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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 66d324ac524ed8aac14d

**Receipt Date :** 29-May-2024 07:56:21 pm

**Receipt Amount :** 100/-

**Amount In Words :** One Hundred Rupees Only

**Token Number :** 202400064746

**Office Name :** SRO - Ranchi

**Document Type :** Development Agreement

**Payee Name :** PANAS REALTORS LLP Through Its  
Designated Partner Narayan Prasad Jalan ( Vendeo )

**GRN Number :** 2402316359



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 क से..... के अधिन यथावत स्टाम्प  
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

*Vaibhav Mani Tripathi*  
DSR, Ranchi

*Rupali*  
निबंधन पदाधिकारी  
30/05/24

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 **DROLIA MINERAL INDUSTRIES PRIVATE LIMITED** मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

For Panas Realtors LLP

Designated Partner

*Pushpa Devi Dalia*

DIRECTOR





Jitesh K. Advocate

30/5/24  
प्राप्त पशुपालन व भूमि घोटाळा  
एवं खाशमहल लीज की सूची  
में वर्णित प्लॉट एवं नान दर्ज  
नहीं है।  
30/5/24

Comm Mr  
मार्ग व शिक्का पंजी से मिलान किया  
जमीन का दर/ली. 1209240/111 dec  
खाली बरमान का दर/ली. ....  
प्लॉट का दर, र. ....

30/5

Development Agreement  
सम्पत्ति का मूल्य - .....  
मुद्रांक - 100/-  
T.D.S. - .....  
30/5

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE at RANCHI on this the 30. day of May, 2024

BETWEEN

(1) SHRI RAJIV DROLIA date of birth - 27/06/1969 son of Shri Din Dayal Drolia, Grandson of Late Chedilal Drolia, by Occupation - Business, by Faith - Hindu, by Caste - General (Not affected by CNT Act 1908), resident of 2204, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai 400013 (MOB: 9892152080, PAN: ABTPD5519P, Adhaar No: XXXX XXXX 3909);

गैर मजरूवा प्रतिबंधित सूचि से  
खाता 121 प्लॉट 753  
का मिलान किया दर्ज नहीं पाया  
30/5

सुशर्जन वन भूमि  
में दर्ज नहीं है।  
30/05/24



DROLIA MINERAL INDUSTRIES PRIVATE LIMITED. For Panas Realtors LLP  
DIRECTOR 30/5/24  
Designated Partner

Pushpa devi Drolia 30/5/24



Jitesh Kr Sinha  
Advocate

*[Handwritten signature]*  
30/5/24

**DROLIA MINERAL INDUSTRIES PRIVATE LIMITED**

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30/5/24

**DIRECTOR**



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Index



Middle



Ring



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दिनांक 30/05/24 समय 10/21  
रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38  
श्री Pqjiv Doolia  
पिता श्री / स. Diu Doyal Doolia  
निवास स्थान Mumbai, जाति  
पेशा Business को प्रोफेशनल के दायरेदार या  
अवर नियंत्रक द्वारा प्रमाणित  
मुख्यस्थान को के अधीन  
लेख्यताओं का दायरेदारों में से एक श्री  
के अभिकर्ता के लिए के पुराहान/अपराहन  
में अवर निबंधन कार्यालय में  
निबंधन के लिए पेश किया

*[Handwritten signature]*

निबंधन प्रदायिका का हस्ताक्षर  
30/05/24

Vaibhav Mani Tripathi  
DSR, Ranchi



2- Pushpa Devi Dolia

Adv. Sinha  
30/5/24  
Advocate

Thumb	Index	Middle	Ring	Little



3- Jitendra Kumar Sinha

Jitendra Kumar Sinha  
30/5/24  
Advocate

Thumb	Index	Middle	Ring	Little

For Panas Realtors LLP

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

Pushpa Devi Dolia  
Designated Partner

Jitendra Kumar Sinha  
DIRECTOR

Pushpa Devi Dolia



(2) **SMT. PUSHPA DEVI DROLIA** Date of Birth 29/11/1952 wife of Shri Din Dayal Drolia, daughter of Keshardeo Khemka, granddaughter of Jagannath Khemka, by Occupation - Business, by Faith - Hindu, by Caste - General (Not affected by CNT Act 1908), resident of 2203, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai 400013 (PAN: ABVPD8760E, Adhaar No: XXXX XXXX 6698); and (3) **DROLIA MINERAL INDUSTRIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, and an existing Company within the meaning of Companies Act, 2013 having Corporate Identification Number (CIN) U23101MH1991PTC162310 and PAN- AAACD4034E, and having its Registered Office at 620, Maker Chambers V, Nariman Point, Mumbai – 400021 herein acting through its director and authorized signatory **SHRI RAJIV DROLIA** (MOB: 9892152080, Adhaar No: XXXX XXXX 3909) date of birth – 27/06/1969 son of Shri Din Dayal Drolia, grandson of Late Chedilal Drolia, pursuant to the authority granted by the Board Resolution dated 27.05.2024, by Occupation - Business, by Faith - Hindu, by Caste - General (Not affected by CNT Act 1908), resident of 2204, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai 400013, Indian Citizen hereinafter collectively called the “Owners” (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include, their respective heirs, administrators, successors and assigns, as the case may be) of the One Part;

AND

**PANAS REALTORS LLP**, a limited liability partnership firm (GST No. 20AATFP5938K1ZQ, LLP Identity Number (LIN) AAI-3095, PAN: AATFP5938K) having its registered Office at Shop no. 502, MODI HEIGHTS, 5<sup>th</sup> Floor, Phase-2, Ratu Road, Opp. All India Radio, P. S. Sukhdeo Nagar, Ranchi-834005 in the State of Jharkhand in India, its present partners being Sri Arun Jhunjunwala, Shri Narayan Prasad Jalan , Shri Aditya Jhunjunwala, Shri Pradeep Modi and Shri Pranay Modi, herein represented through its designated partner and authorized signatory **SHRI NARAYAN PRASAD JALAN**, (Date of Birth 18<sup>th</sup> April, 1961) son of Late Ganesh Prasad Jalan and grandson of Late Hiralal Jalan, by caste Agarwal Bania, by faith Hindu, by occupation business, resident of 9/3, Basant Vihar, Kanke Road, Ranchi (Jharkhand), Indian Citizen, (UID : XXXX XXXX 7635 Mobile no. +91 9534911111) pursuant to the authority granted by the Board Resolution dated 20/05/2024 hereinafter called the “Developer” (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the said LLP, its partners for the time being, the survivors or survivor of them, their

For Panas Realtors LLP

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

Designated Partner

DIRECTOR



respective heirs, executors, administrators and permitted assigns) of the Other Part.

**WHEREAS**

A. The Owners are seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 01 Acre 11 Decimals equivalent to 4493 sq. mtrs. or thereabouts being portion of larger land bearing C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 bearing Holding no. 0020004907000Z0, 0020004971000A1, 0020003844000Z0, 0020003843000Z0 within the limits of Ward No. 2 of Ranchi Municipal Corporation situated at Village Kathargonda, Thana No. 201, P.S. Gonda, District Ranchi in the State of Jharkhand in India and more particularly described in the **Schedule** below (hereinafter, for the sake of brevity, referred to as "**the said Property**").

- i. Sadasukh Kabra son of Late Ridh Karan Kabra purchased the aforesaid said Property as Karta of the Joint Hindu family by virtue of a registered Deed of Sale dated 24.10.1927 for valuable consideration registered in the office of District Sub Registrar, Ranchi and entered in Book No. 1, Volume No. 40, Pages 174 to 178 being No. 3835 for the year 1927 and thereafter he came into possession of the same and accordingly, the said Property is recorded in the Revisional Survey Record of Rights in the name of Sadasukhji Kabra as owner and occupier of the aforesaid land.
- ii. And whereas said Sadasukhji Kabra during his lifetime sold the land measuring about 485.140 square meters equivalent to **7 Kathas 4 Chataks & 2 sq. ft.** more or less of portion of bearing C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 situated at Village Kathargonda, Thana No. 201, P.S. Gonda, District Ranchi to Dev Narayan Mullick through a Registered Deed of Sale No. 3082 dated 05.03.1976, entered in Book no. I, Volume no. 41 at pages 284 to 290 for the year 1976 registered in the office of District Sub Registrar, Ranchi.
- iii. And whereas the Dev Narayan Mullick sold the above said land measuring 7 Kathas 4 Chataks & 2 sq. ft. equivalent to 485.140 sq.

For Panas Realtors LLP

*[Signature]*  
Designated Partner

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*[Signature]*  
DIRECTOR

*[Signature]*  
Pushpa Devi Drolla



mtrs. or thereabouts corresponding to C.S. Plot No.777 marked and assigned as Sub Plot No. 777/A-1 & 777/A-2 corresponding to R.S. Plot No 759 marked and assigned as Sub Plot No. 759/A-1 & 759/A-2 of Khata No. 121 to Sri Rajesh Kumar Drolia son of Sri Din Dayal Drolia through a Registered Deed of Sale No. 7511 dated 03.09.1993 registered in the office of District Sub Registrar, Ranchi.

iv. And whereas Sri Rajesh Kumar Drolia son of Sri Din Dayal Drolia gifted land measuring about 3 Katha 3 sq. ft. and 4 Katha 3 Chatak & 44 sq. ft. out of total land measuring 7 Kathas 4 Chatakas & 2 sq. ft. equivalent to 485.140 sq. mtrs being part of the said portion of the said Property corresponding to C.S. Plot No.777 marked and assigned as Sub Plot No. 777/A-1 & 777/A-2 corresponding to R.S. Plot No 759 marked and assigned as Sub Plot No. 759/A-1 & 759/A-2 under khata no. 121 being part of Municipal Holding No. 193 within ward No. 1-B of Ranchi Municipality (Ward No. 1 of Ranchi Municipal Corporation) situated at Village - Kathargonda alias Danrgonda, Kanke Road, Ranchi, P.S. Gonda, Thana No. 201, District - Ranchi to Smt. Mukta Drolia wife of Shri Rajiv Drolia through a Registered Deed of Gift No. 11368 dated 09.10.2002, entered in Book no. I, Volume no. 306 at pages 661 to 683 for the year 2002 registered in the office of District Sub Registrar, Ranchi. Thereafter Mukta Drolia died leaving behind her husband Shri Rajiv Drolia, thereafter **Shri Rajiv Drolia (Owner No.1)** came into peaceful possession the after he got his name mutated with respect to the aforesaid land in the Office of Town Anchal, Ranchi which is entered in Register II, Volume No. 4, Page No. 274 and he is paying rent to the state regularly and also in his own name and he also mutated his name in Ranchi Municipal Corporation, Ranchi and allotted Holding No. 0020003843000Z0 within Ward No. 2 and he is coming in peaceful possession over the same as absolute owner.

v. There was a partial partition between Sadasukhji Kabra, Smt. Surji Devi Kabra and Shrinivas Kabra, Natwarlal Kabra sons of Sadasukhji Kabra according to which the back portion of the land measuring 1054 square meter and the First Floor of the building standing on a portion of the said Property, fell in the share of Sadasukhji Kabra and the front portion of the land measuring 480 square meters and the Ground Floor of the building standing on a portion of the said Property, fell in the share of Natwarlal Kabra and the intermediate portion of land measuring 754 square meters which

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED For Panas Realtors LLP

*[Signature]*

Designated Partner

*[Signature]*

DIRECTOR

*[Signature]*

*Pushpa devi sarda*

DR. B. R. BHARGAVA (M.D.)



contains the building, portico etc will be jointly allotted to them through Sadasukhji Kabra and Natwarlal Kabra by virtue of a registered Deed of Partition being deed no. 3127 dated 09.07.1977 entered in Book No. I, Vol. No. 136 Page 171 to 181 for the year 1977 registered before the Registrar of Assurance at Calcutta and they came in exclusive possession thereon.

- vi. Sadasukhji Kabra died in the month of January, 1978 leaving behind his sons Shrinivas Kabra and Natwarlal Kabra as his legal heirs and successors.
- vii. That during the lifetime Sri Sadasukhji Kabra executed will on 23.01.1973 by directing the executors of his Will to divide his residual estate equally between his sons Shrinivas Kabra and Natwarlal Kabra.
- viii. The executors obtained the probate of the said Will of Late Shri Sadasukhji Kabra from the High Court at Calcutta in Testamentary Petition No. 75 of 1985 on 26th July 1986 and distributed the estate of Late Shri Sadasukhji Kabra on or about 10th April 1987 in accordance with the directions contained in the will which is correct by Sadasukhji Kabra.
- ix. That Accordingly, Shrinivas Kabra and Natwarlal Kabra, sons of deceased Sadasukhji Kabra, became entitled to equal share on the said portion of the said Property.
- x. The said Shrinivas Kabra and Natwarlal Kabra sons of Late Sadasukhji Kabra sold the said portion of the said Property being the land measuring about 1054 square meter and the First Floor of the building standing on a portion of the said property to **Shri Rajiv Drolia (present Owner No. 1)** by a Registered Deed of Sale No. 7945 dated 01.08.1988, entered in Book no. I, Volume no 58 at pages 269 to 278 for the year 1988 registered in the office of District Sub Registrar, Ranchi, and the name of **Shri Rajiv Drolia (Owner No. 1)** was mutated in respect of said land in the Town Anchal, Ranchi vide Mutation Case No. 111R27/1997-1998 order dated 27.09.1997 which is also entered in Register II, Volume No. 4, Page No. 271 and paying rent to the state regularly and his name was also mutated in Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0020004907000Z0 within Ward No. 2 and is in peaceful possession over the same as absolute owner.

For Panas Realtors LLP

*[Signature]*  
Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*

DIRECTOR



- xi. And whereas Said Natwarlal Kabra sons of Late Sadasukhji Kabra sold land measuring about **480 square meter** equivalent to **11.861 Decimals** and the Ground Floor of the building standing on portion of the said Property C.S. Plot No 777, corresponding to R.S. Plot No 759, Sub Plot No. 759/A, being part of Municipal Holding No. 193 within ward No. 1-B of Ranchi Municipality (now Ward No. 1 of Ranchi Municipal Corporation) situated at Kathargonda alias Danrgonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana No. 201, District - Ranchi to **Smt. Pushpā Devi (Owner No. 2)** by a Registered Deed of Sale No. 7944 dated 24.06.1988, entered in Book no. I, Volume no. 58 at pages 258 to 266 for the year 1988 registered in the office of District Sub Registrar, Ranchi, thereafter **Smt. Pushpa Devi (Owner No. 2)** came in peaceful possession thereon and got her name mutated with respect to the aforesaid land in the Town Anchal, Ranchi vide Mutation Case No. 112R27/1997-1998 order dated 27.09.1997 which is entered in Register II, Volume No. 4, Page No. 272 and paying rent to the state regularly and her name is also mutated in Ranchi Municipal Corporation, Ranchi and allotted Holding No. 0020004971000A1 within Ward No. 2 and coming in peaceful possession over the same as absolute owner.
- xii. And whereas Rajiv Drolia filed a partition suit in the court of Munsif Ranchi being partition Suit Case No. 357/2022 for partition of land along with building measuring 754 sqm equal to 8116 sq.ft. equal to 18.63 Decimals standing on portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal Holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB, Old ward No. I at present ward No. II of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District - Ranchi having Chhparbandi right against Pushpa Devi Drolia @ Pushpa Devi Drolia appeared in the court of (Munsif) in the said Suit and filed her written statement for contesting the claim of the plaintiff i.e. Rajiv Drolia and after hearing the parties the learned Munsif Ranchi had allotted equal share to the plaintiff i.e. Rajiv Drolia and the Defendant i.e. Pushpa Devi Drolia.
- xiii. AND WHEREAS Rajiv Drolia got his share in the said suit land measuring to 377 sqm equal to 4058 sq.ft. equal to 9.32 Decimal of back portion of the land towards eastern side of the building standing on partition of C.S. Plot No. 777 corresponding to R.S. Plot No. 759

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED For Panes Realtors LLP

Designated Partner

DIRECTOR

Pushpa Devi Drolia



of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. I at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District – Ranchi, then Rajiv Drolia got his name mutated in respect of 8.02 Decimal land in the Hehal Anchal vide mutation case no. 1680/2022-23 entered in Book no. 9 Vol no. 18 of Hehal Anchal, Ranchi and Pushpa Devi Drolia got her share in the said suit land measuring 377 sqm (out of 754 sqm) of front portion of the land towards western side of the building equal to 4058 sq.ft. equal to 9.32 Decimals standing on portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. I at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District – Ranchi, then Pushpa Devi Drolia got his name mutated in respect of 8.02 Decimal land in the Hehal Anchal vide mutation case no. 1746/2022-23 entered in Book no. 9 Vol no. 19 of Hehal Anchal, Ranchi.

xiv. And whereas Sadasukhji Kabra during his lifetime sold the land measuring **27 Kathas 4 Chataks & 19 sq.ft.** equivalent to 1824.524 sq. mtrs. or thereabouts of the said Property marked as C.S. Plot No 777, Sub Plot No. 777/B corresponding to Portion of R.S. Plot No. 759, Sub Plot No. 759/B of Khata No. 121 situated at Kathargonda alias Danargonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana No. 201, District - Ranchi to Sri Kohinoor Mullick son of Sri Bhutnath Mullick through a Registered Deed being Deed No. 3081 dated 05.03.1976, entered in Book no. I, Volume no. 61 at pages 142 to 150 for the year 1976 registered in the office of District Sub Registrar, Ranchi.

xv. And whereas Sri Kohinoor Mullick son of Sri Bhutnath Mullick sold land measuring 27 Kathas 4 Chataks & 19 sq. ft. equivalent to 1824.524 sq. mtrs. or thereabouts of the said Property marked as C.S. Plot No 777, Sub Plot No. 777/B corresponding to Portion of R.S. Plot No. 759, Sub Plot No. 759/B, under Khata No. 121 situated at Kathargonda alias Danargonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana No. 201, District - Ranchi to Drolia Coke Industries Pvt. Ltd. through a Registered Deed of Sale being No.

For Panas Realtors LLP

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*

Designated Partner

*[Signature]*

DIRECTOR

*Pushpa Devi Drolia*



7510 for the Year 1993 registered in the office of District Sub Registrar, Ranchi.

xvi. And whereas M/s Drolia Coke Industries Pvt. Ltd. sold land measuring about **27 Kathas 4 Chataks & 19 sq. ft.** equivalent to 1824.524 sq. mtrs. or thereabouts of the said Property marked as C.S. Plot No 777, Sub Plot No. 777/B corresponding to Portion of R.S. Plot No. 759, Sub Plot No. 759/B of Khata No. 121 situated at Kathargonda alias Danargonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana No. 201, District - Ranchi to **Drolia Mineral Industries (P) Ltd. (Owner No. 3)** through a Registered Deed being Deed No. 9772 dated 11.08.2004, entered in Book no. I, Volume no. 197. at pages 477 to 504 for the year 2004 registered in the office of District Sub Registrar, Ranchi, thereafter **Drolia Mineral Industries (P) Ltd. (Owner No. 3)** got its name mutated in respect of said land in the Town Anchal, Ranchi now Hehal Anchal vide Mutation Case No. 4747R27/2004-2005 order dated 05.05.2005 which is also entered in Register II, Volume No. 4, Page No. 273 laying rent to the state regularly and it has also got its name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding No. 0020003844000Z0 within Ward No. 2 and coming in peaceful possession over the same as absolute owner.

xvii. And whereas in this way landowner No. 1 **Rajiv Drolia** became absolute owner of the land measuring 46.055 Decimals of portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. 1 at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District - Ranchi, landowner No. 2 **Pushpa Devi Drolia** became absolute owner of the land measuring 19.881 Decimals of portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. 1 at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District - Ranchi and land owner no. 3 **Drolia Mineral Industries Pvt Ltd** became absolute owner of the land measuring 45.08 Decimals of portion of C.S. Plot No. 777 corresponding to R.S. Plot No. 759 of Khata No.

For Panas Realtors LLP

*[Signature]*

Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*

DIRECTOR

*[Signature]*

*Pushpa Devi Drolia*



121 being Municipal holding No. 193 at present Holding No. 00200004907000Z0 within ward No. IB old ward No. I at present ward No. 2 of Ranchi Municipal Corporation, Ranchi situated at Village - Kathargonda alias Danargonda, Thana No. 201, Mohalla Kanke Road, P.S. Gonda, District – Ranchi. Landowners No. 1, 2 and 3 got their names mutated in the office of Circle Officer Town Anchal, Ranchi with respect to aforesaid land and regularly paying rent and taxes in their own names as absolute owner.

- B. The Owners are desirous of developing the said Property, more particularly described in Schedule below, by constructing a Residential Cum Commercial Complex on the front facing portion of the said Property on Kanke Road, Ranchi (“Project”).
- C. The Developer, having come to know of the Owners’ aforesaid desire, approached the Owners and offered to develop the said Property, in the manner as desired by the Owners.
- D. After negotiations, meetings and discussions held by and between the parties hereto and considering the sufficient experience and skill of the Developer to undertake the redevelopment of the said Property by demolishing the existing building/structures, constructing New Buildings and providing to the Owners the constructed premises having mutually agreed Carpet Area and amenities in the New Buildings without any cost to the Owners and the Developers retaining the balance Flats/Premises constructed out of FSI available for the said Property and also TDR loaded thereon, if any (hereinafter referred to as “the said Project”), the Owners have accepted the offer of the Developer to develop the said Property, by constructing thereon a Residential Cum Commercial Complex as per the plans to be sanctioned by Ranchi Municipal Corporation (“RMC”) and/or such authority as may have the power to sanction the plans and specifications/instructions/ permissions given by other concerned authorities, if any, and on the terms and conditions as hereinafter appearing.
- E. The Developer submitted the plans for sanction to Ranchi Municipal Corporation (RMC) vide B.C. Case no. RMC/GH/0187/W02/2023 dated 19/06/2023 which was sanctioned on the 15<sup>th</sup> of March 2024 by the Municipal Commissioner of Ranchi Municipal Corporation, Ranchi.

**NOW THEREFORE, THIS AGREEMENT WITNESSETH** as follows:

1. **DEFINITIONS** – Unless there is anything repugnant to the subject or context, the following terms will have the meaning assigned to them:

For Panas Realtors LLP

*[Signature]*  
Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*  
DIRECTOR

*[Signature]*

*[Signature]*  
Pushpa Devi Drolia



- (a) **"Carpet Area"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, excluding balcony or verandah area and excluding open terrace area, but includes the area covered by the partition walls of the apartment/unit.
- (b) **"Common Facilities, Amenities & Area"** shall mean and include corridors, hallways, stairways, driveways, landings, machine room, staircases, passages, lift shafts, lifts, pump room(s), tubewells, underground water reservoir, overhead water tank(s), water pump(s), motor generator(s), internal roads, clubhouse, gymnasium, landscaped garden, children play area, banquet hall, common walking/jogging track, society office and other facilities which may be mutually agreed upon between the parties, to be provided by the Developer at its own costs, for enjoyment, provisions and maintenance of the New Buildings.
- (c) **"Engineer/Architect"** shall mean, the consulting Engineer and Architect appointed by the Developer for designing and planning of the New Buildings to be constructed on the said Property.
- (d) **"New Buildings"** shall mean multi-storied residential-cum-commercial building(s) having Flats, Apartments, Dwelling Units, Shops, Offices and car parking spaces to be constructed on the front facing portion of the said Property according to plans to be sanctioned and permitted under the Rules of Ranchi Municipal Corporation (RMC), Building Bye-Laws and also as per permission granted or clearance given by other authorities like Fire Department, Jharkhand State Electricity Board, P.H.E.D, etc.
- (e) **"Project"** shall mean **"SKY DECK 72"** a Residential cum Commercial Complex to be constructed on the said Property and to be registered under Section 5 of the Real Estate (Regulation and Development) Act, 2016 (RERA) read with the Jharkhand Real Estate Regulatory Authority (General) Regulations, 2019.
- (f) **"REVENUE SHARING"** shall mean that the various Commercial Units in the multi-storied Commercial Building (Block-1) which shall be sold jointly and/or severally and proceeds be shared by and between the Owner and DEVELOPER in the ratio 65% (**SIXTY FIVE**) for the OWNER and remaining 35% (**THIRTY FIVE**) for the Developer as per Schedule "B" below and various

For Panas Realtors LLP

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Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

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DIRECTOR

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residential/dwelling units in the Multi-storied Residential building (Block-2) shall be sold jointly and/or severally and proceeds be shared by and between the OWNER and the DEVELOPER in the ratio of **59% (FIFTY NINE)** for the OWNER and remaining **41% (FORTY ONE)** for the DEVELOPER as per details given in Schedule "C" below.

- (g) **"R.M.C., Ranchi"** shall mean Ranchi Municipal Corporation, Ranchi, which is competent authority to approve and sanction the plan for the proposed New Buildings to be built on the said Property.
- (h) **"Saleable Area"** shall mean the respective constructed area forming part of the REVENUE SHARING, which they will be entitled to sell to prospective purchasers thereof during construction of and/or on completion of the Project, not below the Minimum Selling Price with car parking spaces and other common facilities and amenities to be provided by the Developer for use of the purchasers of premises in the New Buildings.
- (i) **"Sanctioned Plans"** shall mean such building plans as may be prepared by the architect appointed by the Developer, approved by the Owner and sanctioned by RMC under the Rules of RMC, Building Bye-Laws, RERA and also as per permission granted or clearance given by other authorities like Fire Department, Jharkhand State Electricity Board, P.H.E.D, etc.
- (j) **"Selling Price"** shall be such price of Flats, Apartments, Dwelling Units, Shops, Offices and car parking spaces in the Project as may be mutually acceptable to the Owners and the Developer for sale of their respective premises from time to time, below which neither party shall sell any premises falling under their respective allocation.
- (k) **"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 arrangement, administrative office and other common areas in the New Buildings.

For Panas Realtors LLP

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DIRECTOR

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Pushpa-Devi Drolia

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2. **SCHEME & CONSIDERATION FOR DEVELOPMENT:**

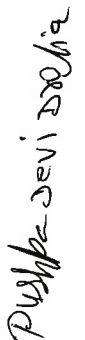
- (a) In consideration of the REVENUE SHARING agreed to be provided by the Developer entirely at the costs of the Developer within the agreed timelines as hereinafter mentioned, the Owners do hereby grant to the Developer the right to enter upon and develop the said Property by utilizing the entire Floor Space Index (FSI) available for the said Property, whether by way of fungible/additional FSI or otherwise and/or by loading Transferrable Development Rights (TDR) as may be permissible, entirely at the costs of the Developer on the terms and conditions herein contained and the Developer hereby agrees to carry out and complete the development of the said Property entirely at the cost of the Developer and to the full satisfaction of the Owners.
- (b) Whenever required, the Owners shall sign the proposed building plans, applications and also swear affidavits at the cost of the Developer.
- (c) The Developer, with the prior approval of the Owner, may modify the Sanctioned Plans, as it deems fit and proper, as 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,
- (d) The Owners will, at the costs of the Developer, render to the Developer all reasonable assistance in obtaining the Sanctioned Plans and all sanctions, permissions, approvals as and when required by the Developer from RMC, Ranchi, the Competent Authority, Ranchi, and /or other authorities, if any. The Owners hereby further agree, assure and undertake to sign and execute such plans, applications and other papers and deeds, documents and writings as may be required by the Developer from time to time at the costs and expenses of the Developer.
- (e) That the Developer has paid to the Owners an interest free adjustable/refundable security deposit of Rs.51,00,000/- (Fifty One Lakhs) as follows which shall be refundable by the Owners to the Developer on successful completion of development of the said Property and after obtaining the Completion/Occupation Certificate (OC) from RMC PROVIDED HOWEVER THAT the Owners shall be entitled to retain the said deposit and appropriate the same against

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DIRECTOR

  
Purnima Devi Drolia



any work not properly done or left unfinished by the Developer during the course of development of the said Property :-

Name of the Owner	Date	UTR/RTGS No.	Bank	Amount
SHRI RAJIV DROLIA	24.05.2024	HDFCR52024052459956315	HDFC Bank	21,00,000/-
SMT. PUSHPA DEVI DROLIA	24.05.2024	HDFCR52024052459959446	HDFC Bank	9,00,000/-
DROLIA MINERAL INDUSTRIES (P) LTD.	24.05.2024	HDFCR52024052459853666	HDFC Bank	21,00,000/-
<b>Total</b>				<b>51,00,000/-</b>

- (f) The Developer shall be entitled to apply for and obtain quotas, entitlements and other allocations of such building materials as may be necessary and also to apply for and obtain temporary and/or permanent connections of Water Supply, Electricity, and / or other facilities required for construction of the New Buildings.

### 3. OWNERS' COVENANTS:

The Owners do hereby covenant, declare and confirm:

- i. That there are no attachment, either before or after judgment and no claims, demands, suits, decrees, injunctions, orders, *lispendens*, notices, petitions or adjudication orders affecting the said Property or any part thereof;
- ii. That the said Property has neither been acquired, requisitioned or restored nor any notice for acquisition, requisition or restoration of the same under any statute of past or present have been received by the Owners from the Competent Government Authority for acquisition, requisition or restoration of the same;

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DIRECTOR



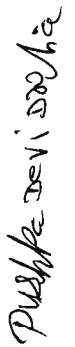
- iii. That apart from the Owners, no one else is or are entitled to or has or have any share, right, title, or interest, over and in respect of the said Property or any part thereof as a parcener or coparcener in any joint family or in any other manner howsoever.
- iv. That the Owners shall not cause any interference or hindrance in the matter of development of the said Property and/or construction thereon of the New Buildings being made by the Developer nor to do any act or deed or thing whereby the Developer may be prevented from constructing the Project and/or booking or selling any premises.
- v. The Owners declare that they have not agreed, committed to or contracted or entered into agreement for sale, lease or transfer by any mode or for the development of the said Property or any part thereof with any person other than the Developer and that the Owners have not created any lien, charge, mortgage or encumbrance on the said Property and that they would keep the said Property free from all encumbrances during the subsistence of these presents.
- vi. The Owners further declare that they have not done any act, deed, thing or matter whereby or by reason whereof the development of the said Property and construction of the New Buildings thereon may be affected or prevented in any manner whatsoever.
- vii. The Owners covenant with the Developer that in the event of any delay in the progress or completion of the Project due to any court order in any litigation by or against the Owners and/or any forcible occupation or disturbance of the said Property or any part thereof by third party claimants claiming through the Owners, such period of stoppage of work will be excluded from the time fixed for completion of the Project.
- viii. In the event of the SALE in the New Buildings, the respective Owners or their respective transferee/s shall be liable to pay :
  - a. Deposits for forming a Corpus Fund for Society/Association of purchasers of premises in the New Buildings at the rate to be fixed by the Developer in consultation with the Owners ; and
  - b. Monthly maintenance and security charges at the rate to be fixed by the Developer in consultation with the Owners.

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Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

  
DIRECTOR

  
Pushpa Devi Soodha



- c. Any other charges such as Club House charges/membership fees, Electricity Meter Charges, HVAC, Gas Pipe Line etc. as fixed by the Developer in consultation with the owners.
  - d. Taxes under Goods and Service Act (GST), 2017 amended time to time.
- ix. The Owners shall execute a Specific Power of Attorney in favour of the Developer to enable the Developer to obtain requisite permissions for development of the said Property and completion of the Project in the names of the Owners.

**4. DEVELOPER'S COVENANTS:**

The Developer hereby covenants, declares and confirms that:

- (a) The Developer confirms having investigated and accepted the title of the Owners to the said property and shall not raise any requisitions in that regard at any time during the development of the said Property and construction of the project;
  - (b) The Developer shall carry out the development of the said Property and shall construct New Buildings being multi-storied Residential Cum Commercial Buildings in accordance with the plans approved by the Owners and sanctioned by RMC, Ranchi and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, RERA Regulations, and directions from time to time issued by RMC, RERA Authority and other competent/local authorities and as per the specifications detailed in Schedule "D";
- i. The Developer shall be liable to obtain Sanctioned Plans and other permissions at its own costs and also agrees to bear all costs for development of the said Property and construction of New Buildings and completion of the Project by using mutually agreed standards of construction materials and providing amenities and specifications.
- ii. All the costs of development and construction, including the costs of procuring material, construction costs, payments to labour by compliance of all applicable laws, fees and premium payable to municipal, local and government authorities, the fees of the Architect,

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Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

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DIRECTOR

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Pushpa Devi Drolia

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Structural Engineer and other professionals and all other costs and taxes, including the works contract tax, GST and other applicable taxes, cess and levies and payments for labour welfare shall be borne and paid by the Developer and the Owners shall not be liable for the same or any part thereof at any time during construction of the Project or even thereafter.

- iii. The Developer alone will be liable for all costs and consequences of any accidents taking place during construction of the New Buildings and completion of the Project and shall indemnify and keep the Owners indemnified, saved, harmless and defended against all such claims.
- iv. The Developer shall not violate / or do or omit from doing any act against the applicable law, rules and regulations of the concerned authorities and shall carry out the construction of the New Buildings by complying with all applicable laws, rules and regulations and if any loss, damage, expenses are inflicted on the Owners due to the commission and / or omission of the Developer and the Developer hereby undertakes to indemnify and keep indemnified the Owners against all costs charges and expenses etc., and shall be fully responsible to make good the same.
- v. The Developer shall insure and/or cause its contractors to insure all the workmen employed/engaged in demolition / construction and any other allied contract relating to the development work and construction of the New Buildings under the Workmen's Compensation Act and other applicable laws and the Developer alone shall be responsible for the liabilities in respect of the workmen so employed. The Developer and its contractors/sub-contractors only shall be liable for any accident / incidents /claims /loss or damages during the redevelopment works carried till the construction work of the New Buildings is completed and the Developer shall keep the Owners indemnified from and against all such claims.
- vi. The Developer alone shall be responsible to rectify any structural or construction (Internal and External/ Civil, Mechanical, Electrical,) defect in the New Building for the period specified under RERA as Defect Liability Period from the date of handing over possession of the

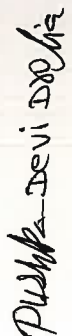
For Panas Realtors LLP

  
Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED



DIRECTOR

  
Purnima Devi Drolia



- units/premises in the New Buildings and shall attend to all the complaints of defects in construction including water proofing as may be pointed out by the concerned members/purchasers and it will indemnify and keep indemnified the Owners in respect of any claim made on the Owners in that regard.
- vii. The Developer agrees that the Owners shall not be liable under RERA or any other provisions of applicable law relating to development of the said Property and/or construction of the New Buildings as a part of the Project and all such liabilities and responsibilities shall vest on the Developer alone.
  - viii. The Developer shall arrange from its own sources, finances and/or funds, from time to time required for the development of the said Property and for construction of New Buildings thereon. The Owners shall not be responsible for financing or funding construction of the Project in any manner whatsoever.
  - ix. The Developer shall indemnify and keep the Owners indemnified, saved, harmless and defended against all actions, demands, suits, costs proceedings and claims arising out of accidents and mishaps occurring or happening at the site during the development of the said Property and construction of New Buildings whether occurred out of the Developer's negligence or otherwise.
  - x. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for development of the said Property and/or construction of the New Buildings thereon.
  - xi. That Developer hereby agrees and covenants with the Owners not to do any act, deed or thing by which the Owners may be prevented from enjoying, selling, assigning and/or disposing of their allocated portions in the New Buildings.
  - xii. The Developer further agrees that for the purposes of raising any funds for the development of the said Property and construction of New Buildings thereon, the Developer shall not create any mortgage, charge or encumbrance on the said Property and/or its development rights or

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*[Signature]*  
Designated Partner

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DIRECTOR

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the New Buildings or any part or portion thereof in favour of any bank or financial institution or any third party whomsoever.

- xiii. In case of any increase in FSI or additional FSI being available under any nomenclature, the Owners and the Developers shall be entitled to additional constructed areas arising out of such increased in FSI in the same ratio.

5. **TIME LIMIT FOR COMPLETION OF PROJECT:**

The Developer shall complete the construction of the New Buildings and obtain Completion Certificate from RMC within 72 (seventy-two) months from the date of sanction/approval of the building plans and issuance of first Commencement Certificate by RMC. However, in the event of the Developer being unable to complete the project within the stipulated period aforesaid, the Owners may grant additional 06 (SIX) months of grace period, excluding the period affected by *force majeure* (as defined hereinafter). In case of any delay beyond the stipulated period aforesaid, the Developer shall be liable to pay to the Owners a penalty @ 12% of the market value of the 65% of the unsold inventory of Commercial Block and 59% of the unsold inventory of Residential Block and in such an event, the Developer shall also be liable to pay any claims that may be made by the purchasers of the sold inventory for any delay in completion of the project.

6. **FORCE MAJEURE:**

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation of any party is prevented by the existence of *force majeure* conditions and such obligation shall remain suspended throughout the duration of the *force majeure*. In this regard, *Force Majeure* shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lockout and/or any stop work notice from Ranchi Municipal Corporation or any other statutory body or any prohibitory order of Court restraining the construction of the New Buildings on the said Property (save and except any stop work notice or prohibitory order issued due to any default or breach of rules and regulations on the part of the Developer) or restraining construction in general due to any changes in any building bye-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond

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the control of the parties hereto PROVIDED THAT any such notice, order or any other event arising in normal course and not due to Developers' breach/default.

7. **DEVELOPER'S RIGHTS:**

- (a) Subject to registration of the Project under RERA and obtaining Sanctioned Plans, the Developer shall be entitled to advertise in its own name about the development of the said Property and proposed sell of Residential Cum Commercial units, in the New Buildings to be constructed and to put up Advertisement Board on the said Property and to enter into agreements and receive booking money, advance amount, installments and other payables from prospective purchasers and issue receipts for the same without in any way creating any liability upon the Owners.
- (b) The Developer shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, Plumber etc. and to appoint agents for development of the said Property and construction of New Buildings and other Amenities at its own costs, risks and expenses.

8. **MUTUAL COVENANTS:**

- (a) The Owners as well as the Developers shall be entitled to sell, deal with or dispose of the units/premises and shall be entitled to enter into respective Agreements for Sale for sale of such units/premises with or without allocated car parking spaces and all such Agreements for Sale shall be signed both by the Developer as well as the Owners in favour of the respective purchasers PROVIDED HOWEVER THAT all liabilities for timely completion of the project and handover of possession of the units/premises to the prospective purchasers and any claims in that regard shall vest on the Developer alone.
- (c) The Common Areas in the New Buildings shall be controlled jointly by the Owners and the Developers and/or their transferees or Association or a Co-Operative Society formed by the purchasers of units/premises in the New Buildings for the management of the

For Panas Realtors LLP

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Designated Partner

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*Pushpa Devi Drolia*  
DIRECTOR

*Pushpa Devi Drolia*



buildings. Amenities and common areas for the welfare of all purchasers and occupants of the New Buildings.

- (d) That the agreement or agreements to be entered into by the Developer with prospective purchasers shall in no way bind the Owners in any manner whatsoever but it will further be obligatory upon the Developer to include the following clauses in every such agreement:
- (i) Non-fulfillment of any of the obligations on the part of the Developer will only entitle the said prospective purchasers to compensation from the Developer alone and the Owners shall not be liable for the same in any manner whatsoever.
  - (ii) The prospective purchasers shall be bound by the condition that during their ownership or possession over the Residential or Commercial Units and/or flats/dwelling units in the New Buildings as also their successors-in-interest shall be bound to proportionately share all charges and expenses arising or accruing in connection with the maintenance of the New Buildings and all the common amenities in the said buildings and all property tax such as House Tax, Water Tax, Latrine Tax, Electricity charges for common areas in addition to being liable for such charges in respect of their own units allotted to them or purchased by them or possessed by them; and
  - (iii) The Residential or Commercial units like Shops/Office spaces and Flats/Dwelling units shall be used exclusively for the Residential or Commercial purposes, as the case may be, without causing any nuisance or annoyance or inconvenience to occupiers of other unit purchasers or occupiers;
- (e) It is also agreed by and between the parties hereto that the roof over the Top Floor of the New Buildings shall be used for installation of Overhead Water Tank, Disc Antenna, etc., and also from time to time for visit by the technicians, plumbers, lift-man and engineers etc., (appointed by the Developer and/or the Unit Owners' Association, Co-operative Society or a body formed by the purchasers of Units in the New Buildings), for the purpose of repairs and inspection of the Lift/lift room, Overhead Water reservoir, Disc antenna etc. However,

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DIRECTOR

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the roof over the two New Buildings shall be held by the Owners and the Developer proportionate to their share in the constructed areas, in the ratio of 65% (Sixty Five Percent) of the constructed area spread over all the floors in the Commercial Area and 59% (Fifty Nine Percent) of the constructed area spread over all the floors in the Residential Area to the Owners and 35% (Thirty Five Percent) of the constructed area spread over all the floors in the Commercial Area and 41% (Forty One Percent) of the constructed Residential area to the Developer.

- (f) For the maintenance of the buildings, and for looking after the common facilities in the buildings, the Developer and the Owners shall jointly form, as they deem best, a Co-operative Society/Association of persons/Body Corporate ("Organisation"), of the purchasers of units/tenements, in the New Buildings. All the purchasers and occupiers of the units/premises in the New Buildings shall be bound to abide by the rules and regulations as may be framed by the Organisation from time to time and they shall be bound to contribute towards the cost of formation of such Organisation as well as to pay the regular maintenance charges, taxes and other outgoings as may be fixed by the Organisation and till such formation of Organisation, jointly by the Owners and the Developer. The Owners as well as the Developer shall be liable to pay the maintenance charges, taxes and other outgoings of their respective unsold premises forming part of the Owners' Allocation and Developer's Allocation respectively.
- (g) The common areas of the Project shall be jointly used by all the Unit purchasers with equal entitlement to use all common areas and facilities intended for utilisation by the occupants of the New Buildings on the same terms and conditions applicable to all for such utilisation.
- (g) That the Developer shall strictly follow all rules and regulations of RMC, RERA, Jharkhand Real Estate Regulatory Authority and any other law as may be applicable for construction of the Project. Any violation of any of the rules and guidelines aforesaid shall be entirely at the risk and responsibility of the Developer who shall indemnify

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*[Signature]*  
Designated Partner

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DIRECTOR

*Pushpa devi Drolia*



the Owners for the loss or damage suffered by the Owners or any of them in consequence thereof.

10. **OWNERSHIP OF LAND OWNER'S ALLOCATION**

After negotiations with the Developer a joint meeting was held between (1) Pusha Devi Drolia, (2) Rajiv Drolia and (3) Drolia Mineral Industries Pvt Ltd through its representatives, in which is was finalized that Drolia Mineral Industries Pvt Ltd will own the Land Owners Share in the Commercial block as mentioned in Schedule 'B' and Pushpa Devi Drolia & Rajiv Drolia will jointly own the Land Owners Share in Residential Block in the ratio 30:70 and pay taxes and maintenance accordingly.

11. **NON-COMPLETION/ABANDONMENT OF PROJECT BY DEVELOPER**

In case the Developer unilaterally stops work relating to development of the said Property and/or construction and completion of the New Buildings for a period exceeding 12 (Twelve) months and does not commence work despite the notice to that effect from the Owners or any of them and/or the Developer abandons the said Project, the Owners shall be entitled to take over management of the said Project and get the same completed on their own or by appointing any other developer or contractor, entirely at the costs and consequences of the Developer and thereupon, all the rights of the unsold Commercial/Residential units shall vest with the Owners, who shall be entitled to deal with or dispose of the same and appropriate the sale proceeds for completion of the Project either on their own or through any other developer/contractor and in such an event, the Developer shall not have any right or claim in such unsold stock and/or in the unpaid sale proceeds of the sold stock, all of which shall vest with the Owners to be utilized for completion of the Project.

12. **RATES & TAXES:**

Till the completion of the Project, the Developer shall be liable to pay all taxes and other dues relating to the said Property and after handing over possession of the units/premises in the New Buildings, the purchasers of such units/premises and/or their Organisation shall pay/bear the same in proportion to the area held by them. Any type of Tax or duty levied by either state or central government on construction related activities shall be payable by the Developer.

For Panas Realtors LLP

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Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*  
DIRECTOR

*Pushpa-devi drolia*



13. **TITLE DEEDS:**

The Owners shall provide copies of the Title Deeds in respect of the said Property to the Developer and after completion of the Project and handover of the possession thereof to respective purchasers, the Original title deeds shall be handed over by the Owners to the Organisation of the Unit purchasers in the New Buildings.

14. This Agreement does not constitute a partnership and/or a joint venture between the parties hereto. Each of the parties hereto shall be liable to pay and discharge their respective liabilities and debts including their respective tax and other liabilities and each shall indemnify and keep indemnified the other there from.

15. No failure or delay by a Party in exercising any right or remedy provided by law or under or pursuant to this Agreement, shall impair such right or remedy, or operate or be construed as a waiver or variation of it, or preclude its exercise at any subsequent time, and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

16. **NO ASSIGNMENT OR CONSTITUTIONAL CHANGES**

Save as aforesaid, the Developer shall not be entitled to assign its obligations hereunder nor shall the Developer be entitled to change its constitution and/or any of its partners till completion and handover of the Project, without prior written permission of the Owners.

17. **TERMINATION:**

In addition to the events mentioned in clause 10 above, in the event any notice of insolvency served upon the Developer or proceedings seeking insolvency of the Developer or any of its partners get commenced or the Developer or any of its partners being declared insolvent or convicted of any offence, the Owners shall be entitled to terminate this Agreement and thereupon the Owners shall be entitled to take over management of the said Project and get the same completed on their own or by appointing any other

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Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED



DIRECTOR







developer or contractor, entirely at the costs and consequences of the Developer.

18. **ARBITRATION:**

It is hereby agreed by the Parties that all disputes and differences arising out of and in relation to these presents or touching the development of the said Property, construction of New Buildings and related matters thereto shall be referred to Arbitration of the sole Arbitrator to be mutually appointed by the parties under the Arbitration & Conciliation Act, 1996 and the decision of the Arbitrator so appointed for the said purpose shall be final and binding on both the parties. The arbitration shall be conducted in English language and shall be held at Ranchi.

**TRANSFER RIGHT**

1. That this Development Agreement is being executed between the LandOWNERS/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) LANDOWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) LANDOWNERSHIP Act 2011.

2. That both parties i.e. builder and landowner will jointly execute the deed of sale in favour of any purchaser or purchasers and only builder will execute allotment letter in favour any purchaser or purchasers and both parties i.e. builder and landowner will decide their share according to revenue and owner and builder will receive the consideration amount from the purchaser or purchasers.

**CERTIFICATE**

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, CCL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai & not related with Land scam, Fodder scam or any other scam.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46(6) or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

It is also certified that besides above there is no prohibitory order which may create any obstruction towards its transfer.

For Panas Realtors LLP

*[Signature]*  
Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

DIRECTOR

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Pushpa Devi Drolia

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**SCHEDULE**  
**(Description of the Said Property)**

All that piece and parcel of the land admeasuring 01 Acre 11 Decimals equivalent to 4493 sq. mtrs. or thereabouts being portion of the larger property bearing C. S. No. 777 corresponding to R.S. Plot No. 759 of Khata No. 121 bearing Holding no. 0020004907000Z0, 0020004971000A1, 0020003844000Z0 and 0020003843000Z0 within Ward No. 2 of Ranchi Municipal Corporation at Village Kathargonda, Thana No. 201, P.S. Gonda, District Ranchi in the State of Jharkhand in India and bounded as follows:

On or towards the North by : Apartment – Shree Ram Garden  
 On or towards the South by : Land & House of Sri Prakash Anand Singh  
 On or towards the East by : Don Land of Magra Oraon  
 (Present day: Hansh Marg)  
 On or towards the West by : Road

**Valuation of Land for the purpose of Registration**

Value of land measuring 01 Acre 11 Decimals @ Rs. 12,09,240/- per Decimal (Commercial Rate)	: Rs. 13,42,25,640/-
Rs. Thirteen Crores Forty-Two Lakhs Twenty-Five Thousand Six Hundred and Forty Only.	

**SCHEDULE 'B' (Block -1)**

The Commercial building known as Block 1 shall be revenue sharing project in the following manner:

- i. The OWNER and the DEVELOPER shall jointly and or by mutual consent sell various Commercial units in the Multi-storied Commercial building (Block-1) and distribute/share the proceeds by and between them in the ratio of 65% for the OWNER and remaining 35% for the DEVELOPER as per details given in Schedule "B" below.
- ii. The dwelling units/Shop in Block 1 shall be sold at the rate mutually decided/fixed and within a mutually agreed time.
- iii. All the money collected from the allottees shall be collected by the DEVELOPER and the proceeds will be shared with the OWNER.
- iv. Units remaining unsold within the stipulated time shall be divided between the OWNER and the DEVELOPER in the ratio of 65% for the OWNER and 35% for the DEVELOPER.

For Panas Realtors LLP

Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

DIRECTOR

Pushpa devi Drolia



COMMERCIAL BLOCK (BLOCK-1)					
SR.NO	FLOOR	SHOP NUMBER	CARPET AREA (SQ.FT)	BUILTUP AREA (SQ.FT)	SUPER BUILTUP AREA (SQ.FT)
1	LOWER GROUND	LG - 01	617	684	1476
2	LOWER GROUND	LG - 02	585	638	1377
3	LOWER GROUND	LG - 03	706	755	1631
4	LOWER GROUND	LG - 04	704	748	1615
5	LOWER GROUND	LG - 05	554	610	1318
6	LOWER GROUND	LG - 06	471	514	1110
7	GROUND	G - 01	904	975	1812
8	GROUND	G - 02	736	770	1433
9	GROUND	G - 03	210	232	432
10	GROUND	G - 04	1954	2068	3846
11	GROUND	G - 05	2093	2234	4155
12	GROUND	G - 06	704	742	1379
13	GROUND	G - 07	554	605	1124
14	FIRST	101	956	1029	2011
15	FIRST	102	566	599	1170
16	FIRST	103	210	232	454
17	FIRST	104	708	747	1458
18	FIRST	105	911	972	1898
19	FIRST	106	953	1016	1985
20	FIRST	107	827	872	1703
21	FIRST	108	704	742	1449
22	FIRST	109	606	659	1287
23	SECOND	201	956	1021	1953
24	SECOND	202	566	599	1145
25	SECOND	203	210	232	444

For Panas Realtors LLP

*M. S. S.*  
Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*Pushpa Devi Drolia*  
*K. S. S.*

DIRECTOR



26	SECOND	204	708	747	1428
27	SECOND	205	911	972	1858
28	SECOND	206	953	1016	1943
29	SECOND	207	827	872	1667
30	SECOND	208	704	742	1418
31	SECOND	209	606	653	1250
32	SECOND	210	535	572	1094
33	THIRD	301	404	445	907
34	THIRD	302	566	599	1222
35	THIRD	303	210	232	474
36	THIRD	304	708	747	1523
37	THIRD	305	911	972	1982
38	THIRD	306	953	1016	2073
39	THIRD	307	827	872	1778
40	THIRD	308	704	742	1513
41	THIRD	309	606	659	1344
42	FOURTH	401	404	445	907
43	FOURTH	402	566	599	1222
44	FOURTH	403	210	232	474
45	FOURTH	404	708	747	1523
46	FOURTH	405	911	972	1982
47	FOURTH	406	953	1016	2073
48	FOURTH	407	827	872	1778
49	FOURTH	408	704	742	1513
50	FOURTH	409	606	659	1344
	<b>TOTAL:-</b>	<b>50 Units</b>	<b>35988</b>	<b>38432</b>	<b>75952</b>

**SCHEDULE 'C' (Block - 2)**

The Residential building known as Block 2 shall be revenue sharing project in the following manner:

- i. The OWNER and the DEVELOPER shall jointly and or by mutual consent sell various residential/dwelling units in the Multi-storied Residential building (Block-2) and distribute/share the proceeds by and between them in the ratio of 59% for the OWNER and remaining 41% for the DEVELOPER as per details given in Schedule "C" below.
- ii. The dwelling units/Flats/apartments in Block 2 shall be sold at the rate mutually decided/fixed and within a mutually agreed time.

For Panas Realtors LLP

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*  
Designated Partner

*[Signature]*  
DIRECTOR

*[Signature]*  
Pushpa Devi 2024/2



- iii. All the money collected from the allottees shall be collected by the DEVELOPER and the proceeds will be shared with the OWNER.
- iv. Units remaining unsold within the stipulated time shall be divided between the OWNER and the DEVELOPER in the ratio of 59% for the OWNER and 41% for the DEVELOPER.

RESIDENTIAL					
FLOOR	FLAT NO.	CARPET AREA (RERA)	BALCONY CARPET AREA	BUILTUP AREA	SUPER BUILTUP AREA
2nd	201	3023	441	3974	5333
3rd	301	3023	482	4007	5365
4th	401	3023	432	3971	5330
5th	501	3023	481	4020	5379
6th	601	3023	441	3974	5333
7th	701	3023	482	4007	5365
8th	801	3023	432	3971	5330
9th	901	3023	481	4020	5379
10th	1001	3023	441	3974	5333
11th	1101	3023	482	4007	5365
12th	1201	3023	432	3971	5330
14th	1401	3023	481	4020	5379
15th	1501	3023	441	3974	5333
16th	1601	3023	482	4007	5365
17th	1701	3023	432	3971	5330
18th	1801	3023	481	4020	5379
19th	1901	3023	441	3974	5333
20th	2001	3023	482	4007	5365
21st	2101	3023	432	3971	5330
22nd	2201	3023	481	4020	5379
23rd	2301	3023	441	3974	5333
24th	2401	3023	482	4007	5365
25th	2501	3023	432	3971	5330
26th	2601	3023	481	4020	5379
<b>TOTAL</b>		<b>72554</b>	<b>11015</b>	<b>95835</b>	<b>128435</b>

For Panas Realtors LLP

*[Signature]*  
Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*

DIRECTOR

*[Signature]*

Pushpa Devi Doshi

सं. प्र. १११/१९९९-२०००



**SCHEDULE 'D' (Specifications)**

SI No	Particulars		Specification
1	Living and Dining Area and Bedrooms	Flooring	Vitrified Tiles or as specified by Architect
		Wall/Ceiling Finish	P.O.P
2	Kitchen	Flooring	Vitrified Tiles or as specified by Architect
		Counter/Dado	Granite slab and Dado of ceramic tiles.
		Water Connection	Provision of Hot and Cold lines with heavy duty Pipe and fittings of reputed make.
		Fittings/ Fixtures	Stainless Steel Sink and mixture
		Wall/ceiling Finish	P.O.P
3	Toilets	Flooring	Anti-Skid Tiles/Vitrified Tiles or as specified by Architect
		Wall Finish	Vitrified/Ceramic tiles
		Water Connection	Provision of Hot and Cold lines with heavy duty Pipe and fittings of reputed make.
		Sanitary Ware /CP Fittings	Superior quality Sanitary wares and CP fittings will be provided. (CERA / KOHLER/GROHE or equivalent.
		Ceiling Finish	P.O.P

For Panas Realtors LLP

*[Signature]*  
Designated Person

DROGIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*

DIRECTOR

*[Signature]*

*[Signature]*



4	Fire Fighting System		As per Fire department standards, an efficient system is planned as per consultant's recommendation.
5	Doors /windows Apartment	Internal Doors	Good Quality Flush doors
		Windows	Three Track sliding Aluminum system windows or as specified by Architect
Electricals	Generator	Sound Proof Generator	
	Electric Panel- Mains	Individual Electrical Meter for each Apartment/Unit as per rules.	
	Electrical distribution box	Electric panel with L&T or Equivalent Switchgear, MCB etc. Mains and Generator.	
	Transformer	Transformer of reputed make as per requirement.	
Communication	Telephone	Pre wired for telephone upto a point in individual apartment	
	Cable Television	Pre wired for Satellite Television upto the Individual apartment	
	Intercom	Intercom connecting to the Concierge desk, security office, Health club, Community hall and Parking upto a point in individual apartment.	
9	Main Structure	Foundation & Structure	Building designed to be Earth Quake resistant, structure designed for the Highest Seismic consideration of ZONE II as stipulated by B/S codes. RCC framed structure as per codes. RCC framed.
		Walls	As per Architects specification.

For Panas Realtors LLP

*[Signature]*

Designated Partner

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

*[Signature]*

DIRECTOR

*[Signature]*

*[Signature]*



IN WITNESS WHEREOF the parties hereto have set out their respective hands on this Agreement at Ranchi on the day, month and year first above written.  
SIGNED AND DELIVERED BY THE

WITNESS

~~Aditya~~  
ADITYA JHUNJHUNWALA  
S/O ARUN JHUNJHUNWALA  
R/O KONKE ROAD, RANCHI

LAND OWNER(S)

1. 

(SHRI RAJIV DROLIA)

(2) Taran Kr. Agrawal  
S/O Sri Shyam Sunder Agrawal  
Taran Kr. Agrawal

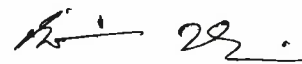
R/O 402 - Lake Avenue  
Konke Road  
Ranchi - 8

2. Pushpa Devi Drolia

(SMT. PUSHPA DEVI DROLIA)

3.

for Drolia Mineral Industries Pvt. Ltd.



DIRECTOR

For Panas Realtors LLP

  
Designated Partner



SIGNED AND DELIVERED BY THE  
DEVELOPER

M/S. PANAS REALTORS LLP

For Panas Realtors LLP



Designated Partner

(Narayan Prasad Jalan)

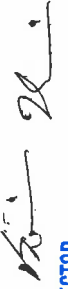
Designated Partner/authorized








*Handwritten note:*  
J. Singh  
Asst. Secy

DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

DIRECTOR



				
Thumb	Index	Middle	Ring	Little

Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

Typed by :-

Drafted by :-

*Handwritten signature:* Jyoti K. Adv. 30/5/24

*Handwritten signature:* Pushpa Devi Drolia

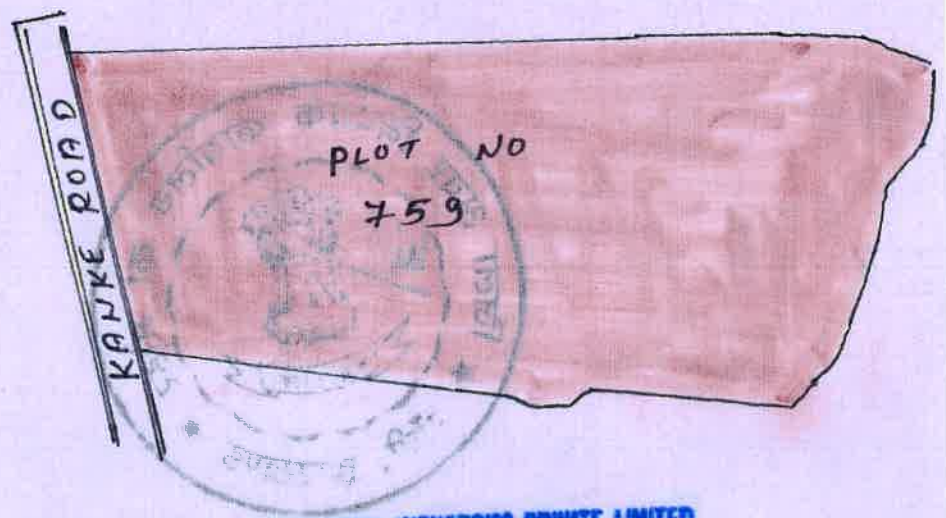
13/10/2019



N  
S

VILLAGE - KATHARGONDA  
THANA - GONDA  
THANA NO - 201  
DIST - RANCHI  
KHATA NO - 121  
R. G. PLOT NO - 759  
AREA SHOWN IN RED WASH

AREA  
A-DEC  
1-11



For Deeds Realtors LLP DROLIA MINERAL INDUSTRIES PRIVATE LIMITED

Designated *[Signature]* DIRECTOR *[Signature]*

*Pushpa Devi Drolia* *[Signature]*

WPS-68  
*[Signature]*

VILLAGE - KATHARGONDA  
 THANA - GONDIA  
 THANA NO - 202  
 DIST - RAJGARH  
 KANTHA NO - 121  
 R. S. Plot No - 752  
 AREA SHOWN IN RED MARK  
 AREA  
 A-DEC  
 1-11

4



DR. J. K. SINGH  
 DIRECTOR  
 DISTRICT SPACE DEVELOPMENT OFFICE  
 RAJGARH

DR. J. K. SINGH  
 DIRECTOR  
 DISTRICT SPACE DEVELOPMENT OFFICE  
 RAJGARH

DR. J. K. SINGH

स्मार पत्र

## जिला निबंधक का कार्यालय, राँची।

पत्रांक 770  
दिनांक 22/05/24

प्रेषक,

जिला अवर निबंधक,  
राँची।

सेवा में,

अंचल अधिकारी,  
हेहल, राँची।

विषय :- सत्यापित पंजी-II मेल के माध्यम से उपलब्ध कराने के संबंध में।

महाशय,

उपर्युक्त विषय के संबंध में श्री राजीव झोलिया वगैरह, पिता-श्री दीन दयाल झोलिया द्वारा निबंधन हेतु दस्तावेज मौजा-कठरगोन्दा, थाना नं०-201, खाता नं०-121, प्लॉट नं०-759 का उपस्थापित किया है, जिसमें अभिलेखागार में खतियान फटा हुआ है।

अधोहस्ताक्षरी कार्यालय के पत्रांक 396, दिनांक 29.02.2024 के द्वारा पत्र प्रेषित की गई है।

पुनः पत्र स्मारित किया जाता है कि तीन दिनों के अन्दर आपके द्वारा किसी तरह का पत्राचार नहीं किये जाने की स्थिति में उपस्थापित दस्तावेज का निबंधन कर दिया जाएगा और यह समझा जाएगा कि आपको इसमें किसी भी तरह की आपत्ति नहीं है।

निबंधन महानिरीक्षक, राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड, राँची के ज्ञापांक संख्या-258/नि०, दिनांक 29.06.2022 के निर्देशानुसार निबंधन कार्यालय में जाँच हेतु चेकलिस्ट जाँच का निर्देश प्राप्त है। (छायाप्रति संलग्न)।

अतः अनुरोध है कि अंचल द्वारा सत्यापित पंजी-II (email-reg.ranchisro1@gmail.com) के माध्यम से उपलब्ध कराने की कृपा की जाय।

संलग्न :- यथोक्त।

Via Mail Sent  
22/05/24  
30/05/24

विश्वासभाजन  
Mupate  
जिला अवर निबंधक,  
राँची।  
22/05/24



## जिला निबंधक का कार्यालय, राँची।

पत्रांक 396  
दिनांक 29/02/24

प्रेषक,

जिला अवर निबंधक,  
राँची।

सेवा में,

अंचल अधिकारी,  
हेहल, राँची।

विषय :- सत्यापित पंजी-II मेल के माध्यम से उपलब्ध कराने के संबंध में।

महाशय,

उपर्युक्त विषय के संबंध में श्री राजीव झोलिया वगैरह, पिता-श्री दीन दयाल झोलिया द्वारा निबंधन हेतु दस्तावेज मौजा-कठरगोन्दा, थाना नं०-201, खाता नं०-121, प्लॉट नं०-759 का उपस्थापित किया है, जिसमें अभिलेखागार में खतियान फटा हुआ है।

निबंधन महानिरीक्षक, राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड, राँची के ज्ञापांक संख्या-258/नि०, दिनांक 29.06.2022 के निर्देशानुसार निबंधन कार्यालय में जाँच हेतु चेकलिस्ट जाँच का निर्देश प्राप्त है। (छायाप्रति संलग्न)।

अतः अनुरोध है कि अंचल द्वारा सत्यापित पंजी-II (email-reg.ranchisrol@gmail.com) के माध्यम से उपलब्ध कराने की कृपा की जाय।

निबंधन महानिरीक्षक, राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड, राँची के ज्ञापांक संख्या-258/नि०, दिनांक 29.06.2022 के आलोक में अगर 14 दिनों के अन्दर जाँच प्रतिवेदन प्राप्त नहीं होता है तो यह समझा जाएगा कि जमीन हस्तांतरणीय एवं निबंधन योग्य है।

संलग्न :- यथोक्त।

विश्वासभाजन,

28.02.24

जिला अवर निबंधक,  
राँची।  
28/2/24





**फॉर्म संख्या-27**

(बंद दिवस 25/11)  
सुवर्ण जाहती वाचकः

क्र.सं.	विवरण	प्रमाण	विवरण	प्रमाण	विवरण	प्रमाण
1	आवेदन की तारीख	20/11/12	सुधारण	वर्षाधीन	समाप्त	वर्षाधीन
2	आवेदन का नाम	सुवर्ण जाहती	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन
3	अप्रतिष्ठित सुवर्ण जाहती	20/11/12	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन
4	सुधारण	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन
5	अतिरिक्त	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन
6	समाप्त	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन
7	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन
8	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन	वर्षाधीन

आवेदन संख्या  
की तारीख की तारीख

सुवर्ण जाहती

ता.  
ता.









झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

December 23, 2022

भाग वर्तमान	4	पृष्ठ संख्या	271										
जिला का नाम	राँची	अनुमंडल नाम	सदर										
मौजा का नाम	कठरगोन्दा	होल्डिंग संख्या	121/ मधे										
अंचल का नाम	हेहल	हलका का नाम	हल्का-01										
तौजी संख्या	0	थाना नम्बर	201										
इस्टेट का नाम	झारखण्ड	खाता का प्रकार	—										
श्री राजीव झोलिया, पिता-दीनदयाल झोलिया, जाति- —													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
121	759	0 कठD छ. 1054 वर्गमीटर	दाखिल खारिज वाद संख्या 111 आर 27 /1997-1998 आदेश दिनांक 27-9-1997										
	कुल परिमाण	0 ऐ 26.045 डि 0 हे	लगान सेस 5 7.25										
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
20/01/2005	081665	2001-2002	2004-2005	15	5	3.75	1.25	7.5	2.5	7.5	2.5	3	1
07-10-2019	0158467575	1997-1998	2019-2020	110	5	27.5	1.25	55	2.5	55	2.5	22	1
06-22-2020	0563735640	2020-2021	2020-2021	0	5	0	1.25	0	2.5	0	2.5	0	1
06-05-2021	0902603724	2021-2022	2021-2022	0	5	0	1.25	0	2.5	0	2.5	0	1
08-10-2022	0439959014	2022-2023	2022-2023	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

सगया देखें

BACK

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 करे

<https://jharbhoomi.jharkhand.gov.in/MISRegister2/Reg2Report>

ऑनलाइन जाँचा





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

March 28, 2023

भाग वर्तमान	9	पृष्ठ संख्या	18										
जिला का नाम	रौंछी	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	कठरगोन्दा	होलिंग संख्या	121	तौजी संख्या		थाना नम्बर	201	खाता का प्रकार	—				
RAJIV DROLIA, पित्त-DINDAYAL DROLIA, जाति- —													
खाता नम्बर	759	प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार			लगान	सेस			
121				0 ऐ 8.02 डि 0 हे		नामान्तरण मूकदमा संख्या 1680/2022 - 2023			24	0			
		कुल परिमाण		0 ऐ 8.02 डि 0 हे									
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत 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
02-01-2023	0584142372	2022-2023	2022-2023	0	24	0	6	0	12	0	12	0	4.8

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

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह 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 करे।

कम्प्यूटर देखें

BACK



ऑनलाइन जाँचा





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

March 5, 2022

## पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	274												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड						
मौजा का नाम	कठरगोन्दा	होल्डिंग संख्या	121/ मधे	तौजी संख्या	0	थाना नम्बर	201	खाता का प्रकार	—						
राजीव डोलिया, पिता-दीनदयाल डोलिया, जाति- — एवं राजीव डोलिया, — दीनदयाल डोलिया, जाति- —															
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								लगान	सेस		
121	759	7 कठम छ. 2 वर्गफीट		दाखिल खारिज बाद संख्या 4098 आर 27 /2003-2004 आदेश दिनांक 16-2-04								4	5.8		
कुल परिमान		7 कठम छ. 2 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		
20/02/2005	0020030	2004	2005	4	4	1	1	2	2	2	2	0.8	0.8		
07-10-2019	0847110057	2003-2004	2018-2020	64	4	16	1	32	2	32	2	12.8	0.8		
06-22-2020	0172815413	2020-2021	2020-2021	0	4	0	1	0	2	0	2	0	0.8		
06-05-2021	0409133862	2021-2022	2021-2022	0	4	0	1	0	2	0	2	0	0.8		

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्राप्ति 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 करे

ऑनलाइन जाँचा





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

March 28, 2023

## पंजी II प्रति

भाग वर्तमान	9	पृष्ठ संख्या	19
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	कठरगोन्दा	होल्डिंग संख्या	121
अंचल का नाम	हेहल	हलका का नाम	हल्का-01
तौजी संख्या		थाना नम्बर	201
इस्टेट का नाम	JHARKHAND	खाता का प्रकार	—
Pushpa Devi, पति-DINDAYAL DROLIA, जाति- —			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
121	759	0 ऐ 8.02 डि 0 हे	नामान्तरण मुकदमा संख्या 1746/2022 - 2023
	कुल परिमाण	0 ऐ 8.02 डि 0 हे	लगान
			0
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
02-01-2023	0385636566	2022-2023	2022-2023
		लागत बकाया	लागत चालू साल
		0	24
		रोड सेस बकाया	रोड सेस चालू साल
		0	6
		शिक्षा सेस बकाया	शिक्षा सेस चालू साल
		0	12
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल
		0	12
		कृषि सेस बकाया	कृषि सेस चालू साल
		0	4.8

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

## List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह 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 करे।

अपना देखें

← BACK

ऑनलाइन जाँचा





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

December 23, 2022

भाग वर्तमान	4	पृष्ठ संख्या	272										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	कठरगोन्दा	होलिंग संख्या	121/ मधे	तौजी संख्या	0	थाना नम्बर	201	खाता का प्रकार	—				
श्रीमती पुष्पा देवी, पति-दीनदयाल झोलिया, जाति- —													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस			
121	759	0 कठD छ. 480 वर्गमीटर		दाखिल खारिज चाद संख्या 112 आर 27 /1997-1998 आदेश दिनांक 27-9-1997.					5	7.25			
कुल परिमाण		0 ऐ 11.861 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
20/01/2005	0020028	2001-2002	2004-2005	10	5	2.5	1.25	5	2.5	5	2.5	2	1
07-10-2019	0222708478	1997-1998	2019-2020	110	5	27.5	1.25	55	2.5	55	2.5	22	1
06-22-2020	0482952378	2020-2021	2020-2021	0	5	0	1.25	0	2.5	0	2.5	0	1
08-05-2021	0187727089	2021-2022	2021-2022	0	5	0	1.25	0	2.5	0	2.5	0	1
05-30-2022	0566663118	2022-2023	2022-2023	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

कथना दें

BACK

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्राप्ति 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

<https://jharbhoomi.jharkhand.gov.in/MISRegister2/Reg2Report>

ऑनलाइन जाँचा





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

December 31, 2022

## पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	273										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	कठरगोन्दा	होल्डिंग संख्या	121/ मधे	तोड़ी संख्या	0	धाना नम्बर	201	खाता का प्रकार	---				
मेसर्स डोलिया मिनरल इंडस्ट्रीज प्रा0 लि0, अज्ञात- जाति- ---													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार						लगान	सेस		
121	759	27 कठम छ. 19 वर्गफीट		दाखिल खारिज वाद संख्या 4747 आर 27 /2004-2005 आदेश दिनांक 5-5-05						5	7.25		
कुल परिमान		27 कठम छ. 19 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत 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
05/09/2005	0028007	2005	2006	0	5	0	1.25	0	2.5	0	2.5	0	1
07-10-2019	0536846417	2004-2005	2019-2020	75	5	18.75	1.25	37.5	2.5	37.5	2.5	15	1
06-22-2020	0775584890	2020-2021	2020-2021	0	5	0	1.25	0	2.5	0	2.5	0	1
06-05-2021	0852288777	2021-2022	2021-2022	0	5	0	1.25	0	2.5	0	2.5	0	1
05-30-2022	0023482200	2022-2023	2022-2023	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

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्राप्ति 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 बिलक करे

<https://jharbhoomi.jharkhand.gov.in/MISRegister2/Reg2Report>

अपना देवे

BACK



हिहल   कठरगोन्दा   201   RAJIV DROLIA		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
121	759	0 एकड़ 8.02 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	24.00				24.00	
गुजारी (भावली)	6.00				6.00	
सेस	12.00				12.00	
सूद	12.00				12.00	
मुतफरकात	4.80				4.80	
मीजान	58.80				58.80	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					24.00	
गुजारी (भावली)					6.00	
सेस					12.00	
सूद					12.00	
मुतफरकात					4.80	
मीजान अदायकारी					58.80	

(१) मीजान कुल (लफजों में) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 08-04-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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 Page No. : 271  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 4  
वो सकुनत नम्बर। Receipt No. : 0580297661

हिहल   कठरगोन्दा   201   श्री राजीव डोलिया		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
121	759	0 एकड़ 26.045 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी) (भावली)	5.00					5.00
सेस	1.25					1.25
सूद	2.50					2.50
मुतफरकात	2.50					2.50
मीजान	1.00					1.00
	12.25					12.25

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी) (भावली)					5.00	
सेस					1.25	
सूद					2.50	
मुतफरकात					2.50	
मीजान अदायकारी					1.00	
					12.25	

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

तारीख अमला तहसील कुनिन्दा : 08-04-2024

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



यह एक कम्प्युटर जनित प्रति है।  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।  
किरी भी प्रकगर की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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



हेहल   कठरगोन्दा   201   राजीव ड्रोलिया, राजीव ड्रोलिया		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
121	759	7 कठा 4 छटाक 2 वर्गफीट

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	4.00				4.00	
गुजारी (भावली)	1.00				1.00	
सेस	2.00				2.00	
सूद	2.00				2.00	
मुतफरकात	0.80				0.80	
मीजान	9.80				9.80	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					4.00	
गुजारी (भावली)					1.00	
सेस					2.00	
सूद					2.00	
मुतफरकात					0.80	
मीजान अदायकारी					9.80	

- (१) मीजान कुल (लफजों में) : Nine Rupees and Eighty Paise  
(२) नाम देहिन्दा -  
(३) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 08-04-2024

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



गह एक कम्प्युटर जनिेत प्रांते है।  
यह प्रापत्र 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 Page No. : 19  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 9  
वो सकुनत नम्बर। Receipt No. : 0842979203

हेहल   कठरगोन्दा   201   Pushpa Devi		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
121	759	0 एकड़ 8.02 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	24.00				24.00	
गुजारी (भावली)	6.00				6.00	
सेस	12.00				12.00	
सूद	12.00				12.00	
मुतफरकात	4.80				4.80	
मीजान	58.80				58.80	

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					24.00	
गुजारी (भावली)					6.00	
सेस					12.00	
सूद					12.00	
मुतफरकात					4.80	
मीजान अदायकारी					58.80	

(१) मीजान कुल (लफजों में) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 08-04-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



हेहल   कठरगोन्दा   201   श्रीमती पुष्पा देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
121	759	0 एकड़ 11.861 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		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 (2024-2025)	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 (लफजों में) : Twelve Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 12.25

तारीख अमला तहसील कुनिन्दा : 08-04-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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 Page No. : 273  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 4  
वो सकुनत नम्बर। Receipt No. : 0223708617

हेहल   कठरगोन्दा   201   मेसर्स डोलिया मिनरल इंडस्ट्रीज प्रा0 लि0		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
121	759	27 कठा 4 छटाक 19 वर्गफीट

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		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	.....				.....	
सूद	2.50				2.50	
मुतफरकात	2.50				2.50	
मीजान	1.00				1.00	
	12.25				12.25	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					5.00	
गुजारी (भावली)					1.25	
सेस					.....	
सूद					2.50	
मुतफरकात					2.50	
मीजान अदायकारी					1.00	
					12.25	

(१) मीजान कुल (लफजों में) : Twelve Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 12.25

तारीख अमला तहसील कुनिन्दा : 08-04-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

V





# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : OLP20137163620240451

Date : 2024-04-20

Ward No : 2

Department / Section : Revenue Section

New Ward No : 2

Account Description : Holding Tax & Others

Holding No. : 193/C

New Holding No : 0020004907000Z0

Received From Mr / Mrs / Miss . : MR. RAJIV DROLIA S/O DIN DAYAL DROLIA

Address : OPP KRISHI BHAWAN DROLIA HOUSE KANKE ROAD RANCHI

A Sum of Rs. : 4346.00

(in words) :

**Four Thousand Three Hundred And Forty Six Rupees Only**

towards : Holding Tax & Others Vide : ONLINE

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

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	4829.44
				Online Rebate	241.47
				First Qtr Rebate	241.47
				Adjusted Amount	0.02
				Total Payable Amount	0.00
				Total Paid Amount	4346.00



Toll Free - 1950

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

NOTARIAL CERTIFICATE

[Faint text in a rectangular box]





# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : OLP20137164320240455

Date : 2024-04-20

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 193/A

New Holding No : 0020003843000Z0

Received From Mr. / Mrs / Miss . : MR. RAJIV DROLIA S/O MR. DIN DAYAL DROLIA

Address : OPP. KRISHI BHAWAN DROLIA HOUSE KANKE ROAD RANCHI

A Sum of Rs. : 1480.00

(in words) :

**One Thousand Four Hundred And Eighty Rupees Only**

towards : Holding Tax & Others Vide : ONLINE

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

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	1644.32
				Online Rebate	82.22
				First Qtr Rebate	82.22
				Advance Amount	0.12
				Total Payable Amount	0.00
				Total Paid Amount	1480.00



Toll Free - 1950

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

भारतीय प्रजासत्ताक संविधान





# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : OLP20137162820240446

Date : 2024-04-20

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 193

New Holding No : 0020004971000A1

Received From Mr / Mrs / Miss . : MRS. PUSHPA DEVI DROLIA W/O MR DIN DAYAL DROLIA

Address : OPP KRISHI BHAWAN DROLIA HOUSE KANKE ROAD RANCHI

A Sum of Rs. : 9701.00

(in words) :

Nine Thousand Seven Hundred And One Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	7185.84
RWH Penalty	1	2024-2025	4	2024-2025	3592.92
				Online Rebate	538.94
				First Qtr Rebate	538.94
				Advance Amount	0.12
				Total Payable Amount	0.00
				Total Paid Amount	9701.00



Toll Free - 1950

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

महाराष्ट्र शासन, अर्थ विभाग

आदेश क्र. १०००/२०१९





# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : OLP20137162520240444

Date : 2024-04-20

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 193/B1

New Holding No : 002000384400020

Received From Mr / Mrs / Miss . : DROLIA MINERAL INDUSTRIES PVT. LTD  
Address : OPP. KRISHI BHAWAN DROLIA HOUSE KANKE ROAD RANCHI  
A Sum of Rs. : 5741.00

(in words) :

Five Thousand Seven Hundred And Forty One Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	6378.76
				Online Rebate	318.94
				First Qtr Rebate	318.94
				Advance Amount	0.12
				Total Payable Amount	0.00
				Total Paid Amount	5741.00



Toll Free - 1950

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

राष्ट्रीय मूल्य निर्धारण आयोग

आदेश संख्या: \_\_\_\_\_

दिनांक: \_\_\_\_\_





# DROLIA MINERAL INDUSTRIES (P) LTD.

Regd. & Head Office :620, Maker Chambers V, Nariman Point, Mumbai - 400 021.

Phone : +91-22-22020423 • Fax : +91-22-22020441

Email : drolia@drolia.com

CIN : U23101MH1991PTC162310

**CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF DROLIA MINERAL INDUSTRIES PRIVATE LIMITED ON WEDNESDAY THE 27TH DAY OF MAY 2024 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 620, MAKER CHAMBER V, NARIMAN POINT, MUMBAI 400 021 AT 11.00 A.M**

The Chairman informed the Board that it is proposed to authorise Mr. Rajiv Drolia to attend the office of Sub Registrar of Ranchi, Assurances and admit the registration of Development Agreement in respect of Land admeasuring 27 Kathas 4 chataks & 19 Sq.ft equivalent to 1824.524 Sq.mtrs or thereabouts of the said property marked as C. S. Plot no.777, sub plot no.777/B corresponding to portion of R.S. Plot no.759, Sub Plot no.759/B, under Khata no.121 situated at Kathargonda alias Donrgonda, Kanke Road, Ranchi, P.S. Ranchi (Now Bariatu), Thana no.201, District - Ranchi and its name mutated in Ranchi Municipal Corporation, Ranchi and has been allotted Holding no.0020003844000Z0 within Ward no.2.

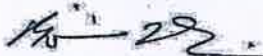
The Board discussed the matter in detail and passed the following Resolution unanimously:

**"RESOLVED THAT Mr. Rajiv Drolia, Director of the Company (Holder of PAN :ABTPD5519P), be and is hereby authorised negotiate the terms and conditions of Development Agreement and to sign the agreement, deeds, papers with an authority to amend or alteration to the agreement portion(s) thereto as may be necessary with the prior intimation to the Board.**

**RESOLVED FURTHER THAT Mr. Rajiv Drolia, Director of the Company (Holder of PAN : ABTPD5519P) be and is hereby authorized to present on behalf of the Company before the Sub-Registrar of Assurances at Ranchi for admission and registration of the Development Agreement and other such documents in respect of the said land and do all such other acts, deeds and things as may be required in the matter and things as may be considered necessary, desirable and expedient by him for the purpose of giving effect to this resolution."**

**//CERTIFIED TRUE COPY//**

**DROLIA MINERALS INDUSTRIES PRIVATE LIMITED**



**RAJIV DROLIA**

**DIRECTOR DIN: 00337890**

# सिद्धि विद्यापीठ, मुंबई



सिद्धि विद्यापीठ, मुंबई  
सिद्धि विद्यापीठ, मुंबई

सिद्धि विद्यापीठ, मुंबई  
सिद्धि विद्यापीठ, मुंबई

सिद्धि विद्यापीठ, मुंबई  
सिद्धि विद्यापीठ, मुंबई

सिद्धि विद्यापीठ, मुंबई  
सिद्धि विद्यापीठ, मुंबई





# PANAS REALTORS LLP

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF PANAS REALTORS LLP HELD ON 20<sup>TH</sup> DAY OF MAY, 2024 AT 502, MODI HEIGHTS PHASE II, RATU ROAD, RANCHI 834005.**

**Appointment of Authorized Signatory.**

**"RESOLVED THAT Mr. Narayan Prasad Jalan S/O Late Ganesh Prasad Jalan be and is hereby authorized to sign and submit all necessary documents, agreements, letters, forms, etc. on behalf of Panas Realtors LLP from immediate effect."**

**Signature of All the Partners of Panas Realtors LLP.**

We all the Partners agree for the same: -

NAME	DESIGNATION	SIGNATURE
Narayan Prasad Jalan	Designated Partner	
Arun Jhunjhunwala	Designated Partner	
Pradeep Modi	Designated Partner	
Pranay Modi	Designated Partner	
Aditya Jhunjhunwala	Designated Partner	

502, 5th Floor, Modi Heights  
Phase - II, Ratu Road,  
Ranchi - 834005 (Jharkhand)

0651-3557542

✉ info@panas.in  
🌐 www.panas.in






# PANAS REALTORS LLP

## Acceptance of Authorized Signatory

I, Narayan Prasad Jalan hereby solemnly accord my acceptance to act as authorized signatory.

Narayan Prasad Jalan	Designated Partner /Authorized Signatory	
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**Place: Ranchi**

**Date: 20/05/2024**

502, 5th Floor, Modi Heights  
Phase - II, Ratu Road,  
Ranchi - 834005 (Jharkhand)

☎ 0651-3557542

✉ info@panas.in  
🌐 www.panas.in

RAHAS REALTORS LLP



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पता: ...  
...



...

...

...



## **Ranchi Municipal Corporation**

FORM FOR SANCTION OF GROUP DEVELOPMENT SCHEME

**APPENDIX – 'E' /Bye Laws Clause No. 7.1**

From,

The Municipal Commissioner  
Ranchi Municipal Corporation

To,

(1) PUSHPA DEVI DROLIA (2) RAJIV DROLIA (3) DROLIA  
MINERAL INDUSTRIES PVT LTD THROUGH DIRECTOR RAJIV  
DROLIA  
KANKE ROAD, P.S.GONDA, RANVHI, JHARKHAND, 834008

Re:sanction of your building plan case no. **RMC/GH/0187/W02/2023** dated **10/8/2023** for grant of license on Dated **15/3/2024** for the **Group Development Scheme** in Khata No.: **121** on RS Plot no.: **759** Situated in Colony/Street: Mohalla/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner **Ranchi Municipal Corporation**, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of **RS.1217981/-**
2. You have to furnish & Deposit a Gift Deed of **354.34** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.1048921/-** labour cess @ 1% of the project cost.

**Ranchi Municipal Corporation**



विद्यार्थी परिषद का कार्यालय राँची

राँची, झारखण्ड

राँची, झारखण्ड

राँची, झारखण्ड

राँची, झारखण्ड

राँची, झारखण्ड

राँची, झारखण्ड



राँची, झारखण्ड

अवर निबंधक का कार्यालय, राँची।

दस्तावेजों की जाँच हेतु चेकलिस्ट

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.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में )	✓	

30/05/24  
**Poonam Tiwari**  
 जाँच निबंधक का हस्ताक्षर  
 तिथि सहित



**Vaibhav Mani Tripathi**  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित

**Vaibhav Mani Tripathi**  
 DSR, Ranchi



भारत सरकार  
नवी. इतराण्ड

भारत सरकार  
नवी. इतराण्ड



## Pre Registration Docket

Date :- 29-05-2024 07:19 pm

Office Name :- SRO - Ranchi  
Token No:- 202400064746

Appointment :- 30-May-2024 Time:- 11:9

Article	Development Agreement
Pre Registration Date	27-May-2024
No. Of Pages	54
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 33,57,267.

Property Id: **1229422**

Valuation No. : 1675877 / 2024	:- 2024-2025	Date : 29-May-2024 18:34:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Kathalgonda	Village/City : Kathalgonda	
Kathalgonda Word No 2 - Main Road			
Khata Number - 121			
Plot Number - 759			
Holding Number - 0020004907000Z0 0020004971000A1 0020003844000Z0 0020003843000Z0			
Volume Number - 4 9			
Page Number - 271 272 273 274 18 19			
<b>Property Rates</b>			
Commercial Land (Y)			
₹1209240/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	111 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 111 x 1209240=134225640	₹13,42,25,640/-
A	Total		₹13,42,25,640/-
Note : Final Valuation is Rounded to Next 100/-			₹13,42,25,700/-
Total Valuation (A)			₹13,42,25,700/-
Total Amount in Words : Thirteen Crores Forty Two Lakhs Twenty Five Thousands Seven Hundred Rupees Only.			



Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Don Land of Magra Oraon (Present day: Hansh Marg), West: Road, South: Land & House of Sri Prakash Anand Singh, North: Apartment - Shree Ram Garden
Area	Land area : 111.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	134225640
Transaction Amount	-

CLAIMANT	<b>PANAS REALTORS LLP-Ms. PANAS REALTORS LLP Through Its Designated Partner Narayan Prasad Jalan, ,Father/Husband Name Late Ganesh Prasad Jalan,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-18-Jan-2017,Permission Case No.- , Aadhaar No. *****7635, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.Address - 9/3 Basant Vihar, Kanke Road, Ranchi, Pin Code-834008</b>
EXECUTANTS	<b>-Mrs. PUSHPA DEVI DROLIA, ,Father/Husband Name Keshardeo Khemka,, Party Category-Individual , PAN No.- Date Of Birth-29-Nov-1952,Permission Case No.- , Aadhaar No. *****6698, Country-India, State Name-Maharashtra, District Name-MUMBAI, City/Village/Town Name-Mumbai, Locality-.Address - 2203, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai, Pin Code-400013</b>
	<b>DROLIA MINERAL INDUSTRIES PRIVATE LIMITED-Mr. DROLIA MINERAL INDUSTRIES PRIVATE LIMITED Through Director RAJIV DROLIA, ,Father/Husband Name Din Dayal Drolia,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-10-Apr-1991,Permission Case No.- , Aadhaar No. *****3909, Country-India, State Name-Maharashtra, District Name-MUMBAI, City/Village/Town Name-Mumbai, Locality-.Address - 2204, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai, Pin Code-400013</b>
	<b>-Mr. RAJIV DROLIA, ,Father/Husband Name Din Dayal Drolia,, Party Category-Individual , PAN No.- Date Of Birth-27-Jun-1969,Permission Case No.- , Aadhaar No. *****3909, Country-India, State Name-Maharashtra, District Name-MUMBAI, City/Village/Town Name-Mumbai, Locality-.Address - 2204, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai, Pin Code-400013</b>

Witness Information	<b>Mr. Aditya Jhunjunwala , Address - Flat no-202, Nandan Kanan Lake Avenue, Kanke Road, Morabadi, Ranchi-, Father/Husband Name-Arun Jhunjunwala</b>
---------------------	--

Identifier Details	<b>Mr. Aditya Jhunjunwala , Address - Flat no-202, Nandan Kanan Lake Avenue, Kanke Road, Morabadi, Ranchi-, Father/Husband Name-Arun Jhunjunwala</b>
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<b>Fee Rule:Development Agreement</b>		4
1	Stamp Duty	

1	SP	1,620
<b>Total</b>		<b>1,620</b>

<b>Fee Rule:Development Agreement</b>		33,55,643
1	A1	3
2	LL	1
3	PR	
<b>Total</b>		<b>33,55,647</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.

*[Signature]*  
Deed Writer / Advocate

*[Signature]*  
Vendee / Claimant

*[Signature]*  
Vendor / Executant

*[Signature]*  
30/8/24

*[Signature]*

संख्या: १००/२०१८

२५/०५/२०१८

२५/०५/२०१८

२५/०५/२०१८

२५/०५/२०१८

२५/०५/२०१८





## Document Registration Summary 1

Date :-30-May-2024

- Government/Market Value: ₹134225700/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1028253

Receipt Date : 30-05-2024

Presenter Name: -

On Date 30-05-2024 Presented at SRO - Ranchi  
Signature of Presenter

PR	₹1
SP	₹1620
LL	₹3
A1	₹3355643
Stamp Duty	₹100

SRO - Ranchi

Total


₹3357367


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PanasRealtorsLipThroughItsDesignatedPartnerNarayanPrasadJalan	GRN Number : 2402316359 DEPT Transaction Id : 66d324ac524ed8aac14d Transaction Type :	100
PR	1	1	0	GRAS	PanasRealtorsLipThroughItsDesignatedPartnerNarayanPrasadJalan	GRN Number : 2402316429 DEPT Transaction Id : c09a957c2f57f1b0d61a Transaction Type :	1
SP	1620	1620	0	GRAS	PanasRealtorsLipThroughItsDesignatedPartnerNarayanPrasadJalan	GRN Number : 2402316429 DEPT Transaction Id : c09a957c2f57f1b0d61a Transaction Type :	1620
A1	3355643	3355643	0	GRAS	PanasRealtorsLipThroughItsDesignatedPartnerNarayanPrasadJalan	GRN Number : 2402316429 DEPT Transaction Id : c09a957c2f57f1b0d61a Transaction Type :	3355643
LL	3	3	0	GRAS	PanasRealtorsLipThroughItsDesignatedPartnerNarayanPrasadJalan	GRN Number : 2402316429 DEPT Transaction Id : c09a957c2f57f1b0d61a Transaction Type :	3
Sub Total	3357271	3357367	-96				

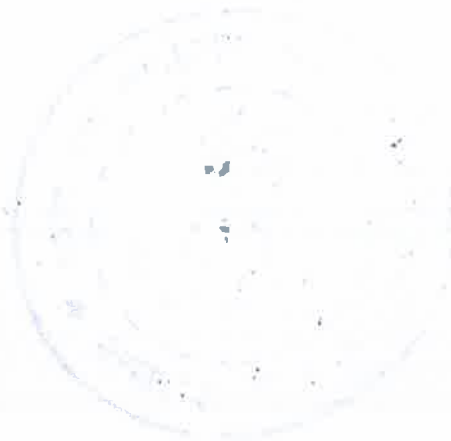


Article : Development Agreement Number of Pages : 108

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer  
**Vaibhav Mani Tripathi**  
DSR, Ranchi







## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400064746

Deed Type	Development Agreement
Number of Pages	108
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1620, A1 :- Rs. 3355643, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.134225640/- ,Transaction Amount :- Rs.0/-
Property Details	<p>District :- Ranchi , Tehsil :- Hehal , Village Name :- Kathalgonda Location :- Main Road, Kathalgonda Word No 2</p> <p>Property Boundaries :- East: Don Land of Magra Oraon (Present day: Hansh Marg), West: Road, South: Land &amp; House of Sri Prakash Anand Singh, North: Apartment – Shree Ram Garden</p> <p>Khata Number - 121Plot Number - 759Holding Number - 0020004907000Z0 0020004971000A1 0020003844000Z0 0020003843000Z0Volume Number - 4 9Page Number - 271 272 273 274 18 19</p> <p>Area Of Land :- 111.00 Decimal</p>

Sh./Smt.**RAJIV DROLIA** s/o/d/o/w/o **Din Dayal Drolia** has presented the document for registration in this office





today dated :- **30-May-2024** Day :- **Thursday** Time :- **14:25:34 PM**









RAJIV DROLIA(Individual)

Party Name	Document Type	Document Number
RAJIV DROLIA	PAN/UID	*****3909



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	<b>PUSHPA DEVI DROLIA</b> <b>Address1 -</b> 2203, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai, <b>Address2 -</b> . . . Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Pushpa Devi Drolia <b>Address:-</b> 2203, Phoenix Tower, B-Wing, , senapati Bapat Marg, Lower Parel, Delisle Road, Mumbai, Mumbai, 400013, Delisle Road, Maharashtra, India		EXECUTANTS Age:71			<i>Pushpa Devi Drolia</i>
2	<b>DROLIA MINERAL INDUSTRIES PRIVATE LIMITED</b> <b>Through Director RAJIV DROLIA</b> <b>Address1 -</b> 2204, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai, <b>Address2 -</b> . . . Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Rajiv Drolia <b>Address:-</b> 2204 Phoenix Towers B Wing, , Tulsi Pipe Road, Lower Parel West, Delisle Road, Mumbai, Mumbai, 400013, Delisle Road, Maharashtra, India		EXECUTANTS Age:			<i>Rajiv Drolia</i>



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
3	<b>RAJIV DROLIA</b> <b>Address1 -</b> 2204, Phoenix Tower, B- Wing, Senapati Bapat Marg, Lower Parel, Mumbai, <b>Address2 - .</b> . . . Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	No	Yes	Rajiv Drolia <b>Address:-</b> 2204 Phoenix Towers B Wing, , Tulsi Pipe Road, Lower Parel West, Delisle Road, Mumbai, Mumbai, 400013, Delisle Road, Maharashtra, India		EXECUTANTS Age:54			
4	<b>PANAS REALTORS LLP</b> Through Its Designated Partner <b>Narayan Prasad Jalan</b> <b>Address1 -</b> 9/3 Basant Vihar, Kanke Road, Ranchi, <b>Address2 - .</b> . . . Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	No	Yes	Narayan Prasad Jalan <b>Address:-</b> 9/3 BASANT VIHAR, PANCHWATI APPARTMENT, KANKE ROAD, KANKE ROAD, RANCHI, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:			

## Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>Aditya Jhunjunwala</b> S/o-D/o <b>Arun Jhunjunwala</b> <b>Address1 -</b> Flat no-202, Nandan Kanan Lake Avenue, Kanke Road, Morabadi, Ranchi, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			



**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Aditya Jhunjunwala</b> <b>Address1</b> - Flat no-202, Nandan Kanan Lake Avenue, Kanke Road, Morabadi, Ranchi, <b>Address2</b> - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

*Vaibhav Mani Tripathi*  
DSR, Ranchi

Above mentioned, ( **RAJIV DROLIA , PUSHPA DEVI DROLIA , DROLIA MINERAL INDUSTRIES PRIVATE LIMITED Through Director RAJIV DROLIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Aditya Jhunjunwala**) Son/Daughter/Wife of (**Arun Jhunjunwala**) resident of (**Flat no-202, Nandan Kanan Lake Avenue, Kanke Road, Morabadi, Ranchi**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 30-May-2024

Seal and Signature of Registering Officer

*Vaibhav Mani Tripathi*  
DSR, Ranchi


Handwritten text, possibly a signature or name, located in the upper left quadrant of the page.



Token No.: 202400064746

## CERTIFICATE

### Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **30-May-2024** by **RAJIV DROLIA**, S/O, D/O, W/O **Din Dayal Drolia** resident of 2204, Phoenix Tower, B-Wing, Senapati Bapat Marg, Lower Parel, Mumbai ...

This deed was registered as Document No:- **2024/RAN/4915/BK1/4455** in Book No :- **BK1**, Volume No :- 551 from Page No :- 169 to 276 at, office of **SRO - Ranchi**

Date:- **30-May-2024**

Registering Officer

*MF*  
*28/05*  
*Vaibhav Mani Gupta*  
DSR, Ranchi



