carrying out of the Works;
  - 9.5.2 any inconvenience or disturbance to adjoining or neighbouring owners, occupiers““or members of the public is kept to a reasonable minimum;
  - 9.5.3. the Property is secured at all times so as to prevent unauthorised entry so far as is““possible;
  - 9.5.4 no signs or advertisements are displayed on the Property without the Landowners' consent other than those giving the names and roles of the Developer, the Building Contractor and the members of the Professional Team (as the case may be);
  - 9.5.5. the Property is kept tidy and clear of rubbish and no goods or materials are““deposited or stored on the Property which are not required within a reasonable time for the carrying out of the Works;

Narender Singh  
Bhupendra Singh  
17/05/2024

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Proprietor

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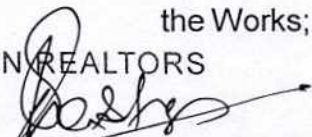
- 9.5.6. no soil, gravel or other minerals are removed from the Property except to the extent necessary for the carrying out of the Works.
- 9.5.7. suitable arrangements are made with the relevant authorities for the supply of water, electricity and other utilities to enable the carrying out of the Works;
- 9.5.8. the Building, whilst in the course of construction, are kept in good repair and condition
- 9.5.9. on the Practical Completion Date, the Property is left in a clean and tidy condition, with all unused materials and plant, equipment and temporary structures""having been removed, and
- 9.5.10. the Landowners' (joint) reasonable instructions for the removal of valuable, historical or other items of interest found on the Property are observed

Narendra and  
Banyana Hysit  
17/05/2024.

**9.6. The Developer shall:**

- 9.6.1 make available adequate finance for the Development of the Property to enable the timely completion of the Building and to bear all expenses with respect to the entire Development of the Building;
- 9.6.2. develop the Property, to commence, carry on and complete construction as contemplated and envisaged under these presents;
- 9.6.3. pay consideration/fee to the contractors, architects, engineers, workmen, skilled and unskilled labourers, Professional Team, Building Contractors etc.;
- 9.6.4. obtain Occupation Certificate and Completion Certificate in relation to the""Building at its own cost;
- 9.6.5. get the society registration in respect of Building.
- 9.6.6. employ appropriate staff to provide necessary administrative services in respect""of the Development,
- 9.6.7 coordinate or procure coordination of the Professional Team,
- 9.6.8. keep the Landowners (jointly) regularly informed as to progress of the Works;

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Proprietor

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- 9.6.9 without prejudice to Clause 9.3, promptly notify the Landowners of any material problems or delays in the performance of the Works together with the Developer's recommendations for overcoming and/or mitigating them;
  - 9.6.10. give at least 15 (fifteen) days' notice to the Landowners (jointly) of all meetings to be held in connection with the progress of the Works and permit the Landowners (jointly) to attend and to make representations; and
  - 9.6.11. promptly supply the Landowners (jointly) with a copy of all reports, certificates and any other information reasonably required by the Landowners (jointly) and shall provide access to all correspondence and other written materials relating to the Development.
- 9.7. The Developer shall remove, repair or replace any materials or works which in the Landowners (joint) reasonable opinion are inadequate or unsuitable for their intended purpose or which are not in accordance with the Approved Documents, within 10 (ten) days after receiving notice from the Landowners (jointly) to do so or as soon as reasonably practicable thereafter
- 9.8 As regards construction, it shall be the responsibility and obligation of Developer to ensure that all concerned building laws, byelaws, rules and regulations including the regulations concerning the appointment of labour contractor, labourers, workmen etc. or any other rules and regulations under Applicable Laws for the time being in force made are duly observed and complied with by Developer and/or its sub-contractors or agencies etc and the Developer shall always keep Landowners, their estates and effects indemnified against any action, claims or demands made by any authority or any person whomsoever including flat purchasers arising out of the non-compliance or breach of any such law and developer shall file or defend any litigation or liability in respect thereof.
- 9.9. Subject to this Agreement, it is further expressly agreed by and between the Parties that the Developer will have exclusive right and power to deal, negotiate and enter into contract or agreements for arrangements with and engage Professional Team, Building Contractor, the services contractors,

Navendra Sub  
Bhujore by Sit  
17/05/2024

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Proprietor

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architects, R.C.C. consultants, engineers, workmen, skilled and unskilled labour for due execution and completion of the Works

- 9.10. The Parties hereto agree that at all stages all the expenses that may be required for completion of construction of the Building and all other incidental expenses that will be required for the Development of the Property shall be borne and paid solely by Developer

10. **DUTIES OF THE LANDOWNERS (JOINTLY)**

10.1. Duties and responsibilities of 'Landowners' (jointly but not severally) are :-

- 10.1.1 The 'Landowners' shall make out a clear and marketable title to the said property free from encumbrances to the satisfaction of the 'Developer',
- 10.1.2. To obtain and provide the requisite access/right of way to the said property to ensure smooth development of the property as envisaged under these presents;
- 10.1.3. The Landowners do not have any pending liabilities with regard to income Wealth Tax, Gift Tax or any other tax which would affect their title;
- 10.1.4. There are no easements, quasi easements, restrictive covenants or other or servitudes; and rights
- 10.1.5. That Landowners shall also execute an irrevocable general Power of Attorney (in a form acceptable to the Landowners) to enable Developer and/or their nominees to represent before all concerned authorities including Government Authorities in relation to the development of the property as envisaged hereunder.
- 10.2. If any claim, demand or any objection is received from any person or persons which affects the title to the Property or adversely affects or obstructs the Development until the completion of the construction of the Building as envisaged under this Agreement, Landowners (jointly) together shall be responsible to have such claim or demand withdrawn or amicably settled at their own costs in all respects within a reasonable period from the date of receipt of such claim, demand or objection.

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Bhujwade Kar Singh  
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11. INSPECTION AND INSURANCE

11.1 The Landowners (jointly or severally, either themselves or their representatives) may enter the Property, at any time during the Development Period, to inspect progress of the Works and the Materials used. In entering the Property, the Landowners shall not obstruct progress of the Works and shall

11.11 not give any instructions or make any representations directly to the Building Contractor or Professional Team, and

11.1.2 comply with the Developer and Building Contractor's health and safety and site rules.

11.2. The Developer shall procure that any instructions or representations made to the Developer by the Landowners (jointly) that comply with the terms of this Agreement are promptly dealt with to the Landowners' reasonable satisfaction

11.3. The Developer shall regularly inspect or procure the inspection of the Development and procure that any defects, shrinkages or other faults in the Building and ancillary works that appear during the carrying out of the Works are promptly remedied.

11.4. With effect from the Effective Date, the Developer shall insure, or shall procure that the Building Contractor insures, the Works, the Building and all plant and unfixed materials and goods delivered to or placed on or adjacent to the Property and intended for incorporation in the Works against all perils resulting in loss or damage thereto on customary contractor's all risks terms:

11.4.1 in the joint names of the Landowners, the Developer and the Contractor; and

11.4.2 for not less than the full reinstatement value thereof (taking into account the progress of the Works) together with all site clearance and professional fees incurred in connection with such reinstatement.

The Developer shall keep the Works, Building, plant, Materials and goods so insured or procure that they are kept so insured until the Practical Completion Date

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Namanda  
Bhagadra Ky  
12/05/2024

11.5. In the event of any loss or damage to the Works, the Developer shall procure that their reinstatement or replacement is carried out diligently and with all reasonable speed. The Developer shall apply the proceeds of the insurance towards such reinstatement or replacement and shall make good any deficiency out of its own funds.

12. **EXTENSIONS OF TIME AND LIQUIDATED DAMAGES**

12.1. The Completion Date may be extended by the Landowners:

12.1.1 commensurate with any extensions of time properly allowed by the architect under the terms of the Building Contract, except where the delay is attributable to the fault of the Developer or any member of the Professional Team;

12.1.2 where completion of the Works is delayed due to an event which is beyond the control of the Developer except where such event is attributable to the fault of the Building Contractor, or any member of the Professional Team, and

12.1.3 in the event that the Landowners (jointly) breach the terms of this Agreement or varies the Approved Documents in accordance with Clause [insert] so as to delay the completion of the Works.

12.2 In any such event the Landowners' shall impartially estimate a fair and reasonable extension of time and certifies the extension of time to which the Developer is entitled.

12.3. Provided that the Landowners gives the Developer the appropriate notice under this Agreement, the Landowners shall be entitled to deduct any liquidated damages payable under this Clause from any payments due to the Developer under the terms of this Agreement.

12.4. Any liquidated damages payable under Clause 12.3 shall be payable weekly in arrears and shall be due for payment on demand, such demand to take the form of an invoice from the Landowners to the Developer specifying the sum that the Landowners consider to be due on the payment due date and the basis on which that sum is calculated, accompanied by any relevant supporting documents. The final date for payment of liquidated damages shall be 15 (fifteen) days after the date on which payment becomes due.

*Handwritten note:*  
Nandana and  
Bhupendra Singh  
12/05/2014

NAMAN REALTORS

*[Signature]*  
Proprietor

NAMAN REALTORS

*[Signature]*  
Proprietor

**13. DEFECTS LIABILITY**

- 13.1. During the Defects Liability Period the Developer shall inspect or procure such inspections of the Works as are reasonably necessary or appropriate to identify any defects, shrinkages or other faults in the Works.
- 13.2. The Developer shall prepare a list of all defects, shrinkages or other faults in the Works (incorporating any defects, shrinkages or other faults in the Works notified to it by the Landowners') and give it to the Building Contractor
- 13.3. The Developer shall ensure that the Building Contractor's obligations to remedy defects, "shrinkages or other faults in the Works during the Defects Liability Period are enforced" and that all such defects, shrinkages or other faults in the Works are remedied promptly "in accordance with the Building Contract

*Handwritten:*  
Namanda Sml  
Blupedara K...  
17/05/2024

**14. WARRANTIES**

- 14.1. The Landowners (jointly but not severally) hereby expressly represent and warrant that:
  - 14.1.1. they have the exclusive rights in respect of the said Property and that no other person has any right, title, interest, claim or demand or any nature whatsoever in respect of the Property or any part thereof;
  - 14.1.2. no right of way passing through the Property is provided to any third party.
  - 14.1.3. no prior agreement for sale or other arrangement in respect of the Property or any part thereof in favour of any person and/or entered into any commitment with any other person in any manner howsoever affecting the Property;
  - 14.1.4. the title to the Property is clear and marketable,
  - 14.15. there are no statutory claims, demands, attachments or prohibitory orders made or issued by the Government Authorities or any other State of Central Government or other local bodies or authorities in any manner affecting the Property including the Development,
  - 14.1.6. there are no attachments either before or after judgement and there

NAMAN REALTORS

*[Signature]*  
Proprietor

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*[Signature]*  
Proprietor

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Pendens, notices, insolvency notice petition or adjudication orders made or issued by or at the instance of any third party or otherwise which in any way affect the Development;

- 14.1.7. there are no disputes with the owners/holders of any of the adjoining properties;
- 14.1.8. there are no litigations or proceedings of whatsoever nature pending as on date concerning, touching or affecting the Property including against the tenants/occupant; and
- 14.1.9. The Property is shown as falling in residential zone,
- 14.1.9. the Property is shown as falling in residential zone.

*Handwritten:*  
Name and full  
Address by [unclear]  
17/05/2024

**14.2. The Developer hereby expressly represents and warrants that**

- 14.2.1. it has surveyed the Property and is satisfied that the Property is physically suitable for the Development,
- 14.2.2. on the Practical Completion Date the Development shall have been soundly constructed, free from defects and using materials and workmanship of the standard required by the Approved Documents;
- 14.2.3. on the Practical Completion Date the Development shall be fit for its intended purpose as contemplated by the sanctioned plan;
- 14.2.4. it has disclosed all material information related to insurance of the Development and such information is true and complete in all material respects;
- 14.2.5. it has the adequate financial standing and competencies to timely and effectively perform the obligations set out under this Agreement; and
- 14.2.6. it has the capacity to execute this Agreement and perform the obligations agreed by it under this Agreement.

**15. INDEMNITY**

- 15.1 The Developer shall indemnify the Landowners (jointly and severally) and pay on demand against all liabilities, costs, expenses, claims, damages, losses, demands, actions and proceedings suffered or incurred by the

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Proprietor

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Proprietor

Landowners arising out of or in connection with any breach or negligent performance or non-performance of the Developer's obligations in this Agreement including (but not limited to)

- 15.1.1. any claims for death, personal injury or damage to property;
- 15.1.2 any statutory or other liability for the safety or security of the Property, working methods, employment practices, protection of the environment and control of pollution; and
- 15.1.3. any claims for unlawful interference with any right of light, air, support, water, drainage or any other easement or right.

16. **PARTY COVENANTS**

- 16.1 The Developers hereby undertake to deliver and/or handover all the originals and copies of all Documents, Materials to the Landowners as and when required so to do. After the completion of the Development and the delivery of possession of the Landowners' Portion to the Landowners, the title deeds of the remaining property shall be handed over to the Prospective Purchasers or Purchasers respectively, or to the Association of the Flat Owners or Cooperative Society
- 16.2. That the Landowners hereby authorize the Developer to enter into agreements for sale, lease, transfer, mortgage and to dispose of the Developer's Portion together with right to assignment of all the rights, title and interest as may arise under this Agreement to any third party.
- 16.3. On completion of the Works, the Landowner shall be entitled to the Landowner's Portion and the Developer shall ensure delivery of the same on the Practical Completion Date.
- 16.4. On completion of the Works, the Developer shall be entitled to the Developer's Portion.
- 16.5. The Common Area of the Building shall be controlled by the Landowners and the Developer and/or their transferees together until the formation of an association of flat/dwelling units or a Cooperative Society formed by the occupants of the Building for the purposes of the management of the building and welfare of its occupants.

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Buyers K/Sith  
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16.6. The agreement or agreements entered into by the Developer with Prospective Purchasers shall in no way bind the Landowners in any manner whatsoever but the Developer shall ensure that in all such agreement the following clauses

16.6.1. Non-fulfillment of any of the obligations on the Developer's part will only entitle the said Prospective Purchasers to compensation from the Developer only and the Landowners shall in no way be held liable to such prospective purchasers or purchasers;


16.6.2. The Common Expenses shall be borne by the Unit holders/owners/ Prospective Purchasers proportionate to the area being held by such Unit holder;

16.6.3 The Prospective Purchasers shall be bound by the condition that during their ownership of possession over the aforesaid flats as also their successor-in- interest shall be bound to proportionately share all charged and expenses arising or accruing in connection with all the Common Areas and Amenities in the Building such as house tax, water tax, electricity charges for the staircases, compound, other common areas in addition to them being liable for such charges in respect of their own Units allotted to them or owned or possessed by them; and

16.6.4 The Units and every part thereof shall always be used for residential purpose exclusively without causing any nuisance or annoyance or inconvenience to occupiers of their flats/ dwelling units. The Prospective Purchasers shall further bind themselves with undertakings that in no case will they convert or use their Units as a lodge or for residence of paying guests or as an Airbnb.

16.7. The Developer shall form as it deems best, a Cooperative Housing Society/ Association of Unit Owners of all the persons owning Units in the Building. The Landowners and their nominees, all Unit owners, their nominees, tenants, etc. shall become members of such Society or Association formed by the Developer and shall be bound to abide by the rules and regulations as may be framed by the Society/Association from time to time and they shall be bound to contribute towards the cost of formation of such Society/

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Proprietor

*Manendra Singh  
Buyers K/S - S/S  
17/05/2024*

Association as well as to pay the regular maintenance charges as may be fixed for maintenance and management of the Building

- 16.8. The Common Areas and Amenities shall jointly be owned by all the owners of all the portions of the Building with equal entitlement to use all common areas and facilities intended for utilisation by the occupants of the Building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said land and building will have any exclusive rights, title and interest over the common areas and common facilities except the right of common use

17. **TERMINATION**

- 17.1. Without affecting any other right or remedy available to it, the Landowners (jointly) may terminate this Agreement with immediate effect by giving notice to the Developer if any of the following events occur:

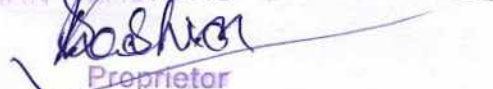
- 171.1. the Developer is in fundamental breach of any of its obligations in this Agreement;
- 17.1.2. the Developer is in substantial breach of any of its obligations in this Agreement and has failed to rectify the breach within a reasonable time after being notified in writing to do so;
- 17.1.3. an application is made to court, or an order is made, for the appointment of an administrator, or if a notice of intention to appoint an administrator is given or if an administrator is appointed, over the Developer;
- 17.1.4. the holder of a qualifying floating charge over the assets of the Developer (being a company) has become entitled to appoint or has appointed an administrative receiver;
- 17.1.5. the Developer suspends or ceases, or threatens to suspend or cease, carrying on all or a substantial part of its business,
- 17.1.6. the Developer's sole proprietor dies or, by reason of illness or incapacity (whether mental or physical), is incapable of managing his or her own affairs or becomes a patient under any mental health institution; or
- 17.1.7. the Developer otherwise ceases to exist.

- 17.2. Without affecting any other right or remedy available to it, if the Practical Completion Date has not occurred by the Longstop Date then the Landowners may terminate this Agreement with immediate effect by giving

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notice to the Developer at any time after the Longstop Date, but before the Practical Completion Date has occurred.

18. ACTIONS AND PROCEEDINGS

- 18.1. The Developer shall diligently pursue any actions or proceedings required by the Landowners against the Building Contractor or a member of the Professional Team in order to enforce the performance of their respective obligations.
- 18.2. The Developer shall hold any sums recovered as a result of such actions or proceedings on trust for the Landowners and shall apply them in remedying the situation that gave rise to the action or proceedings.
- 18.3. The Developer shall take account of any requests or proposals made by the Landowners in relation to the conduct of any such actions or proceedings

Narendra Singh  
Bhupendra K. Singh  
17/05/2024

20. FORCE MAJEURE

- 20.1. if any Party's performance of any of its obligation hereunder is prevented, restricted or interfered with by any Force Majeure event, that Party upon giving prompt notice to the other Parties, shall be excused from such performance to the extent of such prevention, restriction or interference, provided that the non-performing Party shall use its reasonable efforts to avoid or remove such causes of non-performance and shall continue performance hereunder whenever such causes are removed.
- 20.2 If after 30 (thirty) days from the date of a notice being given as per this Agreement, the event of Force Majeure continues and is in respect of a material obligation under this Agreement, the Party which is not affected by the event of Force Majeure shall have the right by service of a written notice of termination to terminate this Agreement, with immediate effect (with respect to such Party). If any such termination notice is not served within a further period of 30 (thirty) days of the expiry of the said 30 (thirty) day period, in such an event, the right to serve such termination notice shall immediately expire in respect of the relevant event of Force Majeure.
- 20.3 The provisions of this Clause shall not excuse, in relation to an event of Force Majeure, the performance of such obligations under this Agreement

NAMAN REALTORS

*[Signature]*  
Proprietor

NAMAN REALTORS

*[Signature]*  
Proprietor

(particularly those relating to payments) which can be performed notwithstanding the continuance of such event of Force Majeure.

21. MISCELLANEOUS

21.1. Confidentiality

Each Party shall, at all times use all reasonable endeavors to keep confidential any information which it may acquire in relation to the other Party and shall not disclose any such information except

21.1.1 to a Party's professional advisers where such disclosure is for a purpose related to this Agreement;

21.1.2 with written consent of the other Party.

21.1.3. as may be required by Applicable laws, when the Party concerned shall, if practicable, supply a copy of the required disclosure to the other Party(ies) before it is disclosed and incorporate any amendments or additions reasonably requested by other Party

*Narendra Singh  
Bhujana K. Singh  
17/05/2024*

22.2 Assignments, Waiver of Rights, Compromises

This Agreement shall be binding on the Parties and their respective successors and assigns. None of the Parties shall be entitled to assign any of their rights or obligations under this Development Agreement except as permitted in this Agreement.

No delay or omission to exercise any right, power or remedy accruing to any Party, upon any breach or default of any other Party under this Agreement, shall impair any such right, power or remedy of the Parties nor shall it be construed to be a waiver of any such breach or default, or an acquiescence therein, or of any similar breach or default thereafter occurring: nor shall any waiver of any other breach or default theretofore or thereafter occurring. Any waiver, permit, consent or approval of any kind or character on the part of the Parties of any provisions or conditions of this Agreement or any waiver on the part of the Parties of any provisions or conditions of this Agreement must be in writing and shall be effective only to the extent specifically set forth in such writing

Either of the Party may in writing release or compromise the liability of the other or grant to such Party time or other indulgence without affecting its rights.

NAMAN REALTORS  
*[Signature]*  
Proprietor

NAMAN REALTORS  
*[Signature]*  
Proprietor

22.3. **Variations**

The terms and conditions of this Agreement can be modified/ altered/ amended as mutually agreed upon by the Parties only by written instrument signed by the Parties.

22.4. **Nature of Agreement**

This Agreement shall always be construed as Development Agreement and shall not be construed as finance agreement, agreement for sale and/or partnership deed and/or any nature of Agreement other than joint venture agreement. It is categorically agreed between the Parties hereto that absolute power granted to Developer to enter into the said property, to commence, carry on and complete the construction of building/s on the Property and every portion thereof and to sell the Units constructed thereon and appropriate the proceeds for themselves shall not mean that this Agreement is agreement for sale but absolute power are granted to Developer to leave no scope for any ambiguity and therefore this Agreement shall be always enforced as joint venture agreement

Narendra Singh  
Bhupendra Kumar Singh  
17/05/2024

22.5 The address and other details of the Parties for the purpose of communication unless otherwise notified in writing to the other Parties shall be addressed to:

	If Landowners	If to the Developer
Name	SRI NARENDRA SINGH BHUPENDRA KUMAR SINGH	NAMAN REALTORS

22.6. **Dispute Resolution**

22.6.1 This Agreement (and any dispute, controversy, proceedings or claim of whatever nature arising out of or in any way relating to this agreement or its promotion) shall be governed by and construed in accordance with the laws of the Republic of India.

22.6.2 If any dispute, controversy, proceedings or claim of whatever nature arise out of this Agreement or in any way in relation to its formation, validity or termination, either Party may issue a written notice to

NAMAN REALTORS  
  
Proprietor

NAMAN REALTORS  
  
Proprietor

the other at the address set forth in Clause 24 ("Notice of Dispute")

- 22.6.3. Immediately thereafter, the Parties shall attempt to settle the dispute set forth in the Notice of Dispute amicably resolve the dispute
- 22.6.4. If the dispute set forth in the Notice of Dispute is not resolved by the process set forth above within 30 (thirty) days of the issuance of the Notice of Dispute or within such further period as the Parties may agree in writing, the dispute shall be referred to and finally resolved by arbitration in accordance with the Arbitration and Conciliation Act, 1996.
- 22.6.5. The number of arbitrator(s) shall be 1 (one), to be jointly appointed by the Parties
- 22.6.6. The language of the arbitration proceedings shall be English
- 22.6.7 The seat and place of arbitration shall be Ranchi, Jharkhand.

Narinder Lal  
Bhujwara Ky - Sth  
17/05/2024

**22.8. Governing Law & Jurisdiction**

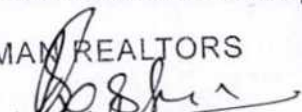
This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the laws of India. The courts of Ranchi, Jharkhand shall have the exclusive jurisdiction.

**22.9. Counterparts**

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument and any Party may execute this Agreement by signing any one or more of such originals or counterparts. The delivery of signed counterparts by facsimile transmission or electronic mail in "portable document format" ("pdf") shall be as effective as signing and delivering the counterpart in person.

**22.10 Severability**

If any provision of this Agreement is invalid or unenforceable or prohibited by law, it shall be treated for all purposes as severed from this Agreement

NAMAN REALTORS  
  
Proprietor

NAMAN REALTORS  
  
Proprietor

and ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions hereof, which shall continue to be valid and binding. In the event any governmental authority determines any provisions of this Agreement are not enforceable as written, the Parties agree that they shall co-operate in good faith to amend such provisions so that they are enforceable to the fullest extent permissible under the Applicable Laws of the jurisdiction in which enforcement is sought and affords the Parties to the extent possible the same basic rights and obligations and the same economic effect as prior to amendment

22.11. **Specific Performance**

The Parties agree that to the extent permitted by the Applicable Law, the rights, and obligations of the Parties under this Agreement shall be subject to the right of specific performance.

22.12. **Stamp duty & Costs**

Save as expressly otherwise provided in this Agreement each of the Parties hereto shall bear its own legal, accountancy and other costs, charges and expenses connected with the negotiation, preparation and implementation of this Agreement and any other agreement incidental to or referred to in this Agreement. The cost of stamp duty and registration costs shall be borne by the Developer

2.13. Taxes

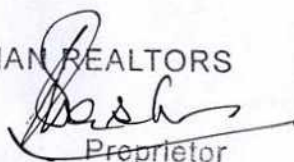
"Till the completion of the Development of the Building, the Developer shall be liable to pay all taxes and other dues, if any, on the existing plot of land, thereafter the Landowners, Developer, Prospective Purchasers of Units in the Building or the Association or Co-operative Society formed for management of the Building shall pay the relevant taxes. The occupants co-owners shall contribute to such taxes proportion to the area they hold.

**FIRST SCHEDULE (THE SAID PROPERTY)**

All that piece and parcel of land situated at Village - Morhabadi P.S.- Bariatu, P.S. No. 192, District - Ranchi, under Khata No. 133, R.S. Plot No. 62, Sub Plot No. 62/5, being Holding No. 0030003808000A2, Ward No. 3, Area 21.48 Decimals land on which the Apartment as built is butted and bounded as follows

- North - Part of Plot No. 62
- South - Part of Plot No. 62
- East - R.S. Plot No. 61
- West - 20' Wide Road

NAMAN REALTORS

  
Proprietor

NAMAN REALTORS

  
Proprietor

Narender  
Bhargava

**SECOND SCHEDULE (OWNER'S PORTION)**

Total 40% land owners shares (8 Parking Space)

<u>Floor</u>	<u>Flat No.</u>	<u>Flat Type</u>	<u>Flat Size (Sq.ft.) (S.B.A.)</u>
1st Floor	C	3 BHK	1612 Sq.ft.
1st Floor	D	3 BHK	1573 Sq.ft.
1st Floor	E	3 BHK	1560 Sq.ft.
4th Floor	A	3 BHK	1560 Sq.ft.
4th Floor	B	3 BHK	1573 Sq.ft.
4th Floor	C	3 BHK	1612 Sq.ft.
4th Floor	D	3 BHK	1573 Sq.ft.
4th Floor	E	3 BHK	1560 Sq.ft.
		<b>Total area</b>	<b>12623 Sq.ft.</b>

Narendra Sini  
Bhujadara K. Sini  
17-105-1024

**THIRD SCHEDULE (DEVELOPER'S PORTION)**

Total 60% Developers shares (12 Parking Space and Undivided Share of Land 60% of total land)

<u>Floor</u>	<u>Flat No.</u>	<u>Flat Type</u>	<u>Flat Size (Sq.ft.) (S.B.A.)</u>
1st Floor	A	3 BHK	1560 Sq.ft.
1st Floor	B	3 BHK	1573 Sq.ft.
2nd Floor	A	3 BHK	1560 Sq.ft.
2nd Floor	B	3 BHK	1573 Sq.ft.
2nd Floor	C	3 BHK	1612 Sq.ft.
2nd Floor	D	3 BHK	1573 Sq.ft.
2nd Floor	E	3 BHK	1560 Sq.ft.
3rd Floor	A	3 BHK	1560 Sq.ft.
3rd Floor	B	3 BHK	1573 Sq.ft.
3rd Floor	C	3 BHK	1612 Sq.ft.
3rd Floor	D	3 BHK	1573 Sq.ft.
3rd Floor	E	3 BHK	1560 Sq.ft.

NAMAN REALTORS

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NAMAN REALTORS

*[Signature]*  
Proprietor

NAMAN REALTORS

*[Signature]*  
Proprietor

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 21.48 Decimals @ Rs. 6,12,758/- per decimals  
(Commercial Rate) : Rs1,51,88,600/-

IN WITNESS WHEREOF the Owner personally and the Sole Prop. of **NAMAN REALTORS** on this development agreement on this the ...17<sup>th</sup>... day of **MAY** 2024 at Ranchi.

WITNESSES:-

1. Archo

(Signature of LAND OWNERS)

Deepak Archo  
S/o Late Kyan Prasad Archo  
Arun Mohar  
Angara  
Ranchi.

Narendra Sub  
Bhupendra Kumar Singh  
17/05/2024

2. Arun Sharma  
S/o Late Demodar Pd Sharma  
Sati Mandir.  
Ratu Road  
Ranchi

(Signature of DEVELOPER)

NAMAN REALTORS  
Archo  
Proprietor

Certified that fingers prints of the left hand of each person whose photograph is affixed in this documents have been obtained by me or before me

Draft & Type by:

Archo  
Archo  
Wdu  
17/5/24

NAMAN REALTORS  
Archo  
Proprietor



VILLAGE- MORHABADI

THANA- BARIYATU

THANA NO- 192

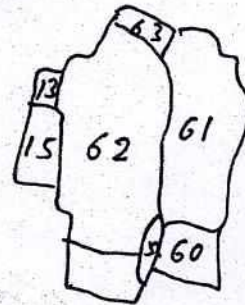
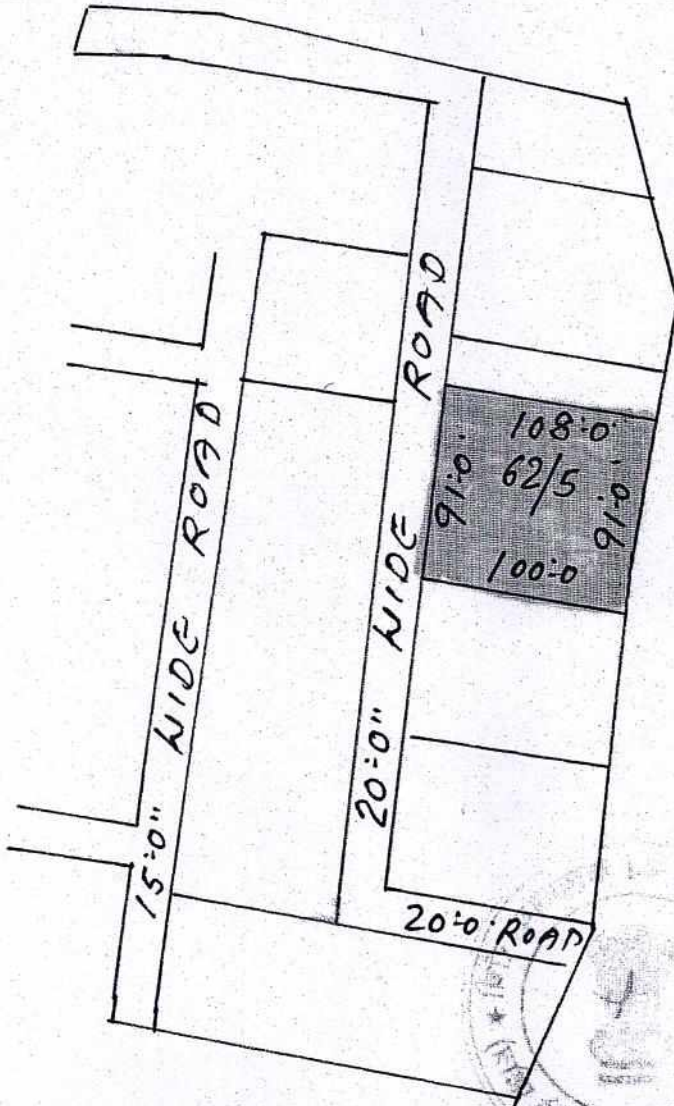
DIST- RANCHI

R.S.PLOT NO- 62

SUB PLOT NO- 6215

AREA SHOWN IN RED WASH

AREA  
AC-DEC  
0-21.48



NAMAN REALTORS

*[Signature]*  
Proprietor

Narendra Sub  
Bhujadra  
17/05/2024

NAMAN REALTORS

*[Signature]*  
Proprietor



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

December 31, 2022

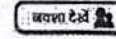
पंजी II प्रति

भाग वर्तमान	23	पृष्ठ संख्या	27										
जिला का नाम	राँची	अनुमंडल नाम	रावर	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND				
मोजा का नाम	गोरहाबादी	होलिंग संख्या	133	तौजी संख्या		थाना नम्बर	192	खाता का प्रकार	—				
Narendra Singh & Bhupender Kumar Singh, पिता- Late Shivdutt Singh & Ram Janam Singh, जाति- राजपूत													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिपगर					लगान	सेस		
133	62	0 ऐ 21.48 डि 0 हे			नामान्तरण मुकदमा संख्या 335/2017 - 2018					50	0		
कुल परिमाण 0 ऐ 21.48 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
08-02-2017	1501672845	2017-2018	2017-2018	0	50	0	12.5	0	25	0	25	0	10
02-26-2019	0458130427	2018-2019	2018-2019	0	50	0	12.5	0	25	0	25	0	10
07-04-2019	0427358133	2019-2020	2019-2020	0	50	0	12.5	0	25	0	25	0	10
08-12-2021	0049951449	2020-2021	2021-2022	50	50	12.5	12.5	25	25	25	25	10	10
04-11-2022	0125718304	2022-2023	2022-2023	0	50	0	12.5	0	25	0	25	0	10

List Of Case Status Details

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

12/05/2024  
ऑनलाइन जाँच



NAMAN REALTORS

Sashu  
Proprietor

बड़ागाई   मोरहाबादी   192   Narendra Singh & Bhupender Kumar Singh		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
133	62	0 एकड़ 21.48 डिसमील 0 हेक्टर

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

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

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	50.00					50.00
गुजारी (भावली)	12.50					12.50
सेस	25.00					25.00
सूद	25.00					25.00
मुतफरकात	10.00					10.00
मीजान	122.50					122.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालया हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					50.00	
गुजारी (भावली)					12.50	
सेस					25.00	
सूद					25.00	
मुतफरकात					10.00	
मीजान अदायकारी					122.50	

(१) मीजान कुल (लफ्जी में) : One Hundred Twenty Two Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 11-04-2022

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



ऑनलाईन जाँच

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

NAMAN REALTORS

  
Proprietor



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP14234336

12/31/2022



नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हल्का	हल्का-04		
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	23	पृष्ठ संख्या वर्तमान	27	थाना न.	192		
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
4336	335 /R27 2017 - 2018	मोरहाबादी/ 192	राँची	24/07/2017	By Sale Affidavit 610 Dated 16/05/2017	133 7 167	133 62 21.48 डिसमील	50	
क्रेता का नाम : (Narendra Singh & Bhupender Kumar Singh पिता-Late Shivdutt Singh & Ram Janam Singh , जाति-राजपुत, पता-House No 3030 Sec-4/CThana Sec 4 Bokaro )			जमाबंदी रैयत का नाम : श्री राजेन्द्र प्रसाद-पिता-सोमरा महतो			विक्रेता का नाम : Rajendra Prasad, पिता-Late Somar Mahto, जाति-कोइरी, पता-Mohrabadi Thana Bariatu Ranchi			
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है						Signature valid Digitally signed by BINOD PRAJAPATI अंचलाधिकारी बड़ागाँई			



NAMAN REALTORS

Proprietor

कोरोना के उड जाएंगे प्राण. जब सडक पर न जाएं इन्सान।



# रांची नगर निगम, रांची

स्व-निर्धारित कर अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No: SAM/003/0057/21/22

Date: 16-08-2021

प्रमाणी: द्वितीय तिमाही 2021-2022

श्री/श्रीमती/सुश्री

NARENDRA SINGH S/O LATE SHEO DUTT SINGH  
BHUPENDRA KUMAR SINGH S/O RAM JANAM SINGH

पता  
SINDWAR TOLI, EDAL HATU PO EDALHATU MORABADI RANCHI

एतद द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं.- 0030003808000A2 एवं नया चोई सं.- 3 (पुराना चोई सं.- 3) हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 14490.00/- रु. 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	7245
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		7245



To be signed by the Applicant

- कर निर्धारण की सूची, रांची नगर निगम Website, [www.ranchimunicipal.com](http://www.ranchimunicipal.com) पर प्रदर्शित है।
- नियमावली क्रमांक 114 के अंतर्गत वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
- विद्यमान है कि वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित कर तथा अतिरिक्त गृह कर से वादात धरें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय धृति को निर्दिष्ट समयवधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यदि कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जाती है, इस स्व-निर्धारण सह घोषणा पत्र की सहायता से आप स्व-निर्धारण कर का भुगतान कर सकते हैं।
- यदि आप अपने स्व-निर्धारण एवं की गई घोषणा के आधार पर वार्षिक कर का भुगतान करते हैं तो यह विशेष संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।



Narendra Singh  
Bhupendra Kumar Singh

Morhaboti

नामसिद्धा मोहावती मिरासात

नाम मोहावती मिरासात

नाम मोहावती मिरासात

मिरासात

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मिरासात मिरासात मिरासात मिरासात



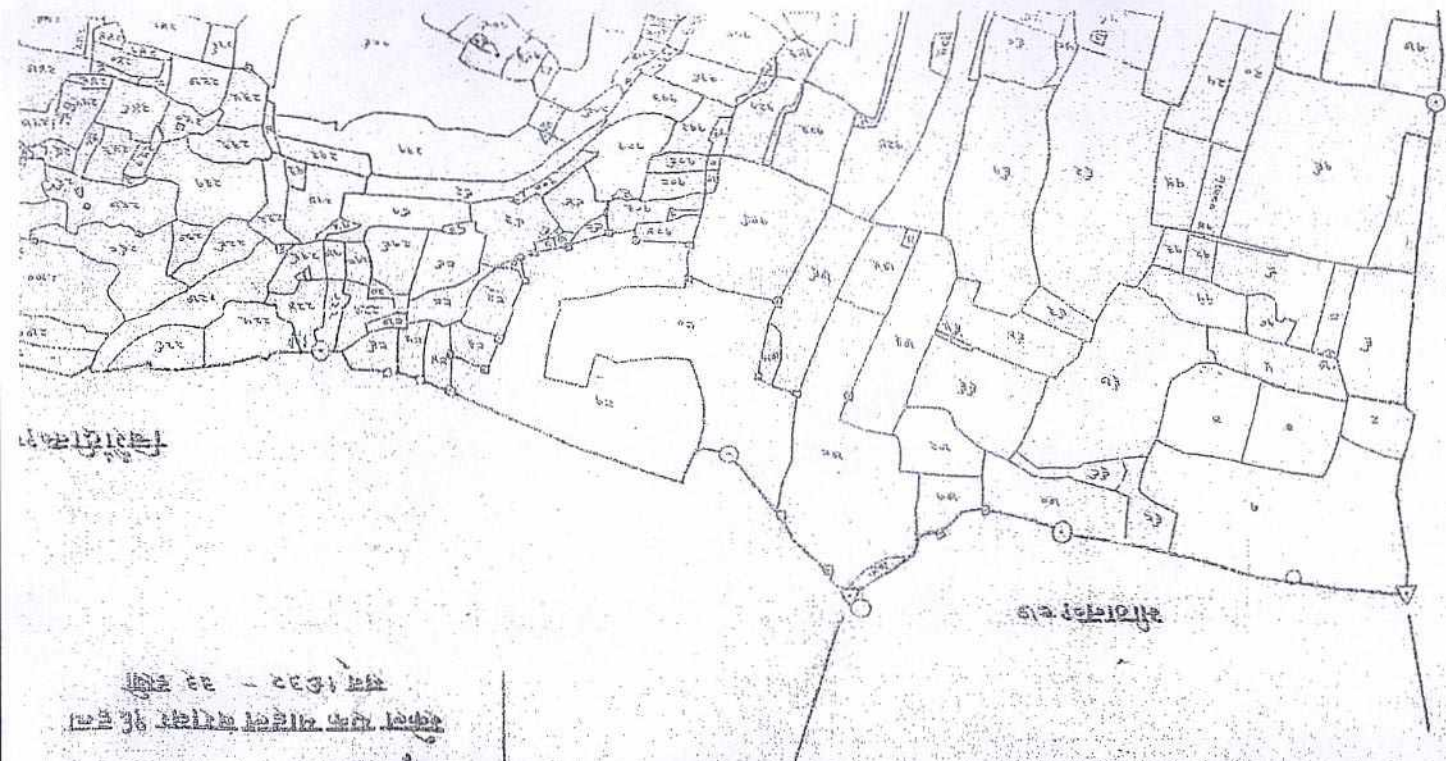
Index to the map



मिरासात मिरासात

मिरासात मिरासात

NAMANI REALTORS  
Proprietor



Proprietor  
*Pastor*  
 NAMAN REALTORS

श्रीगंगा

क्षेत्र 1000 - 20 मीटर  
 क्षेत्र 1000 - 20 मीटर

श्रीगंगा

श्रीगंगा

श्रीगंगा

Morhabadi



दस्तावेज नं. १११

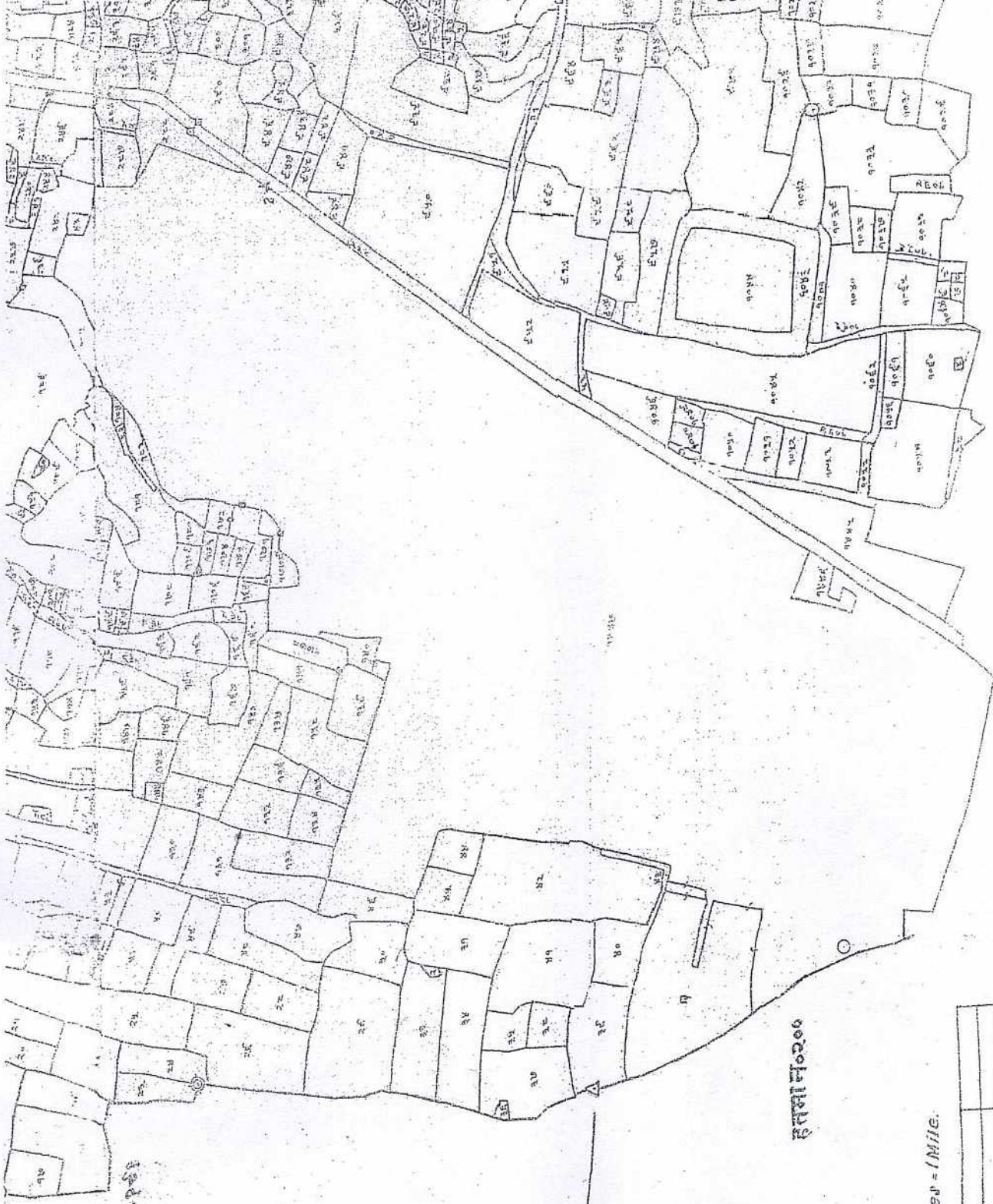
खिलास नं. १११

Made and published under the authority of Government.

*[Signature]*  
Superintendent of Survey.

NAMAN REALTORS  
*[Signature]*  
Proprietor

दस्तावेज नं. १११  
खिलास नं. १११  
पृष्ठ नं. १

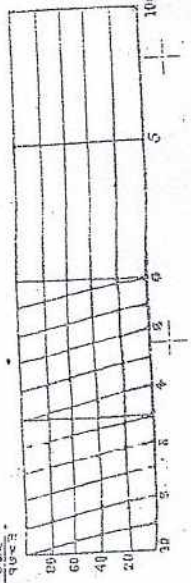


मि. सि. र. मों. दा. अ. स. व. हा. इ. सो. दा. म. २०११

६२२५१००००

१०००० १०००० १०००० १०००० १००००  
 १०००० १०००० १०००० १०००० १००००  
 १०००० १०००० १०००० १०००० १००००  
 १०००० १०००० १०००० १०००० १००००

Scale / 6 inches = 1 Mile.



NAMAN REALTORS

*Nesha*  
Proprietor



Continuous **KHATIAN** Part (Lower half)  
Name of Village  
गाव वीचा

Thana  
थाना

Thana Number  
थाना नम्बर

Name of Landholder  
नाम धरान धरियाला

Page  
पृष्ठा

जगद्वार बाबु हरिहर सिंह

1	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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933

गशादन कली  
बक्स व  
मौजार गोन्द  
पजाब वन्द  
आबुल कौम  
मोमिन आदिन  
गोन्दा  
जाहिसा करा  
कर

दफ्तरी कुरान  
28-98-6  
यावन रूपे चौदह  
काना देव पार

गशाद  
काई

30-20-20  
मुष्क 30-20-20  
शुनकरवा  
अव

9

3. 60

3. 60

अजरिये कुरुलिमत  
वजिरी गमर अर  
28-11-91/30  
काली गुर्ष 1

X X

X X

X



CERTIFIED TO BE TRUE COPY  
Record Keeper / Head Clerk  
Dist Record Room, Ranchi

15048  
पा 9/17  
पृष्ठ 7

1. आयदा की तिथि 4/9/17  
2. आयदा की तिथि 4/9/17  
3. आयदा की तिथि 4/9/17  
4. आयदा की तिथि 4/9/17  
5. आयदा की तिथि 4/9/17

5.00  
5.00  
10.00  
20.00

Accepted by

4/9/17

श्री श्री समाहरणालय, रांची  
4/9/17

श्री श्री समाहरणालय, रांची  
4/9/17

25 Jan. 1935  
Record of right finally record  
and Published under section 83  
Chotanagpur Tenancy act, 1908 on

NAMAN REALTORS  
Proprietor

अवर निबंधक का कार्यालय, शहरी क्षेत्र संख्या-03, काँके प्रक्षेत्र, राँची।

दस्तावेजों की जाँच हेतु चेक लिस्ट

क्र०सं०	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) अंचलधिकारी 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.	होलडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में )	✓	

जाँच लिपिक का हस्ताक्षर  
तिथि सहित  
ANAND KUMAR

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित

NAMAN REALTORS  
Proprietor



## Pre Registration Docket

Date :- 16-05-2024 07:13 pm

Office Name :- SRO - Ranchi Urban3

Token No:- 202400061221

Appointment :- 17-May-2024 Time:- 11:5

Article	Development Agreement
Pre Registration Date	16-May-2024
No. Of Pages	59
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,81,489.

Property Id: 1224040

Valuation No. : 1665694 / 2024	:: 2024-2025	Date : 16-May-2024 18:45:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 3 - Other Road			
Khata Number - 133			
Plot Number - 62			
Volume Number - 23			
Page Number - 27			
Holding Number - 003003808000A2			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹707100/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	21.48 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21.48 x 707100=15188508	₹1,51,88,508/-
A	Total		₹1,51,88,508/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹1,51,88,600/-
Total Amount in Words : One Crore Fifty One Lakhs Eighty Eight Thousands Six Hundred Rupees Only.			

NAMAN SALTORS

*Naman Saltors*  
Proprietor

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. Plot No. 61, West: 20' Wide Road, South: Part of Plot No. 62, North: Part of Plot No. 62
Area	Land area : 21.48 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	15188508
Transaction Amount	15188600

CLAIMANT	<b>NAMAN REALTORS-Mr. Shashiv Kumar Gupta, ,Father/Husband Name Naresh Prasad Gupta,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-16-May-2024,Permission Case No.- , Aadhaar No. *****1896, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Durga Palace Morhabadi P.S. - Bariatu, District - Ranchi, Jharkhand, Pin Code-834008</b>
EXECUTANTS	<b>-Mr. Narendra Singh, ,Father/Husband Name Sheo Dutt Singh,, Party Category-Individual , PAN No.- Date Of Birth-30-Nov-1962,Permission Case No.- , Aadhaar No. *****3392, Country-India, State Name-Jharkhand, District Name-BOKARO, City/Village/Town Name-Bokaro, Locality-Bokaro,Address - Qtr No. 3030 Sector 4/C Bokaro Steel City Padudi Chas Bokaro Jharkhand, Pin Code-827004</b>
	<b>-Mr. Bhupendra Kumar Singh, ,Father/Husband Name Ram Janam Singh,, Party Category-Individual , PAN No.- Date Of Birth-27-Jun-1975,Permission Case No.- , Aadhaar No. *****4083, Country-India, State Name-Jharkhand, District Name-BOKARO, City/Village/Town Name-Bokaro, Locality-Bokaro,Address - House No. 20 Bhagwati Colony, Jadhadihmore, Chas, Near Durga Mandir Bokaro Jharkhand, Pin Code-827013</b>

Witness Information	<b>Mr. Deepak Akhouri , Address - Akhouri Niwas, Puran Vihar, Near Niranari Bhawan Harmu Argora Ranchi Jharkhand-, Father/Husband Name-Akhouri Kunjan Prasad</b>
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Identifier Details	<b>Mr. Deepak Akhouri , Address - Akhouri Niwas Puran Vihar Near Nirankari Bhawan Harmu Argora Ranchi Jharkhand-, Father/Husband Name-Akhouri Kunjan Prasad</b>
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,770
<b>Total</b>		<b>1,770</b>

Fee Rule:Development Agreement		
1	A1	3,79,715

NAMAN REALTORS

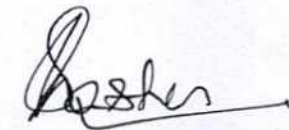
*(Signature)*  
Proprietor

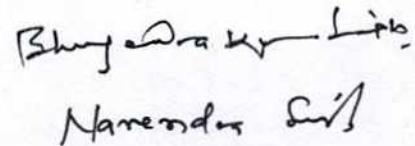
2	LL	3
3	PR	1
<b>Total</b>		<b>3,79,719</b>

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

NAMAN REALTORS  
  
Proprietor



## Document Registration Summary 1

Date :-17-May-2024

- Government/Market Value: ₹15188600/-
- Transaction Amount: ₹15188600 /-
- Paid Stamp Duty: ₹100 /-

On Date 17-05-2024 Presented at SRO - Ranchi Urban3

Signature of Presenter

*Narendra Singh*

SRO - Ranchi Urban3

Receipt : 1022456

Receipt Date : 17-05-2024

Presenter Name: - *Narendra Singh*

PR ₹1

SP ₹1770

LL ₹3

A1 ₹379715

Stamp Duty ₹100

**Total** ₹381589

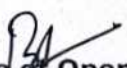
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShashivKumarGupta	• GRN Number : 2402141331 • DEPT Transaction Id : 6952571d8fa45e44e004 • Transaction Type :	100
PR	1	1	0	GRAS	ShashivKumarGupta	• GRN Number : 2402144363 • DEPT Transaction Id : a9b21f5d16ec740b20b9 • Transaction Type :	1
SP	1770	1770	0	GRAS	ShashivKumarGupta	• GRN Number : 2402144363 • DEPT Transaction Id : a9b21f5d16ec740b20b9 • Transaction Type :	1770
A1	379715	379715	0	GRAS	ShashivKumarGupta	• GRN Number : 2402144363 • DEPT Transaction Id : a9b21f5d16ec740b20b9 • Transaction Type :	379715
LL	3	3	0	GRAS	ShashivKumarGupta	• GRN Number : 2402144363 • DEPT Transaction Id : a9b21f5d16ec740b20b9 • Transaction Type :	3

NAMAN REALTORS

*Narendra Singh*  
Proprietor

Sub Total	381493	381589	-96				
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Article : Development Agreement Number of Pages : 118

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

NAMAN REALTORS  
  
Proprietor



## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400061221

Deed Type	Development Agreement
Number of Pages	118
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1770, A1 :- Rs. 379715, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.15188508/- ,Transaction Amount :- Rs.15188600/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word. No 3 Property Boundaries :- East: R.S. Plot No. 61, West: 20' Wide Road, South: Part of Plot No. 62, North: Part of Plot No. 62 Khata Number - 133Plot Number - 62Volume Number - 23Page Number - 27Holding Number - 003003808000A2 Area Of Land :- 21.48 Decimal

Sh./Smt.Narendra Singh s/o/d/o/w/o Sheo Dutt Singh has presented the document for registration in this office

today dated :- 17-May-2024 Day :- Friday Time :- 13:14:37 PM









Narendra Singh(Individual)

Party Name	Document Type	Document Number
Narendra Singh	PAN/UID	*****3392




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

NAMAN REALTORS  
  
 Proprietor

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p><b>Narendra Singh</b>  <b>Address1 - Qtr</b>                      No. 3030                      Sector 4/C                      Bokaro Steel                      City Padudi                      Chas Bokaro                      Jharkhand,  <b>Address2 -</b>                      Bokaro                      , , , Jharkhand  <b>PAN No.:</b>  <b>Permission</b>  <b>Case No.-</b></p>	No	Yes	<p>Narendra                      Singh  <b>Address:-</b>                      QUARTER                      NO.- 3030, , ,                      SECTOR- 4/C,                      BOKARO                      STEEL CITY,                      Padudi, Chas,                      Bokaro,                      827004,                      Sector- IV,                      Jharkhand,                      India</p>		EXECUTANTS Age:61			Narendra Singh
2	<p><b>Bhupendra Kumar Singh</b>  <b>Address1 -</b>                      House No. 20                      Bhagwati                      Colony,                      Jadhadihmore,                      Chas, Near                      Durga Mandir                      Bokaro                      Jharkhand,  <b>Address2 -</b>                      Bokaro                      , , , Jharkhand  <b>PAN No.:</b>  <b>Permission</b>  <b>Case No.-</b></p>	No	Yes	<p>Bhupendra                      Kumar Singh  <b>Address:-</b>                      HOUSE NO -                      20, near -                      durga mandir,                      BHAGWATI                      COLONY,                      jodhadihmore                      ,CHAS, POST                      - CHAS,                      BOKARO,                      Chas, Chas,                      Bokaro,                      827013, Chas,                      Jharkhand,                      India</p>		EXECUTANTS Age:48			Bhupendra Kumar Singh
3	<p><b>Shashiv Kumar Gupta</b>  <b>Address1 -</b>                      Durga Palace                      Morhabadi P.S.                      - Bariatu,                      District -                      Ranchi,                      Jharkhand,  <b>Address2 -</b>                      Ranchi                      , , , Jharkhand  <b>PAN No.:</b>  <b>Permission</b>  <b>Case No.-</b></p>	No	Yes	<p>Shashiv Kumar                      Gupta  <b>Address:-</b> ,                      NEAR SATI                      MANDIR, ,                      SHAIIVY                      HONDA ,                      PANKI ROAD                      REDMA,                      Daltonganj,                      Daltonganj,                      Palamu,                      822101,                      Daltonganj,                      Jharkhand,                      India</p>		CLAIMANT Age:			Shashiv

NAMAN REALTORS

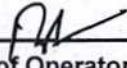
*Shashiv*  
Proprietor


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p><b>Deepak Akhouri</b>                      S/o-D/o Akhouri Kunjan Prasad                      Address1 - Akhouri Niwas Puran Vihar Near Nirankari Bhawan Harmu Argora Ranchi                      Jharkhand, Address2 -                      , , , Jharkhand                      PAN No.:</p>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>Deepak Akhouri</b>                      Address1 - Akhouri Niwas, Puran Vihar, Near Niranari Bhawan Harmu Argora Ranchi Jharkhand,                      Address2 -                      , , , Jharkhand</p>			

Signature of Operator 

Seal and Signature of Registering Officer 


Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **Narendra Singh , Bhupendra Kumar Singh**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Deepak Akhouri**) Son/Daughter/Wife of (**Akhouri Kunjan Prasad**) resident of (**Akhouri Niwas Puran Vihar Near Nirankari Bhawan Harmu Argora Ranchi Jharkhand**) and by occupation (**Business**).



  
 Signature of Registering Officer

Date:- 17-May-2024

  
 Seal and Signature of Registering Officer

NAMAN REALTORS  
  
 Proprietor

Token No.: 202400061221


## CERTIFICATE

### Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **17-May-2024** by **Narendra Singh, S/O, D/O, W/O Sheo Dutt Singh** resident of Qtr No. 3030 Sector 4/C Bokaro Steel City Padudi Chas Bokaro Jharkhand ,Bokaro.

This deed was registered as Document No:- **2024/RANU3/1477/BK1/1376** in Book No :- **BK1**,Volume No :- 169 from Page No :- 481 to 598 at, office of **SRO - Ranchi Urban3**

Date:- **17-May-2024**

  
**Registering Officer**  
**RUPESH KUMAR SINHA**  
**SUB REGISTRAR**  
**RNC URB-3, KANKE AREA**

NAMAN REALTORS  
  
Proprietor