

4948

4483



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** c9c6ec6f282afda0e0ae

**Receipt Date :** 31-May-2024 12:20:19 am

**Receipt Amount :** 100/-

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

**Token Number :** 202400065556

**Office Name :** SRO - Ranchi

**Document Type :** Development Agreement

**Payee Name :** Panas Realtors LLP Through Its Partner  
Aditya Jhunjunwala ( Vendee )

**GRN Number :** 2402333640



--: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 क स०..... के अधिन यथावत स्टाम्प  
लक्षित का स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

*Mupali*

*Vaibhav Mani Tripathi*  
DSR, Ranchi

निबंधन पदाधिकारी  
31/05/2024

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

For Panas Realtors LLP  
*Aditya Jhunjunwala*

Designated Partner

Kwality Construction Co. Pvt. Ltd

*Kanishk*

Director

*Sobites Singh*

///

10/10/10





Jitesh

Jitesh

Sinha

31/5/24

Development Agreement  
सम्पत्ति का मूल्य - .....

मुद्रांक - ..... 100/- .....

T.D.S. - .....

31/5

For Panas Realtors LLP

Ajit Singh  
Designated Partner

मार्ग दर्शिका पंजी से मिलान किया  
जमीन का दर/उं 802336/-  
कच्चा कमान का दर/वर्ग फीट.....  
पक्का कमान का दर/वर्ग फीट.....  
प्लॉट का दर/वर्ग फीट.....

31/5

31/5/24

प्राप्त पशुपालन व भूमि घोटाला एवं खाशमहल लीज की सूची में वर्णित प्लॉट एवं नाम दर्ज नहीं है। 31/05/24

31/5/24

Thumb Index Middle Ring Little  
Kwality Construction Co. Pvt. Ltd.  
31/5/24 Director

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 31<sup>st</sup> day of May 2024, A.D.

**BY AND BETWEEN**

(1) SMT. SABITA SINGH Date of Birth 31-01-1970 wife of Late Sita Ram Prasad Singh, Daughter of Shiv Shankar Prasad Singh, Grand Daughter of Late Dukhi Singh, by Category - General (Not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Housewife, Residents of West End Park, Ratu Road, Hehal, PS- Sukhdeonagar, District - Ranchi, State - Jharkhand, Indian Citizen (UID: XXXX XXXX 3294; PAN: AGKPS0555L; MOB: 7979761224)

Thumb Index Middle Ring Little  
31/5/24

Sabita Singh  
31/5/24

गैर मजरूवा प्रतिबंधित सूची से  
खाता नं. MSP. प्लॉट. 1472

का मिलान किया दर्ज नहीं पाया

31/5

मूद्रांक व न भूमि  
में दर्ज नहीं है।

31/05/24



Jites

ADP  
31/5/24

Sobhu Singh  
31/5/24



Thumb



Index



Middle



Ring



Little

दिनांक 31/05/24 समय 10:01

रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38

श्री Sabita Singh

पिता श्री/स्व. Shiv Shankar Prasad Singh

निवास स्थान Lalpur Ranchi

पूजा H. Ward को लोकपालों के दावेदार या

अवर निबंधक द्वारा प्रमाणित

युज्जारनामा सं. के अधीन

अध्यक्षकारियों या दावेदारों में से एक श्री

के अभिकर्ता में दि. के पूर्वाहन/अपराहन

में अवर निबंधन कार्यालय में

क्रियम के लिए पेश किया

Mupale

मिशन पदाधिकारी का हस्ताक्षर

31/05/2024

Vaibhav Mani Tripathi  
DSR, Ranchi



(2) M/s KQUALITY CONSTRUCTION COMPANY PVT. LTD. (PAN: AACCK2701M, CIN: U45200JH2001PTC012075) having its registered office at 56 A Hehal, Ratu Road, PS Sukhdeonagar, Dist- Ranchi, Jharkhand represented through its Director SRI RAVI RAJ SINGH Date of Birth 18-07-1994 son of Late Sita Ram Prasad Singh, Grandson of Late Saryu Prasad Singh, by Category - General (Not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Business, Residents of 4th Floor, 56 A Hehal, Ratu Road, PS- Sukhdeonagar, District - Ranchi, State - Jharkhand, Indian Citizen pursuant to the authority granted by the Board Resolution dated 3<sup>rd</sup> April 2024 (UID: XXXX XXXX 5219; MOB: 7979761224) hereinafter called the "LAND OWNERS"/ "OWNERS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**;

AND

M/s PANAS REALTORS LLP [GST No. 20AATFP5938K1ZQ, CIN No. - AAI-3095, PAN:AATFP5938K], a limited liability partnership firm, having its Registered office at 5th Floor, Shop No. 502, Modi Heights, Phase - 2, Ratu Road, Ranchi, Jharkhand through its Designated Partner/authorized signatory Aditya Jhunjunwala Date of Birth - 18.07.1999, UID-XXXX XXXX 1206, MOB-9534027769 Son of Arun Jhunjunwala, Grand son of Late Mohan Lal Jhunjunwala, by Occupation business, by faith Hindu, by Caste - General Residence of Flat no. 202 Nandan Kanan Lake Avenue Kanke Road, P.S. Gonda, Dist Ranchi, State Jharkhand, Indian Citizen pursuant to the authority granted by the Board Resolution dated 27<sup>th</sup> May 2024, hereinafter called the "DEVELOPER/ PROMOTER" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors, administrators and executors) of the **OTHER PART**;

In this Deed or Indenture/Agreement For Development unless the context otherwise demands the reference to :

- (i) male gender shall mean and include the female gender and vice-versa,
- (ii) Singular shall mean and include plural and vice versa and
- (iii) reference to living person shall mean and include body corporate and/or any other artificial person.

The reference to the word "the said PROPERTY" refers to the land measuring 18.18 Decimals of portion of M.S. Plot No. 1472 corresponding to Plot No. 15/A, corresponding to Holding No. 694/A2 within Ward No. 7 at present Holding No. 0180000787000Z0, 0180001030000A1 within old ward No. 18 New Ward No. 10 of Ranchi Municipality now Ranchi Municipal Corporation, Ranchi situated at Village Lalpur, P.S. - Lalpur, Thana No. 197, in the town and District of Ranchi and more particularly described in the "SCHEDULE-A" hereunder written.

**WHEREAS** one Kali Pado Ghosh was the sole and absolute owner and seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land comprised within



Municipal Survey Plot Nos. 1472 and 1473, bearing Holding Nos. 4 within Ward No. VII of Ranchi Municipal Corporation, Ranchi, situated at Circular Road, Upper Burdwan Compound, Ranchi.

**AND WHEREAS** Kali Pado Ghosh being the sole and absolute owner and seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land comprised within Municipal Survey Plot Nos. 1472 and 1473, bearing Holding Nos. 4 within Ward No. VII of Ranchi Municipal Corporation, Ranchi, situated at Circular Road, Upper Burdwan Compound, Ranchi died intestate in November 1929 leaving behind him surviving his four sons namely Prafullo Kumar Ghosh, Sishir Kumar Ghosh, Dr. Sanat Kumar Ghosh, and Nanda Kumar Ghosh, as his legal heirs, representatives and successors, and thus they became the joint owners and seized and possessed of and otherwise well and sufficiently entitled to the same free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the Prafullo Kumar Ghosh, Sishir Kumar Ghosh, Dr. Sanat Kumar Ghosh, and Nand Kumar Ghosh, being the joint owners and seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land comprised within Municipal Survey Plot Nos. 1472 and 1473, bearing Holding Nos. 4 within Ward No. VII of Ranchi Municipal Corporation, Ranchi, situated at Circular Road, Upper Burdwan Compound, Ranchi executed a Deed of Partition dated 9th day of May, 1935 and duly registered in the office of the District Registrar, Alipore and entered in Book No. 1, Volume No. 50, Pages. 122 to 149, Being No. 2114 for the year 1935 and each of the parties came into separate possession of the properties allotted to them respectively and accordingly the southern portion of M.S. Plot No. 1472 and portion of M.S. Plot No. 1473 along with other properties were allotted to Nanda Kumar Ghosh free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Nanda Kumar Ghosh being the sole and absolute owner and seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece and parcel of land comprised within Municipal Survey the southern portion of Plot No. 1472 and portions of Plot No. 1473, within Ward No. VII-B of Ranchi Municipal Corporation, Ranchi, situated at Circular Road, Upper Burdwan Compound, Ranchi died intestate on the 5th day of July, 1971 leaving behind him surviving Mukul Ghosh and others as his legal heirs successors and representatives and thus they became the joint owners and seized and possessed of and otherwise well and sufficiently entitled to the same free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the said Mukul Ghosh along with others heirs of deceased Nanda Kumar Ghosh being the joint owners and seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land comprised within Municipal Survey the southern portion of Plot

For Parties Realtors LLP

Amita Thakur  
Designated Partner

Kwality Construction Co. Pvt. Ltd.

Sai B. Singh  
Director

Sobita Singh



No. 1472 and portions of Plot No.1473, within Ward No. VII-B of Ranchi Municipal Corporation, Ranchi, situated at Circular Road, Upper Burdwan Compound, Ranchi through a Deed of Sale dated 07th day of February' 1973, and duly registered in the office of the District Sub Registrar, Ranchi and entered in Book No. I, Volume No. 73, Pages. 365 to 375, Deed No. 1564 for the year 1973 sold, transferred, conveyed, devised, demised, delivered, alienated, assured, granted, provided and given a piece and parcel of land admeasuring 3 Bighas, 1Cottah and 12Chittacks more or less out of M.S. Plot No. 1472 and portion of M.S. Plot No. 1473, bearing Holding No. 694-A under Ward No. VII-B of the Ranchi Municipal Corporation, Ranchi unto and in favour of Nirendra Nath Sarkar and others, for valuable consideration/s mentioned thereof same free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** by virtue of another registered sale deed dated 7.2.1973 the aforesaid 4 legal heirs of deceased Nand Kumar Ghosh jointly sold to Smt. Kamala Devi Jaiswal and Smt Gita Jaiswal 25 Kathas 11 Chattaks of the aforesaid land.

**AND WHEREAS** aforesaid Nirendra Nath sarkar and Rabindra Nath Biswas sold the entire land purchased by them to different purchasers.

**AND WHEREAS** the name of Shri Nirendra Nath Sarkar and Shri Rabindra Nath Biswas and Smt. Kamala Devi Jaiswal and Smt. Gita Devi Jaiswal have already been mutated with respect to the aforesaid 87 Kathas 7 Chattaks land.

**AND WHEREAS** after the aforesaid transactions of sale in respect of the said property of village Lalpur, the three legal heirs of late Nanda Kumar Ghosh amicably partitioned the remaining properties left by Late Nanda Kumar Ghosh by virtue of a registered deed of partition dated 29.3.1976 registered in Ranchi registration office entered in Book no.1, Vol .no.51, pages 537-544 being no.1976 of the year 1976- and came in peaceful possession of the respective, shares in accordance to the schedule and map attached to the said registered deed of partition.

**AND WHEREAS** thereafter Shri Mukul Ghosh, son of Late Nanda Kumar Ghosh came in exclusive possession of the property allotted to them and specifically described in the schedule of the said Registered Deed of Partition, and shown in the map attached to the said deed.

**AND WHEREAS** Shri Mukul Ghosh applied before the competent Authority for permission of sell vacant portion of M.S. Plot No.1472 and 1473 being Jamabandi no. 98/A and 98/B, and Plot no. 15/A , and 16 virtue of the said registered deed of partition under the provisions of the section 26 of Urban Land (Ceiling and Regulations) Act, 1976 and the permission was accorded to the said Mukul Ghosh under Section 26 of the said Act vide case no.511 of 1980 dated 3-6-1980 and the statutory period of 60 days expired long back and the permission to sell the land.

**AND WHEREAS** Mukul Ghosh agreed to sell to Late Dipty Mukherjee VENDOR a plot of land measuring 4 ½ (Four and a Half) Kathas more or less out of the aforementioned land specifically described in the schedule and delineated in RED wash in the Map.

**AND WHEREAS** the Late Dipty Mukherjee purchased the said land vide Regd. sale deed no 8159 dated 31.10.1980 and same in peaceful possession of the purchased land.



**AND WHEREAS**, the name of Late Dipty Mukherjee have already been mutated in respect of the aforesaid 4 ½ (Four and a Half) Kathas more or less, land vide Mutation Case Ranchi, and has been receiving the land rent and Tax receipts in her name issued by the Land Revenue Deptt. Govt. of Bihar and Ranchi Municipal Corporation, Ranchi.

**AND WHEREAS** Late Dipty Mukherjee died in April 1999 leaving behind her husband Sri Nirendra Nath Mukherjee and two daughters namely Indrani Chakraborty and Chandrani Sanyal as her heirs and successors.

**AND WHEREAS** the said Sri Nirendra Nath Mukherjee, Indrani Chakraborty and Chandrani Sanyal being the joint owners and seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 4.5 Katha more or less out of M.S. Plot No. 1472, marked as Sub Plot No. 1472/D, bearing Holding No. 694 (old and 694/J2 (New) Jamabandi No. 98/B, Plot No. 15/A situated at Circular Road, Upper Burdwan Compound, Ranchi Municipal Corporation Ranchi by a Deed of Sale dated 17.05.2002 and duly registered with the office of the District Sub Registrar, Ranchi, and recorded in Deed No. 5900 for the year 2002 sold, transferred, conveyed, devised, demised, delivered, alienated, assured, granted, provided and given a part of the same admeasuring in favour of one **Sabita Singh (Landowner No. 1)** for valuable consideration/s mentioned thereof same free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

**AND WHEREAS** the Sabita Singh (Landowner No. 1) being the sole and absolute owner and seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece and parcel of land admeasuring 4.5 Katha more or less portion of M.S. Plot No. 1472, marked as Sub Plot No. 1472/D, bearing Holding No. 694 (old and 694/J2 (New), Jamabandi No. 98/B, Plot No. 15/A situated at Circular Road, Upper Burdwan Compound, Ranchi Municipal Corporation Ranchi, hereinafter more fully and particularly described and enumerated in the SCHEDULE hereunder written and/or given, and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever got her name mutated with respect to the aforesaid land in the office of Circle Officer, Town Anchal Ranchi, vide Mutation Case No. 1211R27/2002-03 order dated 01.10.2002 and her name is also entered in Register II, Volume No. 2 Page No. 157 and paying revenue rent to the competent authorities regularly.

**AND WHEREAS** by virtue of an another registered sale deed dated 7.2.1973 the aforesaid 3 legal heirs of Late Nanda Kumar Ghosh jointly sold to Smt. Kamala Devi Jaiswal and Smt. Gita Jaiswal 25 Kathas 11 Chataks of the aforesaid land.

**AND WHEREAS** Nirendra Nath Sarkar and Rabindra Nath Biswas sold the entire land purchased which is by them to different purchasers.

**AND WHEREAS** the names of Nirendra Nath Sarkar and Rabindra Nath Biswas and Smt. Kamla Devi Jaiswal and Smt. Gita Devi Jaiswal have already been mutated their names with respect

For Panas Realtors LLP

*Aditya Thakur*  
Designated Partner

Kwality Construction Co. Pvt. Ltd.

*Kan Biswas*  
Director

*Sabita Singh*



1000

to the aforesaid 87 Kathas 7 Chattaks of land and proportionate rent has been assessed for the same.

**AND WHEREAS** after the aforesaid transactions of sale in respect of the said property of village Lalpur, the said three heirs of Late Nanda Kumar Ghosh amicably partitioned the remaining properties left by late Nanda Kumar Ghosh by virtue of a registered deed of partition dated 29.3.1976 registered in Ranchi registration office in book no.1, vol. no.51 pages 537-544 being no. 1976 of the year 1976 and came in peaceful possession of the respective shares in accordance to the schedule and Map attached to the Said registered deed of partition

**AND WHEREAS** thereafter Shri Mukul Ghosh, son of Late Nanda Kumar Ghosh came in exclusive possession of the property allotted to him and specifically described in the schedule of the said Registered Deed of partition and shown. in the map attached to the said deed.

**AND WHEREAS** Shri Mukul Ghosh applied to the competent Authority for permission for sell the vacant portion of M.S. plot no.1472 and 1473 being jamabandi no.98/A and plot no. 15/A and 16 out of the land and residential House allotted to him by virtue of the said Registered deed of partition after obtaining permission from competent authority under section 26 of Urban Land (Ceiling and Regulation) Act 1976 and the permission was accorded to the Shri Mukul Ghosh under section of the said Act vide memo no. 1472 (II) R dated 21.4.1977 to sell the land.

**AND WHEREAS** Shri Mukul Ghosh agreed to sell to Shri Nirendra Nath Mukherjee a plot of land measuring 6 ½ Kathas more or less out of the aforementioned land.

**AND WHEREAS** Shri Nirendra Nath Mukherjee purchased the said land vide deed no.5444 Sl.No.5704 dated came in exclusive and peaceful possession of the purchased Land.

**AND WHEREAS**, the name of Shri Nirendra Nath Mukherjee has already been mutated in respect of the aforesaid 6 ½ Kathas land vide mutation case no.608(R) 27 of 1977-78 in the sirista of the town Anchal Ranchi, and has been receiving land Rent Receipts and Tax receipts in his name issued by the Government and Ranchi Municipal Corporation, Ranchi regularly.

**AND WHEREAS** the Vendor constructed a Pucca residential House on the above purchased land based on building plan approved by Ranchi Municipal Corporation in the year 1979-80 and is in peaceful possession of this building and land till today.

**AND WHEREAS** the said Sri Nirendra Nath Mukherjee being the owner and seized and possessed of and otherwise well and sufficiently entitled to, all that piece and parcel of land admeasuring 6.5 Katha more or less out of M.S. Plot No. 1472, marked as Sub Plot No. 1472/A, bearing Holding No. 694 (old and 694/J (New) Jamabandi No. 98/B, Plot No. 15/A situated at Circular Road, Upper Burdwan Compound, Ranchi Municipal Corporation Ranchi through a Deed of Sale dated 17.05.2002 and duly registered in the office of the District Sub Registrar, Ranchi, being Deed No. 5899 for the year 2002 sold, transferred, conveyed, devised, demised, delivered, alienated, assured, granted, provided and given a part of the same admeasuring in favour of one **M/S KWALITY CONSTRUCTION COMPANY PVT. LTD.** through Director Sitaram prasad Singh son of Saryu Prasad Singh (**Landowner No. 2**) for valuable consideration/s mentioned thereof same free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.



**AND WHEREAS** the said M/S KWALITY CONSTRUCTION COMPANY PVT. LTD. through Director Sitaram prasad Singh son of Saryu Prasad Singh (Landowner No. 2) being the sole and absolute owner and seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece and parcel of land admeasuring 6.5 Katha more or less out of M.S. Plot No. 1472, marked as Sub Plot No. 1472/A, bearing Holding No. 694 (old and 694/J (New) Jamabandi No. 98/B, Plot No. 15/A situated at Circular Road, Upper Burdwan Compound, Ranchi Municipal Corporation Ranchi, hereinafter more fully and particularly described and enumerated in the SCHEDULE hereunder written and/or given, and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever got its name mutated in the office of Circle Officer, Town Anchal Ranchi, vide Mutation Case No. 1212R27/2002-03 order dated 10.08.2002 and her name is also entered in Register II, Volume No. 2 Page No. 94 and paying revenue rent to the competent authorities regularly with respect to the aforesaid lands absolute owner.

**AND WHEREAS** the Land Owners are desirous of getting their Scheduled property as described in Schedule A below, developed into multi-storied residential building/apartment consisting of flats/dwelling units therein.

**AND WHEREAS** the developer approached the landowners to get Schedule – A property to develop it into a multistoried Residential Building by amalgamating the plot held and possessed by Rohit Jhunjunwala and Siddharth Jhunjunwala into one project.

**AND WHEREAS** upon deliberations and discussions held and in between the landowners and the developer it was agreed to amalgamate the adjacent plot north to the Schedule A property and accordingly a sanction was obtained vide BC Case No. **RMC/BP/0664/W10/2023 dated 02/12/2023** by amalgamating both the lands for construction of Two separate Residential Buildings herein after referred to **Schedule B** property.

**AND WHEREAS** various deliberations and were held with regard to the said project and in order to avoid any future complications or misunderstanding of the terms and for the purpose of giving fruitful effect to the project it was deemed necessary to record the terms into writing.

**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:
  - (a) **“REGISTERED PROJECT”** shall mean “GRIHAM 18” registered under Section 5 of The Jharkhand Real Estate (Regulation and Development) Act, 2016.
  - (b) **“SAID PROJECT ”** shall mean TWO Residential Block A (B+G+4+T) & Block B (B+G+4+T) to be constructed on the amalgamated land and here under this being **Schedule B** Property according to plan sanctioned and permitted under the Rules of

For Panas Realtors LLP

Apurva Jhunjunwala

Designated Partner

Kwality Construction Co. Pvt. Ltd.

Dr. P. S. D. Director

Sobha Singh



Ranchi Municipal Corporation (RMC in short), 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 and shall be known and referred to as "GRIHAM 18" or by such name as named by the OWNER.

- (c) "NEW BUILDINGS" shall mean the **TWO** separate individual buildings having common facilities & Amenities being constructed over Schedule B property being the said project.
- (d) "SANCTIONED PLAN" shall mean building plan vide BC Case No. **RMC/BP/0664/W10/2023 Dated 02.12.2023** as prepared by the architect appointed by the DEVELOPER and approved by the OWNER and sanctioned by under the Rules of R.M.C., 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.
- (e) "COMMON FACILITIES & AMENITIES" shall mean and include Corridors, Hallways, Stairways, Drive Ways, Landings, Machine Room, Stair Case, Passage Lift Shafts, Lifts, Pump Room, Common Terrace, Setback Area, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pump, Motor Generator, Hall no. 1 and 2 and common toilets and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and maintenance of the individual New Buildings.
- (f) "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.
- (g) "SUPER BUILT UP AREA" shall mean and include walls, pillars, area within the walls and portions of the area occupied by lift landing, stair case, 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.
- (h) "OWNER's ALLOCATION" shall mean the constructed area allotted to the Land Owners, **Schedule C** allotted to Mrs. Sabita Singh, **Schedule D** allotted to M/s Kwaliti Construction Company Pvt Ltd, in accordance with the terms and conditions of these presents to the extent and in the manner as fully and particularly described in Schedules below including the proportionate share to the said extent in the Common Facilities & Amenities and Common Area as defined in Clause 1(e) and (f) above.
- (i) "DEVELOPER's ALLOCATION" shall mean the constructed area allotted to the Developer as under **Schedule E**, in accordance with the terms and conditions of these presents to the extent and in the manner as fully and particularly described in Schedules below including the proportionate share to the said extent in the Common Facilities & Amenities and Common Area as defined in Clause 1(e) and (f) above.

For Panas Realtors LLP

Amita Thangshwala  
Designated Partner

Kwaliti Construction Co. Pvt. Ltd

Ra. B. S. J.  
Director

Sabita Singh



- (j) **“Use of Terrace”**- That on the eastern half of the terrace shall remain in exclusive use, occupation and physical possession of the land Owners and it shall be construed as a restricted facility. That the other apartment owners shall not have any say on it, and shall not interfere in it in any manner whatsoever. This information regarding use of terrace is clearly informed and acknowledged by the Purchasers. They have no objection in future also for the same and it will come under preview (Law) of RERA.
- (k) **“THE ENGINEER/ARCHITECT”** shall mean, the Architect and consulting Engineer appointed by DEVELOPER for designing and planning of both the blocks of the New Buildingsto be constructed on ‘the Said Project’.
- (l) **“OFFICE/SHOP”** shall mean the Area allotted to the landowner in the Ground Floor of Block A for their personal commercial use only.
- (m) **“R.M.C., Ranchi”** shall mean Ranchi Municipal Corporation, Ranchi, which is competent to approve and sanction the plan for the proposed ‘New Building’ to be built on “the Said Property”
- (n) **“SAID PROJECT”** shall mean the two separate plots amalgamated into one land out of which one measuring 18.18 Decimals appertaining to Plot no. 1472 held and possessed by the above-mentioned Landowners and another admeasuring to 16.64 Decimals held and possessed by Rohit Jhunjunwala and Siddharth Jhunjunwala more fully described in Schedule – B.

## 2. SCHEME & CONSIDERATION FOR DEVELOPMENT:

- (a) Immediately after execution of this agreement, the DEVELOPER shall, at its own costs and efforts, get the building plan prepared of the said buildings to be constructed jointly as one project from a qualified architect appointedby it and after approval of the same from the OWNER submit and get the samesanctioned from R.M.C., Ranchi for the construction of the two New Buildings on “The Said Project”.
- (b) For the purposes aforesaid, whenever required the OWNER shall, sign the 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 approvedplan, as it deems fit and proper, modifications which are permissible and/or are within the provisions of building bye-laws or as per approved scheme laid down by R.M.C.Ranchi or other Competent Authority, provided all these in case of any lawful deviation/addition the landowner shall be entitled to 50% share.

For Panas Realtors LLP

Abha Jhunjunwala

Designated Partner

Kwality Construction Co. Pvt. Ltd.

R. P. Singh

Director

Sobhu Singh



- (d) That the DEVELOPER has agreed to pay the OWNERS an interest free refundable security deposit of Rs. 21,00,000/- (Twenty Lakhs Only) as follows which shall be refundable by the Owners to the Developer on successful completion of development of the said Property and handover of the units/premises forming part of the Owners' Allocation after obtaining the Completion/Occupation Certificate (OC) from RMC:-

Name of the Owner	Date	Cheque	Bank	Amount
Sabita Singh	05-05-23	000573	HDFC Bank	11,00,000/-
Kwality Construction Company Pvt Ltd	05-05-23	000574	HDFC Bank	10,00,000/-
<b>Rupees Twenty-One Lacs Only</b>				<b>21,00,000/-</b>
<b>Total</b>				

- (e) The DEVELOPER shall be authorized by the OWNER to apply for and obtain quotas, entitlements and other allocations of such building materials as maybe necessary and also to apply for and obtain temporary and/or permanent connections of Water Supply, Electricity, and / or other facilities required for the New Buildings.

**OWNER COVENANTS THAT**

- (a) The owner seized and possessed of and otherwise well and sufficiently entitled to as the absolute owner in respect of the property fully described in schedule "A" herein below respectively.
- (b) The "said Property" is free from all encumbrances and the Owner has acquired a good, clear and marketable title over the same. The "said Property" has neither been acquired, requisitioned nor restored nor is any proceeding for acquisition, requisition or restoration of the same pending in any court or Government Department.
- (c) That, there are no attachment, either before or after judgement and there are no claims of demand, suit, decree, injunctions, orders, notices, petitions or adjudication orders affecting the said property or any part thereof.
- (d) That apart from the owner, none else is/are entitled to or has/have any share, right, title or interest over and in respect of the said property or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner howsoever.

For Panas Realtors LLP  
 Anita Singh  
 Designated Partner

Kwality Construction Co. Pvt. Ltd.  
 Director

Sabita Singh



- (e) The owner hereby agrees and covenants with the Developer not to cause any hindrance in the matter of construction of the new building by the Developer, provided the builder abides by the Building Plan.
- (f) The Owner does hereby undertake that provided the Developer completes the development of the "said property" and obtain Occupancy Certificate, the developer shall enjoy its allocated allocations/space without any interference and/or disturbance by, from or through the Owner.
- (g) The Owner declares that they have not agreed, committed to or contracted or entered into agreement for sale or lease of the "said property" or any part thereof to any person other than the Developer and that they have not created any lien, charge, mortgage or encumbrance on the said property and they would keep the "said property" free from all encumbrances during the subsistence of these presents.
- (h) The Owner further declare that they have not received any loan and to his/her knowledge nor has the Government, local authority, municipal authority or any other authority issued any notice affecting "The said property or imposing any restriction on the development of the "Said Property" in the manner proposed therein.
- (i) That the Owner further declare that they have after execution of this agreement all previous development null and void and superseded by this agreement.
- (j) In the event of the OWNER retaining his share known as the OWNER'S Allocation, in the New Buildings he shall be liable to the following amenities subject to obtaining Occupancy Certificate and after handing of the Physical Possession of their allocation as per Schedule , like :
1. Deposits for forming a Corpus Fund for Society/Association of purchasers of premises in the New Building at the rate fixed by the Society in consultation with the Land Owners/Owners;
  2. Monthly maintenance and security charges at the rate to be fixed by the Society in consultation with the Land Owner/Owners.
  3. Any other charges such as Electricity Meter Charges, Gas Pipe Line etc. as fixed by the Developer in consultation with the Land Owner/Owners.
  4. Applicable tax under GST Act, 2017 after obtaining Occupancy Certificate from RMC at the time of handing over Physical Possession of the Landowners Allocation.

**DEVELOPER COVENANTS THAT:**

- (a) The Developer shall carry out the development of the "said property" and construction of the "New Building" thereon with the good/approved construction material and in accordance with the plan sanctioned by Ranchi Municipal Corporation or Competent authority, Ranchi and also in accordance with the relevant Municipal Laws and Rules, Regulation by-laws, if any, and as per directions time to time issued by local/competent authorities.
- (b) The Developer shall arrange from its own sources, finances and/or funds, time to time

For Panas Realtors LLP  
 Aditya Singh  
 Designated Partner

*(Handwritten signature)*

Sobha Singh



- required for the development of the said property or for constructions "The New Buildings" thereon the first party shall not be responsible for any of the matters hereinabove.
- (c) The builder /developer shall not mortgage any part of the property with any financial institution either public or private.
  - (d) The Developer shall indemnify the Owner against all actions, demands, suits, costs proceedings and claims arising out of any accidents occurring during construction of the proposed building or that may arise out of the Developer negligence with regard to the development of "The said property".
  - (e) That the Developer hereby agrees and covenants with the Owner not to let out, grant lease, sale, mortgage and/or charge the "said property" or any portion thereof till completion.
  - (f) On completion of "The New Building" the Developer shall give notice to the Owner in writing to take possession of the portion in the buildings known as "Owner allocation"
  - (g) The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of "The New Building". That Developer hereby agrees and covenants with the Owner not do any act, deed or thing by which the Owner and Developer may be prevented from enjoying, selling, assigning and/or disposing its allocated portion in the New Building as described **Schedule "C", "D", "Below.**
  - (h) Any notice required to be given by the Developer shall be served upon the Owner either delivered by hand or through registered post with acknowledgement shall likewise be deemed to have been served upon the land owner if delivered by hand or sent by registered post to the owner at his/her/their Last known address or mentioned in the first/ title pages of this development agreement.
  - (i) The Developer shall if legally/validly required may prepare, modify or alter the plan with written consent of the Owner and to be submit the same to the authorities concerned in the name of the Owner as may be required under Rules at the Developer's costs and the Developer shall pay and bear all fees including Architect's fees charges and expense required to be paid deposited for obtaining sanction building from the competent authority and for the construction of the building at the said premises provided however, that the Developer shall be exclusively entitled to all the refunds of any or all payments and/ or deposits made by the Developer with respect to the above from the concerned authorities / departments.

**TIME FOR COMPLETION OF PROJECT/S**

The Developer shall submit the building plans to RMC or Competent authority, Ranchi and shall obtain the approval from authority and complete the construction of the building within **36 months** from the date of registration of Development Agreement. However, in the event of the Developer being unable to complete the project within the stipulated period aforesaid, the

For Panas Realtors LLP

*Aditya Thumthumde*  
Designated Partner

Kwality Construction Co. Pvt. Ltd.

*R. B. Singh*  
Director

*Sobhu Singh*



Developer shall be allowed a grace period of further **6 months**, excluding the period affected by force majeure or any litigation relating to the land or other circumstances beyond the control of the Developer.

“**COMPLETION**” shall mean submission of completion certificate followed by obtaining the occupancy certificate.

### 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 is prevented by the existence of force majeure 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, strike, lockout and/or any other act of God beyond the control of the parties hereof.

### DEVELOPER RIGHTS

1. After registration of the Development Agreement the Developer shall be entitled to submit the building plans to Ranchi Municipal Corporation, Ranchi, only after the request in writing from owners and at the cost of developer, getting the same sanctions from Ranchi Municipal Corporation, Ranchi.
  2. Obtaining N.O.Cs. and other necessary permissions from other authorities, if so required, applying for obtaining electric connection from Jharkhand State Electricity Board, Water Connection.
  3. Arrange for prospective purchasers, enter into agreement for sale with prospective purchasers and receive advance and other consideration money, and for swearing affidavits, filing petitions, depositing necessary fees and other activities required to carry out the work of Development and completion of the structure herein.
  4. The Owner shall pay rents and taxes obtain rent and tax receipts from Circle Office and/or Ranchi Municipal Corporation after Occupancy Certificate.
  5. Any civil or criminal matter, if arising out of or related to the said property and for that purpose engage lawyer advocate, sign Vakalatnama Plaints, Written Statements, Petitions and Rejoinders and do all that may be necessary for protection of the Owner interest in the said property and for completion of the said project.
- (a) The Developer shall be entitled to advertise in his own name about the said development of the "Said Property" and proposed sale of flats/dwelling units of Developer's allocation in the New Building to put up Advertisement Board on the "Said Property"

For Panas Realtors LLP

*Arjun Singh*  
Designated Partner

Kwality Construction Co. Pvt. Ltd.

*P. R. S. D.*  
Director

*Seobha Singh*



- (b) The Developer shall be entitled to obtain the services and enter into any Architect, Engineer Building Contractor agreement with any Electrician, and Plumber etc. and to appoint agents at his own costs, risks and expenses.
- (c) The Developer shall further be entitled to book and allot flats/dwelling units etc. or rights in the buildings structures and proportionate share in the "Said Property" to prospective purchasers in so far as they relate to Developer's Allocation to receive booking money, advance amount installments and other payables from prospective purchasers and grant receipt thereto.
- (d) The developer may get the building plan revised for the legal deviations with written consent of both/all the owners.

**MUTUAL RIGHTS**

- (a) On completion of the New Building the Owner shall be entitled to portion in the building, known as "Owner' Allocation" (Block A) as per their choice and described in the Schedule C and D along with Demarcated Car Parking Space, only after the Developer has handed over the fully finished Owner portion to the Owner as per specification.
- (b) The Developer will hand over his portion to respective buyers on completion of construction of the New Building. The Developer shall be entitled to the Saleable space as particularly mentioned in the Schedule "D" along with Car Parking space , and known as "Developer Allocation" and to enter into such agreement for sale of the residential flats/dwelling units from out of their Allocation as it may deem fit and proper at any time after execution of this agreement.
- (c) The common area of the New Building shall be controlled by the Owner and the Developer and/or their transferees or Association of Flat Owner Unit Holders or a Co-operative Society formed by the occupants of the New Building for management of the building and for welfare of its occupants.
- (d) The parties to this present mutually agree that irrespective of the Residential flats the land owners shall be entitled to use the any manner whatsoever the portions marked as office space without any hinderance from the prospective purchasers and the same be reflected in the "Agreement to Sale" followed by the "Sale Agreement".
- (e) The Developer shall not deviate or add and/or delete any terms of the "Agreement to Sale" approved by the Landowners.
- (f) In the event of any difference in the constructed area to be allocated to the OWNER and known as the OWNER's Allocation, the price for the area in difference shall be payable at the then prevailing market rate.
- (g) That the agreement/agreements entered into by the Developer with prospective purchasers shall in no way and in no event bind the Owner in any manner whatsoever but it will further be obligatory upon the Developer in every such agreement to include

For Panas Realtors LLP

*Amith*

Designated Partner

Kwality Construction Co. Pvt. Ltd.

*K. R. S. D.*

Director

*Sobha S. Singh*



the following clauses:-

- i. The prospective purchasers shall be bound by the condition that during their Ownership or possession over their respective unit as also their successors-in-interest shall be bound proportionately share all the common amenities in the new Building such as House Tax, Water Tax, Electricity charges for stair case, compound, other common portion in addition to be liable for such charges in respect of their own units allotted to them or owned by them or possessed by them.
- ii. The flats shall be used exclusively for residential purpose without causing any nuisance or annoyance or inconvenience to Owner/Occupiers of other units/flats/apartments of the New Building.

### **DAMAGES**

- i. If the builder for any reason whatsoever save and except Force Majeure and title of land, unable to complete the project within the period specified under clause of this presents, the developer shall be liable to pay a damage for the period on and above the agreed completion period @ 8% of the market value of the unsold inventory of Owners' Allocation.
- ii. The developer covenants with the land owner that at point of time after 3 Years 6 Months from this agreement due to any issues what so ever which may arise in between the landowner of the part amalgamated to construct new building jointly the builder shall upon such condition construct the building of these landowners and under such circumstances these landowners shall be entitled to compensation of @ 8% of the market value of the unsold inventory of Owners' Allocation.

### **RATES & TAXES**

Landowner shall be liable to pay revenue tax and municipal tax, if any, on the existing plot of land, thereafter completion of the building/project the owner, Developer, purchasers of dwelling units/flats in the New Building jointly or through their Association or Co-operative Society formed for management of the building shall pay the same. The occupants /Co- Owner shall contribute to such outgoings in proportion to the area they hold. all taxes CGST, SGST, IGST, Revenue Taxes etc. imposed by the Govt. in relation to the property/land related with the landowner share i.e. described in Schedule C and D shall be borne and paid by the landowner as applicable.

### **SERVICES & CHARGES**

- (a) On completion of the New Buildings and upon intimation by the Developer, the owner will take possession of their allocated area in the New Buildings and on taking possession, they will be responsible to pay and bear the proportionate operation and

For Panas Realtors LLP  
Aditya Thungunda  
Designated Partner

Kwality Construction Co. Pvt. Ltd.  
Ravi B. S. S.  
Director

Sobha S. Singh



- maintenance/service charges for the common facilities in the New Buildings.
- (b) Additional operation and maintenance/service charged may also be charged for such other services as may be provided over and above those mentioned

### TITLE DEEDS

Original copy of the Title Deeds & other relevant documents in respect of the said property shall be given by the Owner to the Developer as and when required until the New Building is completed and the possession thereof is made over as provided to the Owner of the portion known as Owner Allocation then it shall be handed over to the association of the flat/apartment Owner/Units Owner or the Co-operative Society formed for the management of the New Buildings.

### MISCELLANEOUS:

- (a) The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a Partnership between them nor this Agreement shall be treated as joint Venture or Adventure between them and the parties hereto do not constitute an association.
- (b) After handover of the new building, all expenses in respect of the said property or their nominees proportionately in proportion of their respective shares in the super built up/carpet area (the word proportionately with all its cognate variation whenever used in there presents shall mean the proportion in which the parties hereto and/or their nominees acquiring portions of the building are entitled to the covered areas in the building).
- (c) The Developer shall form as it deems best, of all the persons owning the dwelling units in the said buildings. The Owner and their nominees shall become members of such an organization formed by Developer and the Owner, their nominees, transferees and assign shall be bound to abide by the Rules and Regulations as may be framed by the organization from time to time and they shall be bound to contribute towards the cost of formation of such organization as we pay the regular maintenance charges as be fixed for maintenance management of the entire buildings complex and also deposit non-refundable amount forming a corpus fund of the society of unit holder of the said building.
- (d) The common areas shall jointly be owned by all the owner of all the portions of the said buildings with equal entitlement to use all common areas and facilities intended for utilization by the Unit holders or Owner ace of various portion of the New Building on the

For Panas Realtors LLP

Abhijit Thakur

Designated Director

Kwality Construction Co. Pvt. Ltd.

Prakash Singh Director

Sachin Singh



same terms and conditions applicable to all for such utilization.No owner of any part of the said land and building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

- (e) The Owner hereby agrees that if any prospective purchaser desires to take loan, advance from any financial institution or bank for purchase of the flat in the said building the Owner shall have no objection in this respect.
- (f) The OWNERS assure and guarantees that the Land property is free from any encumbrance, attachment, charge, claim or demand whatsoever by or from anyone whatsoever and that he has absolute authority, perfect right and indefeasible title to enter into this development agreement with the BUILDER.
- (g) That the Developer shall be responsible for any problem or obstruction in the construction of the said building but regarding any problem in connection with the title of the schedule "A" land shall be sole responsibility of the landowner or his/her/their successors to solve the same.

### 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", and/or construction of New Building and relation there to shall be referred to Arbitration, one to be appointed by each party as per the Arbitration & Conciliation Act., 1996 and the decision of the Arbitrators appointed for the said purpose shall be final and binding on the both the parties.

### 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 have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) LANDOWNERSHIP Act 2011, both parties are free to **execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift** with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the **SCHEDULE C & D for LANDOWNERS allocation and Schedule-E for DEVELOPER/PROMOTOR allocation** of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

### SCHEDULE "A"



ALL THAT piece and parcel of land admeasuring 11 Katha more or less portion of M.S. Plot No. 1472, marked as Sub Plot No. 1472/D (4.5 Katha) and Sub Plot No. 1472/B (6.5 Katha) total area 11 Katha equal to 18.18 Decimals and bearing Holding No. 694 (old) and 694/J2 & 694/J (New) Jamabandi No. 98/B, Plot No. 15/A situated at Village - Lalpur, Thana No. 197, Mohalla Circular Road, Upper Burdwan Compound, corresponding to New Holding No. 0180000787000Z0, 0180001030000A1 within old ward No. 20 New Ward No. 10 of Ranchi Municipal Corporation, Ranchi in the town and District Ranchi, Jharkhand bounded as follows :-

Boundary of land:

North : 14 feet wide private Road  
 South : M.S. Plot No. 1472/Part  
 East : M.S. Plot No. 1472/B  
 West : Municipality Road

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 18.18 Decimals @ Rs. 8,02,336/- per Decimal.	:	Rs. 14586469/-
IN WORDS: Rupees One Crores Forty Five Lacs Eighty Six Thousand Four Hundred and Sixty Nine Only.		

**Schedule -B**

All that piece and parcel of land measuring 30.64 Decimals being portion of M.S. Plot No. 1472 and land measuring 4.18 Decimals being portion of M.S. Plot No. 1473 corresponding to Plot No. -15/A total land measuring 34.82 Decimals corresponding to Holding No. 694/A2 within Ward No. 7 at present Holding No. 0200004728002A1, 0180000787000Z0, 0180001030000A1 within old ward No. 20 New Ward No. 10 of Ranchi Municipality now Ranchi Municipal Corporation, Ranchi situated at Village - Lalpur, P.S. - Lalpur, Thana No. 197, in the town and District of Ranchi, Jharkhand bounded as follows :-

**Boundary of land:**

North : 14 feet wide private road  
 South : 16 feet wide private road  
 East : MS. Plot 1472/Part  
 West : Municipality Road

For Panas Realtors LLP

*Abha Singh*  
 Designated Partner

Kwality Construction Co. Pvt. Ltd.

*K. T. Singh*  
 Director

*Subodh Singh*



**Schedule – C**  
**(LAND OWNER ALLOCATION in BLOCK A)**

All that Area mentioned below allotted to Mrs. Sabita Singh in terms of this presence along with proportionate share of land and parking in Ground/Basement :-

LAND OWNERS' ALLOCATION							
SABITA SINGH							
BLOCK	FLOOR	FLAT NO.	CARPET AREA	BALCONY CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA	UNDIVIDED PROPORTIONATE SHARE OF LAND (SQ FT)
BLOCK A	GROUND	OFFICE 01	216			237	89
BLOCK A	4TH	FLAT A/401	3193	417	3957	4701	1774
<b>TOTAL</b>			<b>3409</b>	<b>417</b>	<b>3957</b>	<b>4938</b>	<b>1863</b>

**SCHEDULE " D"**

**(LAND OWNER ALLOCATION in BLOCK A)**

All that Area mentioned below allotted to M/s Kwaliti Construction Company Pvt Ltd in terms of this presence along with proportionate share of land and parking in Ground/ basement

LAND OWNERS' ALLOCATION							
KWALITY CONTRUCTION COMPANY PVT LTD							
BLOCK	FLOOR	FLAT NO.	CARPET AREA	BALCONY CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA	UNDIVIDED PROPORTIONATE SHARE OF LAND (SQ FT)
BLOCK A	GROUND	FLAT A/G01	1301	0	1404	1720	649
BLOCK A	1ST	FLAT A/102	1543	216	1875	2237	844
BLOCK A	2ND	FLAT A/201	1565	203	1884	2246	848
<b>TOTAL</b>			<b>4408</b>	<b>420</b>	<b>5163</b>	<b>6203</b>	<b>2341</b>

For Panas Realtors LLP  
 Kwaliti Construction Co. Pvt. Ltd. *Aditya*  
*Thushala*  
 Designated Partner  
*Kan B. S. D. Hirani*

*Sabita Singh*



**SCHEDULE "E"**  
**(DEVELOPER'S ALLOCATION)**

All that Area mentioned below allotted to Developer / Prospective Buyer in terms of this presence along with proportionate share of land and parking in Ground/basement

<b>DEVELOPERS' ALLOCATION</b>							
<b>BLOCK</b>	<b>FLOOR</b>	<b>FLAT NO.</b>	<b>CARPET AREA</b>	<b>BALCONY CARPET AREA</b>	<b>BUILT-UP AREA</b>	<b>SUPER BUILT-UP AREA</b>	<b>UNDIVIDED PROPORTIONATE SHARE OF LAND (SQ FT)</b>
BLOCK A	1ST	FLAT A/101	1565	207	1889	2251	850
BLOCK A	2ND	FLAT A/202	1543	219	1880	2241	846
BLOCK A	3RD	FLAT A/301	1565	207	1889	2251	850
BLOCK A	3RD	FLAT A/302	1543	216	1875	2237	844
<b>TOTAL</b>			<b>6215</b>	<b>849</b>	<b>7532</b>	<b>8981</b>	<b>3389</b>

**SCHEDULE "F"**  
**SPECIFICATIONS:**

<b>Sl No</b>	<b>Particulars</b>		<b>Specification</b>
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
		Flooring	Anti Skid Tiles/Vitrified Tiles or as specified by Architect

Kwaliti Construction Co. Pvt. Ltd. For Panas Realtors LLP  
 Director  
 Ashish Thakur  
 Sachin Singh  
 Designated Partner



3	Toilets	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
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	red for Satellite Television upto the ual 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/Scodes. RCC framed structure as per codes. RCC framed.
		Walls	As per Architects specification.

For Panas Realtors LLP

*Apitya Singhania*  
Designated Partner

Kwality Construction Co. Pvt. Ltd.

*Ka. P. S.*  
Director

*Sobide Singh*



## CERTIFICATE

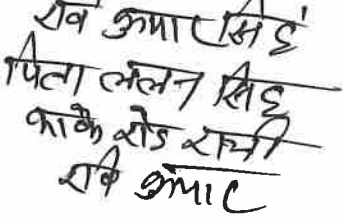
Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, CCL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or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

IN WITNESSES WHEREOF this Development Agreement has been signed by mein these presents on the date mentioned above in the presence of Witnesses at Ranchi

1.   
श्री अमल सिंह  
पिता लखन सिंह  
काके रोड रांची  
श्री अमल

Signature of Landowners

2.   
RAHUL KUMAR  
S/O LATE SITARAM PD. SINGH  
R/O HEHAL, RATU RD, RANCHI

1.   
Mrs. Sabita Singh

2.   
Mr. Ravi Raj Singh **Director**  
Director

Kwality Construction Company Pvt Ltd

For Panas Realtors LLP  
  
Designated Partner



Signature of the Developer



For Panas Realtors LLP

*Aditya Singhania*  
Designated Partner

*Jitesh K. Sinha*  
Advocate

*Sohika Singh*

Little	Ring	Medium	Index	Thumb

Kwality Construction Co. Pvt. Ltd.

*K. T. Singh*  
Director

CERTIFICATE: It is certified that the signature, finger impressions and photograph put before me which is true and correct.

Typed By:

Drafted by:

*Jitesh K. Sinha*  
Advocate

*31/5/24*



VILLAGE - LALPUR

THANA - LALPUR

THANA NO - 197

DIST - RANCHI

M.S. PLOT NO - 1472

SUB PLOT NO - 1472/DBB

AREA SHOWN IN RED WASH

AREA

A-DEC

0-18-18

1472/BB

1472/D



M.S. PLOT NO

1472/B

1472/D

AMALGAMATING  
PLOT



Sobhika Singh

For Panas Realtors LLP Kwaliti Construction Co. Pvt. Ltd

Aditya Shrivastava  
Designated Partner

Kar R. S. Director

COPD-bt  
8/14

VILLAGE - TALPUR  
 THANA - TALPUR  
 THANA NO - 197  
 DIST - RAJASTHAN  
 M.S. PLOT NO - 1473  
 1 SUB PLOT NO - 1473/DBB  
 AREA SHOWN IN RED MARK

AREA  
 A-DEC  
 0-18-18  
 1473/DBB  
 1473/D



1473/DBB



For Partner  
 Kwality Construction Co. Pvt. Ltd.  
 Director  
 Designated Partner  
 A. J. Singh

1473/DBB



प्रतिलिपि के लिए आवेदन की तारीख  
 Date of application for the copy

स्टाम्प और कोटिंग्स की प्रतिलिपि तैयार करने की तिथि  
 Date fixed for notified requisites number of stamp and folio

प्रतिलिपि तैयार करने की तारीख  
 Date of delivery of the requisites stamps and folio

तारीख, जबकि देने के लिए प्रतिलिपि तैयार नो  
 Date on which the copy was ready for delivery

आवेदक को प्रतिलिपि देने की तारीख  
 Date of making over the copy to the applicant

प्रतिलिपि के लिए आवेदन की तारीख  
 Date of application for the copy

स्टाम्प और कोटिंग्स की प्रतिलिपि तैयार करने की तिथि  
 Date fixed for notified requisites number of stamp and folio

प्रतिलिपि तैयार करने की तारीख  
 Date of delivery of the requisites stamps and folio

तारीख, जबकि देने के लिए प्रतिलिपि तैयार नो  
 Date on which the copy was ready for delivery

आवेदक को प्रतिलिपि देने की तारीख  
 Date of making over the copy to the applicant

Scheme No. 2 (N.S) Form No. 2

9862	9862	9862	9862	9862	9862
...	...	...	...	...	...

4.8.06

...

मुल खतियान से मिलान किया

21/05/29

...





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

April 29, 2023

भाग वर्तमान	2	पृष्ठ संख्या	157
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	लालपुर	होलिग संख्या	651
अंचल का नाम	शहर	हलका का नाम	हल्का-02
तौजी संख्या	0	थाना नम्बर	197
इस्टेट का नाम	झारखण्ड	खाता का प्रकार	—
श्रीमति सवीता सिंह, पति-सीता राम प्रसाद सिंह, जाति- —			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
851	1472MS	4 कठB छ. 0 वर्गफीट	दाखिल खारिज वाद संख्या 1211 आर 27/2002-03 आदेश मिजेल दिनांक 1-10-02 के —
कुल परिमाण	4 कठB छ. 0 वर्गफीट		लगान
			सेस
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	0019576	2004	2005
		0	2.25
		0	0
		0.56	0.56
		0	0
		1.13	1.13
		0	0
		1.13	1.13
		0	0
		0.45	0.45
10-28-2020	0619414355	2005-2006	2020-2021
		33.75	2.25
		8.4	8.4
		0.56	0.56
		16.8	16.8
		1.12	1.12
		16.8	16.8
		1.12	1.12
		6.75	6.75
		0.45	0.45

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

Mutation Cases Not Found !!

List Of Case Status Details

नयन टोले

← 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 नम्बरा देखने के लिए प्लॉट नम्बर क्लिक करे।

ऑनलाइन जाँचा





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी 11 प्रति

June 26, 2023

भाग वर्तमान	2	पृष्ठ संख्या	94										
जिला का नाम	रोँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	लालपुर	होलिग संख्या	591	तौजी संख्या	0	धाना नम्बर	197	खाता का प्रकार	—				
श्री सीता राम प्रसाद सिंह डाइरेक्टर, पिता-सरयु प्रसाद सिंह, जाति- एवं क्वालिटी क्रन्सट्रक्शन कम्पनी प्राइवेट लिमिटेड, डाइरेक्टर-द्वारा श्री सीता राम प्रसाद सिंह, जाति- —													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								लगान	सेस
591	1472	6.5 कठD छ. 0 वर्गफीट		दाखिल खारिज वाद संख्या 1212 आर 27/2002-03 दिनांक 10-8-02 के आधार पर किया गया								3.25	4.71
कुल परिमाण		6.5 कठD छ. 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
20/01/2005	0000	2004	2005	0	3.25	0	0.81	0	1.63	0	1.63	0	0.65
10-22-2020	0888228157	2005-2006	2020-2021	48.75	3.25	12.15	0.81	24.3	1.62	24.3	1.62	9.75	0.65

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

Mutation Cases Not Found !!

List Of Case Status Details

कक्षा 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 करें।

ऑनलाइन जाँचा



शहर   लालपुर   197   श्रीमति सवीता सिंह		
खाता संख्या 651	खेसरा संख्या 1472MS	रकबा (एकड़ में) 4 कठा 8 छटाक 0 वर्गफीट

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

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	2.25					2.25
सेस (भावली)	0.56					0.56
सूद	1.12					1.12
मुतफरकात	1.12					1.12
मीजान	0.45					0.45
	5.50					5.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					2.25	
सेस (भावली)					0.56	
सूद					1.12	
मुतफरकात					1.12	
मीजान अदायकारी					0.45	
					5.50	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 5.50

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।



8

ऑनलाइन जाँचा

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।



शहर   लालपुर   197   श्री सीता राम प्रसाद सिंह डाइरेक्टर, क्वालिटी क्रन्सट्रकसन कम्पनी प्राइवेट लिमिटेड		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
591	1472	6.5 कठा 0 छटाक 0 वर्गफीट

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

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	3.25					3.25
सेस (भावली)	0.81					0.81
सूद	1.62					1.62
मुतफरकात	1.62					1.62
मीजान	0.65					0.65
	7.95					7.95

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)					3.25	
सेस (भावली)					0.81	
सूद					1.62	
मुतफरकात					1.62	
मीजान अदायकारी					0.65	
					7.95	

(१) मीजान कुल (लफजों में) : Seven Rupees and Ninety Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 7.95

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।



6

ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किरी भी प्रकार की अणुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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





# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : OLP20137161720240439

Date : 2024-04-20

Department / Section : Revenue Section

Ward No : 20

Account Description : Holding Tax & Others

New Ward No : 10

Holding No. : 694/J1

New Holding No : 018000078700Z0

Received From Mr / Mrs / Miss . : MRS. SABITA SINGH W/O MR. SITA RAM PRASAD SINGH( S. P. SINGH )

Address : BARDWAN COMPOUND

A Sum of Rs. : 814.00

(in words) :

**Eight Hundred And Fourteen 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	903.96
				Online Rebate	45.2
				First Qtr Rebate	45.2
				Advance Amount	0.44
				Total Payable Amount	0.00
				Total Paid Amount	814.00



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



# RAJCHHAI MUNICIPAL CORPORATION

RAJCHHAI MUNICIPAL CORPORATION

RAJCHHAI MUNICIPAL CORPORATION  
RAJCHHAI MUNICIPAL CORPORATION  
RAJCHHAI MUNICIPAL CORPORATION  
RAJCHHAI MUNICIPAL CORPORATION  
RAJCHHAI MUNICIPAL CORPORATION





# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : OLP20137161120240437

Date : 2024-04-20

Department / Section : Revenue Section

Ward No : 20

Account Description : Holding Tax & Others

New Ward No : 10

Holding No. : 694/I

New Holding No : 0180001030000A1

Received From Mr / Mrs / Miss . : M/S KWALITY CONSTRUCTION COMPNY PVT. LTD. C/O

Address : BARDWAN COMPOUND

A Sum of Rs. : 2698.00

(in words) :

**Two Thousand Six Hundred And Ninety Eight 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	2998.16
				Online Rebate	149.91
				First Qtr Rebate	149.91
				Total Payable Amount	0.00
				Total Paid Amount	2698.00



Toll Free - 1950

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

RAJSHI MUNICIPAL CORPORATION

[Faint text box]

[Faint text block]

[Faint text block]

[Faint text]	[Faint text]
[Faint text]	[Faint text]
[Faint text]	[Faint text]
[Faint text]	[Faint text]





# PANAS REALTORS LLP

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF PANAS REALTORS LLP HELD ON 27<sup>TH</sup> DAY OF MAY, 2024 AT 502, MODI HEIGHTS PHASE II, RATU ROAD, RANCHI 834005.**

**Appointment of Authorized Signatory.**

“RESOLVED THAT Mr. Aditya Jhunjhunwala S/O Mr. Arun Jhunjhunwala 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

# पंजीकरण अधिनियम, 1908



पंजीकरण अधिनियम, 1908

पंजीकरण अधिनियम, 1908

पंजीकरण अधिनियम, 1908

पंजीकरण अधिनियम, 1908

क्र.सं.	पंजीकृत कागज का क्र.सं.	पंजीकृत कागज का मूल्य	पंजीकृत कागज का प्रकार
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



पंजीकरण अधिनियम, 1908

पंजीकरण अधिनियम, 1908

पंजीकरण अधिनियम, 1908



# PANAS REALTORS LLP

## Acceptance of Authorized Signatory

I, Aditya Jhunjunwala hereby solemnly accord my acceptance to act as authorized signatory.

Aditya Jhunjunwala	Designated Partner /Authorized Signatory	<i>Aditya Jhunjunwala</i>
--------------------	---	---------------------------

**Place: Ranchi**

**Date: 27/05/2024**

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

☎ 0651-3557542

✉ Info@panas.in  
🌐 www.panas.in

# PAVANA REALTORS LLP

Plot No. 12, Sector 14, Gurgaon, Haryana - 122002

Plot Area: 1200 Sq. Ft. | Total Area: 1200 Sq. Ft.

Project Name: PAVANA REALTORS LLP

Project Location: Plot No. 12, Sector 14, Gurgaon, Haryana - 122002

Project Status: Under Construction

Project Completion: 2023

Project Price: ₹ 12000000

Project Contact: 9876543210

Project Website: www.pavana.com

Project Email: info@pavana.com

Project Phone: 9876543210

Project Address: Plot No. 12, Sector 14, Gurgaon, Haryana - 122002

Project Registration: Haryana Real Estate Regulation Act, 2016



# KWALITY CONSTRUCTION COMPANY PVT LTD.

(CIN - U45200JH2001PTC012075)

Reg. Office: -

56 A Hehal, Ratu Road,

Ranchi-834005(Jharkhand)

Mail: [info.kccpl@gmail.com](mailto:info.kccpl@gmail.com)

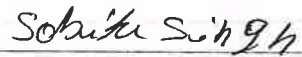


**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KWALITY CONSTRUCTION COMPANY PRIVATE LIMITED HELD ON 3<sup>RD</sup> DAY OF APRIL, 2024 AT 56 A HEHAL RATU ROAD, RANCHI - 834005.**

## Appointment of Authorized Signatory.

“RESOLVED THAT Mr. Ravi Raj Singh S/O Late Sitaram Prasad Singh be and is hereby authorized to sign and submit all necessary documents, agreements, letters, forms, etc. on behalf of Kwaliti Construction Company Pvt Ltd. from immediate effect.”

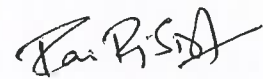
## Signature Of All the Directors of Kwaliti Construction Company Pvt Ltd.

We all the Directors agree for the same: -

NAME	DESIGNATION	SIGNATURE
Sabita Singh	Director	
Rahul Kumar	Director	
Ravi Raj Singh	Director	

## Acceptance of Authorized Signatory

I, Ravi Raj Singh hereby solemnly accord my acceptance to act as authorized signatory.

Ravi Raj Singh	Director/Authorized Signatory	
----------------	-------------------------------	---

Place: Ranchi

Date: 03/04/2024



न्यायालय, उप समाहर्ता, भूमि सुधार सदर, राँची।  
दाखिल खारिज अपील वाद संख्या- R 608/2021-2022

श्री/श्रीमती- SIDHARTH JHUNJHUNWALA .....अपीलकर्ता।

बनाम

सरकार .....प्रतिवादी।

आदेश

श्री/श्रीमती- SIDHARTH JHUNJHUNWALA, पिता/पति- VIJAY KUMAR JHUNJHUNWALA, ग्राम- लालपुर, थाना- राँची, जिला- राँची ने अंचल अधिकारी शहर, राँची के द्वारा दाखिल खारिज वाद संख्या- R 504/2021 - 2022 में दिनांक- 31.10.2021 को पारित आदेश के विरुद्ध यह अपील दायर किया गया है।

23/03/2023- अंचल अधिकारी शहर, राँची के द्वारा दाखिल खारिज वाद संख्या-504 आर 27/2021-22 में दिनांक- 31.10.2023 को पारित आदेश को निरस्त करते हुए अपील स्वीकृत किया जाता है। (आदेश की प्रति संलग्न)

इस आदेश की प्रतिलिपि अंचलाधिकारी, शहर, अंचल राँची को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित करें। लेखापित एवं संशोधित।

Digitally Signed by :  
RAJEEV KUMAR SINGH  
उप समाहर्ता भूमि सुधार  
सदर, राँची।



Certified Photo Copy Compered  
by n.e. 13.4.23

Certified to be true copy  
Date 13/4/23  
Record Keeper/Head Clerk



आदेश की क्रम सं० और तारीख

आदेश और पदाधिकारी का हस्ताक्षर

आदेश पर की गई कार्रवाई के बारे में टिप्पणी ता० सहित

न्यायालय, उप समाहर्ता भूमि सुधार सदर, राँची।  
दाखिल खारिज अपील वाद संख्या-608 R15 / 2021-22  
रोहित झुनझुनवाला .....अपीलकर्ता।  
बनाम्  
सरकार .....प्रतिवादी।

**आदेश**

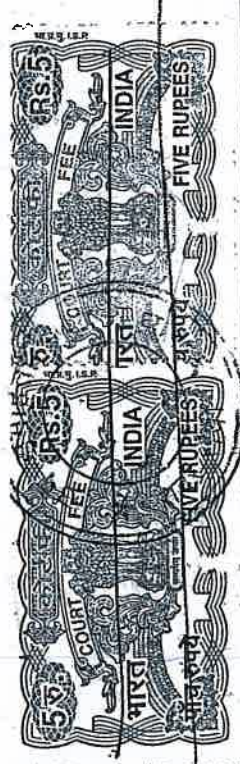
अपीलकर्ता, रोहित झुनझुनवाला एवं सिद्धार्थ झुनझुनवाला, पिता-विजय झुनझुनवाला, निवासी-98 बी, वर्द्धवान कम्पाउण्ड, राँची ने अंचल अधिकारी, शहर, राँची द्वारा दाखिल खारिज वाद संख्या-504 R27 / 2021-22 में दिनांक-31.10.2021 को पारित आदेश के विरुद्ध यह अपील दायर किया है, जिसके द्वारा मौजा-लालपुर, थाना संख्या-197, प्लॉट संख्या-1472, रकबा-12.46 डी०, प्लॉट सं०-1473, रकबा-4.18 डी० भूमि का नामान्तरण अस्वीकृत किया गया है।

अपीलकर्ता के विद्वान अधिवक्ता को सुना। अपीलकर्ता द्वारा इस वाद में समर्पित निम्न न्यायालय का दाखिल खारिज वाद सं०-504 R27 / 2021-22 में दिनांक-31.10.2021 को पारित आदेश की प्रमाणित प्रतिलिपि एवं संलग्न दस्तावेजों का अवलोकन किया। अंचल अधिकारी द्वारा संबंधित राजस्व कर्मचारी एवं अंचल निरीक्षक के प्रतिवेदन के आधार पर नामान्तरण अस्वीकृत किया गया है। प्रतिवेदनानुसार आवेदित भूमि मौजा-लालपुर, थाना संख्या-197 के प्लॉट सं०-1472, 1473, रकबा-16.64 डी० से संबंधित है। उक्त भूमि के ऑनलाईन PDF में कागजात अधुरा संलग्न है। मूल कागजात उपलब्ध कराने के पश्चात ही विधि सम्मत समुचित कार्रवाई की जा सकती है। राजस्व उपनिरीक्षक एवं अंचल निरीक्षक के प्रतिवेदन के आलोक में दाखिल खारिज अस्वीकृत किया गया है।

अपीलकर्ता का कहना है कि मौजा-लालपुर, एम.एस. प्लॉट सं०-1472 एवं 1473, वार्ड नं०- VII B (old), राँची म्युनिसिपल के अन्तर्गत स्थित है जिसका खास महाल Survey प्लॉट नं०-15/A एवं 16, रकबा-02 एकड़ 38 कड़ी है। उक्त भूमि खतियान में रैयत काली पदो घोष के नाम से दर्ज है। उक्त भूमि को काली पदो घोष ने सरकार से Auction Purchase के माध्यम से Execution Case सं०-231 / 1910 में प्राप्त किया। काली पदो घोष उपरोक्त जमीन पर काबिज हुए तथा सरकार को मालगुजारी अदा करते रहे। काली पदो घोष अपने पीछे अपने चार पुत्र, प्रफुल्ल कुमार घोष, शिशिर कुमार घोष, डॉ० सनत कुमार घोष एवं नंद कुमार घोष को वैध उत्तराधिकारी के रूप में छोड़कर स्वर्गवास हो गये। आगे कहा गया है कि स्व० काली पदो घोष के चारो पुत्रों में आपसी बंटवारा दिनांक-29.05.1935 को District Registrar, 24 परगना, अलीपुर (कलकता) के समक्ष बंटवारानामा सं०-2114 / 1935 के माध्यम से सम्पन्न किया गया। इस प्रकार उपरोक्त सम्पत्ति एवं अन्य सम्पत्ति नंद कुमार घोष के हिस्से में पडी जिस पर वह काबिज हुए एवं अपने नाम से दाखिल खारिज करावाया। नन्द कुमार घोष ने सन 1942-43 में खास महाल पदाधिकारी के समक्ष उपरोक्त वर्णित सम्पत्ति के Entry Correction हेतु एक वाद दाखिल किया गया। जिसका वाद संख्या-329 R8II / 1943-43 है, जिसमें पक्ष की सुनवाई एवं जांच के उपरांत खास महाल पदाधिकारी ने दिनांक-31.03.1943 को उपरोक्त वर्णित सम्पत्ति को खास महाल

Certified Photo Copy Compered  
by me..... 13.4.23

Certified to be true copy  
Date..... 13/4/23  
Record Keeper/Head Clerk



23/3/23



से मुक्त किया एवं उसे Heritable Chapparbandi Right के तहत Record करने का आदेश पारित किया, जिसके उपरांत नन्द कुमार घोस उपरोक्त वर्णित भूमि की बतौर रैयत मालगुजारी दाखिल करते रहे।

अपीलकर्ता का आगे कहना है कि वर्णित भूमि एवं एम.एस. प्लॉट-1472 की अन्य सम्पत्ति का कुल रकबा-4 एकड़, 138 कड़ी है, जिसे खास महाल पदाधिकारी ने दिनांक-31.03.1943 के आदेशानुसार दो हिस्सों में विभाजित किया, जिसका आर.एस. प्लॉट सं०-15 एवं 15/A है, उपरोक्त भूमि आर.एस. प्लॉट सं०-15/A, एम.एस. प्लॉट-1472 के अन्तर्गत है जिसे Heritable Chapparbandi Right के तहत Record किया गया। जिसकी गलत Entry के वजह से उपरोक्त वाद दायर हुआ और उसके अलौक में खास महाल पदाधिकारी ने उसे कबुलियत से मुक्त किया। सन् 1971 में नंद कुमार घोष की मृत्यु हो गई एवं उपरोक्त वर्णित भूमि उनके वारिसान मुकुल घोष एवं अन्य को मिली। जिन्होंने 61 कड्डा 12 छटाक भूमि बाबत एम.एस. प्लॉट-1472 एवं 1473, आर.एस. प्लॉट सं०-15/A, श्री निरेन्द्र नाथ सरकार एवं रवीन्द्र नाथ विश्वास तथा 25 कड्डा 500 वर्गफीट भूमि श्रीमती गीता देवी जायसवाल एवं श्रीमती कमला देवी जायसवाल को निबंधित केवाला संख्या-1564/1614 एवं 1565/1615 दोनों दिनांक-07.02.1973 से हस्तांतरित कर दिया।

अपीलकर्ता का आगे कहना है कि मौजा-लालपुर, थाना संख्या-197, एम.एस. प्लॉट सं०-1472 एवं 1473, आर.एस. प्लॉट सं०-15/A एवं 16 है, जिसका होल्डिंग नं०-694/A, वार्ड नं०-VII B (old), रकबा-10 कड्डा 1 छटाक भूमि लीज से मुक्त है। दाखिल खारिज वाद सं०-923 R27/1980-81 के द्वारा शारदा झुनझुनवाला के नाम से नामान्तरण स्वीकृत है तथा लगान रसीद वर्ष 2021 तक निर्गत है। आगे कहा गया है कि शारदा झुनझुनवाला के मृत्यु के उपरांत रोहित झुनझुनवाला एवं सिद्धार्थ झुनझुनवाला उक्त भूमि का वैध उत्तराधिकारी हुए एवं सक्षम न्यायालय द्वारा Title Partition Suit No.-311/11 में आदेश पारित कर उक्त भूमि को हमें दो भाईयों के बिचे बाहिस्ता बराबर बंटवारा हुआ।

इस न्यायालय के पत्रांक-876 (ii) दिनांक-28.02.2022 एवं पत्रांक-4033 (ii) दिनांक-08.02.2023 के द्वारा अंचल अधिकारी, शहर से जाँच प्रतिवेदन की मांग की गई। अंचल अधिकारी, शहर ने अपने पत्रांक-386 (ii), दिनांक-07.05.2022 द्वारा जाँच प्रतिवेदन उपलब्ध कराया गया है। अंचलाधिकारी द्वारा प्रतिवेदित किया गया है कि प्रश्नगत भूमि मौजा-लालपुर, थाना संख्या-197, एम.एस. प्लॉट सं०-1472 रकबा-12.46 डी० एवं एम.एस. प्लॉट सं०-1473, रकबा-4.18 डी०, कुल रकबा-16.64 डी० से संबंधित है। प्रश्नगत भूमि एम.एस. प्लॉट सं०-1472 म्युनिसिपल सर्वे खतियान में रैयत कालीपदो घोष कौम कायश्त किस्म पक्का मकान हाता कुल रकबा-4.138 एकड़ वो एम.एस. प्लॉट सं०-1473 म्युनिसिपल सर्वे खतियान में रैयत कालीपदो घोष कौम कायश्त किस्म रास्ता, कुल रकबा-0.385 एकड़ में दर्ज है तथा मूल पंजी-11 में जमाबन्दी श्रीमती शारदा झुनझुनवाला, पति-विजय कुमार झुनझुनवाला के नाम पर संधारित है एवं परिवर्तन के लिए प्राधिकार कॉलम में वाद सं०-923 R27/80-81 दर्ज है। दोनों प्लॉटों का आर.एस. प्लॉट एक है। उक्त भूमि पर आवेदक का पक्का मकान बना हुआ है एवं आवेदक का शांतिपूर्वक दखल कब्जा है। अंचल अमीन ने मापी का ट्रेस नक्शा वो प्रतिवेदन संलग्न करते हुए प्रतिवेदित किया है कि अंचल कार्यालय में उपलब्ध खास महाल लीज सूची में प्रश्नगत भूमि का एम.एस. प्लॉट सं०-1472 (जिसका संगत के.एम. प्लॉट सं०-15) सूचीबद्ध है। अंचल अधिकारी, शहर ने अपने पत्रांक-114 (ii), दिनांक-08.02.2023 द्वारा प्रतिवेदित किया गया है कि राजस्व उप निरीक्षक के प्रतिवेदन के

Certified Photo Copy Compered  
by me.....

Certified to be true copy  
Date.....  
Record Keeper/Head Clerk



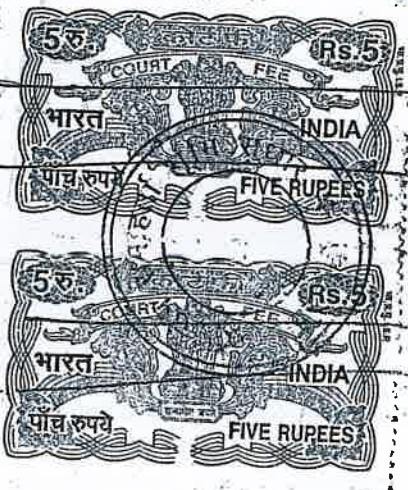
अनुसार दाखिल खारिज अपील वाद से संबंधित भूमि का एम.एस. प्लॉट संख्या-1472 एवं संगत के.एम. प्लॉट नं०-15A है। उक्त प्रतिवेदन में कुछ बिंदू अस्पष्ट थे जिसके आलोक में इस कार्यालय के पत्रांक-909 (ii), दिनांक-28.02.23 के द्वारा प्रतिवेदन की मांगा गया। उक्त के आलोक में राजस्व उप निरीक्षक एवं अंचल अमीन स्वयं उपस्थित हुए और इस संबंध में विमर्श के आलोक में मामला स्पष्ट हुआ। अतः पुनः प्रतिवेदन की आवश्यकता नहीं है।

उपर्युक्त तथ्यों पर विचारण करने पर मैं इस निस्कर्ष पर पहुँचता हूँ कि अंचल अधिकारी द्वारा सभी संबंधित कागजातो एवं आदेशो का अवलोकन तथा आवेदक के उक्त कथनों पर विचार नहीं किया गया है। अपीलकर्ता के द्वारा उपलब्ध कराए गए खास महाल पदाधिकारी, राँची के न्यायालय के वाद संख्या-329 R8II/1942-43 नंद कुमार घोस बनाम सरकार के अवलोकन से यह स्पष्ट होता है कि एम.एस. प्लॉट के संगत प्लॉट-15/A को लीज भूमि से मुक्त माना गया है। तत्पश्चात यह भूमि खरीद बिक्री होते हुए शारदा झुनझुनवाला के नाम से दाखिल खारिज वाद संख्या-923 R27/1980-81 से जमाबंदी कायम है तथा वर्ष 20-21 तक रसीद निर्गत है। शारदा झुनझुनवाला के वारिसों के बीच व्यवहार न्यायालय में Title Partition Suit No.-311/11 के आदेश के आलोक में यह भूमि रोहित झुनझुनवाला एवं सिद्धार्थ झुनझुनवाला को प्राप्त है। जिसके आधार पर उन्होंने उत्तराधिकारी नामान्तरण हेतु अपील दायर किया है। अंचल अधिकारी ने प्रश्नगत भूमि पर अपीलकर्ता का पक्का मकान बने होने तथा शांतिपूर्वक दखल कब्जा का प्रतिवेदन दिया है। अतः उपरोक्त तथ्यों के आधार पर अंचल अधिकारी, शहर, राँची द्वारा दाखिल खारिज वाद संख्या-504 R27/2021-22 में दिनांक-31.10.2021 को पारित आदेश को निरस्त करते हुए अपील स्वीकृत किया जाता है।

इस आदेश की प्रतिलिपि अंचल अधिकारी, शहर, राँची को सूचनार्थ एवं अग्रेतर कार्रवाई हेतु प्रेषित करें।  
लेखापित एवं सशोधित।

उप समाहता भूमि अधिकारी  
सदर, राँची

उप समाहता भूमि अधिकारी  
सदर, राँची



Certified Photo Copy Compered  
by me..... 13.04.23

Certified to be true copy  
Date..... 13/4/23  
Head Clerk



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)	✓	

31/05/25  
Poonam Tripathi  
जाँच अधिकारी का हस्ताक्षर  
तिथि सहित



W  
निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित

Vaibhav Mani Tripathi  
DSR, Ranchi



e  
3118



## Pre Registration Docket

Date :- 30-05-2024 07:52 pm

Office Name :- SRO - Ranchi  
Token No:- 202400065556

Appointment :- 31-May-2024 Time:- 12:15

Article	Development Agreement
Pre Registration Date	28-May-2024
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,65,987.

Property Id: **1230549**

Valuation No. : 1677047 / 2024	:- 2024-2025	Date : 30-May-2024 19:33:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Lalpur	Village/City : Lalpur	
Lalpur Word No 10 - Other Road			
Khata Number - -			
Plot Number - 1472			
Volume Number - 2			
Page Number - 94 157			
Holdng Number - 0180000787000Z0 0180001030000A1			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹802336/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	18.18 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 18.18 x 802336=14586468.48	₹1,45,86,468/-
A	Total		₹1,45,86,468/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,45,86,500/-
Total Amount in Words : One Crore Forty Five Lakhs Eighty Six Thousands Five Hundred Rupees Only.			



Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: M.S. Plot No. 1472/B, West: Municipality Road, South: M.S. Plot No. 1472/Part, North: 14 feet wide Private Road
Area	Land area : 18.18 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	14586468.48
Transaction Amount	-

CLAIMANT	<b>Panas Realtors LLP-Ms. Panas Realtors LLP Through Its Partner Aditya Jhunjunwala, Father/Husband Name</b> Arun Jhunjunwala,, <b>Party Category</b> -Company / Colonizer , <b>PAN No.- Date of Incorporation</b> -18-Jan-2017, <b>Permission Case No.- , Aadhaar No.</b> *****1206, <b>Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality-</b> ., <b>Address</b> - Flat no. 202 Nandan Kanan Lake Avenue Kanke Road, P.S. Gonda, Ranchi, <b>Pin Code</b> -834008
EXECUTANTS	<b>-Mrs. SABITA SINGH, Father/Husband Name</b> Shiv Shankar Prasad Singh,, <b>Party Category</b> -Individual , <b>PAN No.- Date Of Birth</b> -31-Jan-1970, <b>Permission Case No.- , Aadhaar No.</b> *****3294, <b>Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality-</b> ., <b>Address</b> - West End Park, Ratu Road, Hehal, Sukhdeonagar, Ranchi, <b>Pin Code</b> -834005
	<b>KWALITY CONSTRUCTION COMPANY PVT LTD-Ms. KWALITY CONSTRUCTION COMPANY PVT LTD Through Its Director RAVI RAJ SINGH, Father/Husband Name</b> Late Sita Ram Prasad Singh,, <b>Party Category</b> -Company / Colonizer , <b>PAN No.- Date of Incorporation</b> -16-May-2001, <b>Permission Case No.- , Aadhaar No.</b> *****5219, <b>Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality-</b> ., <b>Address</b> - 4th Floor, 56 A Hehal, Ratu Road, Sukhdeonagar, Ranchi, <b>Pin Code</b> -834005

Witness Information	<b>Mr. Ravi Kumar Singh , Address</b> - Sauna Siwan Bihar-, <b>Father/Husband Name</b> -Lalan Singh
---------------------	--

Identifier Details	<b>Mr. Ravi Kumar Singh , Address</b> - Sauna Siwan Bihar-, <b>Father/Husband Name</b> -Lalan Singh
--------------------	--

<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,320
<b>Total</b>		<b>1,320</b>
<b>Fee Rule:Development Agreement</b>		

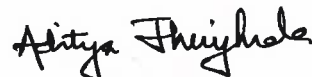


1	A1	3,64,663
2	LL	3
3	PR	1
<b>Total</b>		<b>3,64,667</b>

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

  
Deed Writer / Advocate

  
Vendee / Claimant

  
Vendor / Executant

31/5/24  
कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

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

Handwritten text in Hindi, possibly a name or address, located in the upper middle quadrant of the page.

Handwritten text in Hindi, possibly a name or address, located in the upper right quadrant of the page.





## Document Registration Summary 1

Date :-31-May-2024

- Government/Market Value: ₹14586500/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1028734

Receipt Date : 31-05-2024

Presenter Name: -

On Date 31-05-2024 Presented at SRO - Ranchi  
Signature of Presenter

PR	₹1
SP	₹1320
LL	₹3
A1	₹364663
Stamp Duty	₹100

SRO - Ranchi

Total

₹366087

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PanasRealtorsLlpThroughItsPartnerAdityaJhunjunwala	GRN Number : 2402333640 DEPT Transaction Id : c9c6ec6f282afda0e0ae Transaction Type :	100
PR	1	1	0	GRAS	PanasRealtorsLlpThroughItsPartnerAdityaJhunjunwala	GRN Number : 2402333638 DEPT Transaction Id : 3b25aee153affa18a673 Transaction Type :	1
SP	1320	1320	0	GRAS	PanasRealtorsLlpThroughItsPartnerAdityaJhunjunwala	GRN Number : 2402333638 DEPT Transaction Id : 3b25aee153affa18a673 Transaction Type :	1320
A1	364663	364663	0	GRAS	PanasRealtorsLlpThroughItsPartnerAdityaJhunjunwala	GRN Number : 2402333638 DEPT Transaction Id : 3b25aee153affa18a673 Transaction Type :	364663



LL	3	3	0	GRAS	PanasRealtorsLlpThroughItsPartnerAdityaJhunjhunwala	GRN Number : 2402333638 DEPT Transaction Id : 3b25aee153affa18a673 Transaction Type :	3
Sub Total	365991	366087	-96				

Article : Development Agreement Number of Pages : 88

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 :- 202400065556

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 364663, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.14586468/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Lalpur Location :- Other Road, Lalpur Word No 10 Property Boundaries :- East: M.S. Plot No. 1472/B, West: Municipality Road, South: M.S. Plot No. 1472/Part, North: 14 feet wide Private Road Khata Number - -Plot Number - 1472Volume Number - 2Page Number - 94 157Holding Number - 0180000787000Z0 0180001030000A1 Area Of Land :- 18.18 Decimal

Sh./Smt.**SABITA SINGH** s/o/d/o/w/o **Shiv Shankar Prasad Singh** has presented the document for registration in this office







today dated :- **31-May-2024** Day :- **Friday** Time :- **13:45:17 PM**



SABITA SINGH(Individual)

Party Name	Document Type	Document Number
SABITA SINGH	PAN/UID	*****3294



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>SABITA SINGH</b> Address1 - West End Park, Ratu Road, Hehal, Sukhdeonagar, Ranchi, Address2 - . . . , Jharkhand PAN No.: Permission Case No.-	No	Yes	Sabita Singh Address:- W/O Late Sitaram prasad singh, Beside Hehal Post Office, Ranjeet And Company, 56A 4th Floor, Ratu Road, Hehal, Ratu, Ranchi, 834005, Hehal, Jharkhand, India		EXECUTANTS Age:54			<i>Sabita Singh</i>
2	<b>KWALITY CONSTRUCTION COMPANY PVT LTD Through Its Director RAVI RAJ SINGH</b> Address1 - 4th Floor, 56 A Hehal, Ratu Road, Sukhdeonagar, Ranchi, Address2 - . . . , Jharkhand PAN No.: Permission Case No.-	No	Yes	Ravi Raj Singh Address:- 56 A, Hehal, Next to Hehal Post office, Ratu Road, Hehal, Hehal, , Ranchi, 834005, Hehal, Jharkhand, India		EXECUTANTS Age:			<i>Ravi Raj Singh</i>
3	<b>Panas Realtors LLP Through Its Partner Aditya Jhunjunwala</b> Address1 - Flat no. 202 Nandan Kanan Lake Avenue Kanke Road, P.S. Gonda, Ranchi, Address2 - . . . , Jharkhand PAN No.: Permission Case No.-	No	Yes	Aditya Jhunjunwala Address:- flat no-202, nandan kanan lake avenue kanke road, , morabadi, , Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			<i>Aditya Jhunjunwala</i>

Identification:

Handwritten text, possibly a name or address, written vertically on the left side of the page.

Handwritten text, possibly a name or address, written vertically on the left side of the page.



Handwritten text, possibly a name or address, written vertically on the left side of the page.

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Ravi Kumar Singh S/o-D/o Lalan Singh Address1 - Sauna Siwan Bihar, Address2 - , , , Jharkhand PAN No.:			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ravi Kumar Singh Address1 - Sauna Siwan Bihar, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

  
 Vaibhav Mani Tripathi  
 DSR, Ranchi

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

Above mentioned, ( **SABITA SINGH** , **KWALITY CONSTRUCTION COMPANY PVT LTD** Through Its Director **RAVI RAJ SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (Ravi Kumar Singh) Son/Daughter/Wife of (**Lalan Singh**) resident of (**Sauna Siwan Bihar**) and by occupation (**Business**).

Signature of Registering Officer



Date:- 31-May-2024

Seal and Signature of Registering Officer

  
 Vaibhav Mani Tripathi  
 DSR, Ranchi




Token No.: 202400065556

## CERTIFICATE

### Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **31-May-2024** by **SABITA SINGH, S/O, D/O, W/O Shiv Shankar Prasad Singh** resident of West End Park, Ratu Road, Hehal, Sukhdeonagar, Ranchi ...

This deed was registered as Document No:- **2024/RAN/4948/BK1/4483** in Book No :- **BK1**, Volume No :- 555 from Page No :- 147 to 234 at, office of **SRO - Ranchi**

Date:- **31-May-2024**

Registering Officer

*Yashwanth Mani Sripathi*  
PSP, Ranchi



