

M/S. PRAKASH CONSTRUCTION COMPANY

PARTNER

[Signature]
26/12/23

26/12/23
मुद्रांक 500/-
225. मर्गा दर्शिका
पंजी के मिथ्याता

[Signature]
26.12.23

प्रतिबंधित सूची से गिलान
किया दर्शाते प्रतिक्रिया
सूची से मुक्त है।

[Signature]
26.12.23 Page 1 of 30

विभागीय अधिकारी को
1957A रि. 19.2.1600T
अनुपालन किया जा रहा है।

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26.12.23



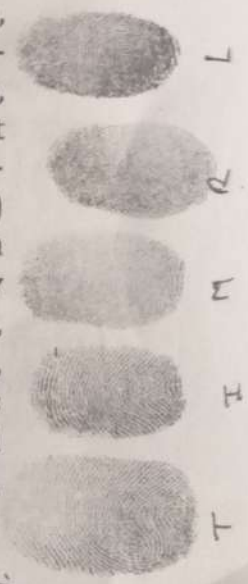
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Nishant Kumar Singh
26/12/23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 26th day of December, 2023(Two thousand twenty three) at Ranchi.

BETWEEN

(1) NISHANT KUMAR SINGH (UID No.- xxxx - xxxx - 0301, PAN-DEIPS7055L & Mobile No.-9835709640) son of Ashok Kumar Singh, grandson of Late Parmanand Singh, by faith Hindu, by category - General (Uncovered from CNT Act 1908), by occupation Business, resident of Singh More, Hesag, P.O. Hatia, P.S. - Jagarnathpur, District Ranchi (Jharkhand), Indian citizen and (2) BHASKAR JHA (UID No.- xxxx - xxxx - 8709, PAN- ALIPJ8248A & Mobile No.- 9308617351) son of Krishna Nand Jha, grandson of Late Parmeshwar Jha, by faith Hindu, by category - General (Uncovered from CNT Act 1908), by occupation Service, resident of Qtr. No. B/2713, Side-5, Sector-2, Dhurwa, P.S. - Dhurwa, District Ranchi (Jharkhand), Indian citizen, hereinafter called the **LAND OWNERS**(which expression unless expressly excluded by or repugnant to the subject or context shall mean and include their heirs, successors, executors, administrators, legal representatives, assigns) of the **FIRST PART**.





Nishat Kumar Singh

26/12/23



श्री.....
 पिता / पति.....
 श्री.....
 श्री.....
 सं०.....२०..... के अधीन लेख कारियो या
 दावेदारों में से एक श्री.....के प्रतिकर्ता है
 ने ता० 26.12.23 पूर्वाहन 12...मा
 1...में निबंधन के लिए पेश किया।

अबर निबंधक, राँची
 शहरी क्षेत्र-2, (डोरण्डा) प्रखण्ड
 26/12/2023



AND

M/S PRAKASH CONSTRUCTION COMPANY (PAN:-AAXFP4696E), a Partnership Firm having its Registered Office at 15, East Jail Road, Sankalp Building, Tharpakna, District Ranchi - 834001, (Jharkhand) through one of its Partner, KUNAL KISHOR SINGH (UID No. xxxx xxxx 0073, & Mobile No. 9431109770) son of Late C n Prakash Singh, grandson of Late Ram Awatar Singh, by category - General (Uncovered from CNT Act 1908), by faith Hindu, by occupation Business, resident of 15, East Jail Road, Sankalp Building, Tharpakna, District Ranchi - 834001, (Jharkhand), Indian Citizen, hereinafter called the DEVELOPER (which expression unless expressly excluded by or repugnant to or context shall mean and include it Directors, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

AND WHEREAS land bearing R. S. Plot No. 896 under khata No. 10 measuring 24(twenty four) Decimal, situated at village Hesag, P. S. No. 247 P.S.- Jagarnathpur, District Ranchi stands recorded in the name of Thagu Sahu son of Gulu Sahu in the Revisional Survey Record of right as Qaimi Land.

AND WHEREAS the aforesaid land previously belongs to Surajvanshi Sahu, son of Prameshwar Sahu, who being the owner thereof sold and transferred the aforesaid land bearing R. S. Plot No. 896 under khata No. 10, measuring 24 (twenty four) Decimal, situated at village Hesag, P. S. No. 247 P.S. Jagarnathpur, District- Ranchi to Harakhnath Choubey son of Radha Nath Choubey by virtue of a registered deed of sale dated 15/10/1949 which was registered in Book No. 1, Volume No. 129, running from page No. 512 to 515 bearing Deed No. 4773 for the year 1949 of the District Sub Registrar Office, Ranchi.

AND WHEREAS after the aforesaid purchase the said Harakhnath Choubey came in peaceful possession of his aforesaid purchased land and remained continued in peaceful possession over the same. And after vesting of Intermediary into the State in the year 1956 the said Harakhnath Choubey found in possession and on the basis of his possession and title a jamabandi was opened in his name which is entered in Volume No.1, Page no.-242 of Register-II of Namkum Anchal, Ranchi.

Prakash Singh
26/12/23

Nirbhay Kumar Singh
26/12/23

M/S PRAKASH CONSTRUCTION COMPANY
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PARTNER

AND WHEREAS the said Harakhnath Choubey died leaving behind his two sons namely 1) Triveni Nath Choubey and 2) Bholanath Choubey, who inherited and succeeded the aforesaid land of Khata No. 10 of the said village Hesag and continued in peaceful possession over the said land and they amicably partitioned the aforesaid land through a partition dated 16/09/1972 and in the said partition the land bearing R. S. Plot No. 896 under khata No. 10 measuring an area of **24 (twenty four)** Decimal besides the other land were exclusively allotted to Bholanath Choubey who came in peaceful possession over his allotted share of land and remained in peaceful possession over the same and paid the rent to the State till he was alive.

AND WHEREAS the aforesaid Bholanath Choubey died leaving behind his legal heirs and successors, who inherited and succeeded the aforesaid land of the said Khata No. 10 besides the other land after demise of their of father and came in peaceful possession over the same and after sometimes they amicably partitioned the land and in the said partition the land measuring an area of 24 (twenty four) decimal of R.S. Plot No. 896, under Khata No. 10 and the land measuring an area of 26 (twenty six) decimal of R.S. Plot No. 769, under Khata No. 31, situated at village Hesag, P. S. No. 247 P.S. Jagarnathpur, District- Ranchi was exclusively allotted to one of the legal heirs namely Meena Kumari daughter of Bholanath Choubey who after the said partition came in peaceful possession over her allotted share of lands and got her name mutated vide Mutation case no.-302R27/1999-2000 in the office of the Circle Officer, Namkum Anchal, Ranchi and paid the rent to the State.

AND WHEREAS the said Meena Kumari being the true and bonafide owner sold and transferred the land being portion of R.S. Plot No.-896 under khata No.-10 Measuring an area **12 (Twelve)** Decimal out of 24 (Twenty-four) Decimal, situated at village Hesag, P. S. No. 247 P.S. Jagarnathpur, District- Ranchi in favour of Nishant Kumar Singh (the Land Owner No. 1) son of Ashok Kumar Singh by virtue of a registered deed of sale dated 14/02/2023 which was registered in Book No. 1, Volume No. 26, running from page No. 543 to 594 bearing Deed No. 247 for the year 2023 of the District Sub Registrar Office, Urban 2, Ranchi.

Bholanath Choubey
25/11/23

Nishant Kumar Singh
26/12/23

M/S. PRAKASH CONSTRUCTION COMPANY

Nishant Kumar Singh
26/12/23
PARTNER

AND WHEREAS after the said purchase the said Nishant Kumar Singh came in peaceful possession of his aforesaid purchased land and got his name mutated in respect of the same vide **Mutation Case No. 9138/R27 2022-2023** in the revenue record of the State through the Circle Office, Namkum Anchal, Ranchi which was recorded in Volume No. **49**, Page no.-**85** of Register-II of the said Anchal and also entered his name in the Ranchi Municipal Corporation, Ranchi vide Holding No. 0540009397003Z0 under Old Ward No. 54, new Ward No. 51 of Ranchi Municipal Corporation, Ranchi and regularly paying the rent and taxes to the concern authorities.

AND WHEREAS the said Meena Kumari being the true and bonafide owner has further sold and transferred the land being portion of R.S. Plot No.- 896 under khata No.-10 Measuring an area **12 (Twelve)** Decimal out of 24 (Twenty-four) Decimal, situated at village Hesag, P. S. No. 247 P.S. Jagarnathpur, District- Ranchi in favour of Bhaskar Jha (the Land Owner No. 2) son of Krishnanand Jha by virtue of a registered deed of sale dated 14/02/2023 which was registered in Book No. 1, Volume No. 27, running from page No. 1 to 52 bearing Deed No. 248 for the year 2023 of the District Sub Registrar Office, Urban 2, Ranchi.

AND WHEREAS after the said purchase the said Bhaskar Jha came in peaceful possession of his aforesaid purchased land and got his name mutated in respect of the same vide **Mutation Case No. 9139/R27 2022-2023** in the revenue record of the State through the Circle Office, Namkum Anchal, Ranchi which was recorded in Volume No. **49**, Page no.-**87** of Register-II of the said Anchal and also entered his name in the Ranchi Municipal Corporation, Ranchi vide Holding No. 0540009398003Z0 under Old Ward No. 54, new Ward No. 51 of Ranchi Municipal Corporation, Ranchi and regularly paying the rent and taxes to the concern authorities.

AND WHEREAS the LAND OWNERS have perfect right, title and interest over the aforesaid land and same is in their peaceful possession without any let or hindrance from any quarter whomsoever.

Bhaskar Jha
26/12/23

Nishant Kumar Singh
26/12/23

M/S PRAKASH CONSTRUCTION COMPANY
26/12/23
PARTNER

AND WHEREAS the LAND OWNERS, being interested to develop their aforesaid land morefully and particularly described in the First Schedule into a Residential Multi-storey Building, came in contact with the DEVELOPER and after a detailed negotiation held between the LAND OWNERS and the DEVELOPER it is mutually agreed by and between the LAND OWNERS and the DEVELOPER that a residential multi-storey building shall be constructed in the aforesaid land and the **Land Owners/First Party** shall be entitled to get **48% (Forty Eight percent)** as a whole as their share against the consideration of land as well as their share in the shape of finished super built up area in the said proposed multi-storey building on the terms and conditions hereinafter contained but the Land Owners/First Party shall not be entitled to interfere with respect to any matters relating to Developer's share in the said proposed multi-storey building.

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AND WHEREAS this development is being executed between the LAND OWNERS and the DEVELOPER under the provision of Section 5 (1) of the Jharkhand Apartment Act (Flat) Ownership Act, 2011 and both the parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment Act (Flat) Ownership Act, 2011.

AND WHEREAS both the parties herein agreed that under the provision of Sub Section 2 of Section 5 of the Jharkhand Apartment Act (Flat) Ownership Act, 2011, both the parties are free to execute/allot, allotment letter/agreement for sale/execute the register sale deed or deeds with respect to their respective share in favour of prospective purchaser/purchasers and both the parties are free to receive consideration amount in respect of their respective share of allocation.

Nihal Kumar Singh
26/12/23

IN THIS AGREEMENT - unless it be contrary to or repugnant to the subject of context the terms or expressions aforementioned shall mean and have the following meaning: -

M/S. PRAKASH CONSTRUCTION COMPANY
[Signature]
PARTNER
26/12/23

NOW, THEREFORE, THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- A. The LAND OWNERS does hereby nominate, constitute and appoint the DEVELOPER to develop the said land more particularly described in the First Schedule at its/his own costs, efforts and expenses by constructing building/s thereon as per approved and/or sanctioned plans/specification of Ranchi Municipal Corporation, Ranchi and other competent authority as the case may be.
- B. In consideration of the LAND OWNERS permitting the DEVELOPER to develop 'the land' of First Schedule (apart from LAND OWNERS's allocation), LAND OWNERS have received a sum of Rs. 5,00,000/- (Rupees five lakh only) (i.e. Rs. 2,50,000/- each) from the DEVELOPER as AGREEMENT AMOUNT/EARNEST MONEY vide receipt no.-f9393be7033c0bd74a0a, cheque no.-455589 dated-21/06/2023 (Nishant Kumar Singh) and receipt no.-4ff886f833c08ea7c365, cheque no.-455590 dated 21/06/2023 (Bhaskar Jha) of State Bank Of India, SME, Plaza Chowk, Branch, receipt whereof the LAND OWNERS admits and acknowledges, which sum shall be non adjustable/non refundable.
- C. The LAND OWNERS further declares and covenants with the DEVELOPER that the land of First Schedule given hereunder is free from all litigation, charges, lispendance, lien or any court or person whomsoever and they have perfect right, title in and over the land of First schedule and no person other than the LAND OWNERS has any right, title and interest in and over the same. And further terms and conditions are as follows:

Bhaskar Jha
26/12/23

Nishant Kumar Singh
21/12/23

M/S. PRAKASH CONSTRUCTION COMPANY

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PARTNER
26/12/23

ARTICLE-1 : DEFINITIONS

- 1.1 **LAND OWNERS** shall mean the aforesaid **NISHANT KUMAR SINGH AND BHASKAR JHA** and his heirs, successor-in-interest, legal representatives and assigns, .
- 1.2 **DEVELOPER** shall mean the said **M/SPRAKASH CONSTRUCTION COMPANY (Partnership Firm)** through one of its Partner, the said **KUNAL KISHOR SINGH** and its all partners, Proprietors, successors-in-interest and assigns.
- 1.3 **THE LAND PROPERTY** shall mean all that piece and parcel of land measuring more or less 24 (Twenty Four) Decimal which is more particularly described in the **FIRST SCHEDULE** herein below.
- 1.4 **BUILDING** shall mean the proposed multi-storey building (G+7) to be constructed on 'land' of First Schedule strictly in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation (R.M.C.), Ranchi, more particularly described in the Second Schedule and no deviation shall be made by the Developer apart from the sanctioned plan/map.
- 1.5 **FLATS** shall mean the super built up area consisting of commercial space, bed rooms, living rooms, drawing-cum-dinning space, bathroom, kitchen, balcony, verandah etc.
- 1.6 **PARKING SPACE** shall mean the place in covered area reserved for parking of motor cars.
- 1.7 **COMMON FACILITIES** shall mean and include corridors, half ways, stairways, passage ways, lifts, drive ways, common lavatories, pump room, generator room, tube well, overhead tank, water pumps and other facilities which may be mutually agreed upon between the parties are required for the establishment, location, enjoyment, provisions, maintenance and management of the building including the roof and terrace of the building, more particularly described in **THIRD SCHEDULE**.

Bhaskar
26/12/23

Nishant Kumar Singh
26/12/23

M/S SPRAKASH CONSTRUCTION COMPANY
PARTNER
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- 1.8 **COMMON EXPENSES** shall mean and include a proportionate share of the cost, charges, and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and landed property more particularly described in the FIFTH SCHEDULE.
- 1.9 **SALEABLE SPACE** 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.
- 1.10 **OWNERS' ALLOCATION** shall mean **48% (Fifty eight percent)** finished constructed super built up area in the form of residential flats, parking space together with all the common facilities and amenities which is more particularly described in detailed in the SECOND SCHEDULE herein below of the aforesaid proposed multi-storey building as per specifications mentioned in FOURTH SCHEDULE appended herewith and agreed upon by the LAND OWNERS and the DEVELOPER as to be exclusively allocated to them and/or their nominee/nominees.
- 1.11 **DEVELOPER'S ALLOCATION** shall mean and include the finished constructed super built up area i.e. **52% (Fifty two percent)** in the form of residential area in the aforesaid proposed multi-storey building, together with the right, title and interest in common facilities and amenities including the right to use thereof and also the same proportion in car parking space available at the said premises which more fully detailed and described in the SECOND SCHEDULE herein below.
- 1.13 **TRANSFER** with its grammatical variation shall mean transfer by voluntary handing over of possession and by any other means, adopted for effecting what is understood as a transfer of space in the Multi-storey building to purchaser (s) thereof, although the same may not be within the

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Nikhil Kumar Singh
26/12/23

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PARTNER
26/12/23

M/S PRAKASH CONSTRUCTION COMPANY

definition of the terms as given in the transfer of property Act or the other enactment.

1.14 TRANSFEREE shall mean any natural and juristic persons like company, Association of Persons competent to enter into contracts and to whom any space in the said multi-storey building shall be transferred.

1.15 SUPER BUILT UP AREA shall mean and include the common area and the carpet area, wall area, verandah/balcony/cupboard area and the proportionate area of the staircase, guard room and generator room.

1.16 R.M.C. shall mean Ranchi Municipal Corporation, Ranchi.

1.17 Words importing singular shall include plural and vice versa.

1.18 Words importing masculine gender shall include feminine and neuter gender, likewise words importing feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

ARTICLE-2 : COMMENCEMENT

This agreement shall be deemed to have commenced from the date of its execution.

ARTICLE-3 : THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the LAND OWNERS, provide as under:

3.1 The DEVELOPER shall get a plan of the building prepared by a competent architect, according to modern taste, design, architecture and relevant rules/bylaws.

3.2 The DEVELOPER shall get the plans/map sanctioned by the Ranchi Municipal Corporation, Ranchi at its/his own costs, efforts and expenses and the LAND OWNERS hereby further authorizes and empowers the DEVELOPER to sign any

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Nikhil Kumar Singh
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document required for development and construction of the said proposed multistoried building.

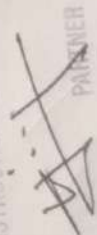
- 3.4 The DEVELOPER shall also get permission for construction of the multistoried building from any other authority required under any law, regulation, order etc. at it's own cost.
- 3.5 The DEVELOPER would/may approach, invite, select and procure person (s) or purchaser (s) agreeing to acquire on OWNERHIP basis flat(s) parking space(s) in the said Building to the extent of DEVELOPER'S share only. The DEVELOPER shall construct flat(s) and parking space(s) together with common parts, common amenities and common facilities pertaining to the same.
- 3.6 It shall be the job of the DEVELOPER to make the land ready and suitable for development at its own cost and expenses and any material or thing retrieved or otherwise recovered in the process shall be the property of the LAND OWNERS.
- 3.7 The DEVELOPER would be entitled to charge such amount/amounts as may be agreed upon between the DEVELOPER and its customer (s)/intending purchaser(s) for costs, charges and expenses of and incidental to the construction of flat(s), unit(s) and parking space(s) and also for the proportionate share of the costs, charges and expenses of and incidental to the construction, erection and completion of the common parts, the common conveniences and common facilities appertaining thereto from its customers or its intending purchaser with respect to DEVELOPER'S share. The DEVELOPER shall be at liberty to fix the terms and conditions of construction and mode and manner of payment of intending purchaser (s) with respect to DEVELOPER share only.
- 3.8 In pursuance of the said scheme, the LAND OWNERS hereby appointed the DEVELOPER as his construction agent for the proposed multistoried building and for executing other works incidental thereto at the cost and expenses of the DEVELOPER.



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Nishant Kumar Singh
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M/S. PRAKASH CONSTRUCTION COMPANY

 PARTNER
26/12/23

3.9 After the delivery of the possession of the respective flats and parking spaces in the proposed multistoried building to the LAND OWNERS, the purchaser or purchasers of the flat/s shall enjoy all rights and privileges and shall be subjected to the same liabilities.


3.10 Upon handing over possession of the Flats to the LAND OWNERS as OWNER'S Allocation and the prospective purchasers, they shall pay to the DEVELOPER, the proportionate share of common expenses of all taxes, outgoings and other charges, specified in the fifth schedule hereunder written from and after the date, the said flats and parking spaces become ready for occupation, till the DEVELOPER hands over the possession and management of the common parts to "any society, or association" of the residents to be formed for the purpose.

3.11 SGST or CGST applicable on developer share will be borne by the developer himself and for the LAND OWNERS share it shall be borne by LAND OWNERS himself.

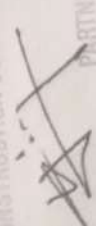
ARTICLE-4 : DEVELOPER'S RIGHT

4.1 The LAND OWNERS hereby grants, subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreements for sale and/or transfer and/or construction in accordance with the plan sanctioned by the R.M.C. Ranchi with or without amendments and/or modifications made or caused to be made by the DEVELOPER.

4.2 The DEVELOPER shall be entitled to prepare, modify or alter the plan and to submit the same to R.M.C. Ranchi or any other authority in the name of the LAND OWNERS or as may be required under the Acts, Rules, Regulations and Bylaws of R.M.C. Ranchi. The DEVELOPER shall bear the cost and expenses required to be paid or deposited for obtaining sanction of the plan from R.M.C. Ranchi and the fees of Architect.


Shravan
26/12/23

Nikhil Kumar Singh
26/12/23

M/S PRAKASH CONSTRUCTION COMPANY
PARTNER

26/12/23

ARTICLE-5 : BUILDING/APARTMENT CONSIDERATION

5.1. On the assurance of and on the LAND OWNERS'S representation and disclosures about her title and possession over 'the land' and relying upon the LAND OWNERS'S personal guarantee that he has made full and correct disclosure and he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit 'the land' and construct, erect and to complete the building in and over the land of the FIRST SHCEDULE as a whole within a period of **48(Forty-eight) months excluding a grace period of 06 (Six) months** from the date of approval of map/plan by the competent authority and the parties hereto agreed for the same.

- a) The DEVELOPER shall get the map/plan approved/sanctioned prepared by the architect appointed by the Developer and to be approved by the Ranchi Municipal Corporation, Ranchi for constructing the proposed multistoried residential or commercial building in and over the aforesaid land mentioned hereunder in the FIRST SCHEDULE at its/their own costs and expenses.
- b) To bear all costs, charges and expenses for construction of the proposed multistoried building in and over the land of the FIRST SCHEDULE.
- c) To allocate the "LAND OWNERS'S allocation" of the constructed area in the building to be constructed in accordance with the plan to be sanctioned by the R.M.C., Ranchi and the applicable laws and bylaws.
- d) To give possession of the LAND OWNERS'S allocation in finish condition **within 48 (Forty-eight) months** from the date of approval/sanction of map/plan by RMC, Ranchi.

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Nishat Kumar Singh
26/12/23

~~SEPRALSH CONSTRUCTION COMPANY~~
~~ATTORNEY~~
26/12/23

- e) The construction of the said building will be completed within **48 (Forty-eight) months excluding a grace period of 06 (Six) months** by the DEVELOPER and hand over the LAND OWNERS'S share of allocation and if the developer will fail to complete the proposed multistoried building in and over the land of the first Schedule with such period mentioned herein above then in such circumstances the DEVELOPER shall be liable to pay the monthly rent of Rs. 5000 (five thousand only) as a rent to the LAND OWNERS' but delay, if any, caused by any litigation OR case shall not be counted and if counted same shall be counted afresh after resolution of such dispute and litigation.

ARTICLE-6 : OWNER'S ALLOCATION

- 6.1 In consideration of the OWNERS having entrusted, giving license to the DEVELOPER to enter in the said land, develop the same by constructing thereon a multi-storey buildings at his own costs and conferring on it the rights, powers, privileges and benefits mentioned herein.
- 6.2 Out of total constructed area the LAND OWNERS shall jointly get 48% (Forty eight percent) (i.e 24% share to Landowner No.1 and 24% share to Landowner NO.2) of super built up area, 48% (Forty eight percent) of parking space and 48% (Forty eight percent) proportionate share of land in the land of the FIRST SCHEDULE along with all the common facilities and amenities connected with and attached thereto including common area, remaining 52% (Fifty two percent) of super built up area and same proportion in parking space and proportionate share of land in the land of the FIRST SCHEDULE below along with all the common area and common facilities and amenities connected with and attached thereto shall be the share of DEVELOPER in the aforesaid proposed multi-storey building. The LAND OWNERS shall also get 48% and the DEVELOPER shall get 52% share on the roof of the top floor if legally further extension of construction takes place which is more

[Signature]
26/12/23

Nishant Kumar Singh
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~~M/S PRAKASH CONSTRUCTION COMPANY~~
[Signature]
PARTNER
26/12/23

particularly detailed and described in SECOND SCHEDULE below.

6.3 It is hereby agreed between the Landowners and Developer that the LAND OWNERS shall jointly get 48% (Forty eight percent) (i.e 24% share to Landowner No.1 and 24% share to Landowner NO. 2) of super built up area in the proposed multi storey building and the landowner No. (1) shall be entitled to 24% share only which is equal to 7799 sq. ft. of super built up area in the proposed multi storey building to be constructed but actually he will be getting 8145 sq. ft. of super built up area in the said building which is 346 sq. ft. in excess of his share .Similarly the Land Owner No.(2) shall be entitled to 24 % share only which is equal to 7799 sq. ft. of super built up area in the proposed multi storey building but he will actually be getting 8145 sq. ft. of super built up area in the said building which is 346 sq. ft. in excess of his share therefore it is hereby agreed between the parties that Land owner No.(1) and (2) shall pay the cost of their excess area of 346 sq. ft. and 346 sq. ft. respectively at the rate of Rs. 3200/- (GST 5% Extra) per square feet to the Developer on or before the handing over possession of their respective share /units.

6.4 It is agreed between the parties that the LAND OWNERS shall have no interest in the land or the building apart from his allocation. It clearly understood that all the cost including the cost of the Flats proportionate share of land or any other cost shall be paid to the DEVELOPER against the Developer's share by the purchasers of the Flats and parking spaces and for that the LAND OWNERS shall have no objection or grievance thereof.

ARTICLE-7 DEVELOPER'S RIGHT

7.1 In consideration of the above, the DEVELOPER shall be entitled to enter into agreement or agreements for sale and transfer with intending purchaser or purchasers for the DEVELOPER'S allocation and to receive realize and collect

[Signature]
21/10/23


Nishad Kumar Singh
26/12/23


26/12/23
PARTNER
S P B L S H CONSTRUCTION COMPANY


all money 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 the DEVELOPER to obtain any further consent of the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.

- 7.2 The DEVELOPER shall be entitled to mortgage, charge, or to deal with the DEVELOPER'S allocation and right, title and interest under this agreement.
- 7.3 The Developer accepts service of any writ summons or other legal process or notice and to appear and represent the Owners in any court of before any Magistrate, Judicial Tribunal or other tribunal in connection with the Developer of said property to commence or file suit, actions or other proceedings in any court or before/at any public office or tribunal relating to the development of the property or parts and for any purpose aforesaid to assign execute or deliver or file necessary court Vakalatnamas, claim, complains, orders, applications, papers, writing in case of any legal proceeding in the court of law against the interest of the Owners arising after the execution of the agreement between the Owners and the Developer. The developer shall take all measures at the cost of Owner to protect the title, interest and the right of the Owner against any cause of action arising due to the Development work.
- 7.4 The Developer will make an application before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.
- 7.5 The developer shall install and maintain for the benefit of the prospective purchasers of the proposed building deep tube well over head water storage tank.
- 7.6 The Developer make application to the appropriate authorities for electrical/water connection.




26/12/23


26/12/23


26/12/23
SAGS PEAKASH CONSTRUCTION COMPANY
PARTNER

ARTICLE- 8: FORCE MAJEURE

- 8.1 The 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 from the obligation during the period of Force Majeure.
- 8.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, and/or any other act or omission beyond the control of the DEVELOPER.

ARTICLE-9: MISCELLANEOUS

- 9.1 The LAND OWNERS and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe, a partnership between the DEVELOPER and the LAND OWNERS or as a joint venture between the parties hereto in any manner, nor shall the parties hereto constitute as an association of persons.
- 9.2 It is agreed and understood that from time to time to facilitate the construction of the proposed multistoried building by DEVELOPER and transfer of Flats Parking Space and proportionate share of land by various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the LAND OWNERS and various application and other documents may be required to be signed by the LAND OWNERS relating to which the specific provisions may not have been mentioned herein. The LAND OWNERS hereby undertakes to do all such, acts, deeds and things that may be reasonably required by the DEVELOPER to be done in the matter and the LAND OWNERS also undertake to sign and execute all such additional applications and other documents, as the case may be. **PROVIDED** that all such deeds, matters and things do not in any way infringe the right of the LAND OWNERS and/or go against the spirit of this agreement.

[Signature]
26/12/23

Nishant Kumar Singh
26/12/23

[Signature]
PARTNER
26/12/23
M/S. PRAKASHI CONSTRUCTION COMPANY

9.3 The LAND OWNERS, if required, shall also execute a General Power of Attorney in favour of the DEVELOPER or his nominee for the transfer of construction work and all other relevant works to be done by the DEVELOPER and the absolute right to sell DEVELOPER'S allocation in the flats/parking spaces of the building to be constructed on the aforesaid land and proportionate share of land of the First schedule, however, the LAND OWNERS shall execute a registered Development Agreement in favour of the DEVELOPER whereby and where under the DEVELOPER shall have absolute right to sell DEVELOPER'S allocation in the flats/parking spaces of the building to be constructed on the aforesaid land and proportionate share of land of the First schedule through the authority of Registered Development Agreement.

9.4 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served to the LAND OWNERS if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.

9.5 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the LAND OWNERS of the land of the First Schedule or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in the DEVELOPER other than an exclusive license to the DEVELOPER to commercially exploit the same in terms thereof, provided however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned buildings against the DEVELOPER'S share of allocation for which the LAND OWNERS shall not be responsible or liable in any manner whatsoever.

[Signature]
26/12/23

Nishad Kumar Singh
26/12/23

~~PAKASH CONSTRUCTION COMPANY~~
~~PARTNER~~
[Signature]
26/12/23

- 9.6 From the date of completion of the buildings the DEVELOPER and/or its transferee and the LAND OWNERS and/or his Transferees, if any, shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the spaces.
- 9.7 There is no existing agreement regarding the development or sale of the land of the First Schedule and all other arrangements, if any, exists prior to this agreement stands cancelled and determinate by this agreement at the cost and instance of the LAND OWNERS.
- 9.8 The LAND OWNERS assures and guarantees that the land mentioned hereunder in the First Schedule is free from all encumbrances, attachments, charge, claim or demand whatsoever by or from anyone whosoever and that the LAND OWNERS has absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the DEVELOPER.
- 9.9 The DEVELOPER shall carry on the construction work from start to finish in a regular manner and shall achieve the maximum F. A. R in accordance with the sanctioned map/plan by the competent authority and the DEVELOPER shall not leave construction of the building in the middle.
- 9.10 After laying down foundation of the aforesaid proposed multistoried building, the DEVELOPER may start necessary processing and advance booking for the sale of DEVELOPER'S Allocation.
- 9.11 It is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall has full right, title, ownership and interest over the built up area whatever shall be allotted to the LAND OWNERS as his share more specifically described in the LAND OWNERS'S allocation. The LAND OWNERS shall fully be entitled to enjoy the built up area and shall be fully entitled to transfer, convey, grant, otherwise, alienate or transfer his interest in any manner as deemed fit by the LAND OWNERS to any person, association or persons, firm, company, corporate body etc. on such terms and conditions as may be decided by the LAND OWNERS.

[Signature]
26/12/23

Nikhil Kumar Singh
26/12/23

~~M/S. PRAKASH CONSTRUCTION COMPANY~~
[Signature]
PARTNER
26/12/23

- 9.12 The LAND OWNERS or his heirs, successors, nominee or nominees and transferee shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominee (s) and transferee shall have.
- 9.13 After completion of construction of the proposed multistoried building, Flat OWNERS Association or Society shall be formed by owners or occupiers of the flats of the said building and it shall be obligatory on the part of the LAND OWNERS to become member of the Flat OWNERS Association or Society. That duty of the association shall be to repair and maintain the said Building and shall also be liable to pay all the charges or various government taxes/duties and any other outgoing relating to the said property and the Society will also be the apex body, relating to all the interests of the flat OWNERS and shall work for the peaceful living of all the residents/members.
- 9.14 The LAND OWNERS, from the date of taking possession of his share of allocation, shall be liable to pay all the charges or various government taxes/duties/levies/CGST/SGST etc. and any other outgoing relating to his share of allocation.
- 9.15 The DEVELOPER can appoint and authorize any person/persons as contractor or developer or partner or partners for the construction of the proposed multistoried buildings in the land of the First Schedule and for which the LAND OWNERS shall have no objection.
- 9.16 It is mutually agreed between the LAND OWENR and the DEVELOPER that the name of the said proposed multistoried building shall be named with the mutual consent of the LAND OWNERS and the DEVELOPER.
- 9.17 The LAND OWNERS shall hand over all the original documents of the land of First Schedule to the DEVELOPER before entering into the registered development agreement.

[Signature]
26/12/23

Nishant Kumar Singh
26/12/23

~~1615 PRKASH CONSTRUCTION COMPANY~~
~~PARTNER~~
[Signature]
26/12/23

9.18 The Municipal taxes, land revenue and electricity bills etc. shall be borne by the DEVELOPER from the date of taking possession of the land till the handing over possession of LAND OWNERS'S share of Allocation to him.

ARTICLE-10 : LEGAL PROCEDURES

10.1 It is hereby expressly agreed by and between the parties hereto that it shall be the sole responsibility of the LAND OWNERS to defend all actions, litigations and proceedings in respect of the title and/or possession of 'the land' of the First Schedule before any authority/courts/tribunal at her own cost, expenses, charges and risks and the LAND OWNERS shall indemnify the developer from all the costs, charges and losses that may be occurred due to the defect in the title of the LAND OWNERS with respect to the land of the First Schedule mentioned hereunder.

10.2 The LAND OWNERS by this agreement empower/authorize the DEVELOPER to develop the land, according to feasibility and carry all the necessary activities, required for the purpose of construction of the building as per the sanctioned plan and disposal of flats to the advantage and convenience of the DEVELOPER.

10.3 The Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of and concerning this project.

10.4 This agreement is irrevocable and both the parties are bound by all the terms and conditions as mentioned herein.

10.5 It is also agreed between the LAND OWNERS and the DEVELOPER that the LAND OWNERS shall execute and register this development agreement in the name of the DEVELOPER as and when it shall be ordered by the Ranchi Municipal Corporation for its submission in course of approval of map.

[Signature]
26/12/23

Nishant Kumar Singh
26/12/23

M/S PRAKASH CONSTRUCTION COMPANY
RANCHI
[Signature]
26/12/23

ARTICLE-11: ARBITRATION CLAUSE

- 11.1 It is hereby agreed by the parties that if any dispute or difference arises out of and in relation to these presents, then the same shall be referred to the Arbitral Tribunal for decision.
- 11.2 One of the Arbitrators shall be appointed by the LAND OWNERS and another one by the DEVELOPER. The Arbitrators so appointed will jointly nominate a third Arbitrator. The decision of majority will be binding on the parties and the proceeding of arbitration shall be governed as per the Arbitration and Conciliation Act, 1996.
- 11.3 The venue of arbitration will be at Ranchi and the cost of arbitration shall be borne equally (half and half) by the parties.
- 11.4 It is hereby further agreed between the LAND OWNERS and the DEVELOPER that if the DEVELOPER got opportunities or occasions so arise to enter into a development agreement with the other LAND OWNERS or LAND OWNERSs of adjacent plot of land to develop the same into a multistoried building by amalgamating the said plot of land into the land of FIRST SCHEDULE mentioned hereunder then the LAND OWNERS herein shall have no objection for the same and the LAND OWNERS shall have no concern of any manner with the terms and conditions agreed upon between the DEVELOPER and the adjacent and adjoining LAND OWNERSs.

SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO :

(THE LAND)

All that piece and parcel of land measuring an area of **24 (twenty four)** decimals of **R. S. Plot No. 896**, under Khata No. 10, situated at village Hesag, P. S. Jagarnathpur, P. S. No. 247, District, Ranchi, bearing Holding No. **0540009397003Z0** and **0540009398003Z0** within **Old Ward No. 54, new Ward No. 51** of the Ranchi Municipal Corporation, Ranchi which is butted and bounded as follows: -

[Signature]
25/12/23

Nishal Kumar Singh
26/12/23

~~PRAKASH CONSTRUCTION COMPANY PARTNER~~
24/12/23

NORTH: - Village Road.
SOUTH: - R S Plot No. 894 and 895.
EAST: - Sumitra Appartment.
WEST: - R S Plot No. 897,898 and 899.

For the purpose of execution and registration of this development agreement present minimum commercial value of the land as per present fixed value of the Government of Jharkhand comes to Rs. 1,84,73,700/- and as such stamp duty and registration fee is being provided on Rs. 1,84,73,700/-

(SECOND SCHEDULE

(LAND OWNERS SHARE OF ALLOCATION)

The DEVELOPER shall at his own cost construct, create and complete in all respect the said multistoried building as per the drawing/plan sanctioned by R. M. C., Ranchi along with all the common facilities and amenities connected with and attached thereto and also provision shall be made for fire safety, if necessarily required. It is also agreed between the parties hereto that after completion of the said building in all respect the DEVELOPER shall hand over **48% (Forty eight percent) Super Built-up Area of flats, 48% (Forty eight percent) parking space and 48% (Forty eight percent) proportionate share of land** in the land of the FIRST SCHEDULE with all the common facilities and amenities connected with and attached thereto to the LAND OWNERS details of which are as follows:-

[Signature]
26/12/23

Nishant Kumar Singh
26/12/23

[Signature]
PARTNER
26/12/23

Share of Land Owner No. 1 (Nishant Kumar Singh)

| SN | Flat no | Floor | Super Built-up area (in sq.ft.) | CAR Parkin g | Proportionate share of land (in square feet) |
|----|---------|--------|---------------------------------|--------------|--|
| 1 | 2A | Second | 1740 | 2A | 560 |
| 2 | 2B | Second | 1565 | 2B | 503 |
| 3 | 2C | Second | 1550 | 2C | 499 |
| 4 | 5A | Fifth | 1740 | 5A | 560 |
| 5 | 6C | Sixth | 1550 | 6C | 499 |

Share of Land Owner No. 2(Bhaskar Jha)

| SN | Flat no | Floor | Super Built-up area (in sq.ft.) | CAR Parkin g | Proportionate share of land (in square feet) |
|----|---------|--------|---------------------------------|--------------|--|
| 1 | 1A | First | 1740 | 1A | 560 |
| 2 | 3A | Third | 1740 | 3A | 560 |
| 3 | 3C | Third | 1550 | 3C | 499 |
| 4 | 4C | Fourth | 1550 | 4C | 499 |
| 5 | 5B | Fifth | 1565 | 5B | 503 |

(Developer's SHARE OF ALLOCATION)

The DEVELOPER shall at his own cost construct, create and complete in all respect the said multistoried building as per the drawing/plan sanctioned by R. M. C., Ranchi along with all the common facilities and amenities connected with and attached thereto and also provision shall be made for fire safety, if necessarily required. It is also agreed between the parties hereto that after completion of the said building in all respect and after handing over and allocating aforesaid share of LAND OWNERS the DEVELOPER shall be entitled to retain **52% (Fifty two percent) Super Built-up Area of flats, 52% (Fifty two percent) parking space and 52% (Fifty two percent) proportionate share of land** in the land of the FIRST SCHEDULE with all the common facilities and amenities connected with and attached thereto.

Bhaskar Jha
28/11/23

Nishant Kumar Singh
24/11/23

~~IMC ENRASH KANS TRUSTION COMPANY~~
PARTNER
26/11/23

| SN | Flat no | Floor | Super Built-up area (in sq.ft.) | CAR Parking | Proportionate share of land (in square feet) |
|----|---------|---------|---------------------------------|-------------|--|
| 1 | 1B | First | 1565 | 1B | 503 |
| 2 | 1C | First | 1550 | 1C | 499 |
| 3 | 3B | Third | 1565 | 4A | 503 |
| 4 | 4A | Fourth | 1740 | 4A | 560 |
| 5 | 4B | Fourth | 1565 | 4C | 503 |
| 6 | 5C | Fifth | 1550 | 5C | 499 |
| 7 | 6A | Sixth | 1740 | 6A | 560 |
| 8 | 6B | Fifth | 1565 | 5C | 503 |
| 9 | 7A | Seventh | 1740 | 7A | 560 |
| 10 | 7C | Seventh | 1625 | 7A | 523 |

Signature
26/12/23

THE THIRD SCHEDULE ABOVE REFERRED

TO:(COMMON FACILITIES)

1. The Foundation, Columns, beams, supports, corridors, lobbies, stair, stairways, landings, entrances and exit. Terrace of the roof shall be utilized by the residents of the Multi-storey building.
2. Pumps installation, pump room and for staff workers.
3. Common passages, driveways, except car parking spaces.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electric wiring, meters and fixtures (excluding those as are installed for any particulars flats).
6. Drainage, sewerage and rain water pipelines.
7. Boundary including outer wide walls of the said building and the main gate.

Nishant Kumar Singh
26/12/23

M/S PRAKASH CONSTRUCTION COMPANY

PARTNER

Signature
26/12/23

8. Lift arrangement along with suitable generator and generator room.
9. Such other common parts, areas, equipment installation fixtures, fittings covered and open space in or about the said building as necessary for passage to user and occupancy of flat or flats in common and as are easement of necessity or the building but excluding car parking space and areas.

THE FOURTH SCHEDULE ABOVE REFERRED
TO (SPECIFICATION)

The specification of the proposed building shall be DELUX.

| | |
|-------------------|---|
| Foundation | R.C.C. column and pedestal with termite treatment both in foundation and plinth |
| Structure | R.C.C. columns/Beams/Slabs |
| Walls | 10" thick external and 4"/6" thick internal partition concrete block masonry |
| Inner Walls | P. O. P. or Putty with primer finishing |
| Outer Walls | Weather coat colour finishing |
| Floors | ISO mark Vitrified Tiles 2'X4' |
| Doors | Front doors will be wooden on wood frame (chaukhat). Internal doors will be either of wood or ply board on wooded frame. The doors shall have standard size, fittings and fixtures. |
| Windows | Fully glazed ground glass windows with Aluminum windows /UPVC windows. |
| Water Arrangement | Connection with deep tube well with overhead tank and connected by electric pump |
| Toilets | Ceramic glazed tiles upto roof level , Non skid flooring, white glazed vitreous sanitary ware of CERA/HINDWARE /JAGUAR or any other equivalent make, Provision of Geyser power Point. (geyser will not be provided) |

[Signature]
26/12/23

Nishant Kumar Singh
26/12/23

~~26/12/23~~

M/S. PRAKASH CONSTRUCTION CO. PVT. LTD.

| | |
|-------------------|--|
| Sanitary Fittings | All C.P. or brass fittings of standard make, preferably of Hindware or I. S. O. 9001-2008 certified Company made fittings. White glazed vitreous sanitary ware. Cistern of white acrylic fiber/glass |
| Kitchen | Green Marble /Granite working platform with ceramic tiles dado upto 24" height and one additional tap at the bottom of the sink |
| Electrical | Concealed conduit copper wiring with Anchor or equivalent or I. S. O. 9001-2008 certified fittings and fixtures. |
| Staircase | Stair will be of marble and wall etc. of the passage will be of plaster of paris finished with distemper |
| Lift | OTIS brand. |
| Generator | Soundless Generator of ISI marked. |
| Front | Attractive and good look |

Shanker Sr
26/12/23

THE FIFTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common areas and facilities including white washing, paints and decorating the exterior portion of the said building the boundary walls entrance staircase, landings, gutters, rainwater, pipes motor pump, tube well, wiring and installation, sewers, drains and all other common parts, fixture, fittings and requirements in under or upon the building enjoyed or used in common by the OWNER, intending purchasers, co-purchaser or occupiers thereto.
2. The cost of cleaning, maintenance and lighting the main entrance, passages, landings, staircase and other parts of the building as enjoyed or used in the common by these occupiers of the said building.

Nishant Kumar Singh
26/12/23

M/S PRAKASH CONSTRUCTION COMPANY
[Signature]
26/12/23

3. The salaries of managers, clerks, bill collectors, chowkidar, plumbers, electrician, sweepers etc. if any.
4. The costs, of working repairs, replacement and maintenance of pumps, tube well and other plumbing works including all other services charges for services rendered in common to all occupiers i.e. lift, maintenance, Generator maintenance etc.
5. Municipal Taxes and other taxes and other outgoings etc.
6. Insurance of building against earthquake, fire, mob, damages and civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.
8. All other expenses including printing and stationery also, expenses incurred in respect of any dispute with Ranchi Municipal Corporation, R.M.C., or any other local authority, government, insurance company or any other persons in relation to or be deemed by the DEVELOPER or any other adhoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

Signature
26/12/23

Nishant Kumar Singh
26/12/23

THE SIXTH SCHEDULE ABOVE REFERRED TO

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 appurtenances hereinafter more particularly set forth in the seventh schedule thereof.
2. The right of way in common as aforesaid into and upon all the common passages, 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

M/S PRAKASH CONSTRUCTION COMPANY

Signature
26/12/23

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 to obstruct in any way by vehicle, deposit of materials, rubbish and any other things, free passage, driveways and entrance as aforesaid.

3. The right of protection of the said flat by or from all other parts of building and property as far as they protect the same.
4. The right to flow in common as aforesaid of electricity, water and waste or soil from lacing or cleaning any part or parts of the said flat so far as such rebuilding, replacing, repairing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases except in emergent situations upon giving 48 hrs. Previous notice in writing of the purchasers intention so to enter to the DEVELOPER's, OWNER's, Purchaser's/Co-purchaser's property entitled to the same.

[Handwritten signature]
25/12/23

THE SEVENTH SCHEDULE ABOVE REFERRED TO

The under mentioned right, easement and privileges to the said flats/commercial areas shall be expected and be reserved up to the other co-sharers and/or occupiers of other part of 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 tries said flats) to the other part of the said building through pipes, drains, wires, or conduits lying or being under reasonable for the beneficial use, occupation and enjoyment of other parts of the building;
2. The right of protection of other parts of the said building or all parts of the said flats as the same and or does normally protect.

Nikhil Kumar Singh
26/12/23

MIS PRAKASH CONSTRUCTION COMPANY
[Handwritten signature]
26/12/23

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 parties of the said building.

CERTIFICATE

Certified that the above mentioned land of the First Schedule is not a tribal land or have any concern with the tribes. It is neither Ghairmazrua nor acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Grudwara, Masjid, Church, Sarna, Hargari or Pahnai. This land has no concern with Pashupalan Scam or land Scam.

IN WITNESSES WHEREOF the LAND OWNERS and the DEVELOPER have hereunto set and subscribed their hands on the day, month and year first above written.

M/S PRAKASH CONSTRUCTION COMPANY

[Handwritten signature]
26/12/23

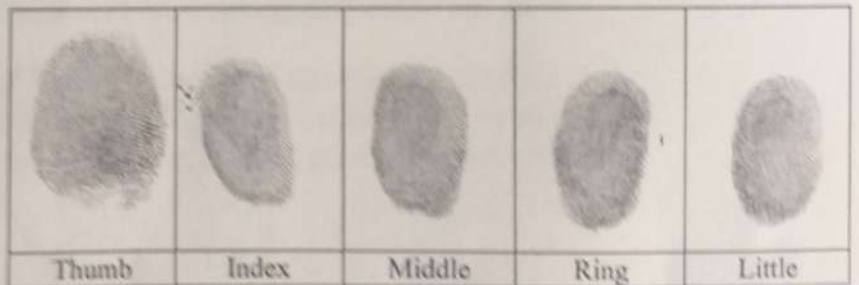
WITNESSES:

SIGNATURE OF LAND OWNERS

1. AMAN RAJ
S/O INDRAJIT KR SINGH 1.
R/O H.N. 104 HESAG NEAR
CHHATH TALAB
P/S JABARNATH POR
RANCHI JHARKHAND

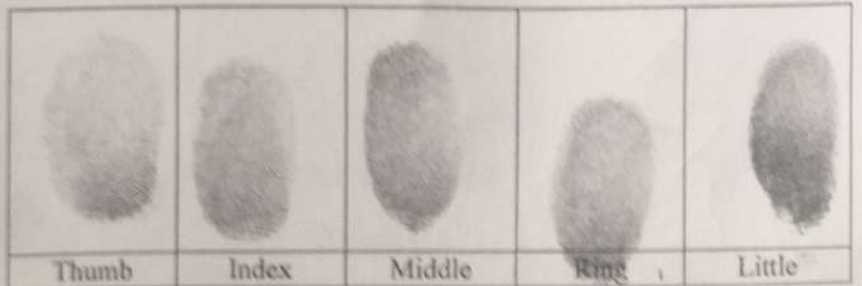
Nishant Kumar Singh
26/12/23

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26/12/23



2. AJAY KUMAR SINGH
S/O BECHU SINGH
B/D ADARSH NAGAR
TATISILWAY RANCHI,
JHARKHAND.

2. *Bhontem Sr*
26/12/23



Ajay Kumar Singh

26.12.2023

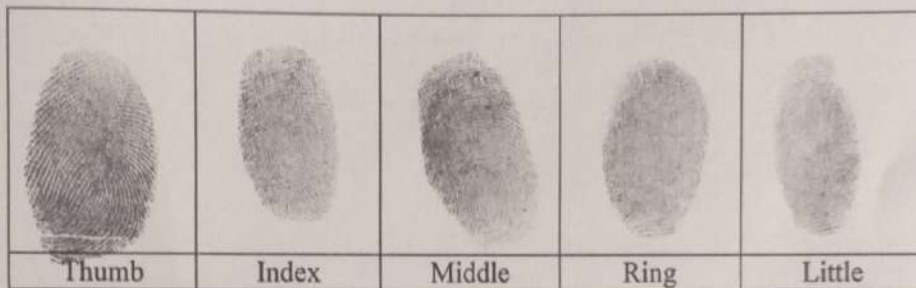
Signature, Photo and finger prints of the DEVELOPER

(KUNAL KISHOR SINGH)

M/S PRAKASH CONSTRUCTION COMPANY
~~XXXXXX~~
PARTNER
26/12/23



Kunal Kishor Singh
26/12/23



Nishant Kumar Singh
26/12/23

Certified that the finger prints of the left hand of each person whose photographs are affixed in the document have obtained by me or before me.

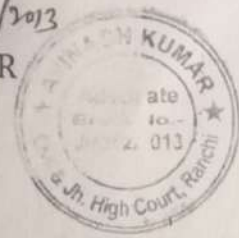
Note :- It is also certified that this development agreement drafted by me on the basis of documents given by the power holder and purchaser as well as information given by the power holder, purchaser, identifier and witnesses.

:- Typed by :- Firoz Alam

:- Drafted by :-

Avinash Kumar
E.No. JH362/2013
26/12/23
AVINASH KUMAR

Advocate



Handwritten mark at the top right of the page.

Service VI NIA Form No
Chhatia Khatai

KHATAI Form (Khatra No.)

Chhatia Khatai
No. 1000

Date: 15/11/22

Area of Khatra
No. 1000

Name of Khatra
No. 1000

Signature of Officer

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

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Official text below the stamp: CHHATIA KHATAI, Khatra No. 1000, etc.

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ਸ਼ਾਹਕੰਡ ਸਰਕਾਰ
ਰਾਜਸਵ ਏਂ ਖੂਮਿ ਸੁਖਾਰ ਵਿਭਾਗ

December 30, 2023

ਫਰੀਮ 11 ਫਰੀਮ

| ਖਾਸ ਫਰੀਮ | 49 | ਪੂਰ ਫਰੀਮ | 85 | | | | | | | | | | |
|--|----------------|---------------|-----------|------------|--|---------------|-------------------|----------------|--------------------|-----------------|---------------------|----------------|--------------------|
| ਦਿਲ ਕਾ ਨਾਮ | ਦੀਬੀ | ਅਮਰਿੰਦਰ ਕੌਰ | ਮਦਰ | ਕਰਨ ਕਾ ਨਾਮ | ਮਨਕੌਰ | ਦਿਲ ਕਾ ਨਾਮ | ਦੁਲਰੀਮ | ਦੁਲਰੀ ਕਾ ਨਾਮ | ਮੁਖਰੀਮ | | | | |
| ਲੀਡ ਕਾ ਨਾਮ | ਦੁਲਰੀ | ਦੁਲਰੀਮ ਕੌਰ | 10 | ਦੀਬੀ ਕੌਰ | | ਮਾ-ਮ-ਮਾ | 247 | ਕੌਰ ਕਾ ਫਰੀਮ | --- | | | | |
| Nehar Kaur Singh, ਮਿੱਠੀ-Asok Kaur Singh, ਮੁਕਿ... | | | | | | | | | | | | | |
| ਕਾਸਟ ਨੰਬਰ | ਲਾਇਟ ਨੰਬਰ | ਰਕਬਾ | | | ਮੁਕਿਕਰਨ ਕੇ ਲਿਖ ਫਰੀਮਕਾਰ | | | | | ਕਾਸਟ | ਲੀਡ | | |
| 10 | 2023 | 0 ਏ 12 ਫਿ 0 ਏ | | | ਮੁਕਿਕਰਨ ਕੇ ਲਿਖ ਫਰੀਮਕਾਰ ਕਾ ਮੁਕਿਕਰਨ - 2023 | | | | | 12 | 0 | | |
| ਕੁਲ ਫਰੀਮਕਾਰ | | 0 ਏ 12 ਫਿ 0 ਏ | | | | | | | | | | | |
| ਲਾਇਡ | ਫਰੀਮਿ ਖਾਸ ਨੰਬਰ | ਕਾਸਟ ਡੇ | ਕਾਸਟ ਡੇ | ਕਾਸਟ ਕਰਕਾਰ | ਕਾਸਟ ਕਾਨੂ ਕਾਸਟ | ਲੀਡ ਕੇਸ ਕਰਕਾਰ | ਲੀਡ ਕੇਸ ਕਾਨੂ ਕਾਸਟ | ਮਿਠਾ ਕੇਸ ਕਰਕਾਰ | ਮਿਠਾ ਕੇਸ ਕਾਨੂ ਕਾਸਟ | ਮੁਖਰੀ ਕੇਸ ਕਰਕਾਰ | ਮੁਖਰੀ ਕੇਸ ਕਾਨੂ ਕਾਸਟ | ਫੂਮਿ ਕੇਸ ਕਰਕਾਰ | ਫੂਮਿ ਕੇਸ ਕਾਨੂ ਕਾਸਟ |
| 06-10-2023 | 0004463789 | 2023-2023 | 2023-2024 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0.4 | 0.4 |

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

List Of Case Status Details

ਸਾਰੇ ਮੁਕਿਕਰਨ ਫਰੀਮ ਫਰੀਮ
ਸਾਰੇ ਮੁਕਿਕਰਨ ਫਰੀਮ ਕੋ ਅਮਰਿੰਦਰ ਕੋ ਲਿਖ ਡੇ
ਕਿਸੇ ਡੇ ਮੁਕਿਕਰਨ ਫਰੀਮ ਮੁਕਿਕਰਨ ਕੇ ਲਿਖ ਮੁਕਿਕਰਨ ਮੁਕਿਕਰਨ ਫਰੀਮ ਡੇ ਲਾਈ ਕੋ
ਮੁਕਿਕਰਨ ਕਾ ਮੁਕਿਕਰਨ ਫਰੀਮ ਕੋ ਲਿਖ ਮੁਕਿਕਰਨ ਮੁਕਿਕਰਨ ਡੇ

Arbin Singh
Lovely
20/12/23





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 26, 2023

पंजी II प्रति

| भाग वर्तमान | 49 | पृष्ठ संख्या | 87 | | | | | | | | | | | |
|--|----------------------|---------------|-----------|--------------|-----------------|---|--------------|-------------------|----------------------|---------------------|------------------------|----------------|-------------------|--|
| जिले का नाम | रौंतेली | अनुमति नाम | सरदार | अवत का नाम | नम्मकुम | इलाका का नाम | इलाका-04 | इलेक्ट का नाम | JHARKHAND | | | | | |
| प्लॉट का नाम | इलाहा | इंजिन संख्या | 10 | प्लॉट संख्या | | प्लॉट नंबर | 247 | प्लॉट का प्रकार | — | | | | | |
| Bheskar Jha, पिता-Krishnanand Jha, बंति- ... | | | | | | | | | | | | | | |
| प्लॉट नंबर | प्लॉट संख्या | रकबा | | | | परिवर्तन के लिए प्राधिकार | | | | राजस्व | सेस | | | |
| 10 | 3026 | 0 ए 12 डि 0 ई | | | | नमूना-नए नुसदना संख्या 9439/2022 - 2023 | | | | 12 | 0 | | | |
| कुल परिमाण | | 0 ए 12 डि 0 ई | | | | | | | | | | | | |
| सं.सं. | प्राप्ति पत्र संख्या | साल से | साल तक | राजस्व इकाया | राजस्व वादू साल | सेस इकाया | सेस वादू साल | विद्युत सेस इकाया | विद्युत सेस वादू साल | स्वास्थ्य सेस इकाया | स्वास्थ्य सेस वादू साल | कुचि सेस इकाया | कुचि सेस वादू साल | |
| 08-10-2023 | 0255001949 | 2022-2023 | 2023-2024 | 12 | 12 | 3 | 3 | 6 | 6 | 6 | 6 | 24 | 24 | |

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

List Of Case Status Details

Printed By: [Icon] [Icon] [Icon] BACK

यह एक कंप्यूटर जनित प्रति है।
यह प्राप्त केवल प्रार्थी की अनुमति के लिए है।
किसी भी प्रकार की अनधिकृत प्रतिलिपि अवलोकित करने से संबंधित
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर लिखें।

*Online Verified
Lovely
26/12/23*

V

| | | |
|--|----------------------|--|
| नामकुम ठेकाग 207 Vishant Kumar Singh | | |
| साता संख्या 18 ✓ | बैला संख्या 886 ✓ | सकबा (एकड में) 0 एकड 12 दिसमीत 0 हेक्टर |

| | | |
|------------|-------------|------------------------|
| अलाजी नकदी | अलाजी भावती | तकसीत हिवाब लगान भावती |
|------------|-------------|------------------------|

बौत का साताना माय माय तकसीत (बकाय वी हाल) मौजूदा सात का।

| माय बावत | साताना | बकाय | | | | कुल (2023-2024) |
|----------------|--------|--------------------|----------|----------|--------------------------|--------------------|
| | | तीन वर्ष से ज्यादा | ३ स वर्ष | २ स वर्ष | १ ला वर्ष (2023-2023) | |
| मात (नकदी) | 12.00 | | | | 12.00 | 12.00 |
| गुजारी (भावती) | 3.00 | | | | 3.00 | 3.00 |
| संस | 6.00 | | | | 6.00 | 6.00 |
| सूद | 6.00 | | | | 6.00 | 6.00 |
| मूलकरकाल | 2.40 | | | | 2.40 | 2.40 |
| मौजान | 29.40 | | | | 29.40 | 29.40 |

तकसीत अदायकारी

| अदायकारी बावत | बकाय | | | | मौतालबा हाल (2023-2024) | जावित |
|----------------|--------------------|----------|----------|--------------------------|-------------------------------|-------|
| | तीन वर्ष से ज्यादा | ३ स वर्ष | २ स वर्ष | १ ला वर्ष (2023-2023) | | |
| मात (नकदी) | | | | 12.00 | 12.00 | |
| गुजारी (भावती) | | | | 3.00 | 3.00 | |
| संस | | | | 6.00 | 6.00 | |
| सूद | | | | 6.00 | 6.00 | |
| मूलकरकाल | | | | 2.40 | 2.40 | |
| मौजान अदायकारी | | | | 29.40 | 29.40 | |

- (1) मौजान कुल (लागती में) : Fifty Eight Rupees and Eighty Paise
 (2) नाम टैकिन्दा -
 (3) कुल बकाय- 58.80

तारीख अमरा तहसील कुनिन्दा : 10-08-2023

खान म्हाल का बकाय मातगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लगा जात है।



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यह एक कम्प्यूटर जनित प्रति है।
 यह प्रत्येक कल प्रार्थी की जानकारी के लिए है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंरलधिकारी से संपर्क करें।

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

Print

V

| | | |
|------------------------------------|--------------|---------------------------|
| नामकुम हेसाग 247 Bhaskar Jha | | |
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| 10 | 896 | 0 एकड़ 12 डिशमील 0 हेक्टर |

| | | |
|------------|-------------|------------------------|
| अराजी नकदी | अराजी भावली | तफसील हिासब 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 | २ रा वर्ष | १ रा वर्ष (2022-2023) | |
| माल (नकदी) | 12.00 | | | | 12.00 | 12.00 |
| गुजारी (भावली) | 3.00 | | | | 3.00 | 3.00 |
| संस | 6.00 | | | | 6.00 | 6.00 |
| सूद | 6.00 | | | | 6.00 | 6.00 |
| मुतफरकात | 2.40 | | | | 2.40 | 2.40 |
| मीजान | 29.40 | | | | 29.40 | 29.40 |

तफसील अदायकारी

| अदायकारी बाबत | बकाया | | | | मौतलबा हाल (2023-2024) | फाजिल |
|----------------|--------------------|-----------|-----------|--------------------------|------------------------------|-------|
| | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ रा वर्ष (2022-2023) | | |
| माल (नकदी) | | | | 12.00 | 12.00 | |
| गुजारी (भावली) | | | | 3.00 | 3.00 | |
| संस | | | | 6.00 | 6.00 | |
| सूद | | | | 6.00 | 6.00 | |
| मुतफरकात | | | | 2.40 | 2.40 | |
| मीजान अदायकारी | | | | 29.40 | 29.40 | |

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 10-08-2023

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



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

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

Print

Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms
BHASKAR JHA S/O K N JHA
Address: HESAG HATIA RANCHI RANCHI

Memo No. FAM/054/400678/2022-2023

Effective: Fourth Quarter 2022-2023

You are hereby informed that your new Holding No. -

0 5 4 0 0 0 9 3 9 8 0 0 3 2 0

The annual rent value of this holding is Rs. 168 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 51 (Old Ward No. 54). 168 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the Fourth quarter will be taxed in writing with effect from the year 2022-2023.

| Sl. No. | Particulars | Quarter/Financial Year | Based on the Self Assessment | On the basis of ULB Calculation | Difference Amount (4-3) | 100% Penalty of Column 5 |
|---------|---------------------------------------|-----------------------------|------------------------------|---------------------------------|-------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | |
| 1 | Holding Tax @ 0.075% or 0.15% or 0.2% | Quarter: 4/ Year: 2022-2023 | 168 | 1458 | 1290 | 1290 |
| | Total amount | | 168 | 1458 | 1290 | 1290 |



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.

PRINT

Name of ADVOCATE

Ranchi Municipal Corporation, Ranchi
(Revenue Branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms
NISHANT KUMAR SINGH S/O ASHOK KUMAR SINGH
Address: HESAG HATIA RANCHI RANCHI

Memo No. FAM/054/400877/2022-2023

Effective: Fourth Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 5 4 0 0 0 9 3 9 7 0 0 3 2 0

The annual rent value of this holding is Rs. 168 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 51 (Old Ward No. 54) , 168 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the Fourth quarter will be taxed in writing with effect from the year 2022-2023.

| Sl. No. | Particulars | Quarter/Financial Year | Based on the Self Assessment | On the basis of ULB Calculation | Difference Amount (4-3) | 100% Penalty of Column 5 |
|---------|---------------------------------------|-----------------------------|------------------------------|---------------------------------|-------------------------|--------------------------|
| 1 | 2 | | 3 | 4 | 5 | 6 |
| 1 | Holding Tax @ 0.075% or 0.15% or 0.2% | Quarter: 4/ Year: 2022-2023 | 168 | 1458 | 1290 | 1290 |
| | Total amount | | 168 | 1458 | 1290 | 1290 |



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



PRINT

Name of ADVOCATE :



Document Registration Summary 1

Date : 26-Dec-2023

- Government/Market Value: ₹16473700/-
- Transaction Amount: ₹/-
- Paid Stamp Duty: ₹500/-

On Date 26-12-2023 Presented at SRO - Ranchi Urban2
Signature of Presenter

Nishant Kumar Singh
SRO - Ranchi Urban2

| | |
|------------------|---------------------|
| Receipt : | 952255 |
| Receipt Date : | 26-12-2023 |
| Presenter Name : | NISHANT KUMAR SINGH |
| PR | ₹1 |
| SP | ₹1260 |
| LL | ₹3 |
| A1 | ₹461843 |
| Stamp Duty | ₹500 |
| Total | ₹463607 |

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|--|---|----------------|
| Stamp Duty | 4 | 500 | -496 | GRAS | PrakashConstructionCompanyThroughOneOfItsPartnerKunalKishorSingh | GRN Number : 2320766793 DEPT Transaction Id : 7c2816ee4ee404d45644 Transaction Type | 500 |
| PR | 1 | 1 | 0 | GRAS | PrakashConstructionCompanyThroughOneOfItsPartnerKunalKishorSingh | GRN Number : 2320767090 DEPT Transaction Id : 1fed35ecba6e760ff7c7 Transaction Type | 1 |
| SP | 1260 | 1260 | 0 | GRAS | PrakashConstructionCompanyThroughOneOfItsPartnerKunalKishorSingh | GRN Number : 2320767090 DEPT Transaction Id : 1fed35ecba6e760ff7c7 Transaction Type | 1260 |
| A1 | 461843 | 461843 | 0 | GRAS | PrakashConstructionCompanyThroughOneOfItsPartnerKunalKishorSingh | GRN Number : 2320767090 DEPT Transaction Id : 1fed35ecba6e760ff7c7 Transaction Type | 461843 |
| LL | 3 | 3 | 0 | GRAS | PrakashConstructionCompanyThroughOneOfItsPartnerKunalKishorSingh | GRN Number : 2320767090 DEPT Transaction Id : 1fed35ecba6e760ff7c7 Transaction Type | 3 |
| Sub Total | 463111 | 463607 | -496 | | | | |

Article : Development Agreement Number of Pages : 64

Signature of Operator

Signature of Head Clerk
26/12/23

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban2

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300083451



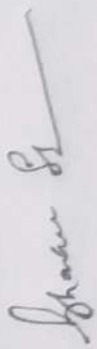


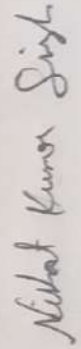
| | |
|-------------------|---|
| Deed Type | Development Agreement |
| Number of Pages | 54 |
| Fee Details | Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1260, A1 :- Rs. 461843, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs. 18473664/- , Transaction Amount :- Rs.0/- |
| Property Details | District :- Ranchi , Tehsil :- Namkum , Village Name :- Hesag Location :- Other Road, Hesag Ward No 51 Village Code 247 Property Boundaries :- East: SUMITRA APARTMENT, West: R.S. PLOT NO-897, 898 AND 899, South: R.S. PLOT NO-894 AND 895, North: VILLAGE ROAD Khata Number - 10Plot Number - 896Volume Number - 49, 49Holding Number - 0540009397003Z0, 0540009398003Z0Ward Number - 51Page Number - 87, 87 Area Of Land - 24.00 Decimal |



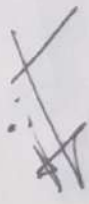
Sh./Smt NISHANT KUMAR SINGH s/o/d/o/w/o ASHOK KUMAR SINGH
has presented the document for registration in this office
today dated :- 26-Dec-2023 Day :- Tuesday Time :- 16:40:50 PM





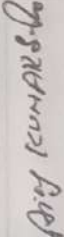
NISHANT KUMAR
SINGH(Individual)

| Party Name | Document Type | Document Number |
|---------------------|---------------|-----------------|
| NISHANT KUMAR SINGH | PAN/UID | 846622110301 |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|--|--------------------|---|-------------------|-----------------------------|---|---|---|
| 1 | BHASKAR JHA Address1 - QTR NO-B/2713, SIDE-5, SECTOR-2, DHURWA, P.S.-DHURWA, DIST-RANCHI, Address2 - JHARKHAND , , , Jharkhand PAN No.: Permission Case No.- | Yes | Bhaskar Jha Address:- q.no- b/2713, sector -2, site-5, dhurwa, Dhurwa, Ranchi, Ranchi, 834004, Dhurwa, Jharkhand, India | | EXECUTANTS Age:39 |  |  |  |
| 2 | NISHANT KUMAR SINGH Address1 - SINGH MORE, HESAG, P.O.-HATIA, P.S.-JAGARNATHPUR, DIST-RANCHI, Address2 - JHARKHAND , , , Jharkhand PAN No.: Permission Case No.- | Yes | Nishant Kumar Singh Address:- 30, beside bank of baroda, singh more, singh more, Hatiya, Namkum, Ranchi, 834003, Hatia, Jharkhand, India | | EXECUTANTS Age:36 |  |  |  |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|--|--------------------|--|-------------------|--------------------|---|---|---|
| 3 | PRAKASH CONSTRUCTION COMPANY THROUGH ONE OF ITS PARTNER KUNAL KISHOR SINGH Address1 - 15, EAST JAIL ROAD, SANKALP BUILDING, THARPAKHNA, DIST-RANCHI, Address2 - JHAKRHAND , , , Jharkhand PAN No.: , Permission Case No.- | Yes | Kunal Kishor Singh Address:- 15, Sankalp Building, East Jail Road, Tharpakna, Ranchi G.P.O., Ranchi, 834001, Ranchi G.P.O., Jharkhand, India | | CLAIMANT Age:40 |  |  |  |

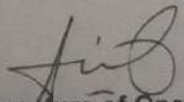
Identification:

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|---|--|---|---|
| 1 | AJAY KUMAR SINGH S/o-D/o BECHU SINGH Address1 - ADARSH NAGAR, TATISILWAI, RANCHI, Address2 - , , , Jharkhand PAN No.: |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | AMAN RAJ Address1 - NEAR HESAG CHHAT TALAB HESAG HATIA RANCHI, Address2 - , , , Jharkhand | | | |


Signature of Operator


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**NISHANT KUMAR SINGH , BHASKAR JHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AJAY KUMAR SINGH**) Son/Daughter/Wife of (**BECHU SINGH**) resident of (**ADARSH NAGAR, TATISILWAI, RANCHI**) and by occupation (**Business**).

Signature of Registering Officer

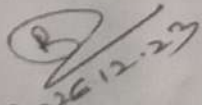
Date:- 26-Dec-2023

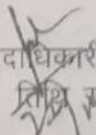
Seal and Signature of Registering Officer



अवर निबंधन कार्यालय, शहरी क्षेत्र सं०2 (डोरण्डा) प्रक्षेत्र, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

| क्र.सं. | चेकलिस्ट का विषय | YES | NO |
|---------|--|-------------------------------------|--------------------------|
| 1. | खतियान की सत्यापित प्रति | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | 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। | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. | पंजी-II का भोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. | मुद्रांक शुल्क का भुगतान | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. | निबंधन शुल्क का भुगतान | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. | आधार सत्यापन | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. | PAN सत्यापन | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. | होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



Pre Registration Docket

Date :- 25-12-2023 08:00 pm

Office Name :- SRO - Ranchi Urban2
Token No:- 202300083451

Appointment :- 26-Dec-2023 Time:- 10:0

| | |
|-----------------------|-----------------------|
| Article | Development Agreement |
| Pre Registration Date | 25-Dec-2023 |
| No. Of Pages | 42 |
| Stamp Duty | 4 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 4,63,107. |

Property Id: **1129650**

| Valuation No. : 1534297 / 2023 | | :- 2023-2024 | | Date : 25-December-2023 20:38:PM | |
|--|---------------------|--|--|----------------------------------|--|
| State : Jharkhand | | District : Ranchi | | Tahsil : Namkum | |
| Land Type : Urban | | Corporation : Ranchi Municipal Corporation Hesag | | Village/City : Hesag | |
| Hesag Ward No 51 Village Code 247 - Other Road | | | | | |
| Khata Number - 10 | | | | | |
| Plot Number - 896 | | | | | |
| Volume Number - 49, 49 | | | | | |
| Holding Number - 0540009397003Z0, 0540009398003Z0 | | | | | |
| Ward Number - 51 | | | | | |
| Page Number - 87, 87 | | | | | |
| Property Rates | | | | | |
| Commercial Land (Y) | | | | | |
| ₹769736/- Decimal | | | | | |
| Valuation Rule : Commercial land | | | | | |
| Property Details | | | | | |
| 1 | Land area | 24 Decimal | | | |
| Calculation Details | | | | | |
| Sr.No. | Description | Calculation | | Total | |
| 1 | Open Land Valuation | 1. 24 x 769736=18473664 | | ₹1,84,73,664/- | |
| A | Total | | | ₹1,84,73,664/- | |
| Note : Final Valuation is Rounded to Next 100/- | | | | | |
| Total Valuation (A) | | | | ₹1,84,73,700/- | |
| Total Amount in Words : One Crore Eighty Four Lakhs Seventy Three Thousands Seven Hundred Rupees Only. | | | | | |

| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries East: SUMITRA APARTMENT, West: R.S. PLOT NO-897, 898 AND 899, South: R.S. PLOT NO-894 AND 895, North: VILLAGE ROAD |
| Area | Land area : 24.00 Decimal |
| Other Description of the Property | Pin Code - 834003 |
| Government/Market Value | 18473664 |
| Transaction Amount | - |

| | |
|------------|--|
| CLAIMANT | -Ms. PRAKASH CONSTRUCTION COMPANY THROUGH ONE OF ITS PARTNER KUNAL KISHOR SINGH, ,Father/Husband Name LATE OM PRAKASH SINGH , PAN No.- Date Of Birth-08-Sep-1983,Permission Case No.- , Aadhaar No. *****0073, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-EAST JAIL ROAD, Locality-JHAKRHAND,Address - 15, EAST JAIL ROAD, SANKALP BUILDING, THARPAKHNA, DIST-RANCHI, Pin Code-834001 |
| EXECUTANTS | -Mr. BHASKAR JHA, ,Father/Husband Name KRISHNA NAND JHA , PAN No.- Date Of Birth-04-Jan-1984,Permission Case No.- , Aadhaar No. *****8709, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-DHURWA, Locality-JHARKHAND,Address - QTR NO-B/2713, SIDE-5, SECTOR-2, DHURWA, P.S.-DHURWA, DIST-RANCHI, Pin Code-834004 |
| | -Mr. NISHANT KUMAR SINGH, ,Father/Husband Name ASHOK KUMAR SINGH , PAN No.- Date Of Birth-16-Jul-1987,Permission Case No.- , Aadhaar No. *****0301, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-SINGH MORE, Locality-JHARKHAND,Address - SINGH MORE, HESAG, P.O.-HATIA, P.S.-JAGARNATHPUR, DIST-RANCHI, Pin Code-834003 |

| | |
|---------------------|---|
| Witness Information | Mr. AMAN RAJ , Address - NEAR HESAG CHHAT TALAB HESAG HATIA RANCHI-, Father/Husband Name-INDRAJIT KUMAR SINGH |
|---------------------|---|

| | |
|--------------------|---|
| Identifier Details | Mr. AJAY KUMAR SINGH , Address - ADARSH NAGAR, TATISILWAI, RANCHI-, Father/Husband Name-BECHU SINGH |
|--------------------|---|

| | | |
|---------------------------------------|------------|---|
| Fee Rule:Development Agreement | | |
| 1 | Stamp Duty | 4 |

| | | |
|--------------|----|--------------|
| 1 | SP | 1,260 |
| Total | | 1,260 |

| | | |
|---------------------------------------|----|----------|
| Fee Rule:Development Agreement | | |
| 1 | A1 | 4,61,843 |
| 2 | LL | 3 |

| | | |
|-------|----|----------|
| 3 | PR | 1 |
| Total | | 4,61,847 |

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.

Ashish Kumar

Deed Writer / Advocate

MIS PRAKASH CONSTRUCTION COMPANY

[Signature]

Vendee / Claimant

PARTNER

Nishal Kumar Singh

[Signature]

Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Token No.: 202300083451


CERTIFICATE

Office of the SRO - Ranchi Urban2

This Development Agreement was presented before the registering officer on date 26-Dec-2023 by
NISHANT KUMAR SINGH, S/O, D/O, W/O ASHOK KUMAR SINGH resident of SINGH MORE, HESAG, P.O.-
HATIA, P.S.-JAGARNATHPUR, DIST-RANCHI, JHARKHAND.

This deed was registered as Document No:- 2023/RANU2/2938/BK1/2736 in Book No :- BK1, Volume No :-
299 from Page No :- 349 to 432 at, office of SRO - Ranchi Urban2

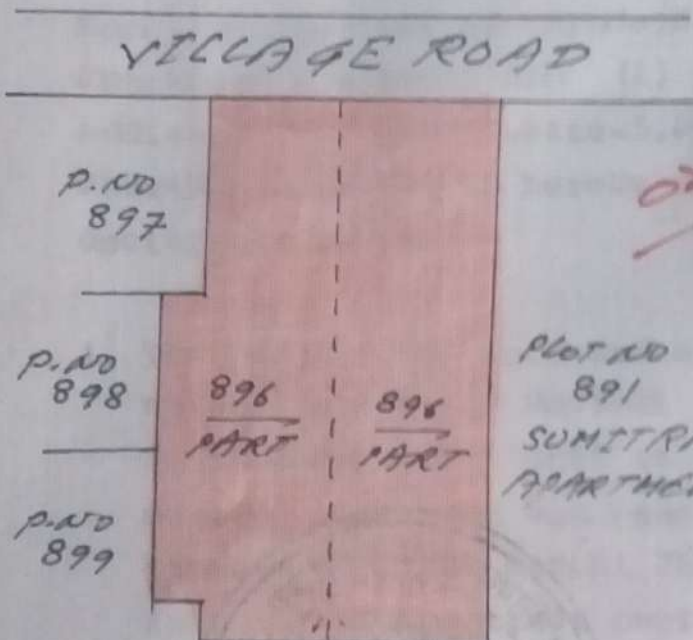
Date:- 26-Dec-2023


Registering Officer



VILLAGE - HESAG
 THANA - JADARWATHPUR
 THANA NO - 247
 DIST - RAJSHI
 KHATTA NO - 10
 PLOT NO - 896
 SHOWN IN RAO MAP.

Area
 A - 0.82
 O - 24

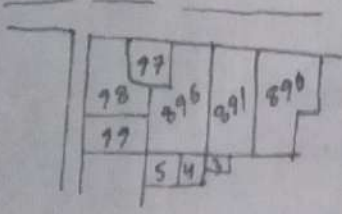


Original
 26/12/22

Nishat Kumar Singh

26/12/23

Sharden
 26/12/23



~~26/12/23~~