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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7c7ea2da854b657e9058

Receipt Date : 06-Jan-2024 12:15:10 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400001847

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : KASHYAP GREEN HOMES PRIVATE LIMITED THROUGH DIRECTOR ARUN KUMAR SINGH (Vendee)

GRN Number : 2400070196



∴ For Office Use ∴

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

निबंधन पदाधिकारी

06/01/2024

रमेश सिंह



301/2024
06-01-24
यु.अ.सिंह

For Kashyap Green Homes Pvt. Ltd.

Director

06-01-24

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

सम्पत्ति का मूल्य - Development Agreement
 मुद्रांक - 100/-
 T.D.S. - 06/01



मार्ग दर्शिका पंजी से मिलान किया
 जमीन का दर/डी.ए. 975821 (Kemm)
 कच्चा कामान का दर/वर्ग फीट
 पक्का कामान का दर/वर्ग फीट
 प्लेट का दर/वर्ग फीट
06/01
 प्राप्त पशुपालन वी भूमि घोटाला
 एवं खाशमरुल लीज की सुची
 में वर्णित प्लॉट एवं नाम दर्ज
 नहीं है।
06/01/24

**दुखार्जन वन भूमि
 व बर्क नली है।**
06/01/24



DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 06 day of Jan 2024;

BETWEEN

(1) SRI RAMESH YADAV alias RAMESH SINGH, son of Radha Yadav Alias Radha Singh, aged about 62 years, by Occupation Retired Government Servant, his PAN being CWVPS9442M, UID Number XXXX XXXX 5905 & Mobile Number 9931798737, **(2) SMT. SONA DEVI** wife of Sri Ramesh Singh and daughter of Sri Munci Rai, age about 61 years, by Occupation Housewife, her PAN being HJOPD5819N, UID Number XXXX XXXX 2020 & Mobile Number 8340520827, both residing at Sainik Colony, Near Loyla School, Dumardaga, Booty, P.S. Sadar, District Ranchi, within the State of Jharkhand, PIN- 835217, and

(3) MR. SURESH YADAV son of Radha Yadav, aged about 51 years, by Occupation Retired Government Servant, residing at Saripur, Sarimpur Bachri, Bhojpur, Akhagaon, Bihar, PIN 802161, his UID XXXX XXXX 8959 & Mobile No. 6299511767, all by religion Hindu, by Caste General (not affected by C.N.T. Act, 1908), an Indian Citizens, hereinafter all referred to as the **"LAND OWNERS"** (which term or expression unless

Handwritten notes and signatures on the right margin:
 रमेश यादव
 For Kashiya...
 06-01-24
 अश्विनी



रमेश सिंह

06-01-24



दिनांक 06/01/24 सन् 10101

रजिस्ट्रेशन अभिलेख 1998 धारा 52 के तहत 33

श्री Ramesh Yadav @ Ramesh Singh

पिता श्री/स्व. Radha Yadav @ Radha Singh

निकल स्थान Dumardya Sider Panch

पेशा Retired के लेखकों के दायदार या

अगर निर्दिष्ट द्वारा प्रमाणित

मुख्यनाम रा. के अर्धीन

लेखकावियों या दावेदारों में से एक श्री

के अभिलेख न दि. के पुरातन अंतराहण

में अदर निबंधन कार्यालय में

निबंधन के लिए पत्र लिखा

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निबंधन फायदिकारी या हस्ताक्षर

06/01/2024

excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns) of the **ONE PART**;

AND

M/S KASHYAP GREEN HOMES PRIVATE LIMITED, (PAN: AAECK3771H), GSTIN No.20AAECK3771H1ZS, Registration and CIN No. U45200BR2011PTC017073 a Company Registered under the Indian Company's Act 1956, having its Registered office at 601, 6th Floor, Shailja Tower, Kankarbagh, Main Road, P.S. Kankarbagh, District- Patna, Bihar, PIN- 800020 and Branch Office at Kashyap Park, G1, Loyla School Lane, Dumardaga, P.S. Sadar, District Ranchi, Jharkhand, through its Director **Mr. ARUN KUMAR SINGH** son of Late Jagdish Prasad Singh, by Caste General (not affected by C.N.T. Act, 1908), by Faith Hindu, by Occupation Business, residing at 701, Jagdish Enclave, Behind Reserve Bank Exhibition Road, Patna, Bihar PIN – 800001, his **UID No.** XXXX XXXX 2183 and **Mobile No.**9431017543, hereinafter called the "**DEVELOPER/LAND OWNER**" (which expression shall, unless repugnant to the context or excluded by these presents, mean and include, is successors-in-interest and assigns) of the **OTHER PART**;

AND WHEREAS, the **LANDOWNER No.01** is seized and possessed or otherwise sufficiently entitled to piece and parcel of 14 Chhatak of land in Plot No.364, marked as Sub Plot No.364/D-1, and an areas 04 Chhatak of land in Sub Plot No.364/E-1, and an area 04 Chhatak of land in Sub Plot No.365/C, all under Khata No. 13, total area 01 Kattha 06 Chhatak equivalent to 2.74 decimal of land, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand, more fully and particularly described in the **SCHEDULE "AI"** herein below;

AND WHEREAS, the **LANDOWNER No.02** is seized and possessed or otherwise sufficiently entitled to piece and parcel of 08 Chhatak of land in Plot No. 360, marked as Sub Plot No. 360/A, and an area 02 Chhatak of land in Sub Plot No. 360/E, an area 04 Chhatak of land in Sub Plot No. 364/E and an area 04 Kattha 02 Chhatak of land in Sub Plot No. 365/D all under Khata No. 13, total area 05 Katthā equivalent to 8.26 decimal of land, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand, more fully and particularly described in the **SCHEDULE "AII"** herein below;

For Kashyap Green Homes Pvt. Ltd.



Director



Mr. Arun Kumar Singh

24/01/24
06-01-24

24/01/24
06-01-24

AND WHEREAS, the **LANDOWNER No.03** is seized and possessed or otherwise sufficiently entitled to piece and parcel of 01 Kattha 07 Chhatak equivalent to 2.54 decimal of land being Portion of Plot No.364, marked as Sub Plot No.364/Part, under Khata No. 13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand, (hereinafter referred as the "**SAID LAND**") more fully and particularly described in the **Schedule "AIII"** herein below;

AND WHEREAS, the said Ramkishun sahu died living behind his widow Malti Devi and three sons Binod Kumar Sahu, Rajesh Kumar Sahu and Vivek Kumar Sahu as his legal heirs successors, who succeeded the property left by their husbands and father and came in peaceful possession over the same;

AND WHEREAS, after the demise of Ramkishun Sahu his widow Malti Devi and three sons Binod Kumar Sahu, Rajesh Kumar Sahu and Vivek Kumar Sahu jointly sold and transferred 08 Chhatak of land in Plot No. 360, marked as Sub Plot No. 360/B, and an area 14 Chhatak of land in Sub Plot No. 360/C, an area 02 Chhatak of land in Sub Plot No. 364/D, an area 03 Kattha of land in Sub Plot No. 364/D, an area 04 Chhatak of land in Sub Plot No. 364/E, and an area 04 Chhatak of land in Sub Plot No. 365/C, all under Khata No.13, total area 05 Kattha equivalent to 8.26 decimal of land, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in favour of Ramesh Yadav, Subhash Yadav and Suresh Yadav all son of Radha Yadav through Registered Deed of sale being Deed No. 8255, dated 30.10.1996, entered in Book No. I, Volume No. 594, Page No. 613 to 621 for the year 1996, registered in the office of District Sub Registrar Ranchi;

AND WHEREAS, after the said purchase as stated herein above Ramesh Yadav, Subhash Yadav and Suresh Yadav got their name jointly mutated in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case Number 38 R27/2004-05 in respect of Plot No.360, 364 and 365 having an areas 01 kattha 08 chhatak, 03 kattha 04 chhatak and 04 chhatak respectively, total area 05 kattha and paid rent, cess etc., to the concern authority as a lawful owner;

AND WHEREAS, the said Ramesh Yadav alias Ramesh Singh, Subhash Yadav and Suresh Yadav all son of Radha Yadav orally and amicably partition their purchase land and subsequently the same was reduce in writing on 26.01.2011 and came in peaceful possession over their respective share of land;

For Kashyap Green Homes Pvt. Ltd.



Director



By: RAMESH YADAV

RAMESH YADAV

06-01-24

RAMESH YADAV

06-01-24

AND WHEREAS, in the said family settlement Ramesh Yadav alias Ramesh Singh (**LANDOWNER No.01**) allotted **2.74** Decimal of land in Plot No.364, marked as Sub Plot No.364/D-1, Sub Plot No.364/E-1, Sub Plot No.365/C, all under Khata No. 13, total area **2.74 decimal** of land, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand;

AND WHEREAS, also Sobha Devi through her Attorney Holder Ramesh Singh son of Radha Singh (vide Power/Deed No. 4161, dated 30.09.2010, entered in Book No. IV, Volume No. 53, Page No. 570 to 577 Registered in the Office of District Sub Registrar Patna, Bihar) sold and transferred her purchase land 08 Chhatak of land in Plot No. 360, marked as Sub Plot No. 360/A, an area 02 Chhatak of land in Sub Plot No. 360/E, an area 04 Chhatak of land in Sub Plot No. 364/E and an area 04 Kattha 02 Chhatak of land in Sub Plot No. 365/D, all under Khata No. 13, total area 05 Kattha equivalent to **8.26 decimal** of land, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in favour of **Sona Devi**, wife of Ramesh Singh (i.e. **LANDOWNER No.02**) through Registered Deed of sale being Deed No. 26854/22972, dated 20.10.2010, entered in Book No. I, Volume No. 1022, Page No. 251 to 280 for the year 2010, registered in the office of District Sub Registrar Ranchi;

AND WHEREAS, the Landowner No. 02 here in above thereafter pointed out the mistake in the Plot No. 360/D & 360/E, in the Principal Deed i.e., Deed Number. 26854/22972, dated 20.10.2010;

AND WHEREAS, at the request of the Landowner No.02 i.e., Sobha Devi through her Attorney Holder Ramesh Singh son of Radha Singh thereafter got the Principal Deed being Deed Number. 26854/22972, dated 20.10.2010 rectified by a Deed of rectification being Deed of Rectification No.3808/3245, dated 19.02.2011, entered in Book No. I, Volume No.143, Page No. 501 to 514, and Deed Number 9428/8075, dated 13.04.2011 entered in Book No. I, Volume No.362, Page No. 469 to 478, both Registered in the Office of District Sub Registrar, Ranchi;

AND WHEREAS, after the said purchase and rectification of Sale Deed as stated hereinabove, the Landowner No.02 got her name mutated in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case Number 6674 R27/2011-12 in respect of Plot No.360, 364 and 365 having an areas 10 Chhatak, 04 Chhatak, & 04 Kattha respectively, total area 04 Kattha 14 Chhatak, entered in Register II in Volume No. 06 & Page No. 135 and paid rent, cess etc., to the concerned authority as a lawful owner;

For Kashiya Green Homes Pvt. Ltd.

M:
Director



For Kashiya Green Homes Pvt. Ltd.

26-10-2010
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26-10-2010
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WHEREAS, the **LANDOWNER No.03** is seized and possessed or otherwise sufficiently entitled to piece and parcel of 2.54 decimal of land being Portion of Plot No.364, marked as Sub Plot No.364/Part, under Khata No.13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand, (hereinafter referred as the "**SAID LAND**") more fully and particularly described in the **Schedule "AIII"** herein below;

AND WHEREAS, by virtue of Registered Deed of Sale being Deed No.5124, dated 09.05.1985 entered in Book No.01, Volume No.118, Page No.462 to 469, Registered in the office of District Sub Registrar Ranchi the erstwhile landowner Dhadhru Ghashi and others sold and transferred 10 Kattha of land in Plot No. 360, 364 & 365, all under Khata No.13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi, in favour of Subh Narayan Sao, Son of Asarfi Sao, resident of Old peace Road, P.S.-Lalpur, District- Ranchi and put him peaceful possession over the same;

AND WHEREAS, Kashyap Green Homes Pvt. Ltd., purchased Land from Subh Narayan Sao, Son of Asarfi Sao, by virtue of Registered Deed of Sale being Deed No.-7099 dated 24-08-2023 being the piece and parcel of 10 Kattha equivalent to 16.53 decimal of land (Which includes 3.31 decimal of land in R.S. Plot No. 360 an area 5.99 decimal of land in Plot No. 364 & an area 7.23 decimal of land in Plot No. 365) all under Khata No. 13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi and got their name, mutated in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No.-5785/R27/23-24, within the State of Jharkhand more fully described in Schedule A (IV) hereunder.

AND WHEREAS, in the said family settlement Suresh Yadav allotted 2.54 decimal of land and Ramesh Yadav alias Ramesh Singh allotted 2.74 decimal of land being Portion of Plot No.364, marked as Sub Plot No.364/Part, under Khata No. 13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand;

AND WHEREAS, LANDOWNER No. 01, 02 & 03 and DEVELOPER covenant that the Schedule A(I), A(II), A(III) & A(IV) land are in their exclusive possession with absolute right, title, interest and the same is free from all encumbrance, debt, lien, charges or attachment and is in marketable conditions, and they have good right, full power and absolute authority having perfect title to transfer the whole or part of the said land;

For Kashyap Green Homes Pvt. Ltd.



22/08/23
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AND WHEREAS, the LANDOWNERS are interested in getting a multistoried residential building develop and constructed over the Schedule "A(I), A(II), A(III) & A(IV)" land and to acquire a part of Super built-up area as absolute owner's share as consideration in exchange for the full and final value of the Schedule A(I), A(II), A(III) & A(IV)" land;

AND WHEREAS, the landowner's in order to get the Schedule A(I), A(II), A(III) & A(IV)" land developed by constructing a multistoried residential building as per provisions of the Ranchi Regional Development Authority, Ranchi or Ranchi Municipal Corporation, Ranchi, have approached to the Developer, who is running his construction business under the name and Style of **M/S KASHYAP GREEN HOMES PRIVATE LIMITED**, a Company Registered under the Indian Company's Act 1956, having its Registered office at 601, Shailja Tower, Kankarbagh Main Road, P.S. Kankarbagh, District- Patna, Bihar, PIN- 800020, and negotiate for the same;

AND WHEREAS, the above named Developer knowing the intention of the LAND OWNERS, agreed to Develop the Schedule A(I), A(II), A(III) & A(IV) land, after amalgamated and pooled his adjacent land more fully described in Schedule A(IV) here in below which has been purchased from Subh Narayan Sao, Son of Late Asarfi Sao through register Deed of Sale being Deed No./Document No.7099, dated 24-08-2023;

AND WHEREAS, the Landowners/Developer have decided to develop their land more fully described in the Schedule A(I), A(II), A(III) & A(IV) here under by constructing multi storied building comprising residential flats, parking space with all common facilities and amenities will be applied for sanction of the building plan before the competent Authority for construction of multi storied building;

AND WHEREAS, the DEVELOPER has personally verified all the documents provided by the landowner relating to the Schedule A(I), A(II), A(III) & A(IV) land and after being fully satisfied with regard to the title of the aforesaid land the DEVELOPER is entering into this development agreement;

AND WHEREAS, the land owners have agreed to the DEVELOPER proposal on the terms and conditions mentioned herein below:-

(A) That the DEVELOPER will develop and construct multistoried residential building in the name as ""**KASHYAP KRISHNA APPARTMENT**"" on Schedule "A (I), A (II), A (III) & A(IV)" land (hereinafter jointly referred as the "**SAID LAND**"), more fully and particularly described in the SCHEDULE "B" herein below, as per sanctioned and

For Kashyap Green Homes Pvt. Ltd.

M:

Director



Subh Narayan Sao

24/08/23
06-01-24

Subh Narayan Sao
06-01-24

approved building plan sanctioned by Ranchi Municipal Corporation, Ranchi by the Developer at its own cost as per mutual understanding. All the obligatory action will be completed by the DEVELOPER in respect of Development, construction and transfer of proportionate share of land, flats and parking spaces except the share of LANDOWNERS. The LANDOWNERS will not bear any cost or charges for the abovementioned jobs however all rent and taxes, electricity bills etc. which may be pending till the date of this Development Agreement will be paid by the Landowners.

(B) That it is agreed by the Landowners that they will vacate the said land and hand over to the developer immediately after the execution of this agreement.

NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by and between the owners and Developer as follows:-

ARTICLE -1: DEFINITIONS

1. **LAND OWNERS** shall mean Ramesh Yadav alias Ramesh Singh , Sona Devi wife of Ramesh Singh, and Suresh Yadav son of Radha Yadav and also includes their executors, administrators, representatives, heirs, successors in interest, authorized person.
2. **DEVELOPER/DEVELOPER** shall mean the M/S Kashyap Green Homes Private Limited and its Director and include its successors-in-interest and assigns.
3. **LANDED PROPERTY** shall mean all that piece and parcel of land measuring total area 29.52 decimal more fully and particularly described in the Schedule "B" here in below.
4. **BUILDING** shall mean the multi storied residential building to be constructed on the Scheduled "B" land in accordance with the plan to be sanctioned and approved by R.R.D.A. / R.M.C. Ranchi.
5. **AREA OF FLAT** shall mean the super built up area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony/verandah etc. more particularly described in Schedule "C" herein below.
6. **"PARKING SPACE"** shall mean any place in covered area or open area reserved for parking of medium size motor car at Basement floor, more particularly described in appended schedule.

For Kashyap Green Homes Pvt. Ltd.

Director



2024/10/24

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7. **COMMON FACILITIES** - Common facilities and amenities shall mean and include corridors, hail ways, stairways, passage ways, drive ways, common lavatories, if any pump-room, generator room, guard room, tube well, overhead water tank, water pumps and motors and lift arrangement if any and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building common amenities of the said building more particularly described in the Schedule "F" herein below.

8. **SALEABLE SPACE** - it shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

9. **SUPER BUILT UP AREA** - shall mean and include common area and the carpet area of flats, wall area, verandah/balcony, the proportionate area of the staircase, guard room and generator room and the area which is generally used for common purposes etc.

10. **WORDS IMPORTING SINGULAR** - shall include plural and vice-versa

11. **WORDS IMPORTING MASCULINE GENDER**- shall include feminine and neuter genders. Likewise words importing feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

ARTICLE -II: COMMENCEMENT

This agreement shall be deemed to have commenced from the date of execution of this Agreement by the parties.

ARTICLE - III: THE SCHEME

The scheme as formulated by the Developer and agreed upon by the Landowner provides as follows:

1. The Developer will invite and select Purchasers agreeing to purchase ownership basis flat(s) in the building to be constructed on the Schedule "A (I), A(II), A(III) & A(IV)" land, more fully and specifically specified in Part-III known as Developer's Allocation, out of the Developers area and the land owner of Schedule A (IV). The Developer will construct flats, along with other common parts, common amenities and common facilities pertaining to the same and also parking space.

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N.S.

Dr. Partha Ghosh

2. After the delivery of the possession or earmarking of the respective shares of the land owners in the shape of flats and parking spaces in the proposed multi storied building, the Developer or its nominees shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the Developer's agreement or otherwise.

3. 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(I), A(II), A(III) & A(IV) land shall be sole responsibility of the respective Landowners or their successors to solve the same.



4. The Developer shall indemnify the owners against all actions, demands, suits, costs proceedings and claims arising out of any accidents occurring at the site of "The said property" or that may arise out of the Developer negligence with regard to the development of "The said property".

22/01/24
06-01-24

5. That the landowners shall dully answer all requests and objections as to the title of the properties as may be made from time to time by the Developers and shall also make out a good and perfect title hereto, to the reasonable satisfaction of the Developer/ Developers free from all encumbrances, liens or charges. The landowner also assure the Developers that if any disputes arise regarding the title of the said land it will be the sole responsibility by the Landowner to solve the problem on his own cost and construction will not be interfered in any manner.

6. That the landowners shall dully answer all requests and objections as to the title of the properties as may be made from time to time by the Developers and shall also make out a good and perfect title hereto, to the reasonable satisfaction of the Developer/ Developers free from all encumbrances, liens or charges. The landowner also assure the Developers that if any disputes arise regarding the title of the said land it will be the sole responsibility by the Landowner to solve the problem on his own cost and construction will not be interfered in any manner.

22/01/24
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ARTICLE- IV: DEVELOPER'S / BUILDER'S RIGHT

1. The landowner hereby grant, subject to what has been herein after provided, the exclusive right to Developer to build, construct, erect and complete the said apartments in accordance with the plan to be sanctioned by the competent authority

without amendment and/or with amendment/modification enter into agreement to sell and/or transfer exclusively Developer's area.

2. The Developer shall further be entitled to prepare or alter the plan, if as may be required by Ranchi Municipal Corporation, Ranchi or RRDA, Ranchi or approving authority's, rules at its own costs and shall pay and bear all fees, including architect's fees, charges incidental expenditures as required to be paid or deposited for obtaining the further sanction of competent authority or approving authority for further construction of the building at the said premises.
3. The Developer is shall be entitled to advertise in its own name about the development of the "Said Land" and proposed sale of flats/dwelling units of the their own allocation in the New Building to be constructed and to put up Advertisement Board on the "Said Property".
4. The Developer's shall be entitled to obtain the services and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, Plumber etc. and to appoint agents at their own costs, risks and expenses.
5. The Developer shall be entitled to amalgamate the land with the land of other adjacent land owner for the construction of new building or beauty and betterment of the project but right, title and share shall be clearly distinct and individual with each land owners.

ARTICLE - V : APARTMENT CONSIDERATION

On the Landowners' representation about their title to the possession over the landed property and relying upon the Landowner's personal guarantee that they have made full and correct disclosures and that they have full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the Landowners having agreed to permit Developer to commercially exploit the "Schedule A(I), A(II), A(III)" & A(IV) land and construct, erect and complete the buildings on the premises as a whole within a period thirty six month excluding grace period of six months as per mutual understanding from the date of approval/ sanction of plan by the approving authority. The landowners shall vacant possession of the "Schedule A (I), A(II) , A(III) & A(IV)" land after demolishing the old structure if any to the Developer after execution of agreement.

For Kashyap Green Homes Pvt. Ltd.
Director

06-01-24
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[Signature]
Director

- a) Developer shall obtain all necessary permissions and/or approvals and/or consent at its own cost.
- b) Developer shall pay all costs of supervision of the Development and construction of the multi storied building including owner's allocation in the building at the said premises.
- c) Developer shall deliver the respective shares of Landowner's out of the total constructed area in the building to be constructed in the said premises (herein referred as the Landowner's allocation). The Developer shall inform the Landowners in writing for taking delivery of possession and on receipt of the same if the land owner fails to take the delivery of possession in such case the Developer is entitled to deliver physical possession of the Developer's area to its prospective purchasers.
- d) Developer shall give complete possession of the landowner's allocation within thirty six months excluding a grace period of six months as per mutual understanding from the date of sanction/approval of plan by the Ranchi Municipal Corporation or RRDA, Ranchi and or Jharkhand area. The Landowners will be entitled to take possession of their respective shares on the completion of building.
- e) The said building will be completed within stipulated period of 36 (thirty six) months excluding 6 (Six) months grace period except force majeure clause mentioned in ARTICLE - VIII.



[Signature]
06-01-24

[Signature]
06-01-24

ARTICLE- VI: LAND OWNER'S ALLOCATION

Landowner's Allocation shall mean jointly allotted 50% of the super built-up area out of the total super built up area, in proportion to their respective shares of land in "Schedule A(I), A(II) & A(III)" more fully described in the Part-I and Part-II of Schedule "C" below, out of the total construction in the new building comprising of flats/ dwelling units including proportionate share in the common facilities and amenities as defined and car parking space in the basement of the said building along with undivided proportionate share of Schedule "B" land.

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

1. In consideration of the above, Developer shall be entitled to sale 50% of the super built-up area in multi storied building named as "KASHYAP KRISHNA APPARTMENT" mentioned in Part-III of Schedule "C" herein below, to be

[Signature]
06-01-24

constructed on the Schedule "B" land together with undivided proportionate share out of the Schedule "B" land, parking space and also together with undivided proportionate share in the common parts and facilities and other services area in the said building, after providing for Landowner's allocation as provided in Article-VI herein above and Developer shall be entitled to enter into an agreement for sale and transfer Developer's allocation and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of Developer to obtain any further consent of the Landowners and this agreement by itself shall be treated as consent by the landowner.

For Kashyap Green Homes Pvt. Ltd.
Director



24/08/23

2. Developer shall be entitled to mortgage, charge or to deal with Developer's allocation and the land purchase by Kashyap Green Homes Pvt. Ltd. through Deed of Sale being Deed No.-7099 dated 24-08-2023 and right, title, interest under this agreement without creating any liability over the landowner and/or affecting the title of the land owner.

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ARTICLE - VIII: FORCE MAJEURE

1. Developer shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout proceeding, litigation, civil dispute etc. and/or any other act or omission beyond the control of Developer.

ARTICLE - IX: RATES & TAXES:

From the day of execution of this agreement and till the completion of the project the developer 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, purchaser/s 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. Any taxes imposed by the Govt. in relation to the land owner allocation shall be borne and paid by the landowner. After completion of the building the

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Landowner shall also pay GST as their share, i.e Landowner Allocation, as per applicable Government Rate.

ARTICLE – X: SERVICES & CHARGES:

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

ARTICLE – XI: TITLE DEEDS:

Copy of the Title Deeds & other relevant documents in respect of the said landed property shall be given by the Owners 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.

ARTICLE - XII: MISCELLANEOUS

- 1. The Landowners and Developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe a partnership between Developer and the Landowners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.
- 2. It is understood that from time to time to facilitate the construction of the building by Developer and transfer of flats and parking space by various deeds, matters and things, not herein specified, may be required to be done by Developer and for which Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners, relating to which the specific provisions may not have been mentioned herein.
- 3. The Landowners hereby undertakes to do all such legal and genuine acts, deeds and things that may be reasonably required to be done in the matter and the Landowners also undertakes to sign and execute all such additional applications and

For Kashyap Green Homes Pvt. Ltd.
Director



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other documents, as the case may required under the law be provided that all such deeds, matters and things do not in any way infringe on the rights of the landowner and/or go against the spirit of this agreement.

4. Nothing in these presents shall be constructed as a demise or conveyance in law by the Landowners of the land property or any part thereof to Developer or as creating any right, title or interest in respect thereof to Developer, other than exclusive license to Developer to commercially exploit the same in term hereof, provided, however that Developer shall be entitled to borrow money from any bank or other financial institutions for the purpose of constructing the above mentioned building at its own risk and liabilities.
5. The Landowners and/or their transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.
6. There is no existing agreement regarding to development and sale of the said land and premises and that all other agreement, if any prior to this agreement, have been cancelled and are being superseded by this agreement.
7. The Landowners assures and guarantees that the land property is free from all encumbrance attachment, charge claim or demand whatsoever by or from any one whatsoever.
8. It shall be obligatory on the part of the Landowners to became members of the flat owners association or society, formed by the members staying in the said building complex and the association of the flat owners will repair and maintain the property and shall pay all the charges of various Government duties and levies and repair of any other outgoing relating to the said property and the building shall be payable by all the flat owners.

The flat owners' association shall be the apex body, relating to all the interests of all the flat owners and shall work for the peaceful living of all members.

9. The building complex shall be completed within 36 (thirty six) months excluding 06 (Six) months grace period from the date of sanction/approval of the building plan approved by the appropriate authority subject to the force Majeure clause as mentioned above and in order to remove any or all doubts.

For Kashyap Green Homes Pvt. Ltd.

Director



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10. Developer can appoint any person/persons for the construction of the Apartment Buildings for which the land owners will have no objection whatsoever.
11. It is further agreed and undertaken by Developer that the Landowners shall have full right, title, ownership, interest over the super built up area, or built up area as the case may be allocated to the Landowner as their share more specifically described in the landowners' allocation, mentioned in the Article-VI herein above out of the total super built up area as per the sanctioned and approved building plan and the landowner shall be fully entitled to enjoy the above super built up area, or built up area as the case may be common facilities and amenities and shall be fully entitled to transfer convey, grant, otherwise alienate or transfer their interest in any manner as deemed fit by the landowner to any person, association or persons, firm, company, corporate body, cooperative societies, government agencies etc. on such terms and conditions as may be decided by the landowner the general condition of sale deed regarding the maintenance of the building use of common facilities and amenities etc. shall be framed or decided by the Developer.
12. The Landowners or their nominee or nominees will has same right, title and interest to the use and enjoyment of all the common facilities along with other flat owners.
13. That the Landowners will not raise any question or objection, if any changes or amendment done by the Developer in the said multistoried building without disturbing the landowner's share as permitted by the approving authority.
14. That the Landowners will pay the proportionate necessary charges of fees, levied by corporation/government from time to time along with other co-owners of the building as applicable in similar other properties after handing over the said unit.
15. That if any disputes arises between the parties relating to the terms and conditions of this agreement in such case firstly the matter shall be referred before the Arbitrators for arbitration under the Arbitration and conciliation proceeding.
16. Courts of Ranchi will alone have the Jurisdiction in all legal matters arising out of or concerning this transaction.

For Kashyap Green Homes Pvt. Ltd.

Director



Handwritten signature and date: 06-01-24

ARTICLE -XIII: LEGAL PROCEDURES:

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the Landowners to defend all actions and proceedings in respect of the title and/or possession of the land property.

Handwritten signature and date: 06-01-24

2. The Landowners empowered by this agreement to said Developer, together which the said Developer is authorized to develop the land, according to feasibility, fix up purchases and in generally carry all necessary activities, requited for the purpose of construction and disposal of flats and parking space as per the sanctioned plan to the advantages and convenience of all the associated parties out of the Developer's area.
3. That the Landowners shall not be responsible in any manner whatsoever, if in future, any legal complication arises regarding the process of development, construction and sale of the said multi storied apartment which is to be constructed or any effect therein.
4. That the Developer shall be responsible for any problem or obstruction in the construction of the said proposed building but regarding any problem in connection with the title of the schedule "A(I), A(II), A(III) & A(IV)" land shall be sole responsibility of the landowner or his successors to solve the same.
5. That the LANDOWNERS assure the DEVELOPERS that they have perfect right, title and possession over their respective shares of land mentioned in "Schedule A(I), A(II) & A(III)" respectively. If any defect is found after execution of this agreement with respect to the title and possession of the said land, the LANDOWNERS shall be responsible for same, in that event this agreement will terminate and the Landowners will be bound to the refund the entire amount so received by them (Investment Part of the DEVELOPER) to the Developers within two months from the date of termination of this agreement.
6. That this Development Agreement is being Registered and under the provision of Jharkhand Apartment (Flat) ownership Act 2011.
7. That in terms of Section-5, Sub Section (I), this Development agreement is being executed by the Land Owners and DEVELOPER'S/ Promoter and being presented for Registration before the District Sub Registrar, Ranchi which contains all the terms and conditions including the portion of the Building and land, that would be shared by the Landowners and the DEVELOPER'S/ Promoter.
8. That in terms of Article-VI & VII read with Part-I, Part-II & Part-III of SCHEDULE "C" respectively of the Development agreement the LANDOWNER No.01 & 02 jointly allocated and LANDOWNER No.03 allocated 50% shares respectively in proportion

For Kashyap Green Homes Pvt. Ltd.

Director



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06-01-24

to their respective shares of land and the DEVELOPER'S/Promoter have been allocated 50% shares as per details given therein and 100% share in purchase of land by the Developer/Kashyap Green Homes Pvt. Ltd.

9. That in pursuance to the provisions contained in Sub Section (I) of Section 5, Jharkhand Apartment (Flat) Ownership Act, 2011, after completion/ construction of the proposed building / project the LANDOWNERS & DEVELOPER'S/ Promoter shall become absolute owner of their respective shares as described in Part-I, II & III of the SCHEDULE "C" respectively of this Development Agreement whereby they shall become entitled to sell/ transfer/ alienate their respective shares as absolute owner without any let or hindrance from each other.
10. In case of any dispute between the parties same may be resolved by an arbitrator appointed by both the parties, as per the Arbitration and Conciliation Act, 1996.
11. This agreement is irrevocable subject to the stipulations made herein and both parties shall have to abide by all the terms and conditions mentioned herein.
12. Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction.

For Kashyap Green Homes Pvt. Ltd. Director



Signature
06-01-24

SCHEDULE "A (I)"

THE SCHEDULE LAND REFERRED TO "LANDOWNER NO. 1"

All that piece and parcel of **2.74** Decimal of land in Plot No.364, marked as Sub Plot No.364/D-1, in Sub Plot No.364/E-1 and in Sub Plot No.365/Cc, all under Khata No.13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand, which and an areas 04 Chhatak of land in Sub Plot No.364/E-1, and an areas 04 Chhatak of land in Sub Plot No.365/C, all under Khata No. is butted and bounded as follows:

- North :- Portion of Plot No. 364 & 365
- South :- Portion of Plot No. 364 & 365.
- East :- Portion of Plot No. 364 & 365.
- West :- Portion of Plot No. 364 & 365.

Signature
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SCHEDULE "A (II)"

THE SCHEDULE LAND REFERRED TO "LANDOWNER NO. 2"

All that piece and parcel of **8.26** Decimal of land in Plot No. 360, marked as Sub Plot No. 360/A, in Sub Plot No. 360/E, in Sub Plot No. 364/E and in Sub Plot No. 365/D all

under Khata No. 13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand, which is butted and bounded as follows:

North :- Portion of Plot No. 365 Part

South :- Portion of Plot No. 364 & 365 Part.

East :- Plot No. 367

West :- Portion of Plot No. 364 & 365.

SCHEDULE "A (III)"

THE SCHEDULE LAND REFERRED TO "LANDOWNER NO. 03"

All that piece and parcel of **2.54** decimal of land in Portion of Plot No.364, marked as Sub Plot No.364/Part, under Khata No. 13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi in the State of Jharkhand, which is butted and bounded as follows:

North :- Plot No.-360 Part.

South :- Portion of Plot No. 364 & 365.

East :- Portion of Plot No. 364.

West :- Portion of Plot No. 364 & 365.

SCHEDULE "A (IV)"

THE SCHEDULE LAND REFERRED TO "DEVELOPER/KASHYAP GREEN HOMES PVT. LTD."

All that piece and parcel of 10 Kattha equivalent to **16.53** decimal of land (Which includes 3.31 decimal of land in R.S. Plot No. 360 an area 5.99 decimal of land in Plot No. 364 & an area 7.23 decimal of land in Plot No. 365) all under Khata No. 13, situated at Village Dumardaga, Thana No. 181, P.S. Sadar, District Ranchi, within the State of Jharkhand, which is butted and bounded as follows:

North :- Road.

South :- Plot No.-367.

East :- Plot No.-360/Part, 363, 364/Part, 365/Part.

West :- Plot No.-360/Part, 364/Part, 365/Part.

For Kashyap Green Homes Pvt. Ltd.
Director



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THE SCHEDULE "B"

REFERRED TO AMALGAMATED LAND OF SCHEDULE "A(I), A(II), A(III) & A(IV)"

All that piece and parcel of **2.74** decimal of land in Plot No.364, marked as Sub Plot No.364/D-1, in Sub Plot No.364/E-1, and in Sub Plot No.365/C belonging to Landowner No. 1), an area 05 Kattha equivalent to **8.26** decimal of land in Plot No. 360, marked as Sub Plot No. 360/A, in Sub Plot No. 360/E, in Sub Plot No. 364/E and in Sub Plot No. 365/D belonging to Landowner No.2), an area **2.54** decimal of land in Portion of Plot No.364, marked as Sub Plot No.364/Part, under Khata No. 13, belonging to Landowner No.3), and an area 10 Kattha equivalent to **16.53** decimal of land (Which includes 3.31 decimal of land in R.S. Plot No. 360 an area 5.99 decimal of land in Plot No. 364 & an area 7.23 decimal of land in Plot No. 365, belonging to Developer) all under Khata No. 13, total amalgamated area of land is **30.07 decimal**, situated at Village Dumardaga, Thana No.181, P.S. Sadar, District Ranchi in the State of Jharkhand, the said land has been shown with measurement and **RED WASH** in the Map annexed herewith, which is butted and bounded as follows:

North :- Road and Plot No.-360/Part.

South :- Plot No.-367.

East :- Plot No.-360/Part, 363, 364/Part, 365/Part.

West :- Plot No.-360/Part, 364/Part, 365/Part.

SCHEDULE-"C"

(Part-I: Landowner No. 1 & 2 Allocation, jointly allotted)

Sl. No.	Flat No.	Floor	Super Built- up area
1	001	Ground	1470 sq. ft.
2	101	1 st	1555 sq. ft.
3	102	1 st	1555 sq. ft.
4	104	1 st	1600 sq. ft.

Total Number of Car Parking Space 04 no. in the Basement of the building with undivided proportionate share of land.

For Kashyap Green Homes Pvt. Ltd.
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(Part-II: Landowner No. 03 Allocation)

Sl. No.	Flat No.	Floor	Super Built- up area
1	003	Ground	1475 sq. ft.

Total Number of Car Parking Space 01 no. in the Basement of the building with undivided proportionate share of land.

(Part -III: Developer's along with Kashyap Green Homes Pvt. Ltd. Allocation)

Sl. No.	Flat No.	Floor	Super Built- up area
1.	002	Ground	1270 sq. ft.
2.	004	Ground	1430 sq. ft.
3.	103	1 st	1320 sq. ft.
4.	105	1 st	1555 sq. ft.
5.	201	2 nd	1555 sq. ft.
6.	202	2 nd	1555 sq. ft.
7.	203	2 nd	1320 sq. ft.
8.	204	2 nd	1600 sq. ft.
9.	205	2 nd	1555 sq. ft.
10.	301	3 rd	1555 sq. ft.
11.	302	3 rd	1555 sq. ft.
12.	303	3 rd	1320 sq. ft.
13.	304	3 rd	1600 sq. ft.
14.	305	3 rd	1555 sq. ft.
15.	401	4 th	1555 sq. ft.
16.	402	4 th	1555 sq. ft.
17.	403	4 th	1320 sq. ft.
18.	404	4 th	1600 sq. ft.
19.	405	4 th	1555 sq. ft.

For Kashyap Green Homes Pvt. Ltd.

[Signature]
Director

[Signature]
06-01-24



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06-01-24

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06-01-24

Total Number of Car Parking Space 19 no. in the Basement of the building with undivided proportionate share of land.

Valuation for the Purpose of Registration Fee:-

Value of Land an Area **13.54** decimal Rs. 94,45,400/-
(Rupees Ninety Four Lak Forty Five Thousand four Hundred) only.

THE SCHEDULE "D" REFERRED TO: "BUILDING"

DEVELOPERS shall at its own cost construct, create and complete in all respect the said building complex as per the drawing sanctioned by RRDA, Ranchi and also provision will be made for fire safety, as per provision of present by laws.

THE SCHEDULE "E" REFERRED TO (Common Facilities)

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrances and exists. Top of the roof which shall be within the right of the landowners but the prospective purchasers shall be given right to access whenever necessary for the purposes of repair maintenance etc. of common amenities such as water tank, mechanical appliance, drainage, if any, lift, water tank etc.
2. Pumps installation, pump room, Guard Rood and for staff workers.
3. Common passage, drive away, accepts car parking spaces, if any.
4. Tube well, water pump, water tanks or reservoir, water pipes and other common pumping installations.
5. Electric wiring meters and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and rainwater pipe lines.
7. Boundary including outer side walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and generator room.
9. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to other user and occupancy of flat in common and as are easement of necessity or the building but excluding car parking space arid areas.

THE SCHEDULE "F" REFERRED TO (COMMON EXPENSES) OF THE SOCIETY

For Kashiya Green Homes Pvt. Ltd.

Director



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1. The expenses of administration, maintenance, repair, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls entrance, staircase, landings, gutter, rain water pipes, motor pump, tube well, wiring and installation sewers, drain and all other common parts, fixtures, fillings and requirement in under or upon the building enjoyed or used in common by the owners, intending purchaser, co-purchaser or other occupiers thereto.
2. The cost of cleaning, maintenance and lighting the main entrance passage, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerk, bill collectors, chowkidars, plumbers, electricians, sweepers etc., if any.
4. The costs of working repairs, replacements, and maintenances of pumps, tube wells and other service charges for services rendered in common to all occupiers.
5. Municipal taxes and other taxes and other out going etc.
6. Insurance of building against earthquake, fire mob damages & civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.



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SCHEDULE "G"

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

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3. The right of protection of the said flat by or from all other parts of building and property so as far they protect same.

SCHEDULE "H"

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

1. The right of flow in common with the Purchaser and other person aforesaid of electricity, water, soil or waste from and to any part (other than the said flats) to the other part of the said building through pipes, drains, wires or conduits lying or being in under through or over the said flats and so far as may be reasonable for the beneficial use, occupation and enjoyment of other parts of the building.
2. The right of protection of other part/s of the said building or all parts of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the Purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or diminish any support enjoyed by other parts of the said building.

GENERAL SPECIFICATION

The specification of the floor space shall be as follows for the floor space denoted as Flat.

1. Foundation: - RCC Column.
2. Structure: - RCC frame structure.
3. Wall finish: - All internal walls and ceiling shall have plaster of Paris finish and external walls shall have Texture, a coat of primer and two or more coats of weather coat as per instruction of engineers.
4. Floors: - Ceramic tiles/vitrified tiles all over.
5. Doors Frame: - Wooden frame with flush door painted with two coat of synthetic enamel over a coat of primer.
6. Windows: - Aluminum sliding window.
7. Water Arrangement: - Connection with deep tube well with overhead tank and connected by electric pump

For Kashyap Green Homes Pvt. Ltd

Director



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8. Toilets: - Flooring of toilet ceramic tiles and dado of digital ceramic tiles Minimum size 12"x18" and above upto 7'0" height. Pipes for hot and cold water provided in toilets (Geysers not provided).
9. Sanitary fittings: - All C.P. fittings of ESSCO/Hindware or equivalent ISI Mark. All white glazed vitreous sanitary ware one OT PAN 23", one western commode and cisterns of white acrylic fiber glass of make Hindware.
10. Kitchen: Black Granite working platform with ceramic tiles dado up to 24" height over the working platform only and one steel sink.
11. Electrical: Concealed conduit copper wiring with standard fittings and modular switches of make ISI mark (Tube lights, fans and other fittings not provided)
12. Common area: like passage, stair, trade and riser and landing should be finished with green marble/non skid tiles.
13. Stair: and Balcony M.S. Railing in all the stairs and Balcony of the flat.
14. Terrace/ Roof Top: Finished with heat proof treatment.
15. Around Building: Pavers block.
16. Lift: OITS/ OCEAN/KONE.
17. Parking: Heavy duty tiles.

For Kashyap Green Homes Pvt. Ltd.

Director



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06-01-24

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right is neither Govt., land nor has the same been acquired by the Govt., for Defense or Civil purpose. The land in Schedule has not been given in Bhudan and is outside the Forest Area and does not belonging to BCCL, CCL or ECL. The land is previously tribal land according to Khatiyani, but presently not connected with any tribal. It is beyond ceiling limit and it does not belong to math, temple, church or mosque.

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

It is also certified that neither the LAND OWNERS 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 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 respective parties who have appeared for registration of the document.

IN WITNESS WHEREOF, Ramesh Yadav alias Ramesh Singh, Sona Devi and Suresh Yadav the LANDOWNERS, and Mr. Arun Kumar Singh Director of M/S KASHYAP GREEN HOMES PRIVATE LIMITED the DEVELOPER'S have put their respective signatures on this conveyance at Ranchi on the date, month and year first above written.

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06-01-24

WITNESSES:-

1.

Arun Kumar Singh
S/late Ram Bikal Singh
Vill - Dashratha
P.O - Anisabad
Dist - Patna
06-01-24

Lalji - Kumar

S/o Late Samundar Ram Singh
2. Vill & P.O - Chandwa. P. Thana
Kanchi Jhen Khawl.
06-01-24



रमेश यादव

1. (RAMESH YADAV alias RAMESH SINGH)



2. (SONA DEVI)

सुरेश यादव
3. (SURESH YADAV)

LANDOWNERS

For Kashyap Green Homes Pvt. Ltd.

Mi

Director

DEVELOPER

Through its Director
(M/S KASHYAP GREEN HOMES PRIVATE LIMITED)

GRAPH & LEFT HAND FINGERS IMPRESSION OF DEVELOPER

For Kashyap Green Homes Pvt. Ltd.

Mi

06-01-24 Director

LITTLE	RING	MIDDLE	INDEX	THUMB

That the fingerprints of left hand of each of the persons whose photographs is affixed herewith in the Development Agreement have been obtained by me.



Drafted by:-

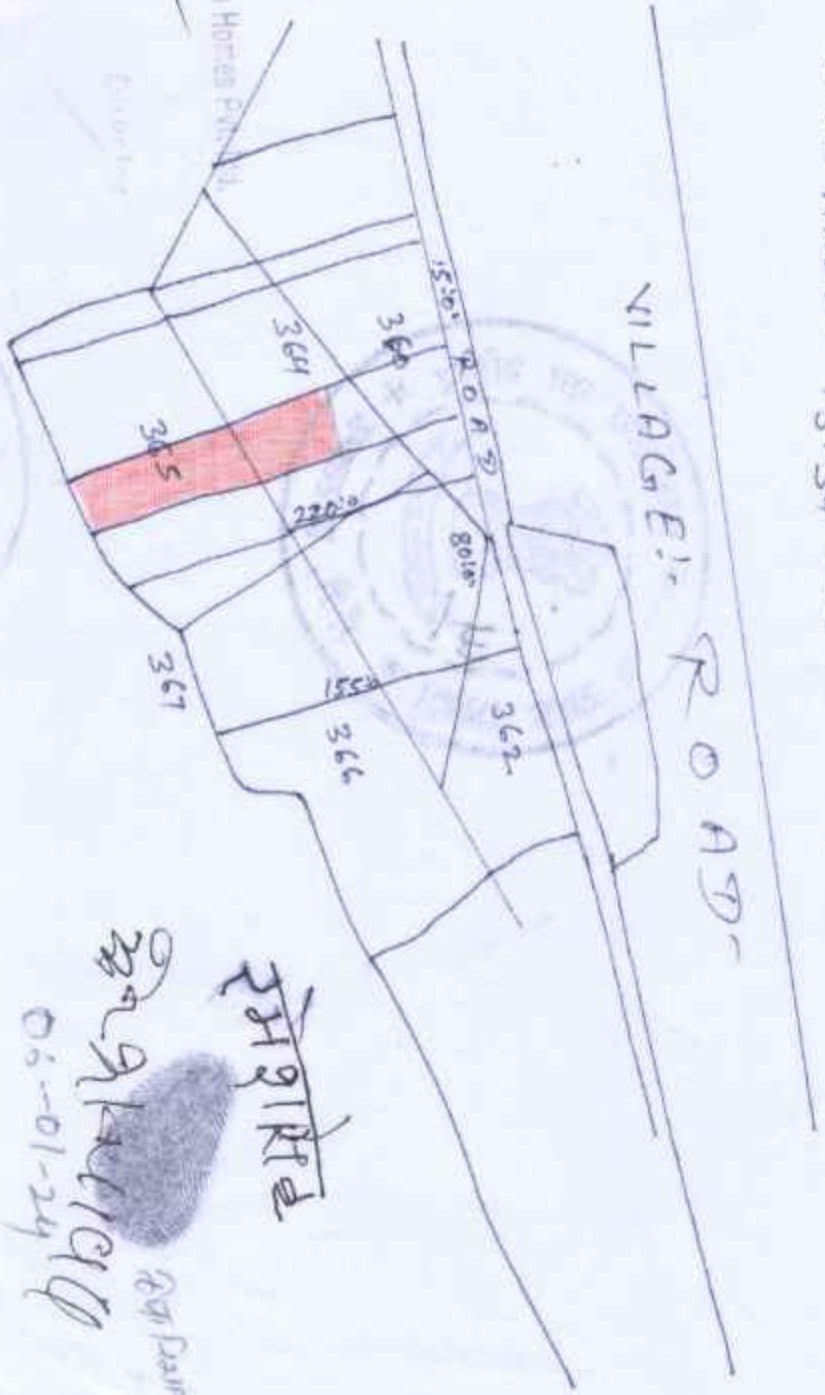
Mi

Listo - 20/2013

Dat 06/01/2024



VILLAGEE: DUMARDAGA. THANA NO 81
THANA: RANCHI
DIST: RANCHI
AREASHOWN IN REDDED WASH.
R.S. PLOT NO: 360, 364, 365 -
TOTAL AREA = 13.54 DEC.



For Kashiya Green Homes Project

M.V.

Survey No

शुभेन्द्र
शुभेन्द्र
03-01-24

शुभेन्द्र
Co. P. No. 1/24



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

January 6, 2024

भाग वर्तमान		पृष्ठ संख्या		135									
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	ककि	हलका का नाम	हल्का-09	इस्टेट का नाम	झारखण्ड				
सौजा का नाम	दुमरदग्गा	होलिंग संख्या	13	तोबी संख्या	0	धाना नम्बर	181	खाता का प्रकार	रेयती				
सोना देवी, पति-रमेश सिंह, जाति- -----													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
13	360	4 कठः 4 छ 0 वर्गफीट	1) दाखिल कार्रज मुकदमा संख्या 6674 R 27 / 2011-12 दिनांक 19-7-12 को अंचल अधिकारी के आदेशानुसार दर्ज किया गया। 2) भाग 1 का पेज नम्बर 13 से हटाया गया।						1	1.45			
13	360/1	0 कठः 0 छ 0 वर्गफीट											
13	364	0 कठः 0 छ 0 वर्गफीट											
13	365	0 कठः 0 छ 0 वर्गफीट											
	कुल परिमाण	4 कठः 4 छ 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
23/07/2012	5088858	2005-06	2012-13	1	0.25	0.25	0.06	0.5	0.13	0.5	0.13	0.2	0.2
01-12-2020	0408438250	2013-2014	2019-2020	6	1	1.5	0.25	3	0.5	3	0.5	1.2	0.2
10-21-2023	0707123204	2020-2021	2023-2024	3	1	0.75	0.25	1.5	0.5	1.5	0.5	0.6	0.2

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

Mutation Cases Not Found !!

List Of Case Status Details

अगर दो

BACK

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

January 6, 2024

भाग वर्तमान	6	पृष्ठ संख्या	106											
जिला का नाम	रोहता	अनुमंडल नाम	सदर	अवंत का नाम	ककि	हलका का नाम	हल्का-09	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	हुमरदगा	होलिंग संख्या	13	तौजी संख्या	0	धाना नम्बर	181	खाता का प्रकार	रैयती					
रमेश पादव , सुभाष पादव , सुरेश पादव , वन्द-अ, जाति- —														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस				
13	370/बी	1 कठम छ 0 हे			दा.सा.वाद सं.38F/27/2004-05				5	0.83				
13	384	3 कठम छ 0 हे												
13	365	0 कठम छ 0 हे												
कुल परिमाण		0 ए 8.264 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
05-19-2023	0778314722	2003-2004	2023-2024	10	0.5	2.4	0.12	5	0.25	5	0.25	2	0.1	

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

List Of Case Status Details

क्या करें ?

← BACK

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

ऑनलाइन जांच

	रास्ता टांड जरका	टांड तीन 1	0 (एकड़) 56 (डिसमील) ()	वकबजे इजमाल					कायमी
363	दोन नीज जंगल	दोन तीन 1	0 (एकड़) 18 (डिसमील) ()	वकबजे नंदुवा वो घमुवा		0	0	0	कायमी
364	घमुवा घासी बीपता पाहन	दोन तीन 1	0 (एकड़) 25 (डिसमील) ()	वकबजे वीगलु		0	0	0	कायमी
365	घमुवा बीपता	दोन दो 1	0 (एकड़) 34 (डिसमील) ()	वकबजे घमुवा वोगैरह वसरह नम्बर 363		0	0	0	कायमी
366	टांड इजमाल वीगलु नाएन	दोन दो 3	0 (एकड़) 52 (डिसमील) ()	वकबजे घमुवा वोगैरह वसरह नम्बर 363		0	0	0	कायमी
370	रास्ता दोन नीज	परती कदीम 1	0 (एकड़) 92 (डिसमील) ()	वकबजे घमुवा वोगैरह वसरह नम्बर 363		0	0	0	कायमी
399	जसे मुन्डा सेख जुठन	दोन एक 6	0 (एकड़) 80 (डिसमील) ()			0	0	0	कायमी
440	राम फला रास्ता	टांड तीन 1	1 (एकड़) 6 (डिसमील) ()			0	0	0	कायमी
खाता मे कुल प्लोट संख्या		11	खाता का कुल मिजान	6 (एकड़) 91 (डिसमील) ()	खाता का कुल	0 0 0			

यह एक कंप्यूटर जनित प्रति है

2/2/2022
12:42:48
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



कार्यालय: राँची नगर निगम

(मू-सम्पदा कोषांग)

कचहरी रोड, राँची, पिन नं०-834001

E-mail ID- support@ranchimunicipal.com

पत्रांक:- 682/3.3.10/


दिनांक:- 07/12/2017

श्रीमति प्रतिमा देवी

पिता- शिवनन्दन प्रसाद

पता- सैनिक कॉलोनी डुमरदगा, राँची।

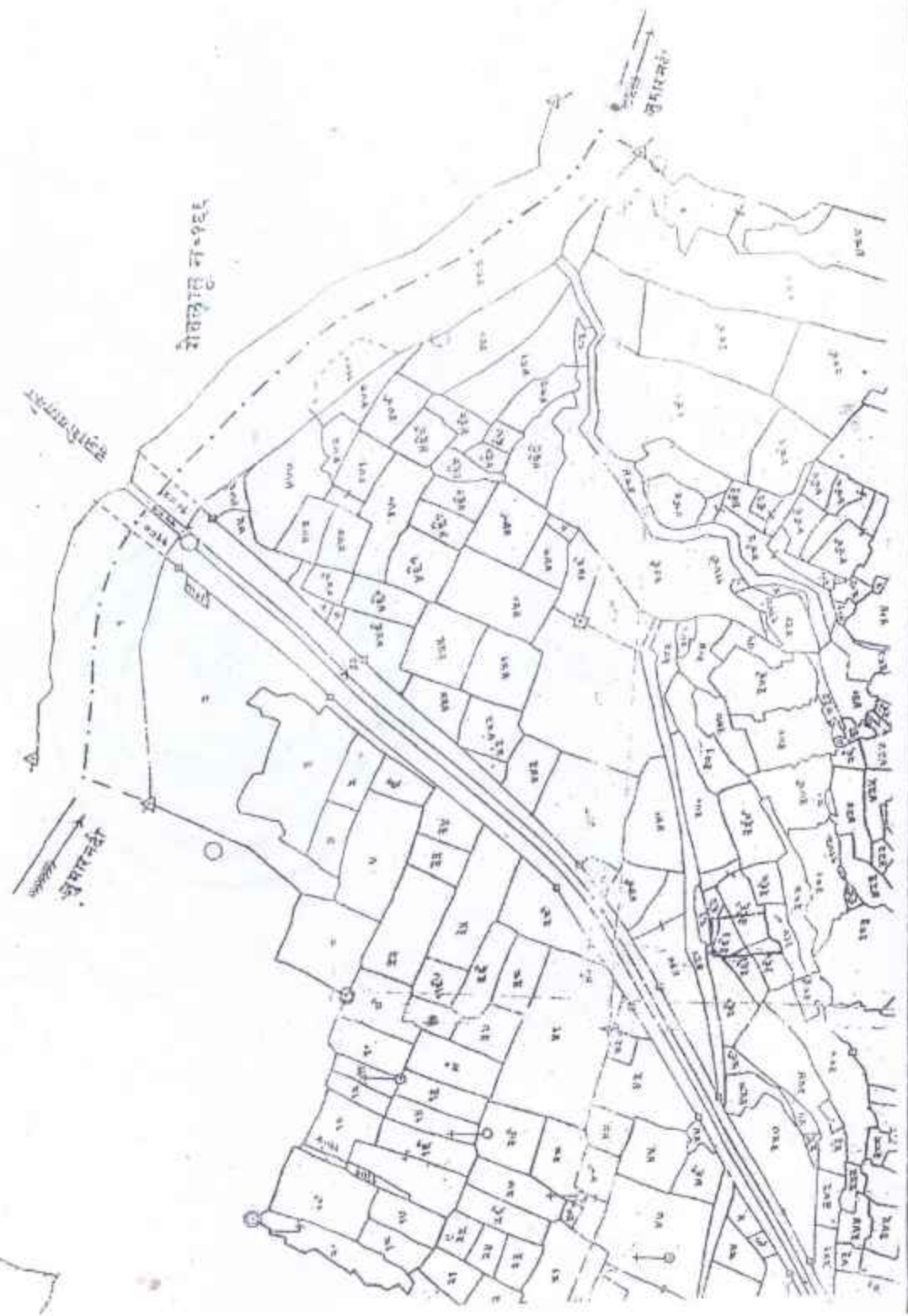
आपका अभ्यावेदन दिनांक 29.11.17 के आलोक में अमीन द्वारा जाँच किया गया। अमीन द्वारा प्रतिवेदित किया गया है कि ग्राम, डुमरदगा थाना न०, 181, राँची नगर निगम क्षेत्रान्तर्गत नहीं पड़ता है।


उप नगर आयुक्त,
राँची नगर निगम, राँची।

Ranjit Singh
30/11/21



5/6 EM



x to streets





Made and published under the authority of Government.

[Handwritten Signature]

Superintendent of Survey

३२

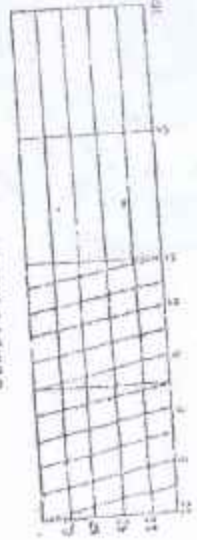
[Handwritten Signature]
EM

१२ नम्बर २



विशाल सिंह गजपति

Scale 1/6 inches = 1 Mile.



Handwritten signature or initials, possibly 'V B' and 'E M'.

काँकै डुमरदग्गा 181 रमेश यादव, सुभाष यादव, सुरेश यादव		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
13	364,365,370/बी	0 एकड़ 8.264 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (2003-2004) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	5.00	8.50	0.50	0.50	0.50	0.50
गुजारी (भावली)	1.25	2.04	0.12	0.12	0.12	0.12
सेस	2.50	4.25	0.25	0.25	0.25	0.25
सूद	2.50	4.25	0.25	0.25	0.25	0.25
मुतफरकात	1.00	1.70	0.10	0.10	0.10	0.10
मौजान	12.25	20.74	1.22	1.22	1.22	1.22

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा (2003-2004) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)	8.50	0.50	0.50	0.50	0.50	
गुजारी (भावली)	2.04	0.12	0.12	0.12	0.12	
सेस	4.25	0.25	0.25	0.25	0.25	
सूद	4.25	0.25	0.25	0.25	0.25	
मुतफरकात	1.70	0.10	0.10	0.10	0.10	
मौजान अदायकारी	20.74	1.22	1.22	1.22	1.22	

(१) मौजान कुल (लफ्जों में) : Twenty Five Rupees and Sixty Two Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 25.62

तारीख अमला तहसील कुनिन्दा : 19-05-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

कॉक | डूमरदग्गा | 181 | सोना देवी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
13	360,360/1,364,365	4 कठा 14 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 (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	1.00		1.00	1.00	1.00	1.00
गुजारी (भावली)	0.25		0.25	0.25	0.25	0.25
सेस	0.50		0.50	0.50	0.50	0.50
सूद	0.50		0.50	0.50	0.50	0.50
मुतफरकात	0.20		0.20	0.20	0.20	0.20
मौजान	2.45		2.45	2.45	2.45	2.45

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)		1.00	1.00	1.00	1.00	
गुजारी (भावली)		0.25	0.25	0.25	0.25	
सेस		0.50	0.50	0.50	0.50	
सूद		0.50	0.50	0.50	0.50	
मुतफरकात		0.20	0.20	0.20	0.20	
मौजान अदायकारी		2.45	2.45	2.45	2.45	

(१) मौजान कुल (लफजों में) : **Nine Rupees and Eighty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **9.80**

तारीख अमला तहसील कुनिन्दा : 21-10-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



AFFIDAVIT / शपथ पत्र

26008

Series No. 23-24/F1.....

Before,
The Notary Public, Ranchi

AFFIDAVIT

I, Ramesh Singh, son of Radhe Singh, resident of Sainik Colony, Near Loyla School, Dumardaga, Booty, P.S. Sadar, District Ranchi, Jharkhand - 835217, do hereby solemnly affirm and declare that the statements made herein are true to the best of my knowledge, information and belief :-

- 1. That I am an Indian Citizen and residing in the aforesaid address.
- 2. That I am holder of AADHAR Card being AADHAR Card No. 9529 7194 5905 in which my name is mention as " Ramesh Singh " .
- 3. That in other relevant documents my name is mention as RAMESH YADAV .
- 4. That RAMESH SINGH and RAMESH YADAV both name is same and one person i.e. myself .
- 5. That the statements made hereinabove are true to the best of my knowledge and belief .

Sworn and signed at Ranchi on 06/01/2024.

The deponent who has been identified by Sri [Signature] Advocate, Ranchi, do hereby solemnly affirm and declare before me that the statements made hereinabove are true to the best of his knowledge, information and belief.

[Signature]

Deponent Identified by me



[Signature]

Authorised under Notaries Act-1952 and Notaries Rules 1956 by Govt of Jharkhand Ranchi (India)

06 JAN 2024

Ref. No. 570 Date 06/01/24

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी - II का वोल्यूम 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)	-11/1/11/11 अंचल	

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

6/1



Pre Registration Docket

Date :- 06-01-2024 11:41 am

Office Name :- SRO - Ranchi

Token No:- 202400001847

Appoinment :- 06-Jan-2024 Time:- 12:12

Article	Development Agreement
Pre Registration Date	05-Jan-2024
No. Of Pages	53
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,39,729.

Property Id: **1135670**

Valuation No. : 1542959 / 2024	:- 2023-2024	Date : 06-January-2024 11:34:AM	
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Census	Corporation :	Village/City : Dumardaga-181	
Dumardaga Halka No 9 Village Code 181 - Other Road			
Khata Number - 13			
Plot Number - 364, 365			
Volume Number - 6			
Page Number - 106			
Property Rates			
Commercial Land (Y)			
₹697582/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.74 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.74 x 697582=1911374.68	₹19,11,375/-
A	Total		₹19,11,375/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹19,11,400/-
Total Amount in Words : Nineteen Lakhs Eleven Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Portion of Plot No. 364 & 365, West: Portion of Plot No. 364 & 365, South: Portion of Plot No. 364 & 365, North: Portion of Plot No. 364 & 365
Area	Land area : 2.74 Decimal
Other Description of the Property	Address - DUMARDAGA SADAR RANCHI, Pin Code - 835217
Government/Market Value	1911374.68
Transaction Amount	9445400

Property Id: **1135679**

Valuation No. : 1542963 / 2024	:- 2023-2024	Date : 06-January-2024 11:38:AM	
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Census	Corporation :	Village/City : Dumardaga-181	
Dumardaga Halka No 9 Village Code 181 - Other Road		-	
Khata Number - 13			
Volume Number - 6			
Page Number - 135			
Plot Number - 360, 364, 365			
Property Rates			
Commercial Land (Y)			
₹697582/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	8.26 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.26 x 697582=5762027.32	₹57,62,027/-
A	Total		₹57,62,027/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹57,62,100/-
Total Amount in Words : Fifty Seven Lakhs Sixty Two Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 367, West: Portion of Plot No. 364 & 365, South: Portion of Plot No. 364 & 365 Part, North: Portion of Plot No. 365 Part
Area	Land area : 8.26 Decimal
Other Description of the Property	Address - DUMARDAGA SADAR RANCHI, Pin Code - 835217
Government/Market Value	5762027.32

Transaction Amount	-
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Property Id: **1135683**

Valuation No. : 1542965 / 2024	:- 2023-2024	Date : 06-January-2024 11:40:AM	
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Census	Corporation :	Village/City : Dumardaga-181	
Dumardaga Halka No 9 Village Code 181 - Other Road		-	
Khata Number - 13			
Plot Number - 364			
Volume Number - 6			
Page Number - 106			
Property Rates			
Commercial Land (Y)			
₹697582/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.54 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.54 x 697582=1771858.28	₹17,71,858/-
A	Total		₹17,71,858/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹17,71,900/-
Total Amount in Words : Seventeen Lakhs Seventy One Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Portion of Plot No. 364., West: Portion of Plot No. 364 & 365, South: Portion of Plot No. 364 & 365, North: Plot No.-360 Part
Area	Land area : 2.54 Decimal
Other Description of the Property	Address - DUMARDAGA SADAR RANCHI, Pin Code - 835217
Government/Market Value	1771858.28
Transaction Amount	-

CLAIMANT	-Ms. KASHYAP GREEN HOMES PRIVATE LIMITED THROUGH DIRECTOR ARUN KUMAR SINGH, Father/Husband Name LATE JAGDISH PRASAD SINGH, PAN No.- Date Of Birth-31-Jul-1964, Permission Case No.-, Aadhaar No. *****2183, Country-INDIA, State Name-Bihar, District Name-PATNA, City/Village/Town Name-PATNA, Locality-701, Jagdish Enclave, Address - 701, Jagdish Enclave, Behind Reserve Bank Exhibition Road, Patna,, Pin Code-800001
EXECUTANTS	-Mr. RAMESH YADAV Alias RAMESH SINGH, Father/Husband Name RADHA YADAV Alias RADHA SINGH, PAN No.- Date Of Birth-15-Feb-1960, Permission Case No.-, Aadhaar No. *****5905, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-Sainik Colony, Near Loyla School, Dumardaga, Booty,, Address - Sainik Colony, Near Loyla School, Dumardaga, Booty, P.S. Sadar, District Ranchi, within the State of Jharkhand, Pin Code-835217
	-Mrs. SONA DEVI, Father/Husband Name MUNCI RAI, PAN No.- Date Of Birth-08-Mar-1982, Permission Case No.-, Aadhaar No. *****2020, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-Sainik Colony, Near Loyla School, Dumardaga, Booty,, Address - Sainik Colony, Near Loyla School, Dumardaga, Booty, P.S. Sadar, District Ranchi, within the State of Jharkhand, Pin Code-835217
	-Mr. SURESH YADAV, Father/Husband Name RADHA YADAV, PAN No.- Date Of Birth-01-Jan-1972, Permission Case No.-, Aadhaar No. *****8959, Country-INDIA, State Name-Bihar, District Name-BHOJPUR, City/Village/Town Name-BHOJPUR, Locality-Saripur, Sarimpur Bachri,, Address - Saripur, Sarimpur Bachri, Bhojpur, Akhagaon, Bihar, Pin Code-802161

Witness Information	Mr. KARAMBIR KUMAR ALIAS ARUN KUMAR SINGH, Address - ROAD NO-2, SIPRA OVER BRIDGE, ANISHABAD, PATNA AT PRESENT ADD-KASHYAP PARK, FLAT NO-001, GROUND FLOOR, DUMARDAGA, SADAR, RANCHI, JHARKHAND-, Father/Husband Name-LATE RAM EKBAL SINGH
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Identifier Details	Mr. KARAMBIR KUMAR ALIAS ARUN KUMAR SINGH, Address - ROAD NO-2, SIPRA OVER BRIDGE, ANISHABAD, PATNA AT PRESENT ADD-KASHYAP PARK, FLAT NO-001, GROUND FLOOR, DUMARDAGA, SADAR, RANCHI, JHARKHAND-, Father/Husband Name-LATE RAM EKBAL SINGH
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Fee Rule:Development Agreement		
1	Stamp Duty	4


1	SP	1,590
Total		1,590
Fee Rule:Development Agreement		
1	A1	2,36,135
		2,000


3	LL	3
4	PR	1
Total		2,38,139


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







Document Registration Summary 1

Date :-06-Jan-2024

- Government/Market Value: ₹9445400/-
- Transaction Amount: ₹9445400 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 956715

Receipt Date : 06-01-2024

Presenter Name : -

E		₹2000
PR		₹1
SP		₹1590
LL		₹24
A1		₹236135
Stamp Duty		₹100

On Date 06-01-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total	₹239850
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	KashyapGreenHomesPrivateLimitedThroughDirectorArunKumarSingh	GRN Number : 2400070196 DEPT Transaction Id : 7c7ea2da854b657e9058 Transaction Type :	100
E	2000	2000	0	GRAS	KashyapGreenHomesPrivateLimitedThroughDirectorArunKumarSingh	GRN Number : 2400070771 DEPT Transaction Id : 89881ca5d8a76c816124 Transaction Type :	2000
PR	1	1	0	GRAS	KashyapGreenHomesPrivateLimitedThroughDirectorArunKumarSingh	GRN Number : 2400070771 DEPT Transaction Id : 89881ca5d8a76c816124 Transaction Type :	1
SP	1590	1590	0	GRAS	KashyapGreenHomesPrivateLimitedThroughDirectorArunKumarSingh	GRN Number : 2400070771 DEPT Transaction Id : 89881ca5d8a76c816124 Transaction Type :	1590
A1	236135	236135	0	GRAS	KashyapGreenHomesPrivateLimitedThroughDirectorArunKumarSingh	GRN Number : 2400070771 DEPT Transaction Id : 89881ca5d8a76c816124 Transaction Type :	236135

LL	3	24	-21	GRAS	KashyapGreenHomesPrivateLimitedThroughDirectorArunKumarSingh	GRN Number : 2400070771 DEPT Transaction Id : 89881ca5d8a76c816124 Transaction Type :	24
Sub Total	239733	239850	-117				

Article : Development Agreement Number of Pages : 106



Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- **202400001847**

Deed Type	Development Agreement
Number of Pages	106
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1590, A1 :- Rs. 236135, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1911375/- ,Transaction Amount :- Rs.9445400/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Dumardaga-181 Location :- Other Road, Dumardaga Halka No 9 Village Code 181 Property Boundaries :- East: Portion of Plot No. 364 & 365, West: Portion of Plot No. 364 & 365, South: Portion of Plot No. 364 & 365, North: Portion of Plot No. 364 & 365 Khata Number - 13Plot Number - 364, 365Volume Number - 6Page Number - 106 Area Of Land :- 2.74 Decimal
Property No.	2
Valuation Details	Value :- Rs.5762027/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Dumardaga-181 Location :- Other Road, Dumardaga Halka No 9 Village Code 181 Property Boundaries :- East: Plot No. 367, West: Portion of Plot No. 364 & 365, South: Portion of Plot No. 364 & 365 Part, North: Portion of Plot No. 365 Part Khata Number - 13Volume Number - 6Page Number - 135Plot Number - 360, 364, 365 Area Of Land :- 8.26 Decimal
Property No.	3
Valuation Details	Value :- Rs.1771858/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Dumardaga-181 Location :- Other Road, Dumardaga Halka No 9 Village Code 181 Property Boundaries :- East: Portion of Plot No. 364., West: Portion of Plot No. 364 & 365, South: Portion of Plot No. 364 & 365, North: Plot No. 360 Part Khata Number - 13Plot Number - 364Volume Number - 6Page Number - 106 Area Of Land :- 2.54 Decimal

Sh./Smt.**RAMESH YADAV** Alias **RAMESH SINGH** s/o/d/o/w/o **RADHA YADAV** Alias **RADHA SINGH** has presented the document for registration in this office



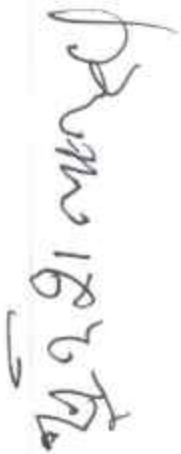




today dated :- **06-Jan-2024** Day :- **Saturday** Time :- **13:48:43 PM**






RAMESH YADAV Alias **RAMESH SINGH**(Individual)

Party Name	Document Type	Document Number
RAMESH YADAV Alias RAMESH SINGH	PAN/UID	952971945905

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAMESH YADAV Alias RAMESH SINGH Address1 - Sainik Colony, Near Loyla School, Dumardaga, Booty, P.S. Sadar, District Ranchi, within the State of Jharkhand, Address2 - Sainik Colony, Near Loyla School, Dumardaga, Booty, Jharkhand PAN No.: Permission Case No.-	Yes	Ramesh Singh Address:- , near lola school, sainik colony, dumardaga, Dumardaga, Kanke, Ranchi, 835217, Buti, Jharkhand, India		EXECUTANTS Age:63			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	SURESH YADAV Address1 - Saripur, Sarimpur Bachri, Bhojpur, Akhagaon, Bihar, Address2 - Saripur, Sarimpur Bachri, Jharkhand PAN No.: Permission Case No.-	Yes	Suresh Yadav Address:- , saripur, Sarimpur Bachri, Sandesh, Bhojpur, 802161, Akhagaon, Bihar, India		EXECUTANTS Age:52			
3	SONA DEVI Address1 - Sainik Colony, Near Loyla School, Dumardaga, Booty, P.S. Sadar, District Ranchi, within the State of Jharkhand, Address2 - Sainik Colony, Near Loyla School, Dumardaga, Booty, Jharkhand PAN No.: Permission Case No.-	Yes	Sona Devi Address:- 0, Near Loyla School, Sainik Colony, Dumardaga, Buti, Kanke, Ranchi, 835217, Buti, Jharkhand, India		EXECUTANTS Age:41			 

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	KASHYAP GREEN HOMES PRIVATE LIMITED THROUGH DIRECTOR ARUN KUMAR SINGH Address1 - 701, Jagdish Enclave, Behind Reserve Bank Exhibition Road, Patna, Address2 - 701, Jagdish Enclave, , , Jharkhand PAN No.: Permission Case No.-	Yes	Arun Kumar Singh Address:- 701, Jagdish Enclave Exhibition Road, , Behind R.B.I Patna, , Exehibition Road, , Patna, 800001, , Bihar, India		CLAIMANT Age:59			


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	KARAMBIR KUMAR ALIAS ARUN KUMAR SINGH S/o-D/o LATE RAM EKBAL SINGH Address1 - ROAD NO-2, SIPRA OVER BRIDGE, ANISHABAD, PATNA AT PRESENT ADD-KASHYAP PARK, FLAT NO-001, GROUND FLOOR, DUMARDAGA, SADAR, RANCHI, JHARKHAND, 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	<p>KARAMBIR KUMAR ALIAS ARUN KUMAR SINGH Address1 - ROAD NO-2, SIPRA OVER BRIDGE, ANISHABAD, PATNA AT PRESENT ADD-KASHYAP PARK, FLAT NO-001, GROUND FLOOR, DUMARDAGA, SADAR, RANCHI, JHARKHAND, Address2 - , , , Jharkhand</p>			<i>Karambir Singh</i>

Signature of Operator 

Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAMESH YADAV Alias RAMESH SINGH , SONA DEVI , SURESH YADAV**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**KARAMBIR KUMAR ALIAS ARUN KUMAR SINGH**) Son/Daughter/Wife of (**LATE RAM EKBAL SINGH**) resident of (**ROAD NO-2, SIPRA OVER BRIDGE, ANISHABAD, PATNA AT PRESENT ADD-KASHYAP PARK, FLAT NO-001, GROUND FLOOR, DUMARDAGA, SADAR, RANCHI, JHARKHAND**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- 06-Jan-2024

Seal and Signature of Registering Officer 

Token No.: 202400001847

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **06-Jan-2024** by **RAMESH YADAV Alias RAMESH SINGH, S/O, D/O, W/O RADHA YADAV Alias RADHA SINGH** resident of Sainik Colony, Near Loyla School, Dumardaga, Booty, P.S. Sadar, District Ranchi, within the State of Jharkhand, Sainik Colony, Near Loyla School, Dumardaga, Booty,/.
This deed was registered as Document No:- **2024/RAN/88/BK1/80** in Book No :- **BK1**, Volume No :- **11** from Page No :- **115** to **220** at, office of **SRO - Ranchi**

Date:- **06-Jan-2024**

