

2173

2011



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 82f29a7c84a0837e0d08

Receipt Date : 15-Jul-2024 08:34:24 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400088394

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : VIKASH MODI ( Vendee )

GRN Number : 2403124201



FOR BUDHDEO DEVELOPERS

*Bemuel*

PARTNER

FOR BUDHDEO DEVELOPERS

*BP Singh*

PARTNER

अधिनियम 21 के अन्तर्गत यथा उल्लेखित।  
ई-नॉन-जुडिशियल 908 की धारा ..... के अधीन  
राज्यीय स्टांप अधिनियम 1899 के अनुसूची  
1 वा। का सं. 5 के अधीन यथावत स्टांप  
दस्तावेज शुल्क से विमुक्त या स्टांप शुल्क  
वापसी के लिए।

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*

KARTA

RUPESH KUMAR SINHA

SUB REGISTRAR

RAJCHANDRA NAGAR AREA

राजचन्द्रा नगर-3, राँची, ज.के.

Prarthana Estates Pvt. Ltd.

*Vijay An*

Director:

16/07/2024

*Uma Devi Naroria*

16-7-2024

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

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

D. Agreement

R. Com

723845 x 76.50 de

मार्गदर्शिका पंजी से  
मिलान किया।  
प्राप्त प्रतिबंधित सूची में  
खता नं० 207 नहीं मिला।

A  
16-7

**ANAND KUMAR**



Uma Devi Narsaria

Uma Devi Narsaria  
16/07/2024

पिता - श्री प्रदीप कुमार नर्सरिया  
के पंजी - 1856 (12/02/11-2020)  
के अंतर्गत है,

A  
16-7

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the <sup>16<sup>th</sup></sup> day of July' in the year 2024 of the Christian Era at Ranchi.

**BETWEEN**

1. **Mrs. UMA DEVI NARSARIA** wife of Sri Pradip Kumar Narsaria, daughter of Sri Suraj Bhan Tayal & granddaughter of Late Gopi Ram Tayal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Rani Sati Market, Lalji Hirji Road, Main Road, Police Station Kotwali, District Ranchi in the State of Jharkhand, an Indian Citizen; and



For, **SUNIL KUMAR KEJRIWAL (HUF)**  
Sunil Kumar Kejriwal  
KARTA

Prarthana Estates Pvt. Ltd.  
Vilean Mar  
Director

FOR BUDHEO DEVELOPERS  
Bemuni  
PARTNER

FOR BUDHEO DEVELOPERS  
Bhuj  
PARTNER

**DEEPAK SARAWAGI (H.U.F)**

Deepak Sarawagi



Uma Devi Narasaria

Uma Devi Narasaria  
16/07/2024



16 - 7 - 2024

क पुवाहाना आपसहन 1557.00

स्वयं निबंधन कार्यालय के श्री

पता निवासी

राति पेशी के निरूपकारी, दाबेदार

द्वारा प्रमाणिकृत

स्तरण मा सं. सन के अधीन

निरूपकारी या दाबेदारों में से एक श्री

अभिकर्ता हैं न में निबंधन के लिए पेश किए



निबंधन पदावकाश  
नगरी खच-3, कदि नं

16-7-2024

2. (A) **SUNIL KUMAR KEJRIWAL (HUF)**, a Hindu Undivided Family represented through its Karta **SUNIL KUMAR KEJRIWAL** son of Late Purushottam Lal Kejriwal and grandson of Late Ghanshyam Das Kejriwal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Bussiness, resident of Manshi Kothi, Lower Bardwan Compound, Gyan Ranjan Path, Lalpur, Police Station Lalpur, District Ranchi, State Jharkhand in the State of Jharkhand, an Indian Citizen; and (B) **DEEPAK SARAWAGI (HUF)**, a Hindu Undivided Family through its Karta **Mr. DEEPAK SARAWAGI** son of Late Raj Kumar Sarawagi and grandson of Late Nathmal Ji Sarawagi, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Flat No. 409, Panchwati Residency, Chandani Chowk, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen;

3. **BUDHDEO DEVELOPERS**, a partnership concern firm having its head office situated at Flat No. 4B, Savitri Enclave, Bano Manjil Road, Near Pahari Mandir, Police Station Sukhdeo Nagar, District Ranchi, through its Partners (A) **Mr. BANWARI LAL KABRA** son of Late Moti Lal Kabra and grandson of Late Radha Kishan Kabra, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Flat No. 4B, Savitri Enclave, Bano Manjil Road, Near Pahari Mandir, Police Station Sukhdeo Nagar, District Ranchi in the State of Jharkhand, an Indian Citizen; and (B) **Mr. BIJENDRA KUMAR SINGH** son of Late Janardan Singh and grandson of Late Ramgulam Singh, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in

**DEEPAK SARAWAGI (H.U.F)**

*Deepak Sarawagi*  
KARTA

For, **SUNIL KUMAR KEJRIWAL (HUF)**

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

*Vilem M* Director  
16/07/2024

*Bijendra* PARTNER

*Banwari* PARTNER

*Uma Devi Narasaria*

provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Sushma Villa, Choudhary Bagan, Near Sani Mandir, Garikhana, Police Station Kotwali, District Ranchi in the State of Jharkhand, an Indian Citizen; hereinafter all are called the "**LAND OWNERS**" (Which expression shall, unless repugnant to the context or subject or specially excluded by be deemed to include their respective legal heirs successor, legal representatives and assignee) of the **FIRST PART**;

**PAN No. AAVPN3063H** [Uma Devi Narsaria]

**AADHAAR No. XXXX XXXX 1407** [Uma Devi Narsaria]

**MOBILE No. 9308827007** [Uma Devi Narsaria]

**PAN No. AABHS2557P** [Sunil Kumar Kejriwal (HUF)]

**ADDHAAR No. XXXX XXXX 0918** [Sunil Kumar Kejriwal]

**MOBILE No. 9431108202** [Sunil Kumar Kejriwal]

**PAN No. AAJHD4332H** [Deepak Sarawagi (HUF)]

**AADHAR No. XXXX XXXX 9590** [Deepak Sarawagi]

**MOBILE No. 9431170644** [Deepak Sarawagi]

**PAN No. AAQFB5700Q** [Budhdeo Developers]

**AADHAAR No. XXXX XXXX 2649** [Banwari Lal Kabra]

**MOBILE No. 9110106406** [Banwari Lal Kabra]

**AADHAAR No. XXXX XXXX 0162** [Bijendra Kumar Singh]

**MOBILE No. 8709154320** [Bijendra Kumar Singh]

**AND**

**M/s PRARTHANA ESTATES PRIVATE LIMITED**, a company incorporated under (CIN No. U51109JH2006PTC012452) the provisions of the Companies Act' 2013, Central Act 18 of 2013), having its registered office situated at 601, Sixth Floor, Modi

Heights Phase II, Opposite All India Radio, Ratu Road, Police DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)  
*Sunil Kumar Kejriwal*  
KARTA

*Uma Devi Narsaria*

Prarthana Estates Pvt. Ltd.

*Vivek W*  
Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*Bijendra*  
PARTNER

FOR BUDHDEO DEVELOPERS

*Banwari Lal*  
PARTNER

Satation Sukhdeo Nagar, District Ranchi in the State of Jharkhand, Pin Code - 834001; represented through its Director **Mr. VIKASH MODI** son of Sri Ravindra Modi and grandson of Late Shree Ram Modi, by faith & religion Hindu, by caste Marwari Agarwala [General - Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Nandan Kanan, 402, Fourth Floor, Lake Avenue, Kanke Road, Beside Reliance Mart Kathargonda alias Pahargonda, Ranchi University, Ranchi, P.S. Gonda, District Ranchi, Jharkhand Pradesh, an Indian citizen, hereinafter called the **"DEVELOPER/BUILDER"** (Which expression shall, unless repugnant to the context or subject or specially excluded by, be deemed to include their successor, successors in office, legal representatives) of the **OTHER PART**.

**PAN No. AAECPO517G** [Prarthana Estates Pvt. Ltd.]  
**AADHAAR No. 8485 1763 0256** [Vikash Modi]  
**MOBILE No. 9934300551** [Vikash Modi]

**WHEREAS** initially the land appertaining to Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi has recorded in the Revisional Survey Record of Right as a Bakast Malik land of the then Landlord namely Ahlad Ram Ohdar and others;

**AND WHEREAS** the then Landlord Ahlad Ram Ohdar & Ram Kishun Ram Ohdar jointly settled the land measuring an Area 1.07 Acre of Revisional Survey Plot No. 821 under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to and infavour of Bibi Sobran wife of Sekh Nasir Ahmad, by virtue of a permanent heritable and transferable Raiyatee Settlement

**DEEPAK SARAWAGI (H.U.F)**

*[Signature]*  
KARTA

For, **SUNIL KUMAR KEJRIWAL (HUF)**

*[Signature]*  
KARTA

Prarthana Estates Pvt. Ltd.

*Vikash M*  
Director  
16/07/2024

*Uma Devi Narvaria*

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

Indenture dated 28<sup>th</sup> day of January' 1939, being Deed No. 248, which is entered in Book No. 1, Volume No. 3, Page Nos. 278 to 280 for the year 1939 at the office of District Sub Registrar, Ranchi, and put her in effective possession thereof and also realized rent in the name of Bibi Sobran and her successor with respect to the said land;

**AND WHEREAS** the said Bibi Sobran died issueless, and after the death of Bibi Sobran her claim, interest, title & possession on and over the aforesaid land measuring an Area 1.07 Acre of Revisional Survey Plot No. 821 under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, was developed upon her nephew (sister's son) namely Seikh Rahman, who was brought up, looked after and maintained since his childhood as "Posh-Putra" by the said Bibi Sobran. Thus, the said Seikh Rahman inherited and succeeded the aforesaid landed property after the death of Bibi Sobran;

**AND WHEREAS** in terms of decree dated 14<sup>th</sup> day of August' 1964 passed by the Sub-Judge, Ranchi in Partition Suit No. 155 of 1962 (Seikh Jadu & others - Versus - Seikh Rahman, Seikh Allauddin and Others), possession and ownership of the said Seikh Rahman was also confirmed with respect to the land of the said Revisional Survey Plot No. 821 under Khata No. 207 of Village Simalia, Ranchi and the said land was allotted to the exclusive share of the said Seikh Rahman, and he possessed the same with his perfect right, title and interest, then the said Seikh Rahman got mutated his name in the Sherista of the State through Circle Officer, Kanke Anchal, Ranchi with respect to the land of Revisional Survey Plot No. 821 under Khata No. 207 of Village Simalia, Ranchi, vide Mutation Case No. 133 R

*Uma Devi Nazaria*

Prarthana Estates Pvt. Ltd.

Vishan Mr. Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*B. P. Singh*  
PARTNER

FOR BUDHDEO DEVELOPERS

*Bemmit*  
PARTNER

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

27/1966-67 dated 16-03-1967 and paid Revenue Rent in his own name to the competent Authority till his possession;

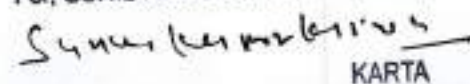
**AND WHEREAS** the said Seikh Rahman sold and transferred the land measuring an Area 33 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/2 also known as Sub Plot No. 821/C under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simaliya, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Madhuri Mishra wife of Dr. Manindra Narayan Mishra, by virtue of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5962, which is entered in Book No. 1, Volume No. 50, Page Nos. 379 to 384 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Madhuri Mishra came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 18 R 27/1980-81 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Smt. Madhuri Mishra sold and transferred the land measuring an Area 27.5 Decimals out of 33 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/C under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one namely Mrs. Prity Bagaria wife of Sri Rohit Bagaria, by virtue of registered Deed of Sale dated 13<sup>th</sup> day of February' 2004, vide Deed No. 1559, which is entered in Book No. 1, Volume No. 37, Page Nos. 449 to 468, for the year 2004 at the office of the District Sub Registrar, Ranchi, and put her in khas and exclusive possession thereof; AND rest area of 5.5 Decimals had left for the purpose

DEEPAK SARAWAGI (H.U.F)

  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

  
KARTA

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

Uma Devi Narayan

Vikram M.  
Director  
16/07/2024

  
PARTNER

  
PARTNER

of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Mrs. Prity Bagaria came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 2321 R 27/2008-09 and paying Revenue Rent in her own name to the competent Authority;

**AND WHEREAS** the aforesaid Mrs. Prity Bagaria wife of Sri Rohit Bagaria sold and transferred the land measuring an Area 27.5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/C under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the present LAND OWNER No. 1 namely Mrs. Uma Devi Narsaria wife of Sri Pradip Kumar Narsaria, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of December' 2022, vide Document No. 2022/RANU3/3279/BK1/2996, which is entered in Book No. BK1, Volume No. 339, Page Nos. 295 to 376, for the year 2022 at the office of the SRO - Ranchi Urban 3, Ranchi, and put her in khass and exclusive possession thereof; then they said Mrs. Uma Devi Narsaria came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6243 R 27/2022-23 and paying Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the said Seikh Rahman again sold and transferred the land measuring an Area 17 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simaliya, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Manorama Jytoshi, by virtue

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

*Uma Devi Narsaria*

*Vivek M* Director  
16/07/2024

*B. B. B.* PARTNER

*Manorama Jytoshi* PARTNER

of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5959, which is entered in Book No. 1, Volume No. 38, Page Nos. 97 to 102 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Manorama Jytoshi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 10 (i) R 27/1982-83 order dated 11-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Smt. Manorama Jytoshi sold and transferred the land measuring an Area 14 Decimals out of 17 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Mariam Khatoon wife of Haji Mobarak Hussain, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of May' 2002, vide Deed No. 5196 for the year 2002 at the office of District Sub Registrar, Ranchi, and put her in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Mariam Khatoon wife of Haji Mobarak came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1488 R 27/2007-08 & Mutation Appeal No. 155 R 15/2007-08 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Mariam Khatoon wife of Haji Mobarak, turn sold and transferred the land measuring an Area

DEEPAK SARAWGI (H.U.F)

*Deepak Sarawgi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

*Uma Devi Narasaria*

Prarthana Estates Pvt. Ltd.

*Vivek Mr*  
Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*Deepak*  
PARTNER

FOR BUDHDEO DEVELOPERS

*Benu*  
PARTNER

14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, by virtue of registered Deed of Sale dated 16<sup>th</sup>/17<sup>th</sup> day of June' 2010, vide Deed No. 14096, which is entered in Book No. 1, Volume No. 605, Page Nos. 495 to 524, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Sunita Bagaria, and (2) Mrs. Prity Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 577 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority till their possession;

**AND WHEREAS** the aforesaid (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria jointly sold and transferred the land measuring an Area 8.25 Decimals out of 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the present LAND OWNER No. 1 namely Mrs. Uma Devi Narsaria wife of Sri Pradip Kumar Narsaria, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of December' 2022, vide Document No. 2022/RANU3/3278/BK1/2995, which is entered in Book No. BK1, Volume No. 339, Page Nos. 211 to 294, for the year 2022 at the office of the SRO - Ranchi Urban 3, Ranchi, and put her in khass and exclusive possession thereof; then they said Mrs. Uma Devi Narsaria came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6244 R

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

*Niran M*  
Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*Budhdeo*  
PARTNER

FOR BUDHDEO DEVELOPERS

*Bennu*  
PARTNER

*Uma Devi Narsaria*

27/2022-23 and paying Revenue Rent in her own name to the competent Authority;

**AND WHEREAS** the said Seikh Rahman again sold and transferred the land measuring an Area 24 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Nand Kishori Devi, by virtue of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5960, which is entered in Book No. 1, Volume No. 50, Page Nos. 365 to 370 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Nand Kishori Devi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 11 (i) R 27/1982-83 order dated 11-10-1982/13-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Smt. Nand Kishori Devi sold and transferred the land measuring an Area 21 Decimals out of 24 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Haji Mobarak Hussain son of Late Sk. Junaid alias Juman, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of May' 2002, vide Deed No. 5195 for the year 2002 at the office of District Sub Registrar, Ranchi, and put him in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No.

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

*Uma Devi Narasaria*  
Uma Devi Narasaria  
Vision No Director  
16/07/2024

*Prarthana*  
PRARTHANA  
PARTNER

*Bemur*  
PARTNER

821, then they said Haji Mobarak Hussain son of Late Sk. Junaid alias Juman came in peaceful possession over his purchased land and got mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1502 R 27/2007-08 & Mutation Appeal No. 154 R 15/2007-08 and paid Revenue Rent in his own name to the competent Authority till his possession;

**AND WHEREAS** out of the aforesaid 21 Decimal of land being portion of the aforesaid Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, the State Government had acquired 16 Decimal of land under the provision of the Land Acquisition Act' 1894 for public purpose, i.e., for widening of Road under Ranchi Ring Road Project in Land Acquisition Case No. 37/2005-06. The said Haji Mobarak Hussain had received Rs. 1,19,361/- only through Cheque No. 530542 dated 08-12-2009 drawn on UCO Bank, J.P.S.C. Ext. Counter, Circular Road, Ranchi by the State as a compensation amounts on account of acquisition of his 16 Decimal of land. Thus, after the acquisition Haji Mobarak Hussain retain only 5 Decimal of land in Sub Plot No. 821/IV with 16' wide private passage on its northern side, which is denoted as Sub Plot No. 821/IV-A;

**AND WHEREAS** the said Haji Mobarak Hussain sold and transferred the land measuring an Area 5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the (1) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, and (2) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, by virtue of registered Deed of Sale dated 16<sup>th</sup>/17<sup>th</sup> day

*Uma Devi Narasaria*

Prarthana Estates Pvt. Ltd.

*Nipun* Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

FOR BUDHDEO DEVELOPERS

*Bemul*  
PARTNER

DEEPAK SARAWAGI (H.U.F)

*[Signature]*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*[Signature]*  
KARTA

of June' 2010, vide Deed No. 14095, which is entered in Book No. 1, Volume No. 605, Page Nos. 467 to 494, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Prity Bagaria, and (2) Mrs. Sunita Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 552 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority till their possession;

**AND WHEREAS** the aforesaid (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria jointly sold and transferred the land measuring an Area 2.5 Decimals out of 05 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the present LAND OWNER No. 1 namely Mrs. Uma Devi Narsaria wife of Sri Pradip Kumar Narsaria, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of December' 2022, vide Document No. 2022/RANU3/3277/BK1/2994, which is entered in Book No. BK1, Volume No. 339, Page Nos. 129 to 210, for the year 2022 at the office of the SRO - Ranchi Urban 3, Ranchi, and put her in khass and exclusive possession thereof; then they said Mrs. Uma Devi Narsaria came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6242 R 27/2022-23 and paying Revenue Rent in her own name to the competent Authority;

**AND WHEREAS** the said Seikh Rahman again sold and transferred the land measuring an Area 33 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No.

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

*Vivek NM*  
Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

*Uma Devi Narsaria*

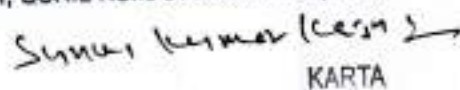
821/D under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Mr. Gajendra Mohan Mishra son Late Govind Mohan Mishra, by virtue of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5961, which is entered in Book No. 1, Volume No. 50, Page Nos. 373 to 378 for the year 1967 at the office of District Sub Registrar, Ranchi, and put him in effective possession of the said land so sold to him, then the said Mr. Gajendra Mohan Mishra came in peaceful possession over his purchased land and got mutated his name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 337 R 27/1979-80 and paid Revenue Rent in his own name to the competent Authority till his possession;

**AND WHEREAS** the said Mr. Gajendra Mohan Mishra son Late Govind Mohan Mishra through his attorney holder namely Gunendra Mohan Mishra sold and transferred the land measuring an Area 30 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the one namely Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, by virtue of registered Deed of Sale dated 24<sup>th</sup> day of May' 2004, vide Deed No. 4912, which is entered in Book No. 1, Volume No. 114, Page Nos. 327 to 342, for the year 2004, at the office of the District Sub Registrar, Ranchi, then the said Mrs. Sunita Bagaria, came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 2320 R 27/2008-09 and paying Revenue Rent in her own name to the competent Authority till her possession;

DEEPAK SARAWAGI (H.U.F)

  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

  
KARTA

Prarthana Estates Pvt. Ltd.

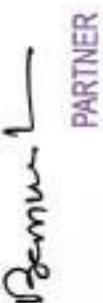
Uma Devi Narraria

Visar Mr Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

  
PARTNER

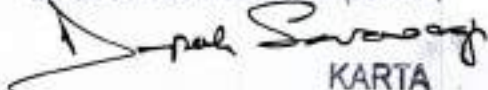
FOR BUDHDEO DEVELOPERS

  
PARTNER

**AND WHEREAS** the said Mrs. Sunita Bagaria wife of Sri Rahul Bagaria sold and transferred the land measuring an Area 30 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/D under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the present LAND OWNER No. 2 namely Sunil Kumar Kejriwal (HUF), and Deepak Sarawagi (HUF), by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of December' 2022, vide Document No. 2022/RANU3/3283/BK1/3000, which is entered in Book No. BK1, Volume No. 340, Page Nos. 105 to 186, for the year 2022, at the office of the SRO - Ranchi Urban 3, Ranchi, then the said Sunil Kumar Kejriwal (HUF), and Deepak Sarawagi (HUF), came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6079 R 27/2022-23 and paying Revenue Rent in their own name to the competent Authority;

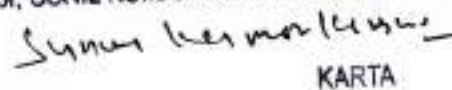
**AND WHEREAS** the said Seikh Rahman again sold and transferred the land measuring an Area 24 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Nand Kishori Devi, by virtue of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5960, which is entered in Book No. 1, Volume No. 50, Page Nos. 365 to 370 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Nand Kishori Devi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 11 (i) R 27/1982-83

DEEPAK SARAWAGI (H.U.F)



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For. SUNIL KUMAR KEJRIWAL (HUF)



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Prarthana Estates Pvt. Ltd.

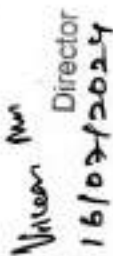
FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

PARTNER

Benu

Uma Devi Narasaria



Umesh Kumar  
Director  
16/09/2024



BUDHDEO DEVELOPERS  
PARTNER

order dated 11-10-1982/13-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Smt. Nand Kishori Devi sold and transferred the land measuring an Area 21 Decimals out of 24 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Haji Mobarak Hussain son of Late Sk. Junaid alias Juman, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of May' 2002, vide Deed No. 5195 for the year 2002 at the office of District Sub Registrar, Ranchi, and put him in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Haji Mobarak Hussain son of Late Sk. Junaid alias Juman came in peaceful possession over his purchased land and got mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1502 R 27/2007-08 & Mutation Appeal No. 154 R 15/2007-08 and paid Revenue Rent in his own name to the competent Authority till his possession;

**AND WHEREAS** out of the aforesaid 21 Decimal of land being portion of the aforesaid Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, the State Government had acquired 16 Decimal of land under the provision of the Land Acquisition Act' 1894 for public purpose, i.e., for widening of Road under Ranchi Ring Road Project in Land Acquisition Case No. 37/2005-06. The said Haji Mobarak Hussain had

*Uma Devi Narasaini*

Prarthana Estates Pvt. Ltd.

Vice Mr Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

DEEPAK SARAWGI (H.U.F)

*[Signature]*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

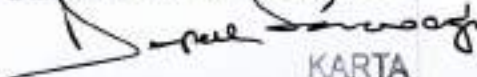
*[Signature]*  
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received Rs. 1,19,361/- only through Cheque No. 530542 dated 08-12-2009 drawn on UCO Bank, J.P.S.C. Ext. Counter, Circular Road, Ranchi by the State as a compensation amounts on account of acquisition of his 16 Decimal of land. Thus, after the acquisition Haji Mobarak Hussain retain only 5 Decimal of land in Sub Plot No. 821/IV with 16' wide private passage on its northern side, which is denoted as Sub Plot No. 821/IV-A;

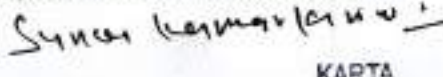
**AND WHEREAS** the said Haji Mobarak Hussain sold and transferred the land measuring an Area 5 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV-A under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the (1) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, and (2) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, by virtue of registered Deed of Sale dated 16<sup>th</sup>/17<sup>th</sup> day of June' 2010, vide Deed No. 14095, which is entered in Book No. 1, Volume No. 605, Page Nos. 467 to 494, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Prity Bagaria, and (2) Mrs. Sunita Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 552 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority till their possession;

**AND WHEREAS** the said (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria jointly sold and transferred the land measuring an Area 2.5 Decimals out of 05 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/IV/A/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to

DEEPAK SARAWAGI (H.U.F)

  
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For, SUNIL KUMAR KEJRIWAL (HUF)

  
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Prarthana Estates Pvt. Ltd.

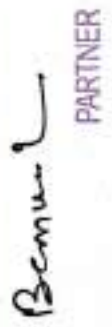
FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

*Uma Devi Nazaria*

Vice Mr Director:  
16/07/2024

  
PARTNER

  
PARTNER

the present LAND OWNER No. 2 namely Sunil Kumar Kejriwal (HUF), and Deepak Sarawagi (HUF), by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of December' 2022, vide Document No. 2022/RANU3/3280/BK1/2997, which is entered in Book No. BK1, Volume No. 339, Page Nos. 377 to 458, for the year 2022, at the office of the SRO - Ranchi Urban 3, Ranchi, then the said Sunil Kumar Kejriwal (HUF), and Deepak Sarawagi (HUF), came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6078 R 27/2022-23 and paying Revenue Rent in their own name to the competent Authority;

**AND WHEREAS** the said Seikh Rahman again sold and transferred the land measuring an Area 17 Decimals out of 1.07 Acre of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Smt. Manorama Jytoshi, by virtue of registered Deed of Sale dated 03<sup>rd</sup> day of June' 1967, being Deed No. 5959, which is entered in Book No. 1, Volume No. 38, Page Nos. 97 to 102 for the year 1967 at the office of District Sub Registrar, Ranchi, and put her in effective possession of the said land so sold to her, then the said Smt. Manorama Jytoshi came in peaceful possession over her purchased land and got mutated her name in the office of the Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 10 (i) R 27/1982-83 order dated 11-10-1982 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Smt. Manorama Jytoshi sold and transferred the land measuring an Area 14 Decimals out of 17 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

*Prarthana*  
PARTNER

FOR BUDHDEO DEVELOPERS

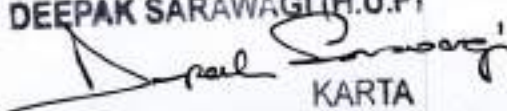
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PARTNER

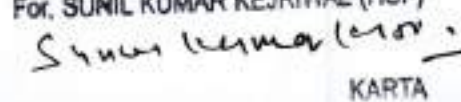
*Uma Devi Nassaria*

Visor No  
16/07/2024  
Director

Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to one Mariam Khatoon wife of Haji Mobarak Hussain, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of May' 2002, vide Deed No. 5196 for the year 2002 at the office of District Sub Registrar, Ranchi, and put her in khas and exclusive possession thereof; AND rest area of 3 Decimals had left for the purpose of 16' wide private passage exclusively for use, ingress and egress of the other sub plots of Revisional Survey Plot No. 821, then they said Mariam Khatoon wife of Haji Mobarak came in peaceful possession over her purchased land and got mutated her name in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 1488 R 27/2007-08 & Mutation Appeal No. 155 R 15/2007-08 and paid Revenue Rent in her own name to the competent Authority till her possession;

**AND WHEREAS** the aforesaid Mariam Khatoon wife of Haji Mobarak, turn sold and transferred the land measuring an Area 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria, by virtue of registered Deed of Sale dated 16<sup>th</sup>/17<sup>th</sup> day of June' 2010, vide Deed No. 14096, which is entered in Book No. 1, Volume No. 605, Page Nos. 495 to 524, for the year 2010, at the office of the District Sub Registrar, Ranchi, then they said (1) Mrs. Sunita Bagaria, and (2) Mrs. Prity Bagaria, jointly came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Kanke Anchal, Ranchi, vide Mutation Case No. 577 R 27/2012-13 and paying Revenue Rent in their own names to the competent Authority till their possession;

DEEPAK SARAWAGI (H.U.F)  
  
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For. SUNIL KUMAR KEJRIWAL (HUF)  
  
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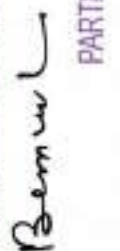
Prarthana Estates Pvt. Ltd.

Num Mr Director  
 16/07/2024

FOR BUDHDEO DEVELOPERS

  
 PARTNER

FOR BUDHDEO DEVELOPERS

  
 PARTNER

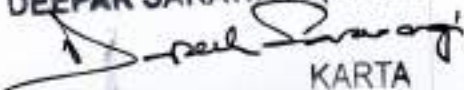
Uma Devi Nassaria

**AND WHEREAS** the said (1) Mrs. Sunita Bagaria wife of Sri Rahul Bagaria, and (2) Mrs. Prity Bagaria wife of Sri Rohit Bagaria jointly sold and transferred the land measuring an Area 5.75 Decimals out of 14 Decimals of Revisional Survey Plot No. 821, marked as Sub Plot No. 821/III/Part under Khata No. 207, Khewat No. 3/6 of Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi, to the present LAND OWNER No. 3 namely Banwari Lal Kabra son of Late Moti Lal Kabra, and Bijendra Kumar Singh son of Late Janardan Singh, by virtue of registered Deed of Sale dated 02<sup>nd</sup> day of December' 2022, vide Document No. 2022/RANU3/3281/BK1/2998, which is entered in Book No. BK1, Volume No. 339, Page Nos. 459 to 540, for the year 2022, at the office of the SRO - Ranchi Urban 3, Ranchi, then the said Banwari Lal Kabra, and Bijendra Kumar Singh, came in peaceful possession over their purchased land and got mutated their names in the office of Circle Officer, Ratu Anchal, Ranchi, vide Mutation Case No. 6091 R 27/2022-23 and paying Revenue Rent in their own name to the competent Authority;

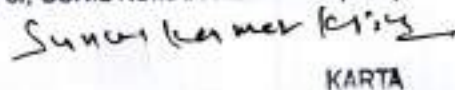
**AND WHEREAS** all the LAND OWNERS of the FIRST PART have amalgamated their land measuring its Area 76.5 Decimals in one unit which has been more fully described in "First Schedule" herein below, and they are interested in getting MULTISTORIED COMMERCIAL cum RESIDENTIAL BUILDING along with all the facilities and amenities, to be developed and constructed over "First Schedule" land and to acquire a part of super built up area in the same as absolute owners as consideration in exchange for full and final value of the "First Schedule" property.

**AND WHEREAS** the LAND OWNERS have also represented to the BUILDERS that they are absolutely seized and possessed of

DEEPAK SARAWAGI (H.U.F)

  
KARTA


For, SUNIL KUMAR KEJRIWAL (HUF)

  
KARTA

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

  
PARTNER

  
PARTNER

Nihar Kumar  
Director  
16/07/2024

Uma Devi Narzaria

the aforesaid lands and are fully and sufficiently entitled to the said land in respect of which they are not created any encumbrance, debts, liens, charges or attachments and that they are absolute right, title and interest over the same and are fully entitled to enter into this agreement with the BUILDERS in the manner mentioned hereinafter.

**AND WHEREAS** the BUILDERS inspected and verified all the relevant documents of the First Schedule land and satisfied regarding the right title and interest of the LAND OWNERS and have interest in constructing a multistoried building over the said land with their own resources and have, therefore, approached the LAND OWNERS to allow the said BUILDERS to construct a multistoried building on the terms and conditions as set out hereinafter to which they said LAND OWNERS has agreed.

**NOW THEREFORE THIS AGREEMENT WITNESSES** and it is hereby agreed by and between the LAND OWNERS and the BUILDERS as follows:-

**ARTICLE - 1 : DEFINITION**

1.1 LAND PROPERTY shall mean all that piece and parcel of land comprised within Revisional Survey Plot No. 821 marked as Sub Plot Nos. 821/IV-A/Part, 821/IV-A/Part, 821/III/Part, 821/III/Part, 821/C, 821/D under Khata No. 207, having its total aggregate area of 76.5 Decimals, situated at Village/Mouza Simalia, Police Station Ranchi now Ratu, Revenue Thana No. 139, District Ranchi in the State of Jharkhand Pradesh more fully described in the First Schedule.

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

*Vivek* Director  
16/09/2024

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

FOR BUDHDEO DEVELOPERS

*Benu*  
PARTNER

*Uma Devi Narrain*

- 1.2 BUILDING shall mean the building is commercial cum residential to be constructed on the landed property in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation, Ranchi, or any other competent authority which shall be authorized to sanction the map of the building.
- 1.3 SHOPS/COMMERCIAL SPACE shall mean a covered space of uses by commercial purpose etc.
- 1.4 FLATS/RESIDENTIAL SPACE shall mean a covered space of uses by residential purposes etc.
- 1.5 PARKING SPACE shall mean any place in covered area reserved or parking of Motor Cars/Two Wheelers.
- 1.6 COMMON FACILITIES shall mean Community Hall, Corridors, Stairways, Passage ways, Lifts, Drive ways, Common lavatories, Pump Room, Over Head Tank, Water Pumps, Motor and other common amenities/facilities etc.
- 1.7 LAND OWNERS' ALLOCATION shall mean 40% (Forty Percent) in Residential Area & 50% (Fifty Percent) in Commercial Area out of the total constructed commercial cum residential area together with the right over the common facilities and amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the entire roof's 40% area which will be applicable and enforceable under the law shall be that of the Land Owner's share (40% Share of entire Land Owners' Allocation will be divide between all Land Owners inrespect of the share of lands).

*Uma Devi Narvarin*

Prarthana Estates Pvt. Ltd.

Umar Mr Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

FOR BUDHDEO DEVELOPERS

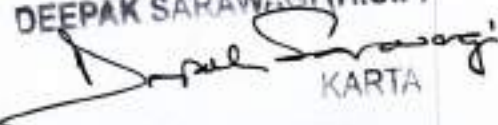
*Benu*  
PARTNER

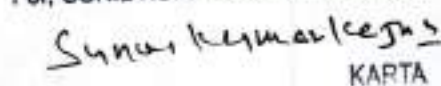
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KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)  
*[Signature]*  
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- 1.7 BUILDERS' ALLOCATION shall mean 60% (Sixty Percent) in Residential Area & 50% (Fifty Percent) in Commercial Area out of the total constructed commercial cum residential area together with the right over the common facilities and amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the entire roof's 60% area which will be applicable and enforceable under the law shall be that of the Builder's share.
- 1.8 CARPET AREA shall mean the net usable floor area of shop/shops/flat/flats excluding the areas covered by the external walls, the common areas and, exclusive of any balcony/verandah/open terrace areas attached to the shop/shops/flat/flats but including the area covered by the internal partition walls of the shop/shops/flat/flats.
- 1.9 OPEN BALCONY AREA/OPEN TERRACE shall mean the area covered in Balcony or open Terrace attached to a shop/shops/flat/flats.
- 1.10 SUPER BUILT-UP AREA shall mean the area of the shop/shops/flat/flats which include the Carpet area, open Balcony/Terrace area, external walls of the shop/shops/flat/flats and the proportionate area of the common area.
- 1.11 The constructed multistoried building shall be named as, **"PRARTHANA SOLITAIRE"**.

**ARTICLE - II : COMMENCEMENT**

DEEPAK SARAWAGI (H.U.F)  
  
 KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)  
  
 KARTA

Uma Devi Narasara  
 Prarthana Estates Pvt. Ltd.  
 Vikram Kumar Director  
 16/07/2024

FOR BUDHDEO DEVELOPERS  
  
 PARTNER

FOR BUDHDEO DEVELOPERS  
  
 PARTNER

This agreement shall be deemed to have commenced with immediate effect i.e.

**ARTICLE - III : THE SCHEME**

The scheme as formulated by the BUILDERS and agreed by the LAND OWNERS provides as follows :-

1. That the LAND OWNERS will deliver the physical possession of land described in First Schedule to the BUILDERS for the starting of the construction work only after the execution of this Development Agreement. The BUILDERS will construct a Commercial cum Residential multistoried building over the said land at their own cost and resources, and the allocation/share of BUILDERS and LAND OWNERS will be allotted as per the specification of percentage given above. The share of the BUILDERS and LAND OWNERS in the said proposed multistoried building has been more fully described and detailed below in the Second Schedule.
2. That prior to handling over the possession of land to the BUILDERS, any arrear of revenue and charges with respect to land and facilities available thereon shall be paid alone by the LAND OWNERS.
3. That as the parties have agreed that the BUILDERS shall now prepare necessary building plan within the 12<sup>th</sup> months of execution of this deed at their own cost and expenses and after finalization of the building plan, the BUILDERS shall show the maps and plans to the LAND OWNERS and after written approval of Plan Map by the

Prarthana Estates Pvt. Ltd.  
 Vinay Mr Director  
 16/07/2024

FOR BUDHDEO DEVELOPERS  
 PARTNER

FOR BUDHDEO DEVELOPERS  
 PARTNER

Uma Devi Narayana

DEEPAK SARAWAGI (H.U.F)  
 Kartar Sarawagi  
 KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)  
 Sunil Kumar Kejriwal  
 KARTA

LAND OWNERS, BUILDERS submit the same before RRDA, Ranchi for sanction within one week from the date of approval of LAND OWNERS. The plans and maps shall be submitted for sanction before the RRDA, Ranchi and after obtaining sanction plan BUILDER will get Project registration in Jharkhand Real Estates Regulatory Authority, Jharkhand. All the cost so incurred in sanction of map and registration of Jhar Rera shall be borne and paid by the BUILDERS.

4. That the LAND OWNERS shall deliver the actual physical possession of the said landed property and Xerox Copies of all documents regarding the said land to the BUILDERS at the time of execution of this Development Agreement. The LAND OWNERS authorized for doing and performing the following acts, deed and things to the BUILDERS.
5. That the BUILDERS shall now manage, supervise and look after the said landed property which is given in the schedule.
6. That the BUILDERS shall be authorized to prepare the plans or map of the proposed Multistoried Building with Mutual written consent with the LAND OWNERS and to submit the so prepared plan before the RRDA, Ranchi and any other authority in the names of the LAND OWNERS or Firm name of the BUILDERS and to obtain necessary permission or sanction of the plan of the proposed building from the RRDA, Ranchi or the other authorities whatsoever required or necessary. The LAND OWNERS agreed to execute and to sign all necessary documents and papers which will be required for official works as per law.

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

*Uma Devi Narayan*

*Niran* Director  
16/07/2024

*[Signature]*  
PARTNER

*[Signature]*  
PARTNER

DEEPAK SARAWAGI (H.U.F)

*[Signature]*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*[Signature]*  
KARTA

7. That the BUILDERS shall have also the right and authority to submit so prepared plan or maps and for the said purpose shall also have the right and authorities to sign any application, swear any affidavit, sign and execute any bond or security bond and other paper and documents whatsoever shall be necessary for obtaining sanction of the maps or plans of the proposed building and to execute the same. The BUILDERS will be entitled to have its own electrical connection, telephone connections and whatsoever.
  
8. That the BUILDERS shall have also the right and authority to enter into any agreement for sale of the portion of their share of the proposed building or unit along with the joint impartibly undivided share of land in respect of the BUILDER'S share portion of the said building, as well as they also entitled to sale the portion of LAND OWNERS share with full consent of the LAND OWNERS and to receive any amount of advance from the Prospective Purchaser and to grant receipt for the same, The LAND OWNERS will execute a registered power of attorney in favor of the Director of the Builder's company in respect of their shares and also execute a gift deed for road widening, if applicable.
  
9. Further LAND OWNER'S authorize the BUILDERS to sell their entire share i.e., 40% (Forty Percent) in Residential Area & 50% (Fifty Percent) in Commercial Area out of total constructed area in which the First 10 Shop/Flats which will be booked by the BUILDERS or by reference of LAND OWNERS shall be part of the BUILDERS share and the entire agreement amount and installment of such First 10 Shops/Flats will go in BUILDER'S account after

Uma Devi Narasaria

Prarthana Estates Pvt. Ltd.

Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

Partner

FOR BUDHDEO DEVELOPERS

Partner

DEEPAK SARAWAGI (H.U.F)

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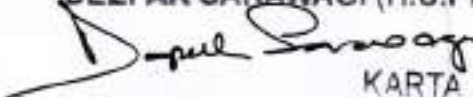
For, SUNIL KUMAR KEJRIWAL (HUF)

KARTA

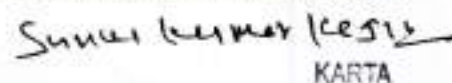
that, the rest Shops/Flats which will be booked by the BUILDERS or reference by LAND OWNERS and the entire agreement amount and installments of such Shops/Flats will be divide between the LAND OWNERS & BUILDERS in the ratio of 40% & 60% of Residential Area AND 50% & 50% of Commercial Area respectively (i.e. ratio 40% of amount in respect to Flats & 50% amount in respect to Shops will go in LAND OWNER'S account and the rest 60% of amount in respect to Flats & 50% amount in respect to Shops will go in BUILDER'S account) the amount shall be distribute as and when receive form the Intending Purchaser/s, AND the deficit share (amount) of LAND OWNERS in respect of First 10 Shops/Flats shall be paid by the BUILDERS to the LAND OWNERS after the completion of project or final last booking of projects.

10. That the sale price of the Shops/Flats per square feet is fixed/agreed by the LAND OWNERS and BUILDERS with mutual consent as per the scenario of market price it will be fixed/agreed time to time by the both party.
11. That the BUILDERS will charge of Rs. 50/- (Rupees Fifty) only at per square feet of the LAND OWNERS share out of the entire consideration amount as his advertisement, marketing, stationery or other miscellaneous expenses.
12. That the BUILDERS shall have the right and authority to engage labours, masons, and contractors for construction of the said proposed Multistoried Building and to construct the said building as per the sanctioned Map. All the liabilities in the construction of the multistoried building shall be of the BUILDERS alone, the LAND OWNERS shall not be liable and responsible for the same.

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For, SUNIL KUMAR KEJRIWAL (HUF)

  
KARTA


Prarthana Estates Pvt. Ltd.

Uma Devi Narasaria  
Vihar No<sup>r</sup> Director:  
16/07/2024

FOR BUDHDEO DEVELOPERS

  
PARTNER

FOR BUDHDEO DEVELOPERS

  
PARTNER

- 13. That the BUILDERS shall have also the right and authority to appear before any authority or court and they shall have the right and authority to represent the LAND OWNERS. The BUILDERS shall also have the right to sign and deal the legal matters and to receive any summon or notice in the name of LAND OWNERS and comply on the behalf of the LAND OWNERS. It is also authorized to the BUILDERS to appoint Lawyer/Advocate on behalf of the LAND OWNERS for betterment of the said project and protect the interest of the LAND OWNERS.
- 14. That the BUILDERS shall comply all the necessary requirements and compliances under the various Labour Laws, Minimum Wages Act and other provisions which are necessary in connection with the construction of the said building works. The BUILDERS shall use all precautionary and safety measures during the construction period of the building and if any claim is made under the Workmen's Compensation Act or Accident claim, the same shall be the responsibility of the BUILDERS. All royalties, taxes or any other payments in connection with the building materials purchase shall be the liability of the BUILDERS.
- 15. That the BUILDERS shall develop the said land and shall construct Multistoried Buildings as per the plan sanctioned by the RRDA, Ranchi or any other as required at their own cost and shall sell their allocation of Shop/Shops/Flat/Flats to the different Prospective Purchasers so as to realize cost of construction and development cost of the demised premises.
- 16. The BUILDERS shall install and maintain for the benefits of the occupants of the proposed building, deep tube well,

Uma Devi Mangarim

Prarthana Estates Pvt. Ltd.

Uma M Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

Partner

FOR BUDHDEO DEVELOPERS

Partner

DEEPAK SARAWAGI (H.U.F)

Deepak Sarawagi  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

Sunil Kumar Kejriwal  
KARTA

overhead storage tanks, public water supply connections, pump sets for lifting water to the storage tanks.

- 17. The BUILDERS assures that the entire structure shall be constructed and completed as per the Laws of Building Byclaws, Sanction map, specification mentioned in the Third Schedule and in good substantial and workmanlike manner using the best material suitable for the purpose.
- 18. That at the request of the BUILDERS, LAND OWNERS shall execute necessary sale deed or deeds in favor of the Intending Purchaser/s of the building as and when required to do so subject to the fulfillment of all terms and condition as mentioned herein. The LAND OWNERS and their heirs claiming under the LAND OWNERS shall execute the conveyance either personally or through their constituted power of attorney in favor of any one of the Directors of the Builder's company. The cost of registration and transfer of sale deed or deeds shall be borne by the BUILDERS and their Intending Purchaser/s.
- 19. That it is further agreed between the parties that if the LAND OWNERS will be retain their part of share in form of the Shop/Shops/Flat/Flats, they shall be pay taxes for the such part as well as the maintenance charges etc., of the Shop/Shops/Flat/Flats from the date of delivery of possession. The LAND OWNERS and the BUILDERS will be form maintenance committee/society within one months after completion of the building and the BUILDER should assist for the same. The LAND OWNERS shall pay all proportionate maintenance charges in respect of the newly constructed building of their retain Shop/Shops/ Flat/Flats to maintenance committee which is to be

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

Uma Devi Nararia

Vivek M Director

16/07/2024

FOR BUDHDEO DEVELOPERS PARTNER

FOR BUDHDEO DEVELOPERS PARTNER

DEEPAK SARAWAGI (H.U.F)

For, SUNIL KUMAR KEJRIWAL (HUF)

*Deepak Sarawagi*  
KARTA

*Sunil Kumar Kejriwal*  
KARTA

formed by the Shop/Shops/Flat/Flats owners or residents of the Shop/Shops/Flat/Flats.

- 20. That all the responsibility arising out of constructing the proposed building shall be on the shoulders of the BUILDERS exclusively and any responsibility regarding title of the land shall be the responsibility of the LAND OWNER exclusively.
- 21. That the LAND OWNERS shall duly answer all requests and objections as to the title of the properties as may be made from time to time by the BUILDERS and shall also make out a good and perfect title hereto, to the reasonable satisfaction of the BUILDERS free from all encumbrances, liens or charges. The LAND OWNERS also assure the BUILDERS that if any disputes arise regarding the title of the said property it will be the sole responsibility of the LAND OWNERS to solve the problem on their own cost and the construction will not be interfered in any manner.
- 22. That the BUILDERS has inspected and verified the all relevant documents of First schedule land and satisfied themselves regarding the right title and interest of the LAND OWNERS and shall complete the construction work of the buildings within the period of 04 Years with a grace period of 09 Months, after the sanction of the map plan by the Competent Authority.
- 23. That it is agreed upon by both the parties that additional clauses can be added in future with the mutual consent of both the parties and will be formed as the part of this agreement.

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

*Uma Devi Nararoria*

*Vivek Kumar* Director  
16/07/2024

*[Signature]*  
PARTNER

*[Signature]*  
PARTNER

DEEPAK SARAWAGI (H.U.F)

*[Signature]*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*[Signature]*  
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**ARTICLE - IV : FORCE MAJEURE**

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure and such obligation shall remain suspended throughout the duration of the force majeure. In this regard, force majeure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lockout, lockdown and/or any notice from Ranchi Municipal Corporation or any other statutory body or any prohibitory order of Court restraining the construction of the New Building on "The Said Property" or restraining construction in general and/or changes in any building bye-laws, rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.

**ARTICLE - V: RENTS & TAXES:-**

1. Till the completion of the project, the BUILDERS shall be liable to pay all taxes and out goings, if any for the "The Said Property" from the date of the agreement or BUILDERS entering into vacant possession, thereafter the LAND OWNERS, Purchasers of Shop/Shops/Flat/Flats with or without car parking area in the new buildings, shall pay/bear the same in proportion to the area held by them after the date of actual delivery of possession of the Shop/Shops/Flat/Flats.
2. Any Indirect Taxes, including Goods and Services Tax, shall be collected and/or paid by the party responsible, to

*Uma Devi Narasim*

Prarthana Estates Pvt. Ltd.

Visar No  
Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

FOR BUDHDEO DEVELOPERS

*Bannu*  
PARTNER

DEEPAK SARAWAGI (H.U.F)

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KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

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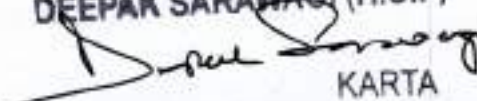
the credit of Government in the manner and rates applicable as per the provisions of Law for the time being in force due to execution of this agreement including taxes on the share of LAND OWNER'S Area/Transfer of Development Rights.

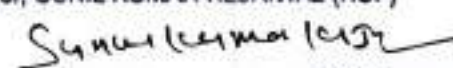
**ARTICLE - VI : SERVICE & CHARGES**

1. From the date of their taking possession of their allocated area (retain part of their share) in the New Building the LAND OWNERS will be liable to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the New Buildings to the maintenance committee so formulated or constructed in this regard.
2. That any type of Tax or Sales Tax or any other Tax levied or to be levied in future (during the period of construction of Building) shall be the responsibility of the both parties in respect ratio of their share for the payment of such tax etc.
3. That the Maintenance corpus fund would be paid by the LAND OWNERS at Rs. 50/- per sq. ft. for their retain part of their share and BUILDERS shall be pay for their share.

**ARTICLE - VII : SCHEDULE FOR MANAGEMENT**

1. That on the completion of the said buildings BUILDERS shall form an association of Shops/Flats Owner's which shall repair and maintain the buildings and land property and which shall pay all the charges or various

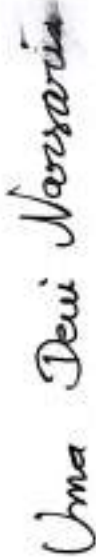
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For, SUNIL KUMAR KEJRIWAL (HUF)  
  
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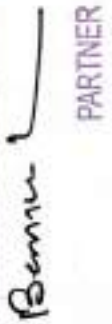
FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

  
Uma Devi Narasaria

Mr. Director  
16/08/2004

  
PARTNER

  
PARTNER

Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all this accounts or any other account relating to the said land property and the building shall be payable by all the Shop/Shops/Flat/Flats Owners and unsold shops/flats from builders share should be paid by builder himself . The Shop/Shops/Flat/Flats Owner's Association shall be apex body relating to interest of all the Shop/Shops/Flat/Flats Owners and shall work for the peaceful living of all its members.

**ARTICLE - VII : LEGAL PROCEDURE**

1. LAND OWNERS and BUILDERS shall execute a Registered Power of Attorney in favor of the Person Authorized by the BUILDERS, in respect of the LAND OWNER'S share as well as BUILDER'S share, through which the said Authorized Person shall execute a sale agreement/sale deed infavour of the Associated Party/s/Intending Purchaser/s for upcoming constructed Shop/Shops/Flat/Flats and Amenities.
2. That any dispute or difference between the parties arising out of the meaning constitute or impart of this agreement or the right and liabilities hereunder shall be referred to the Arbitration of two independent Arbitrators one to be appointed by the LAND OWNERS and other by the BUILDERS who shall appoint an umpire at the commencement of the reference, and award of the arbitrator/umpire shall be final and conclusive specially as between the parties and this clause shall be deemed to be the submissions within the meaning of the Arbitration

Uma Devi Nararia  
Prarthana Estates Pvt. Ltd.  
Vice Mr Director  
16/07/2024

FOR BUDHDEO DEVELOPERS  
Bijoy PARTNER

FOR BUDHDEO DEVELOPERS  
Benu PARTNER

DEEPAK SARAWAGI (H.U.F)  
*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)  
*Sunil Kejriwal*  
KARTA

and Conciliation Act, 1996 and its statutory modification thereof from time to time. In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the BUILDERS or the LAND OWNERS the defaulting party will be liable for legal action and compensational as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.

- 3. That the LAND OWNERS assure the BUILDERS that they have perfect right, title and possession over the First Schedule landed property. If any defect is found in title and possession the LAND OWNERS shall be responsible for the same.
- 4. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

Prarthana Estates Pvt. Ltd.

Mr. Director  
16/07/2024

Uma Devi Nararia

FOR BUDHDEO DEVELOPERS

PARTNER

**FIRST SCHEDULE**

All that piece LAND PROPERTY shall mean all that piece and parcel of land comprised within the part of **Revisional Survey Plot No. 821**, marked as Sub Plot Nos. 821/IV-A/Part, 821/IV-A/Part, 821/III/Part, 821/III/Part, 821/C, 821/D under **Khata No. 207**, having aggregate area of **76.5 Decimals**, situated at **Village Simalia, Police Station Ratu, Revenue Thana No. 139, District Ranchi, Jharkhand Pradesh.**

FOR BUDHDEO DEVELOPERS

PARTNER

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Which is bounded and butted as follows:-

- North : R.S. Plot No. 820 & Private Passage
- South : R.S. Plot No. 823
- East : R.S. Plot No. 832
- West : Ring Road

**SECOND SCHEDULE**

1. LAND OWNERS' allocation shall be 40% (Forty Percent) in Residential Area & 50% (Fifty Percent) in Commercial Area out of the total constructed Super Built-up/Carpet/ Commercial cum Residential Area/Common Area along with the parking space in same ratio of the said building named as "**PRARTHANA SOLITAIRE**". Apart from the above the LAND OWNERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 40% (Forty Percent) of the roof right over the upper most floor of the commercial cum residential multistoried buildings shall be of the LAND OWNERS.
  
2. DEVELOPER/BUILDERS' allocation shall be 60% (Sixty Percent) in Residential Area & 50% (Fifty Percent) in Commercial Area out of the total constructed Super Built-up/Carpet Commercial cum Residential Area/Common Area along with the parking space in same ratio of the said building named as "**PRARTHANA SOLITAIRE**". Apart from the above the LAND OWNERS shall be entitled to proportionate undivided share in the land mentioned in

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

FOR BUDHDEO DEVELOPERS

FOR BUDHDEO DEVELOPERS

*Uma Dewi Nazzaria*


*Uma*  
Director  
16/07/2024

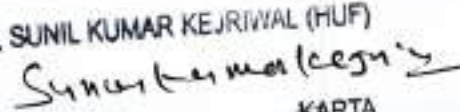
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PARTNER

*Benu*  
PARTNER

First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 60% (Sixty Percent) of the roof right over the upper most floor of the commercial cum residential multistoried buildings shall be of the DEVELOPER/BUILDER.

COMMERCIAL AREA				
Land Owners Share			50% in respect of their Purchased Land	
DEVELOPER/BUILDER Share			50%	
RESIDENTIAL AREA				
FLAT	BHK	SUPER BUILT-UP AREA	OPEN TERRACE	SHARE
101	3 BHK	1632		Prarthana Estates Pvt Ltd
102	3 BHK	1632		Prarthana Estates Pvt Ltd
103	3 BHK	1690		Prarthana Estates Pvt Ltd
104	3 BHK	1690		Prarthana Estates Pvt Ltd
201	3 BHK	1632		Uma Devi Narsaria
202	3 BHK	1632		Uma Devi Narsaria
203	3 BHK	1690		Uma Devi Narsaria
204	3 BHK	1690		Uma Devi Narsaria
301	3 BHK	1632		Budhdeo Developers
302	3 BHK	1632		Sunil Kr Kejriwal HUF
303	3 BHK	1690		Deepak Sarawagi HUF
304	3 BHK	1690		Deepak Sarawagi HUF
401	3 BHK	1632		Prarthana Estates Pvt Ltd
402	3 BHK	1632		Prarthana Estates Pvt Ltd
403	3 BHK	1690		Prarthana Estates Pvt Ltd
404	3 BHK	1690		Prarthana Estates Pvt Ltd
405	3 BHK	1632		Prarthana Estates Pvt Ltd
406	3 BHK	1632		Prarthana Estates Pvt Ltd

DEEPAK SARAWAGI (H.U.F)  
  
 KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)  
  
 KARTA

Uma Devi Narsaria

Prarthana Estates Pvt. Ltd.

Uma Devi Narsaria  
 Director  
 16/07/2024

FOR BUDHDEO DEVELOPERS

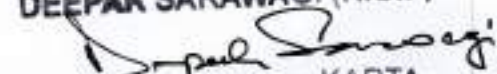
  
 PARTNER

FOR BUDHDEO DEVELOPERS

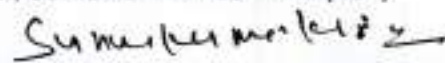
  
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501	3 BHK	1632		Prarthana Estates Pvt Ltd
502	3 BHK	1632		Prarthana Estates Pvt Ltd
503	3 BHK	1690		Prarthana Estates Pvt Ltd
504	3 BHK	1690		Prarthana Estates Pvt Ltd
505	3 BHK	1632	1225	Prarthana Estates Pvt Ltd
506	3 BHK	1632	1225	Prarthana Estates Pvt Ltd
601	3 BHK	1632		Prarthana Estates Pvt Ltd
602	3 BHK	1632		Prarthana Estates Pvt Ltd
603	3 BHK	1690		Prarthana Estates Pvt Ltd
604	3 BHK	1690		Prarthana Estates Pvt Ltd
605	3 BHK	1632		Prarthana Estates Pvt Ltd
606	3 BHK	1632		Prarthana Estates Pvt Ltd
701	3 BHK	1632		Uma Devi Narsaria
702	3 BHK	1632		Uma Devi Narsaria
703	3 BHK	1690		Uma Devi Narsaria
704	3 BHK	1690		Uma Devi Narsaria
705	3 BHK	1632		Uma Devi Narsaria
706	3 BHK	1632		Uma Devi Narsaria
801	3 BHK	1632		Budhdeo Developers
802	3 BHK	1632		Sunil Kr Kejriwal HUF
803	3 BHK	1690		Sunil Kr Kejriwal HUF
804	3 BHK	1690		Deepak Sarawagi HUF
805	3 BHK	1632		Deepak Sarawagi HUF
806	3 BHK	1632		Deepak Sarawagi HUF
901	3 BHK	1632		Prarthana Estates Pvt Ltd
902	3 BHK	1632		Prarthana Estates Pvt Ltd
903	3 BHK	1690		Prarthana Estates Pvt Ltd
904	3 BHK	1690		Prarthana Estates Pvt Ltd
905	3 BHK	1632		Prarthana Estates Pvt Ltd
906	3 BHK	1632		Prarthana Estates Pvt Ltd
1001	3 BHK	1632		Prarthana Estates Pvt Ltd
1002	3 BHK	1632		Prarthana Estates Pvt Ltd
1003	3 BHK	1690		Prarthana Estates Pvt Ltd
1004	3 BHK	1690		Prarthana Estates Pvt Ltd
1005	3 BHK	1632		Sunil Kr Kejriwal HUF
1006	3 BHK	1632		Uma Devi Narsaria

DEEPAK SARAWAGI (H.U.F)

  
 KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

  
 KARTA

Uma Devi Narsaria

Prarthana Estates Pvt. Ltd.

 Vikram M  
 Director:  
 16/03/2024

FOR BUDHDEO DEVELOPERS

  
 RAJIV PANNER

FOR BUDHDEO DEVELOPERS

  
 PARTNER

**THIRD SCHEDULE****SPECIFICATIONS & ATTRACTIONS OF COMMERCIAL BUILDING**

Frame Structure	:	R.C.C. (1 : 1 <sup>1/2</sup> : 3)
Finishing of Internal Walls	:	P.O.P. over cement plaster
Common Area Wall	:	Paint over P.O.P.
Finishing of External Wall	:	Weather proof/ACP/Textured finish
Windows	:	Two Track Aluminum Window
Doors	:	Rolling Shutter
Flooring a) Shop & Offices b) Common Passage	:	Vitrified - 2' x 2' Granite Tiles
Window Sill	:	Marble
Toilet	:	6' Height Ceramic Tiles in Wall White Basin & EWC Mark/Jaguar or equivalent C.P. sanitary fittings
Electrification	:	Concealed Electrical Wiring
Salient Features	:	Passenger Lift

Uma Devi Narasaria

Prarthana Estates Pvt. Ltd.

Vilean Mr Director  
16/02/2024

FOR BUDHDEO DEVELOPERS

PARTNER

FOR BUDHDEO DEVELOPERS

PARTNER

DEEPAK SARAWAGI (H.U.F)

KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

KARTA

**SPECIFICATIONS & ATTRACTIONS OF RESIDENTIAL BUILDING**

Structure	Frame	R.C.C. Frame Structure
	Steel	Fe 550D TMT (Rungta/Prestige/SRMB)
	Cement	Branded P.S.C. Cement (Dalmia/Jindal/Birla)
	Bricks	AAC Blocks
Doors	Main Door	Flush Door
	Doors	Pine/Solid Wood Filler Flush Door with locks
	Door Frame	Sal Wood Frame
	Windows	3 Track Sliding windows with mess
Flooring	Internal	All Branded
Bedroom	Master Bedroom	Wooden Design Vitrified Tiles of 48" x 24", 24" x 24"
	Rest Bedrooms	Digital Vitrified Tiles 48" x 24", 24"x 24"
Toilets	Floor	Anti Skid Floor Tiles
	Walls Tiles	Designer Ceramic Tiles 24" x 12" upto 7' Height

Prarthana Estates Pvt. Ltd.

Uma Devi Narrario

Vikar Mr Director  
16/02/2024

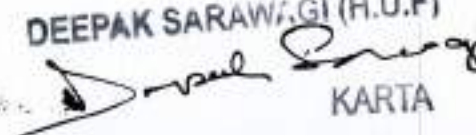
FOR BUDHDEO DEVELOPERS

PARTNER

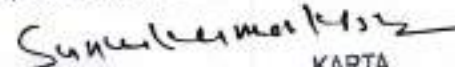
FOR BUDHDEO DEVELOPERS

PARTNER

DEEPAK SARAWGI (H.U.F)


  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)


  
KARTA

Balcony	Floor	Anti Skid Floor Tiles
Kitchen	Floor	Digital Vitrified Tiles 48" x 24", 24" x 24"
	Dado	24"x12" Ceramic Tiles
	Platform	Granite Cooking Platform with S.S Sink
Living Space	Formal & Informal	Digital Vitrified Tiles 48" x 24", 24" x 24"
	Family Sitting	Digital Vitrified Tiles 48" x 24", 24" x 24"
	Dinning Hall	Digital Vitrified Tiles 48" x 24", 24" x 24"
Flooring (External)	Foyer	Granite
	Stairs (Main)	Granite
	Community Hall	Digital Vitrified Tiles 48" x 24"
	Basement/ Parking	IPS Flooring/Paving Tiles 12"x12"
Toilets	Sanitary ware	Kohler/Jaguar or equivalent
	CP Fittings	Kohler/Jaguar or Equivalent
	Water Line	Hot & Cooled Water Supply with CPVC Pipe line in all Toilet & Kitchen Make (Finolex, Supreme, Astral)

Uma Devi Narasaria

Prarthana Estates Pvt. Ltd.

Director:  
16/07/2024

FOR BUDHDEO DEVELOPERS

Partner

FOR BUDHDEO DEVELOPERS

Partner

DEEPAK SARAWAGI (H.U.F)

KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

KARTA

Electrification		Concealed copper electrical wiring with sufficient light and powerpoint, Modular Switches/ Wires of L&T/Polycab/KEI or equivalent in full flat TV, Telephone and AC point in the Living Room and All Bedrooms.
Wall Finish	Internal	Plaster of Paris Finish
	External	Texture/Weather proof Paint
	Railings	SS Railing of 304 Grade Jindal Make or equivalent

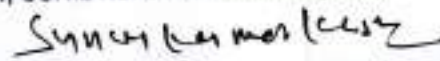
### Common Facilities

Generator	Sound Proof (Soundless) Genset, with 1 KVA load for each Flat, Common areas, Passage area, lift & parking
Water	24 hour water supply through overhead tank from deep tube well boring with Water filtration Plant
Security	EPABX connecting all flats with main entrance of the building, CC TV cameras covering common areas at Ground floor
Reception/Society Office	At Ground Floor

DEEPAK SARAWAGI (H.U.F)

  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

  
KARTA

Prarthana Estates Pvt. Ltd.

Uman Mr  
Director:  
16/04/2024

FOR BUDHDEO DEVELOPERS

  
PARTNER

FOR BUDHDEO DEVELOPERS

  
PARTNER

Uma Devi Nassarin

Lift	Full Automatic Lift of Otis/Schindler or equivalent with ARD
Garden	Landscaped Designer Garden
Indoor Games	Equipped with Pool Table, T.T. Table, Carom etc
Community Hall	Air-conditioned Hall with common toilet & Kitchen
Gymnasium	Equipped with Treadmill, Cross Trainer & Cycling etc
Departmental Store	Store for Groceries etc
Gas Pipeline	Provision from Gail India
Fire Fighting	As per Norms
Solar Energy	For Common Areas
Rain Water Harvesting	As per Norms
Vastu Compliance	Best Possible as per Architect

### CERTIFICATE

**CERTIFIED** that the land in schedule according to entries in records of right neither Govt. Land or has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kumar Kejriwal*  
KARTA

Prarthana Estates Pvt. Ltd.

*Vijay Kumar*  
Director  
16/07/2024

FOR BUDHDEO DEVELOPERS

*Rajiv Kumar*  
PARTNER

FOR BUDHDEO DEVELOPERS

*Ram Kumar*  
PARTNER

*Uma Devi Narzari*

**THIS IS FURTHER CERTIFIED** that the land neither is not tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

**IT IS ALSO CERTIFIED** that the LAND OWNERS does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

**WITNESS THEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals to these presents after fully understanding the contents thereof in presence of the witnesses on the day, month and year first above written.

**WITNESSES :-**

1. *[Signature]*  
Vand K. Srivastava  
Sto dt. Prem Nath Srivastava  
Upper Bajar  
Ranchi - 834003

2. *[Signature]*  
Raj Kumar Singh  
Sto. Sri. Bhagat Singh  
Pardas. Hehal  
Ranchi. 834005

Uma Devi Narasini

Prarthana Estates Pvt. Ltd.

*[Signature]* Mr Director

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER

FOR BUDHDEO DEVELOPERS

*[Signature]*  
PARTNER  
16/07/2024

For, SUNIL KUMAR KEJRIWAL (HUF)

*[Signature]*  
KARTA

DEEPAK SARAWGI (H.U.F)

*[Signature]*  
KARTA








Uma Devi Narasaria

Prarthana Estates Pvt. Ltd.

Vivek Mr Director

Uma Devi Narasaria  
16/02/2024

LAND OWNER No. 1 SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

FOR BUDHDEO DEVELOPERS

Partner








For, SUNIL KUMAR KEJRIWAL (HUF)  
Sunil Kumar Kejriwal  
16/02/2024 KARTA

FOR BUDHDEO DEVELOPERS

Partner  
16/02/2024

LAND OWNER No. 2 (A) SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

DEEPAK SARAWAGI (H.U.F)

Partner  
KARTA

DEEPAK SARAWAGI (H.U.F)

*Deepak Sarawagi*  
KARTA  
16/03/2024



*Deepak Sarawagi*

LAND OWNER No. 2 (B) SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger





FOR BUDHDEO DEVELOPERS

*Benu*  
PARTNER  
16/03/2024

B



LAND OWNER No. 3 (A) SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

*Uma Devi Navsaria*

Prarthana Estates Pvt. Ltd.

*Vikram* Director  
16/03/2024

FOR BUDHDEO DEVELOPERS

*Bhupendra*  
PARTNER

For, SUNIL KUMAR KEJRIWAL (HUF)

*Sunil Kejriwal*  
KARTA






FOR BUDHDEO DEVELOPERS

*[Handwritten Signature]*  
PARTNER

16/07/2024

LAND OWNER No. 3 (B) SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

DEEPAK SARAWAGI (H.U.F)

*[Handwritten Signature]*  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

*[Handwritten Signature]*  
KARTA

FOR BUDHDEO DEVELOPERS

*[Handwritten Signature]*  
PARTNER

Prarthana Estates Pvt. Ltd.

*[Handwritten Signature]*  
Director

*[Handwritten Signature]*  
16/07/2024



Vikas Kumar  
Prarthana Estates Pvt. Ltd.

Vikas Kumar  
Director:  
16/07/2024

FOR BUDHDEO DEVELOPERS

Ramu  
PARTNER

FOR BUDHDEO DEVELOPERS

Bijoy  
PARTNER

Uma Devi Narvaria

For, SUNIL KUMAR KEJRIWAL (HUF)  
Sunil Kumar Kejriwal  
KARTA  
16/07/2024

DEVELOPER/BUILDER'S SIGNATURE AND PHOTOGRAPH

Thumb	First finger	Middle finger	Ring Finger	Little Finger

DEEPAK SARAWGI (H.U.F.)  
Deepak Sarawgi  
KARTA

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

Rajesh Kumar  
16/07/2024

Drafted by : Rajesh Kumar, Advocate  
(Ledger No. 1639/01)

Typed by :

Rajesh Kumar  
16/07/2024  
Advocate Signature



2  
N

VILLAGE - SIMLIYA

THANA NO - 139

THANA RATHU, DIST RAJGARH

R.S. PLOT NO - 821

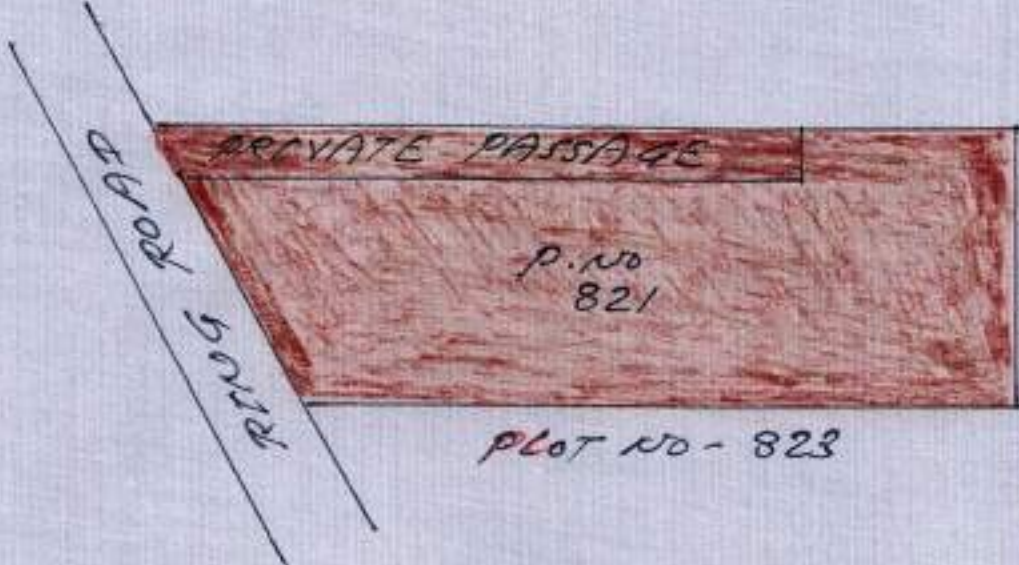
SHOWS IN MAP WITH

AREA

A - 0.62

0 - 76.5

Uma Devi Narraria



Prarthana Estates Pvt. Ltd.

Uma Devi  
Director  
16/02/2024



FOR BUDHEO DEVELOPERS  
Bemur  
PARTNER

FOR BUDHEO DEVELOPERS  
PARTNER

DEEPAK SARAWAGI (H.U.F)

Deepak Sarawagi  
KARTA

For, SUNIL KUMAR KEJRIWAL (HUF)

Sunil Kumar  
KARTA

Notarized under Notaries Act-1952  
and Notaries Rules 1966 by Govt  
Jharkhand Ranchi (India)

16 JUL 2024

Ref.No. 71 Date

Before,

The Notary Public Ranchi



**AFFIDAVIT**

We, (1) **Mrs. UMA DEVI NARSARIA** wife of Sri Pradip Kumar Narsaria, resident of Rani Sati Market, Lalji Hirji Road, Main Road, Police Station Kotwali, District Ranchi, (2) **SUNIL KUMAR KEJRIWAL (HUF)**, through its Karta **Mr. SUNIL KUMAR KEJRIWAL** son of Late Purushottam Lal Kejriwal, resident of Manshi Kothi, Lower Bardwan Compound, Gyan Ranjan Path, Lalpur, Police Station Lalpur, District Ranchi, (3) **DEEPAK SARAWAGI (HUF)**, through its Karta **Mr. DEEPAK SARAWAGI** son of Late Raj Kumar Sarawagi, resident of Flat No. 409, Panchwati Residency, Chandani Chowk, Kanke Road, Police Station Gonda, District Ranchi, (4) **BUDHDEO DEVELOPERS**, through its Partners (a) **Mr. BANWARI LAL KABRA** son of Late Moti Lal Kabra, resident of Flat No. 4B, Savitri Enclave, Bano Manjil Road, Near Pahari Mandir, Police Station Sukhdeo Nagar, District Ranchi, (b) **Mr. BIJENDRA KUMAR SINGH** son of Late Janardan Singh, resident of Sushma Villa, Choudhary Bagan, Near Sani Mandir, Garikhana, Police Station Kotwali, District Ranchi, do hereby solemnly affirm and declare that the statements made below are true and correct to the best of our knowledge and belief :-

1. That we are the absolute owners of **Revisional Survey Plot No. 821**, marked as Sub Plot Nos. 821/IV-A/Part, 821/IV-A/Part, 821/III/Part, 821/III/Part, 821/C, 821/D under **Khata No. 207**, having its aggregate area of **76.5 Decimals**, situated at **Village Simalia, Police Station Ratu, Revenue Thana No. 139, District Ranchi, State Jharkhand**.
2. That we have purchased the above said landed property through registered deed of sale dated 02<sup>nd</sup> day of December' 2022, vide Deed Nos. (1) 2022/RANU3/3277/BK1/2994, (2) 2022/RANU3/3283/



BK1/3000, (3) 2022/RANU3/3280/BK1/2997, (4) 2022/RANU3/3281/BK1/2998, (5) 2022/RANU3/3279/BK1/2996, and (6) 2022/RANU3/3278/BK1/2995.

3. That the above mentioned landed property is not acquired by the Land Acquisition Department for the purpose of Ring Road nether nor any other purposes.
4. That the above statements are true and correct, if found false we are liable for the same.


Sworn and signed this affidavit on this the <sup>16<sup>th</sup></sup>..... day of July' 2024 at Ranchi.

The deponents who has been identified by Sri Rajesh Kumar, Advocate, Ranchi has solemnly affirmed and declared that the above statements made are true to the best of their knowledge and belief.

Deponent

1. Uma Devi Narraria
2. Suman Khatun
3. Deepa Sarangi
4. Bemini
5. B. D. Singh
- 6.

Identified by me

  
16/07/2024  
Advocate

Signature Attested as  
Identification of Lawyer



NOTARY PUBLIC, RANCHI

16 JUL 2024

16 JUL 2024





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता											
वकाशत, _____, जाति, _____, निवासी-											
जिला का नाम	राँची	अंचल का नाम	रातु	हलका का नाम	हल्का-05	मौजा का नाम	सिमलिया	खाता का प्रकार	रैयती		
खेवट नम्बर 3/6		खाता नम्बर 207		धाना का नाम	राँची	धाना नम्बर 139					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
207	1062	? दोन शेख रोजन ? दोन वकाश नीज	दोन दो 2	0	31	एकड़ डिसमील		0	0	0	वकाशत मालिक
	1084	? दोन रघु राम ? दोन वकाशत करन राम वोगैरह	दोन एक 8	1	0	एकड़ डिसमील					
	45	? दनो वकाशत नरायण राम वोगैरह ? दोन बलदेव राम वोगैरह	दोन दो 7	0	47	एकड़ डिसमील					
	57	? दोन वकाशत नरायण राम वोगैरह ? दोन वकाशत बलदेव राम वोगैरह	दोन एक 6	1	8	एकड़ डिसमील					
	58	? दोन वकाशत नरायण राम वोगैरह ? दोन वकाशत बलदेव राम वोगैरह	दोन दो 1	0	38	एकड़ डिसमील	वकबजे सन तोख अहीर वल्द जगरनाथ अहीर कौम अहीर साकिन देह वजरीए जरपेशगी पट्टा रजीस्ट्री तारीख 6-3-1931 ई मोवलिग 80-0-0 अस्सी रुपैया सम्वत 1987 साल ताआदाय रुपैया निकसारी माल 0-4-0 चार आना				

70	? रास्ता ? टाड़ वकाशत अहलाद राम	टाड़ दो ।	0 एकड़	30 डिसमील	
126	? टाड़ वकाशत नरायण राम वोगैरह ? रास्ता	टाड़ दो 5	1 एकड़	50 डिसमील	
743	? परती कदीम नीज ? टोंगरी समिलात	मकान/1, सहन/1 0	0 एकड़	2 डिसमील	
744	? टाड़ वकाशत नीज ? मकान मैसहन नीज	परती कदीम ।	0 एकड़	6 डिसमील	
746	? टाड़ वकाशत वीजे राम ? परती कदीम नीज	टाड़ एक ।	0 एकड़	9 डिसमील	बैर/1 डुमर/1 कुलहक वकबजे वीजे राम मालिक
69	? टाड़ वकाशत अहलाद राम वोगैरह ? टाड़ वकाशत धुधा राम	टाड़ एक 2	0 एकड़	26 डिसमील	कुआ पक्का/1 वकबजे नरायण राम वोगैरह मालिक नीज पुटकल/1 कुलहक वकबजे नीज
129	? टाड़ वकाशत दामोदर राम ? टोंगरी	टाड़ एक ।	0 एकड़	32 डिसमील	
819	? टाड़ वकाशत बलदेव राम वोगैरह ? टाड़ वकाशत बलदेव राम वोगैरह	टाड़ दो ।	0 एकड़	85 डिसमील	वकबजे मंगरुआ अहीर वल्द गणेश अहीर कौम अहीर साकिन पुटकल टोली हैन्ड नोट कागज तारीख 31-1-1931 ई मोवलिग 20-0-0 बीस रुपैया वीलएवज सुदा मेयाद ताआदाय रुपैया आम/4 कुलहक वकबजे नीज
821	? टाड़ वकाशत बलदेव राम वोगैरह ? टाड़ वकाशत दामोदर राम	टाड़ दो ।	1 एकड़	7 डिसमील	वकबजे रेगा उरांव वो लुका उरांव वो बालहु उरांव पेशरान ऐचो उरांव कौम उरांव साकिन देह जबानी जरपेशगी मोवलिग 40-0-0 चालीस रुपैया मुदत 6 साल मेयाद ताआदाय रुपैया आम/5

					कुलहक वकबजे नीज			
833	? टाड़ वकाशत नरायण राम वोगैरह ? परती कदीम ओकर महाराज	टाड़ दो 2	1 एकड़	32 डिसमील	आम/1 करज/2 लकड़ी वो फल वकबजे नीज			
839	? टाड़ शेख असरफ ? टाड़ पंचु मुन्हा	टाड़ दो 1	0 एकड़	78 डिसमील	गशवन कबजा झरीआ वो सुकराम पाहन पेशरान गौरीआ पाहन कौम मुन्हा साकिन देह टोला कटहल टोली वहीसे बराबर मुदत 6 साल			
822	? टाड़ वकाशत बलदेव राम वोगैरह ? टाड़ वकाशत दामोदर राम प्लौह	टाड़ दो 1	0 एकड़	5 डिसमील				
खाता मे कुल संख्या		17	9	86	खाता का कुल लगान	0	0	0
			खाता का कुल मिजान (खतियान के अनुसार)					

यह एक कंप्यूटर जनित प्रति है

7/14/2024

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

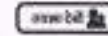
July 14, 2024

भाग वर्तमान	38	पृष्ठ संख्या	91											
विल का नाम	तैली	अनुमंडल नाम	रादर	असेल का नाम	रातु	हस्ताका नाम	इल्का-05	इश्टे का नाम	JHARKHAND					
पौजा का नाम	सिमलिया	होरिंग संख्या	207	तैली संख्या		धाना नम्बर	139	खाता का प्रकार	रैयती					
BUDHDEO DEVELOPERS Through its Partner Banwari Lal, पित्त-LATE MOTILAL KABRA, जाति- अगरवाल माइवारी एंड BUDHDEO DEVELOPERS Through its Partner Bijendra Ku, पित्त-LATE JANARDAN SINGH, जाति- राजकुत														
खाता नम्बर	फोटो संख्या	रकबा			परिवर्तन के लिए प्राधिकार					हगान	सेस			
207	821	0 ऐ 5.75 डि 0 हे			नमन्तरण प्रकदमा संखल 6081/2022 - 2023					12	0			
कुल परिमाण		0 ऐ 5.75 डि 0 हे												
करीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत धातु सात	रोड सेस बकाया	रोड सेस धातु सात	शिक्षा सेस बकाया	शिक्षा सेस धातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धातु सात	कृषि सेस बकाया	कृषि सेस धातु सात	
04-22-2023	0909052721	2022-2023	2023-2024	12	12	3	3	0	0	0	0	2.4	2.4	

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

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति  
 यह प्राप्त केवल प्रती की जानकारी के लिए है  
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंलाधिकारी से संपर्क करे  
 प्राप्त का नम्बर देखने के लिए प्राप्त नम्बर क्लिक करे

16/07/24  
 ऑनलाइन जाँच



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

July 14, 2024

भाग वर्तमान	38	पृष्ठ संख्या	89											
जिला का नाम	रौंछे	अनुसूचित नाम	सदर	अवत का नाम	रतु	हलका का नाम	हल्का-05	इस्टेट का नाम	JHARKHAND					
पौजा का नाम	शिवलिया	इंस्टिग संख्या	207	लेवी संख्या		पाना नम्बर	139	खता का प्रकार	रैपडी					
SUNIL KUMAR KEJRIWAL HUF thru its karta SUNIL KUMA , पित्त-LATE PURUSHOTTAM LAL KEJRIWAL , जति- अणवत माडवारी एवं DEEPAK SARAWAGI HUF thru its karta DEEPAK SARAWAGI , पित्त-LATE RAJ KUMAR SARAWAGI, जति- अणवत माडवारी														
खता नम्बर	फ्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						तमान	सेस		
207	821	0 ए 2.5 डि 0 हे			नामांतरण मुकदमा संख्या 6078/2022 - 2023						10	0		
	कुल परिमाण	0 ए 2.5 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत धातु सात	रोड सेस बकाया	रोड सेस धातु सात	शिक्षा सेस बकाया	शिक्षा सेस धातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धातु सात	कृषि सेस बकाया	कृषि सेस धातु सात	
04-22-2023	0200948947	2022-2023	2023-2024	10	10	2.5	2.5	5	5	5	5	2	2	

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
 यह प्रपत्र केवल सूची की जानकारी के लिए है  
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें  
 प्रपत्र का नमूना देखने के लिए प्लग नंबर क्लिक करें

ऑनलाइन जाँच





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

July 14, 2024

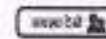
भाग वर्तमान	38	पृष्ठ संख्या	92										
जिला का नाम	राँची	अनुसूचित नाम	सदर	अपल का नाम	रतु	हलका का नाम	हलका-05	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	सिमरिया	होलिंग संख्या	207	लेवी संख्या		पाना नम्बर	139	खता का प्रकार	रैपती				
UMA DEVI NARSARIA, पति-PRADIP KUMAR NARSARIA, जति- अग्रजल													
खाल नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार						लगान	सेस		
207	521	0 ए 2.5 डि 0 हे		नमान्तरण मुकदमा संख्या 6242/2022 - 2023						10	0		
		कुल परिमाण		0 ए 2.5 डि 0 हे									
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागल बकाया	सागल बावू साल	रोड सेस बकाया	रोड सेस बावू साल	शिक्षा सेस बकाया	शिक्षा सेस बावू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बावू साल	कृषि सेस बकाया	कृषि सेस बावू साल
04-22-2023	0320007373	2022-2023	2023-2024	10	10	2.5	2.5	5	5	5	5	2	2
06-13-2024	0106654802	2024-2025	2024-2025	0	10	0	2.5	0	5	0	5	0	2

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रत्येक केस की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारियों से संपर्क करें  
खार का नक्सा देखने के लिए खार नंबर क्लिक करें



ऑनलाइन जाँच



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

July 14, 2024

भाग वर्तमान	38	पृष्ठ संख्या	93											
जिला का नाम	रौंही	अनुमंडल नाम	सदर	अंचल का नाम	राहु	ब्लॉक का नाम	इस्का-06	इस्टेट का नाम	JHARKHAND					
मौज का नाम	विभलिया	होलिंग संख्या	207	तौली संख्या		धान नम्बर	138	खाल का प्रकार	रैपती					
UMA DEVI NARSARIA, पति-PRADIP KUMAR NARSARIA, जति-अगरवत माइवारी														
खाल नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार						समान	सेस			
202	521	0 ऐ 27.5 डि 0 हे		नमान्तरण मुकदमा संख्या 6243/2022 - 2023						50	0			
	कुल परिमाण	0 ऐ 27.5 डि 0 हे												
तारीख	प्रति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत धातू सात	रोड सेस बकाया	रोड सेस धातू सात	विद्या सेस बकाया	विद्या सेस धातू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धातू सात	कृषि सेस बकाया	कृषि सेस धातू सात	
04-23-2023	0962339952	2022-2023	2023-2024	50	50	12.5	12.5	25	25	25	25	10	10	
06-13-2024	0329875848	2024-2025	2024-2025	0	50	0	12.5	0	25	0	25	0	10	

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कंप्यूटर जनित प्रति  
पत्र प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अंचलधिकारी से संपर्क करें  
पत्र का नक्शा देखने के लिए पत्र नंबर क्लिक करें

ऑनलाइन जाँच  
16/7/24

अपना टैग





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

July 14, 2024

भाग वर्तमान	38	पृष्ठ संख्या	94												
जिला का नाम	रोपी	अनुमंडल नाम	सदर	अंचल का नाम	रतु	हलका का नाम	हत्का-05	इश्टेट का नाम	JHARKHAND						
मौजा का नाम	शिमरिया	होर्डिंग संख्या	207	तौजी संख्या		धाना नम्बर	139	खता का प्रकार	रैपती						
LMA DEVI NARSARIA , पति-PRADIP KUMAR NARSARIA, पति- अगरवाल साठवारी															
खता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				तथान	सेस				
207	821	0 ऐ 8.25 डि 0 हे				नामान्तरण प्रकटमा संख्या 6244/2022 - 2023				16	0				
कुल परिमाण		0 ऐ 8.25 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत धातु सात	रोड सेस बकाया	रोड सेस धातु सात	शिक्षा सेस बकाया	शिक्षा सेस धातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धातु सात	कृषि सेस बकाया	कृषि सेस धातु सात		
04-23-2023	0212741318	2022-2023	2023-2024	16	16	4	4	0	0	0	0	3.2	3.2		
08-13-2024	0590403978	2024-2025	2024-2025	0	16	0	4	0	0	0	0	0	3.2		

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

Mutation Cases Not Found !!

List Of Case Status Details

ऑनलाईन जाँच

लगाये



BACK

यह एक कम्प्यूटर जनित प्रति  
यह प्रत्येक केवल प्रार्थी को जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें  
प्लॉट का नम्बर देखने के लिए प्लॉट नंबर क्लिक करें



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

July 14, 2024

भाग वर्तमान	38	पृष्ठ संख्या	90												
विल का नाम	रौबी	अनुमंडल नाम	सदर	अपेल का नाम	राज्य	हलका का नाम	इन्का-05	इस्टेट का नाम	JHARKHAND						
मौज का नाम	सिपलिया	होल्डिंग संख्या	207	तौली संख्या		खत नम्बर	139	खत का प्रकार	रैपती						
SUNIL KUMAR KEJRIWAL HUF thro its karta Sunil Kuma , पिता-Late Punushottam Lal Kejriwal, पति- अगरवाल माडवारी एण DEEPAK SARAWAGI HUF thro its karta DEEPAK SARAWAGI , पिता-LATE RAJ KUMAR SARAWAGI, जति- अगरवाल माडवारी															
खता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								समान	सेस		
207	B21	0 ए 30 डि 0 हे	0 हे	नामान्तरण मुकदमा संख्या 6079/2022 - 2023								60	0		
		कुल परिमाण		0 ए 30 डि 0 हे											
सरीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत घातु सात	रोड सेस बकाया	रोड सेस घातु सात	शिक्षा सेस बकाया	शिक्षा सेस घातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घातु सात	कृषि सेस बकाया	कृषि सेस घातु सात		
04-22-2023	0545352233	2022-2023	2023-2024	60	60	15	15	30	30	30	30	12	12		

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

Mutation Cases Not Found !!

List Of Case Status Details

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

ऑनलाइन जाँच

अपडेट



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना दो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 91

नाम रैयत मय वलिदपत जमाबन्दी Vol. No. : 38

दो सकुनत नम्बर। Receipt No. : 0909052721

रातु। सिमलिया। 139। BUDHDEO DEVELOPERS Through its Partner Banwari Lal, BUDHDEO DEVELOPERS Through its Partner Bijendra Ku

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 5.75 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	12.00				12.00	12.00
गुजारी (भावली)	3.00				3.00	3.00
सेस	6.00				6.00	6.00
सूद	6.00				6.00	6.00
मुतफरकात	6.00				6.00	6.00
मोजान	2.40				2.40	2.40
	<b>29.40</b>				<b>29.40</b>	<b>29.40</b>

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतातबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)					12.00	12.00	
गुजारी (भावली)					3.00	3.00	
सेस					6.00	6.00	
सूद					6.00	6.00	
मुतफरकात					6.00	6.00	
मोजान अदायकारी					2.40	2.40	
					<b>29.40</b>	<b>29.40</b>	

(१) मोजान कुल (तफसील में) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 22-04-2023

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



ऑनलाईन जाँच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैपती Page No. : 90

नाम रैपत मय वलिदयत ज़माबन्दी Vol. No. : 38

वो सकुनत नम्बर। Receipt No. : 0545352233

रातु । सिमलिया । 139 । SUNIL KUMAR KEJRIWAL HUF thru its karta Sunil Kuma,DEEPAK SARAWAGI HUF thru its karta DEEPAK SARAWAGI

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 30 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	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	60.00				60.00	60.00
गुजारी (भावली)	15.00				15.00	15.00
सेस	30.00				30.00	30.00
सूद	30.00				30.00	30.00
मृतफरकात	12.00				12.00	12.00
मौजान	147.00				147.00	147.00

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)	60.00				60.00	60.00	
गुजारी (भावली)	15.00				15.00	15.00	
सेस	30.00				30.00	30.00	
सूद	30.00				30.00	30.00	
मृतफरकात	12.00				12.00	12.00	
मौजान अदायकारी	147.00				147.00	147.00	

(१) मौजान कुल (तफजों में) : Two Hundred Ninety Four Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 22-04-2023

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



ऑनलाईन जाँच

यह एक कम्प्यूटर 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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 89

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 38

वो सकुनत नम्बर। Receipt No. : 0200949947

रातु | सिमलिया | 139 | SUNIL KUMAR KEJRIWAL HUF thru its karta SUNIL KUMA,DEEPAK SARAWAGI HUF thru its karta DEEPAK SARAWAGI

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 2.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती

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 ता वर्ष (2022-2023)	
माल (नकदी)	10.00				10.00	10.00
गुजारी (भावती)	2.50				2.50	2.50
सेस	5.00				5.00	5.00
सूद	5.00				5.00	5.00
मुतफरकात	2.00				2.00	2.00
मौजान	24.50				24.50	24.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष (2022-2023)		
माल (नकदी)					10.00	10.00	
गुजारी (भावती)					2.50	2.50	
सेस					5.00	5.00	
सूद					5.00	5.00	
मुतफरकात					2.00	2.00	
मौजान अदायकारी	24.50				24.50	24.50	

(१) मौजान कुल (लफजों में) : **Forty Nine Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **49.00**

तारीख अमला तहसील कुनिन्दा : 22-04-2023

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



ऑनलाईन जाँच

यह एक कम्प्यूटर 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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 92

नाम रैयत मय कलिदयत जमाबन्दी Vol. No. : 38

वो सकुनत नम्बर। Receipt No. : 0106654802

रातु । सिमलिया । 139 । UMA DEVI NARSARIA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 2.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती

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

मांग बाबत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	10.00					10.00
सेस (भावती)	2.50					2.50
सूद	5.00					5.00
मृतफरकात	5.00					5.00
मौजान	2.00					2.00
	<b>24.50</b>					<b>24.50</b>

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					10.00	
सेस (भावती)					2.50	
सूद					5.00	
मृतफरकात					5.00	
मौजान अदायकारी					2.00	
					<b>24.50</b>	

(१) मौजान कुल (लफजों में) : Twenty Four Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 13-06-2024

खास म्हात का बकाया मालगुजारी पर (सिबाप ऐसे बकार्यों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



ऑनलाइन जाँच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सरकल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 93

नाम रैयत मय बलिदयत जमाबन्दी Vol. No. : 38

वो सकुनत नम्बर। Receipt No. : 0329675848

रातु । शिमलिया । 139 । UMA DEVI NARSARIA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 27.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती

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

मांग बाबत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	50.00					50.00
सेस (भावती)	12.50					12.50
सूद	25.00					25.00
मुतफरकात	25.00					25.00
मौजान	10.00					10.00
	<b>122.50</b>					<b>122.50</b>

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालबा हाल (2024-2025)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)	50.00					50.00	
सेस (भावती)	12.50					12.50	
सूद	25.00					25.00	
मुतफरकात	25.00					25.00	
मौजान अदायकारी	10.00					10.00	
	<b>122.50</b>					<b>122.50</b>	

(१) मौजान कुल (लफजों में) : One Hundred Twenty Two Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 13-06-2024

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



ऑनलाईन जाँच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 94

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 38

वो सकुनत नम्बर। Receipt No. : 0590403978

रातु । सिमलिया । 139 । UMA DEVI NARSARIA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
207	821	0 एकड़ 8.25 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती

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

मांग बाबत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	16.00					16.00
सेस (भावती)	4.00					4.00
सूद	8.00					8.00
मुतफरकात	8.00					8.00
मीजान	3.20					3.20
	<b>39.20</b>					<b>39.20</b>

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					16.00	
सेस (भावती)					4.00	
सूद					8.00	
मुतफरकात					8.00	
मीजान अदायकारी					3.20	
					<b>39.20</b>	

(१) मीजान कुल (लफजों में) : **Thirty Nine Rupees and Twenty Paise**


(२) नाम देहिन्दा -

(३) कुल बकाया- **39.20**

तारीख अमला तहसील कुनिन्दा : 13-06-2024

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



  
 ऑनलाइन जाँच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



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map of streets

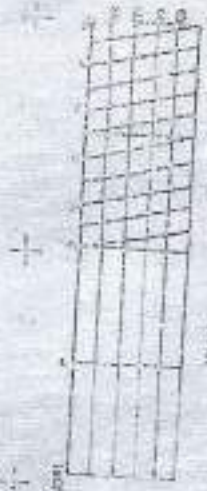
map of streets

map of streets

Родники







Scale 16 inches = 1 Mile

SECTION



Handwritten text in Chinese characters, likely a title or description of the site plan.



Handwritten text in Chinese characters, likely a title or description of the site plan.



Vertical text on the left side of the large map, possibly a list of parcel numbers or names.

# Budhdeo Developer's

Savitri Enclave , 4B  
Bano Manjil Road, Ranchi-834001 (Jharkhand)

Ref. No. ....

Date .....

## TO WHOMSOEVER IT MAY CONCERN

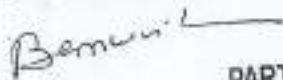
### Declaration for Authorised Signatory

We, Banwari Lal Kabra and Bijendra Kumar Singh of Budhdeo Developers hereby solemnly authorize Mr. Banwari Lal Kabra and Mr. Bijendra Kumar Singh to act as an authorized signatory of the firm "Budhdeo Developers" for Signing Development Agreement With Prarthana Estates Pvt Ltd.

Mr. Banwari Lal Kabra and Mr. Bijendra Kumar Singh of Budhdeo Developers is authorized to sign all the necessary applications, documents, undertakings, and other agreements on behalf of the firm, as may be necessary for Signing Development Agreement with Prarthana Estates Pvt Ltd.

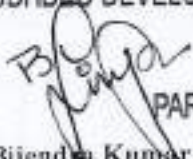
All his actions in relation to this business will be binding on us.

**FOR BUDHDEO DEVELOPERS**



**PARTNER**

1. Banwari Lal Kabra  
**FOR BUDHDEO DEVELOPERS**



**PARTNER**

2. Bijendra Kumar Singh

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PRARTHANA ESTATES PVT LTD HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 601, MODI HEIGHTS PHASE-II, OPP ALL INDIA RADIO, RATU ROAD, RANCHI-834001 ON 8TH JULY 2024 AT 12:30 PM.**

**"RESOLVED THAT"** the Consent of the Board be and is hereby accorded for the execution and signing of the Joint Development Agreement to be entered into between the Company and Mrs Uma Devi Narsaria and Sunil Kumar Kejriwal HUF and Deepak Sarawagi HUF and Budhdeo Developers

**"RESOLVED FURTHER THAT** Mr. Rahul Modi and Mr Vikash Modi Directors of the Company be and are hereby severally/jointly authorized to negotiate, finalize and execute the above mentioned agreements and documents on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Joint Development Agreement, Registry Agreement, Sale Agreement, Sale Deed and any other Documents as may be required".

**"RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed and stamped on the Joint Development Agreement, Registry Agreement, Sale Agreement, Sale Deed and any other Documents as may be required to be executed under the Common Seal of the Company in the presence of any one of the authorized signatories."

**"RESOLVED FURTHER THAT** the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by them so long as they are in the concerned to the Company."

**"RESOLVED FURTHER THAT** a certified copy of the resolution be given to anyone concerned or interested in the matter."

Certified True Copy.

For Prarthana Estates Pvt Ltd

Prarthana Estates Pvt. Ltd.

*Vikash* <sup>MM</sup>  
Director :

Prarthana Estates Pvt. Ltd.

*Rahul Modi*  
Director :

Prarthana Estates Pvt. Ltd.

*Radhika Modi*  
Director :

Prarthana Estates Pvt. Ltd.  
*Sunil Modi*  
Director :

Prarthana Estates Pvt. Ltd.

Director :

PRARTHANA ESTATES PRIVATE LIMITED

601, 6th Floor, Modi Heights, Phase II, Opp. All India Radio, Ratu Road, Ranchi - 834 001

T : +91 79799 31170, +91 62016 55850 | W: www.prarthanagroup.in | E: prarthanaestates@gmail.com

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AAVPN3003R



नाम /NAME

UMA DEVI NARSARIA

पिता का नाम /FATHER'S NAME

SURAJ BHAN TAYAL

जन्म तिथि /DATE OF BIRTH

17-09-1966

हस्ताक्षर /SIGNATURE

*Uma Devi Narsaria*

*Shagat*

आयकर अ. रांची

COMMISSIONER OF INCOME TAX, RANCHI

आयकर विभाग  
INCOME TAX DEPARTMENT  
BUDHDEO DEVELOPERS



भारत सरकार  
GOVT. OF INDIA

02/07/2016

Permanent Account Number

AAQFB5700Q

12072016

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AABHS2557P**



नाम / Name  
SUNIL KUMAR KEJRIWAL (HUF)

12022022

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
15/02/1990

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAJHD4332H



नाम / Name

DEEPAK SARAWAGI (HUF)

निगमन / गठन की तारीख

Date of Incorporation / Formation

02/03/2006

20062018

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

**PRARTHANA ESTATES PRIVATE  
LIMITED**



**09/06/2006**

Permanent Account Number

**AAECP0517G**

16012009

च

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

दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति।	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण-पत्र अथवा		
	(iii) शुद्धि-पत्र		
	(iv) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✗	

जाँच लिपिक का हस्ताक्षर  
तिथि सहित  
**ANAND KUMAR.**

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित



## Pre Registration Docket

Date :- 16-07-2024 04:02 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 202400088394

Appointment :- 16-Jul-2024 Time:- 13:5

Article	Development Agreement
Pre Registration Date	14-Jul-2024
No. Of Pages	96
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 13,89,239.

Property Id: **1263699**

Valuation No. : 1723815 / 2024	: - 2024-2025	Date : 16-July-2024 14:01:PM
State : Jharkhand	District : Ranchi	Tahsil : Ratu
Land Type : Rural	Corporation :	Village/City : Simliya
Simliya Word No 1 - Other Road		
Khata Number - 207		
Plot Number - 821		
Volume Number - 38		
Page Number - 89 91 93 94 92 90		

### Property Rates

#### Commercial Land (Y)

₹723845/- Decimal

Valuation Rule : Commercial land

### Property Details

1	Land area	76.50 Decimal
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### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 76.5 x 723845=55374142.5	₹5,53,74,143/-
A	Total		₹5,53,74,143/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹5,53,74,200/-

Total Amount in Words : Five Crore Fifty Three Lakhs Seventy Four Thousands Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. PLOT NO. 832, West: RING ROAD, South: R.S. PLOT NO. 823, North: R.S. PLOT NO. 820 & PRIVATE PASSAGE
Area	Land area : 76.50 Decimal
Other Description of the Property	Address - VILLAGE SIMALIA P.S. RATU THANA NO. 139 DISTRICT RANCHI, Pin Code - 835222
Government/Market Value	55374142.5
Transaction Amount	-

CLAIMANT	<b>PRARTHANA ESTATES PVT. LTD.-Mr. VIKASH MODI, Father/Husband Name RAVINDRA MODI,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-09-Jun-2006,Permission Case No.- , Aadhaar No. *****0256, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-KANKE ROAD,Address - FLAT NO. 402, FOURTH FLOOR, NANDAN KANAN APARTMENT, LAKE AVENUE, KANKE ROAD, BESIDE RELIANCE MART, KATHARGONDA alias PAHARGONDA, KANKE ROAD, POLICE STATION GONDA, DISTRICT RANCHI, Pin Code-834008</b>
EXECUTANTS	<b>-Mrs. UMA DEVI NARSARIA, Father/Husband Name SURAJ BHAN TAYAL,, Party Category-Individual , PAN No.- Date Of Birth-17-Sep-1966,Permission Case No.- , Aadhaar No. *****1407, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-LALJI HIRJI ROAD,Address - RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, POLICE STATION KOTWALI, DISTRICT RANCHI, Pin Code-834001</b>
	<b>BUDHDEO DEVELOPERS-Mr. BIJENDRA KUMAR SINGH, Father/Husband Name LATE JANARDAN SINGH,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-02-Jul-2016,Permission Case No.- , Aadhaar No. *****0162, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-GARIKHANA,Address - SUSHMA VILLA, CHOUDHARY BAGAN, NEAR SANI MANDIR, GARIKHANA, POLICE STATION KOTWALI, DISTRICT RANCHI, Pin Code-834001</b>
	<b>BUDHDEO DEVELOPERS-Mr. BANWARI LAL KABRA, Father/Husband Name LATE MOTI LAL KABRA,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-02-Jul-2016,Permission Case No.- , Aadhaar No. *****2649, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-BANO MANJIL ROAD,Address - FLAT NO. 48, SAVITRI ENCLAVE, BANO MANJIL ROAD, NEAR PAHARI MANDIR, POLICE STATION SUKHDEO NAGAR, Pin Code-834001</b>
	<b>-Mr. DEEPAK SARAWAGI HUF Thro Its Karta DEEPAK SARAWAGI, Father/Husband Name LATE RAJ KUMAR SARAWAGI,, Party Category-Individual , PAN No.- Date Of Birth-02-Mar-2006,Permission Case No.- , Aadhaar No. *****9590, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-KANKE ROAD,Address - FLAT NO. 409, PANCHWATI RESIDENCY, CHANDANI CHOWK, KANKE ROAD, POLICE STATION GONDA, DISTRICT RANCHI, Pin Code-834008</b>

**-Mr. SUNIL KUMAR KEJRIWAL HUF Thro Its Karta SUNIL KUMAR KEJRIWAL , Father/Husband Name LATE PURUSHOTTAM LAL KEJRIWAL,, Party Category-Individual , PAN No.- Date Of Birth-11-Dec-1965,Permission Case No.- , Aadhaar No. \*\*\*\*\*0918, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-LALPUR,Address - MANSHI KOTHI, LOWER BARDWAN COMPOUND, GAYAN RANJAN PATH, LALPUR, POLICE STATION LALPUR, DISTRICT RANCHI, Pin Code-834001**

**Witness Information** **Mr. RAJ KUMAR SINGH , Address - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. PANDRA, DIST. RANCHI-, Father/Husband Name-BHARAT SINGH**

**Identifier Details** **Mr. VINOD KUMAR SRIVASTAVA , Address - 6TH RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAAR, P.S. KOTWALI, DIST. RANCHI-, Father/Husband Name-LATE PREM NATH SRIVASTAVA**

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,880
<b>Total</b>		<b>2,880</b>

Fee Rule:Development Agreement		
1	A1	13,84,355
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>13,86,359</b>

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

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

*Signature*  
16/07/2024

Deed Writer / Advocate

*Signature*

Vendee / Claimant

*Signature*  
Uma Devi Narasaria  
Sunder Kumar (as wife)

Vendor / Executant

*Signature*

*Signature*

फ़ेरोना को ढराना है सफ़ाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



## Document Registration Summary 1

Date :-16-Jul-2024

- Government/Market Value: ₹55374200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 16-07-2024 Presented at SRO - Ranchi Urban3

Signature of Presenter

*Uma Devi Narvaria*

SRO - Ranchi Urban3

Receipt : 1056496

Receipt Date : 16-07-2024

Presenter Name: - *Uma Devi Narvaria*

E	₹2000
PR	₹1
SP	₹2880
LL	₹64
A1	₹1384355
Stamp Duty	₹100

**Total** ₹1389400

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	VikashModi	• GRN Number : 2403124201 • DEPT Transaction Id : 82f29a7c84a0837e0d08 • Transaction Type :	100
E	2000	2000	0	GRAS	VikashModi	• GRN Number:- 2403124259 • DEPT Transaction Id : 914f57258d1b362b5697 • Transaction Type :	2000
PR	1	1	0	GRAS	VikashModi	• GRN Number : 2403124259 • DEPT Transaction Id : 914f57258d1b362b5697 • Transaction Type :	1
SP	2880	2880	0	GRAS	VikashModi	• GRN Number : 2403124259 • DEPT Transaction Id : 914f57258d1b362b5697 • Transaction Type :	2880

A1	1384355	1384355	0	GRAS	VikashModi	<ul style="list-style-type: none"> <li>• GRN Number : 2403124259</li> <li>• DEPT Transaction Id : 914f57258d1b362b5697</li> <li>• Transaction Type :</li> </ul>	1384355
LL	3	64	-61	GRAS	VikashModi	<ul style="list-style-type: none"> <li>• GRN Number : 2403124259</li> <li>• DEPT Transaction Id : 914f57258d1b362b5697</li> <li>• Transaction Type :</li> </ul>	64
Sub Total	1389243	1389400	-157				





**Article** : Development Agreement **Number of Pages** : 192







Signature of Operator







Signature of Head Clerk

Signature of Registering Officer






Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>UMA DEVI NARSARIA</b> Address1 - RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, POLICE STATION KOTWALI, DISTRICT RANCHI, Address2 - LALJI HIRJI ROAD , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Uma Devi Narsaria Address:- , rani sati market, lalji hirji road, main road ranchi, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:57			<i>Uma Devi Narsaria</i>
2	<b>BANWARI LAL KABRA</b> Address1 - FLAT NO. 4B, SAVITRI ENCLAVE, BANO MANJIL ROAD, NEAR PAHARI MANDIR, POLICE STATION SUKHDEO NAGAR, Address2 - BANO MANJIL ROAD , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Banwari Lal Kabra Address:- savitri enclave, flat no - 4B, near pahadi mandir, bano manjil road, ratu road, , Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:			<i>Banwari Lal</i>

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<p><b>DEEPAK SARAWAGI HUF</b> Thro Its Karta <b>DEEPAK SARAWAGI</b> Address1 - FLAT NO. 409, PANCHWATI RESIDENCY, CHANDANI CHOWK, KANKE ROAD, POLICE STATION GONDA, DISTRICT RANCHI, Address2 - KANKE ROAD ... Jharkhand PAN No.: Permission Case No.-</p>	No	Yes	<p>Deepak Sarawagi Address:- Flat No-409,Panchwati Residency, , Chandani Chowk,Kanke Road, , Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India</p>		<p>EXECUTANTS Age:18</p>			
4	<p><b>SUNIL KUMAR KEJRIWAL HUF</b> Thro Its Karta <b>SUNIL KUMAR KEJRIWAL</b> Address1 - MANSHI KOTHI, LOWER BARDWAN COMPOUND, GAYAN RANJAN PATH, LALPUR, POLICE STATION LALPUR, DISTRICT RANCHI, Address2 - LALPUR ... Jharkhand PAN No.: Permission Case No.-</p>	No	Yes	<p>Sunil Kumar Kejriwal Address:- MANSHI KOTHI,LOWER BARDWAN COMPOUND, NEAR HOLI CROSS SCHOOL, GYAN RANJAN PATH, LALPUR,PS- LALPUR, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India</p>		<p>EXECUTANTS Age:58</p>			

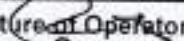
Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	<b>BIJENDRA KUMAR SINGH</b> Address1 - SUSHMA VILLA, CHOUDHARY BAGAN, NEAR SANI MANDIR, GARIKHANA, POLICE STATION KOTWALI, DISTRICT RANCHI, Address2 - GARIKHANA , , Jharkhand PAN No.: .Permission Case No.-	No	Yes	Bijendra Kumar Singh Address:- SUSHMA VILLA, NEAR SANI MANDIR, CHOUDHARY BAGAN GARIKHANA, , Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:			
6	<b>VIKASH MODI</b> Address1 - FLAT NO. 402, FOURTH FLOOR, NANDAN KANAN APARTMENT, LAKE AVENUE, KANKE ROAD, BESIDE RELIANCE MART, KATHARGONDA alias PAHARGONDA, KANKE ROAD, POLICE STATION GONDA, DISTRICT RANCHI, Address2 - KANKE ROAD , , Jharkhand PAN No.: .Permission Case No.-	No	Yes	Vikash Modi Address:- Nandan Kanan 402 Fourth Floor, Beside Reliance Mart, Lake Avenue Kanke Road, , Misirgonda alias pahargonda, , Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			


Identification:

<b>Sr.NO</b>	<b>Party Name and Address</b>	<b>Photo</b>	<b>FingerPrint</b>	<b>Signature</b>
1	<b>VINOD KUMAR SRIVASTAVA</b> S/o-D/o <b>LATE PREM NATH SRIVASTAVA</b> <b>Address1 - 6TH RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAAR, P.S. KOTWALI, DIST. RANCHI, Address2 -</b> ... Jharkhand <b>PAN No.:</b>			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RAJ KUMAR SINGH</b> <b>Address1 - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. PANDRA, DIST. RANCHI, Address2 -</b> ... Jharkhand			

Signature of Operator 


Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **UMA DEVI NARSARIA , SUNIL KUMAR KEJRIWAL HUF Thro Its Karta SUNIL KUMAR KEJRIWAL , DEEPAK SARAWAGI HUF Thro Its Karta DEEPAK SARAWAGI , BANWARI LAL KABRA , BIJENDRA KUMAR SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (VINOD KUMAR SRIVASTAVA) Son/Daughter/Wife of (LATE PREM NATH SRIVASTAVA) resident of (6TH RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAAR, P.S. KOTWALI, DIST. RANCHI) and by occupation (Service).



Signature of Registering Officer 

Seal and Signature of Registering Officer 

Date:- 16-Jul-2024

Token No.: 202400088394

## CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **16-Jul-2024** by **UMA DEVI NARSARIA, S/O, D/O, W/O SURAJ BHAN TAYAL** resident of RANI SATI MARKET, LAJJI HIRJI ROAD, MAIN ROAD, POLICE STATION KOTWALL, DISTRICT RANCHI, LAJJI HIRJI ROAD.

This deed was registered as Document No:- **2024/RANU3/2173/BK1/2011** in Book No :- **BK1**, Volume No :- **247** from Page No :- **215** to **406** at, office of **SRO - Ranchi Urban3**

Date:- **16-Jul-2024**

Registering Officer

**RUPESH KUMAR SIMHA**  
SUB REGISTRAR

RNC-URB-3, KANKE AREA



भारत सरकार

Government of India



विकास मोदी  
Vikash Modi  
जन्म तिथि/DOB: 20/03/1988  
पुरुष/ MALE



8485 1763 0256

मेरा आधार, मेरी पहचान



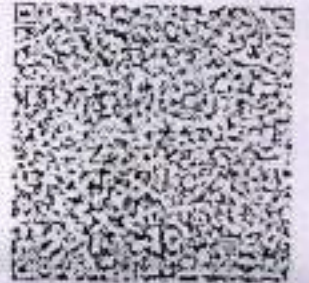
भारत सरकार  
Government of India



विनोद कुमार श्रीवास्तव  
Vinod Kumar Srivastava  
जन्म तिथि/DOB: 02/10/1956  
पुरुष/ MALE

3647 7217 1774

VID: 9109 7853 0807 6263



मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



दीपक सरावगी

Deepak Sarawagi

जन्म तिथि/DOB: 03/05/1974

पुरुष/ MALE



7163 6482 9590

VID : 9150 3276 0160 6535

मेरा आधार, मेरी पहचान



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विविध पहचान अधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA



सुनील कुमार केजरीवाल  
SUNIL KUMAR KEJRIWAL  
जन्म तिथि/DOB: 15/12/1965  
पुरुष / MALE



पता:

सागर होटल लेन, एच.बी  
रोड लालपुर चौक, आर्य  
होटल के पाम, रांची, रांची,  
झारखण्ड - 834001

Address:

SAGAR HOTEL LANE, H.B ROAD  
LALPUR CHOKK, NEAR ARYA  
HOTEL, RANCHI, Ranchi,  
Jharkhand - 834001

2324 3594 8989

2324 3594 8989

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



भारत सरकार  
GOVERNMENT OF INDIA

Download Date: 04/07/2020



बनवारी लाल काबरा

Banwari Lal Kabra

जन्म तिथि / DOB: 16/06/1976

पुरुष / MALE

Mobile No.: 9110108406

8973 9977 2649

VID : 9125 3897 4266 1247

Issue Date: 23/01/2020

मेरा आधार, मेरी पहचान



भारत सरकार  
GOVERNMENT OF INDIA



बिजेन्द्र कुमार सिंह

Bijendra Kumar Singh

जन्म तिथि / DOB: 13/01/1976

पुल्ल / MALE

Mobile No.: 8709154320

6729 3147 0162

UID - 9162 3617 2479 1575

Issue Date: 23/01/2020

23/01/2020

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 11/04/2013



उमा देवी नारसरिया  
**Uma Devi Narsaria**  
जन्म तिथि / DOB: 17/09/1966  
महिला / FEMALE



**4633 4643 1407**

मेरा आधार, मेरी पहचान