

6599

6003



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e8404c40b5e26fccc9c3

Receipt Date : 20-Jul-2024 10:52:58 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202400091041

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Sai Homes Through Partner Roshan Kumar
(Vendee)

GRN Number : 2403216479



:- For Office Use :-

रंजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की धारा 1
1 वा 1 क से 5 के अधिन यथावत स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

निबंधन पदाधिकारी
20/03/2024

Amitabh Bhatt
जगता कुमारी
Sai Homes
Roshan Kumar
Partner

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।

Sai Homes
D.K.Ih

Partner

Nida Kumari



Government of Madhya Pradesh

Department of Revenue



Handwritten notes in Hindi, including '19/11/2019' and other illegible text.

गिरा...
प्राप्त पशुपालन वो भूमि घोडाला
एवं खाशमहल लीज की सूची
में वर्णित प्लॉट एवं नाम दर्ज
नहीं है।

गिरा...
20/07/24



ASHUTOSH KUMAR
Advocate
Enrollment No. - 156/2008

सम्पत्ति का मूल्य -
मुद्रांक - 50
T.D.S. -

मार्ग दर्शिका पंजी से मिलान किया
जमीन का दर/डी. 334095 /
कच्चा कमान का दर/वर्ग फीट.....
पक्का कमान का दर/वर्ग फीट.....
प्लॉट का दर/वर्ग फीट.....



गैर मज़रूवा प्रतिबंधित सूचि से
खाता 176 प्लॉट 1567
का मिलान किया दर्ज नहीं पाया

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 20th day of July, 2024 (Two Thousand and Twenty Four) at Ranchi.

BETWEEN

- (1) **Jaya Kumari** Date of Birth - 10.03.1982 wife of Niranjan Keshav, Daughter of Satyendra Singh, Grand Daughter of Late Ramchandra Singh, by Occupation - Business, by Category General (Not covered under CNT Act 1908), Resident of Purvi Gandhi Maidan, Jahanabad, P.S. Jahanabad, District - Jahanabad, State - Bihar,
- (2) **Niranjan Keshav** Date of Birth - 25.04.1977, son of Baijnath Prasad Sharma, Grand son of Late Gopal Prasad Sharma, by Occupation - Business, by Category General (Not covered under CNT Act 1908), Resident of Purvi Gandhi Maidan, Jahanabad, P.S. Jahanabad, District - Jahanabad, State - Bihar,

जय केशव

20/07/2024

अमिता शर्मा

Sai Homes
Roshan Kumar
Partner
Sai Homes
D.K.P.K.
20/07/2024
Partner

Niranjana...



ASHUTOSH KUMAR
 Enrollment No. 458/2008

जामा कुमारी



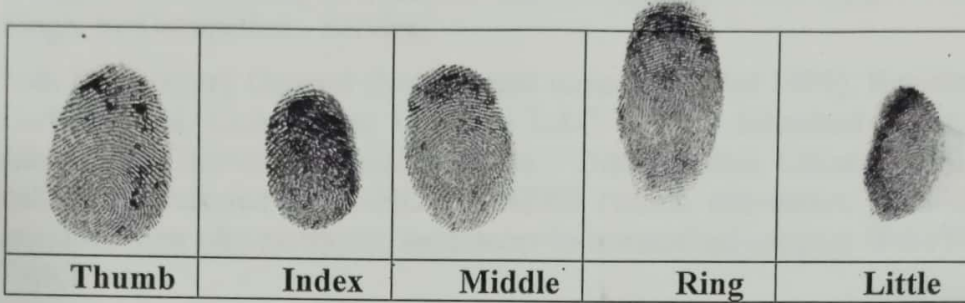
दिनांक 20/03/24 समय 10:15
 रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम
 श्री Jaya Kumar
 पिता श्री/स्व. S. Singh
 निवास स्थान Bihar जिला
 पेशा Business जो लेखनकारी के दायेदार या
 अवर निबंधक द्वारा प्रमाणित
 मुक्तारनामा सं. _____ वर्ष _____ के अधीन
 लेखनकारियों या दावेदारों में से एक श्री _____
 के अधिकता से दि. _____ के पूर्वाहन/अपराहन
 में अवर निबंधन कार्यालय _____ में
 निबंधन के लिए पेश किया

&
 निबंधन पदाधिकारी का हस्ताक्षर
 20/03/2024
 रूपेश कुमार सिन्हा
 प्रभारी जिला अवर निबंधक, राँची

elly p...
20/07/2024 2.



ASHUTOSH KUMAR
Advocate
Enrollment No. - 156/2005

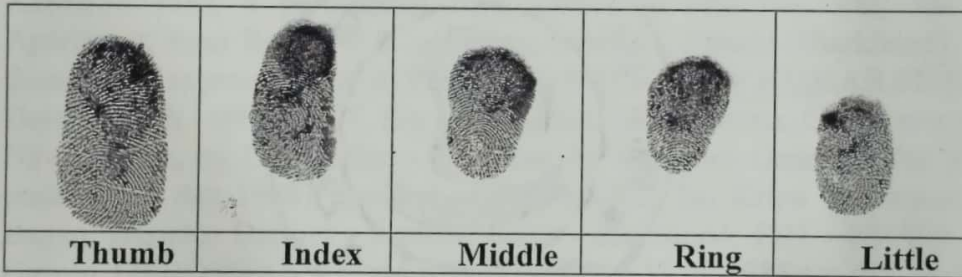


3.

Nita Kumari
20/07/2024



ASHUTOSH KUMAR
Advocate
Enrollment No. - 156/2005

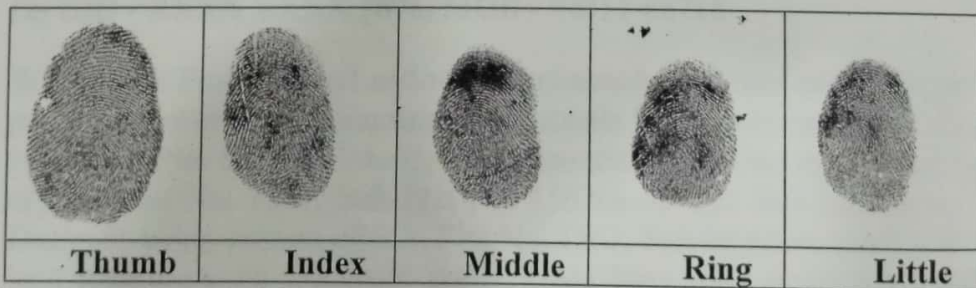


4.

Chyoti Bhatt
20/07/2024



ASHUTOSH KUMAR
Advocate
Enrollment No. - 156/2005



(3) **Nita Kumari** Date of Birth - 06.12.1974 wife of Rajesh Kumar, Daughter of Nawal Prasad Singh, Grand Daughter of Late Raghaw Prasad Singh, by Occupation - Housewife,

(4) **Gunjan Bharti** Date of Birth - 01.03.1984 wife of Rakesh Kumar, Daughter of Lal Narayan Sharma, Grand Daughter of Late Raghaw Prasad Singh, by Occupation - Service,

both by Category General (Not covered under CNT Act 1908), Residents of Berthu Kothi, Court Area, Opposite L.I.C. Office, Jahanbad Court, P.S. Jahanabad, District - Jahanabad, State - Bihar, Indian Citizen hereinafter called and referred as LAND OWNERS (which expression shall unless excluded their administrators, successors-in-interest and assigns) of the FIRST PART.

- (1) UID - XXXX XXXX 0923, PAN-DTAPK8283H, MOB-8804308874
- (2) UID - XXXX XXXX 7882, PAN-ANRPK2694L, MOB-9939911835
- (3) UID - XXXX XXXX 0172, PAN-DUCKPK0034F, MOB-9934877844
- (4) UID - XXXX XXXX 9744, PAN-CMVPB9101L, MOB-8804441422

AND

M/S SAI HOMES (Date of Incorporation - 11.01.2019, PAN-ADVFS8745F), a partnership firm, Office at Flat No. 302, Sai Kripa Apartment, Rani Bagan, P.S. - Bariatu, District - Ranchi (Jharkhand), acting through and represented by its Partners (1) **SRI DHRUV KUMAR SHARMA**, Date of Birth - 09.09.1967, S/o Late Madheshwar Sharma, Grand son of Late Navin Singh, by Occupation :- Business, by Category General (Not covered under CNT Act 1908), resident of Flat no-202, Sai Kripa Apartment, Rani Bagan, Bariatu, District -, Ranchi, State - Jharkhand, PIN - 834009 Indian Citizen, (2) **ROSHAN KUMAR** Date of Birth - 12.09.1985 son of Late Umesh Prasad Singh Grand Son of Late Rajo Singh, by Caste - General (Not Covered under CNT-ACT-1908), by occupation - Business, Resident of - Sai Homes Near Bodhraj Enclave Anantpur, P.S-Chutia, District- Ranchi, State- Jharkhand, PIN - 834002, Indian Citizen (hereinafter called the BUILDER/DEVELOPER /PROMOTOR) which expression shall include and mean his representatives, his heirs, agents etc. of the SECOND PART).

- (1) UID - XXXX XXXX 8972, MOB - 7870239908
- (2) UID - XXXX XXXX 1676, MOB - 94311-66718

WHEREAS First Parties/Landowners are absolute owners and are in peaceful possession over land measuring 35 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-45, land measuring 2.33 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-46 and land measuring 18.67 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-47 total land measuring 56 Decimals under Khata No.- 176, situated at Village -

Sai Homes

D.K. I. W. —

Partner

Page 3

Sai Homes

Roshan Kumar

Partner

My for

20/07/2024

Cemija

Nita Kumari

Mesra, P.S. - Sadar, P.S. No. - 169, District - Ranchi morefully and particularly described in the schedule -A.

AND WHEREAS said land under Khata No. 176 situated at Village - Mesra, P.S. - Sadar, P.S. No. - 169, District - Ranchi is recorded in Revisional Survey Records of Right in the name of Assam Frontier Tea Company Limited as Bakast Malik.

AND WHEREAS Assam Frontier Tea Company Limited sold the said land and other lands to Mrs. Freda Martali by virtue of a registered sale deed no. 815, dated 05.03.1947 which is entered in Book No.-1, volume number-33, page number-219 to 223, year-1947 registered before the Registrar of Assurances, Calcutta.

AND WHEREAS Mrs. Freda Martley sold 15 acres 40 decimals land of the above R.S. Plot Number 1567 along with other land to Rajendra Krishto Dutt son of Late Harendra Krishto Dutt by virtue of a registered Sale deed No. 2190, dated 27.04.1961, which is entered in Book No. 1, Volume No. 74; Page No. 32 to 45 registered before the Registrar of Assurances, Calcutta.

AND WHEREAS after purchasing the above mentioned land, Rajendra Krishto Dutt occupied it peacefully and kept getting land revenue receipts by getting the land registered in his name in the circle office and paying the tax.

AND WHEREAS Rajendra Krishto Dutt had sold 06 acres 73 decimals being portion of R.S. Plot Number 1567, Sub Plot No. 1567/A along with other land to Nripendra Krishto Dutt son of Rajendra Krishto Dutt by virtue of a registered Sale deed No. 9921 dated 09.07.1973 which is entered in Book No. 1, Volume No. 46, Page No. 90 to 96 registered in the office of District Sub-Registrar, Ranchi.

AND WHEREAS after purchasing the above land, Nripendra Krishto Dutt got his name mutated in Circle Office vide Mutation Case No. 43 R27/1973-74 order dated - 05.12.1975 which is entered in Register-II Volume No. 1 of Page No. 293.

AND WHEREAS said Nripendra Krishto Dutt son of Late Rajendra Krishto Dutt sold land measuring 35 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-45 under Khata No. 176 situated at Village - Mesra, P.S. - Sadar, P.S. No. - 169, District - Ranchi to **Jaya Kumari (Landowner No. 1)** by virtue of a registered Sale Deed No. 5552/4987 dated 22.06.2018 which is entered in Book No. 1, Volume No. 501, Page No. 161 to 204 in the year 2018 registered in the office of District Sub Registrar, Ranchi, after purchase of the said land he got his name mutated and paid rent in his name to the state through circle office, Kanke Anchal, Ranchi vide Mutation Case No. 1824R27/2018-2019 and his name also entered in Revenue Records of Circle Office in Register II, Volume No. 11, Page No. 83 he is regularly paying land

Sal Homes

D.K.I.H. —

Partner

Page 4

Sal Homes

Roshan Kumar

Partner

Ujjay

Ujjay

Ujjay

Ujjay

Ujjay

Nita Kumari

20/07/2021

rent to the state and coming in peaceful possession over the said land.

AND WHEREAS said land under Khata No. 176 situated at Village - Mesra, P.S. - Sadar, P.S. No. - 169, District - Ranchi is recorded in Revisional Survey Records of Right in the name of Assam Frontier Tea Company Limited as Bakast Malik.

AND WHEREAS Assam Frontier Tea Company Limited sold the said land and other lands to Mrs. Freda Martali by virtue of a registered sale deed no. 815, dated 05.03.1947 which is entered in Book No.-1, volume number-33, page number-219 to 223, year-1947 registered before the Registrar of Assurances, Calcutta.

AND WHEREAS Mrs. Freda Martley sold 15 acres 40 decimals land of the above R.S. Plot Number 1567 along with other land to Rajendra Krishto Dutt son of Late Harendra Krishto Dutt by virtue of a registered Sale deed No. 2190, dated 27.04.1961, which is entered in Book No. 1, Volume No. 74, Page No. 32 to 45 registered before the Registrar of Assurances, Calcutta.

AND WHEREAS after purchasing the above mentioned land, Rajendra Krishto Dutt occupied it peacefully and kept getting land revenue receipts by getting the land registered in his name in the circle office and paying the tax.

AND WHEREAS Rajendra Krishto Dutt had sold 06 acres 73 decimals being portion of R.S. Plot Number 1567, Sub Plot No. 1567/A along with other land to Nripendra Krishto Dutt son of Rajendra Krishto Dutt by virtue of a registered Sale deed No. 9921 dated 09.07.1973 which is entered in Book No. 1, Volume No. 46, Page No. 90-96 registered in the office of District Sub-Registrar, Ranchi.

AND WHEREAS after purchasing the above land, Nripendra Krishto Dutt got his name mutated in Circle Office vide Mutation Case No. 43 R27/1973-74 order dated - 05.12.1975 which is entered in Register-II Volume No. 1 of Page No. 293.

AND WHEREAS said Nripendra Krishto Dutt son of Late Rajendra Krishto Dutt sold land measuring 2.33 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-46 under Khata No. 176 situated at Village - Mesra, P.S. - Sadar, P.S. No. - 169, District - Ranchi to **Niranjan Keshav (Landowner No. 2)** by virtue of a registered Sale Deed No. 5554/4989 dated 22.06.2018 which is entered in Book No. 1, Volume No. 501, Page No. 253 to 300 in the year 2018 registered in the office of District Sub Registrar, Ranchi; after purchase of the said land he got his name mutated and paid rent in his name to the state through circle office, Kanke Anchal, Ranchi vide Mutation Case No. 1826R27/2018-2019 and his name also entered in Revenue Records of Circle Office in Register II, Volume No. 11, Page No. 79 he is regularly paying land rent to the state and coming in peaceful possession over the said land..

Sal Homes

Page 5

D.K.L.H.

Partner

Sal Homes

Roshan Kumar

Partner

Ujjay

Amjy Bhabhi WTI 5/11/21

20/07/2024

Nitesh Kumar

AND WHEREAS said land under Khata No. 176 situated at Village - Mesra, P.S. - Sadar, P.S. No. - 169, District - Ranchi is recorded in Revisional Survey Records of Right in the name of Assam Frontier Tea Company Limited as Bakast Malik.

AND WHEREAS Assam Frontier Tea Company Limited sold the said land and other lands to Mrs. Freda Martali by virtue of a registered sale deed no. 815, dated 05.03.1947 which is entered in Book No.-1, volume number-33, page number-219 to 223, year-1947 registered before the Registrar of Assurances, Calcutta.

AND WHEREAS Mrs. Freda Martley sold 15 acres 40 decimals land of the above R.S. Plot Number 1567 along with other land to Rajendra Krishto Dutt son of Late Harendra Krishto Dutt by virtue of a registered Sale deed No. 2190, dated 27.04.1961, which is entered in Book No. 1, Volume No. 74, Page No. 32 to 45 registered before the Registrar of Assurances, Calcutta.

AND WHEREAS after purchasing the above mentioned land, Rajendra Krishto Dutt occupied it peacefully and kept getting land revenue receipts by getting the land registered in his name in the circle office and paying the tax.

AND WHEREAS Rajendra Krishto Dutt had sold 06 acres 73 decimals being portion of R.S. Plot Number 1567, Sub Plot No. 1567/A along with other land to Nripendra Krishto Dutt son of Rajendra Krishto Dutt by virtue of a registered Sale deed No. 9921 dated 09.07.1973 which is entered in Book No. 1, Volume No. 46, Page No. 90-96 registered in the office of District Sub-Registrar, Ranchi.

AND WHEREAS after purchasing the above land, Nripendra Krishto Dutt got his name mutated in Circle Office vide Mutation Case No. 43 R27/1973-74 order dated - 05.12.1975 which is entered in Register-II Volume No. 1 of Page No. 293.

AND WHEREAS said Nripendra Krishto Dutt son of Late Rajendra Krishto Dutt sold land measuring 18.67 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-47 under Khata No. 176 situated at Village - Mesra, P.S. - Sadar, P.S. No. - 169, District - Ranchi to **(3) Nita Kumari (4) Gunjan Bharti (Landowner No. 3 & 4)** by virtue of a registered Sale Deed No. 5551/4986 dated 22.06.2018 which is entered in Book No. 1, Volume No. 501, Page No. 117 to 160 in the year 2018 registered in the office of District Sub Registrar, Ranchi, after purchase of the said land they got their name mutated and paid rent in their name to the state through circle office, Kanke Anchal, Ranchi vide Mutation Case No. 1825R27/2018-2019 and their name also entered in Revenue Records of Circle Office in Register II, Volume No. 11, Page No. 84 they are regularly paying land rent to the state and coming in peaceful possession over the said land.

Sal Homes

D.K.IV

Partner

Page 6

Sal Homes

Roshan Kumar

Partner

elly per

Amjir Babbar 15/11/2018

20/07/2024

Nita Kumari

AND WHEREAS the All landowners pool their land in one common boundary and desire to develop the area aforesaid mentioned in the Schedule- 'A' property by constructing a residential multistoried B+G+9 buildings namely "Baidhnath Residency" Block - A & B over it on the conversion basis with the help of the developer namely M/s SAI HOMES of this development agreement through which the owners shall get as per schedule- B of super built area of the building to be constructed over the schedule- 'A' property and as per schedule-C of total super built up area of the building to be constructed over the schedule 'A' property

AND WHEREAS Sanctioned Plan for construction of Multistoried Residential Building is sanctioned by Ranchi Regional Development Agreement, Ranchi bearing B.P. Case No. RRDA/AH/0300/2023 dated 13.10.2023.

AND WHEREAS as per approved plan a multistoried building comprising several independent flats on different floors where constructed by DEVELOPER on over the landed property described in Schedule -"A" below. The said Multistoried Residential Building is named as "Baidhnath Residency" Block - A & B.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER HERETO AS FOLLOWS:-

ARTICLE-I DEFINITIONS:

1.1 LAND OWNERS shall mean (1) Jaya Kumari (2) Niranjana Keshav (3) Nita Kumari Gunjan Bharti the OWNERS of the LAND PROPERTY mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.

1.2 DEVELOPER shall mean M/S SAI HOMES (Date of Incorporation - 11.01.2019, PAN-ADVFS8745F), a partnership firm, Office at Flat No. 302, Sai Kripa Apartment, Rani Bagan, P.S. - Bariatu, District - Ranchi (Jharkhand)

1.3 LAND PROPERTY shall mean all that piece and parcel of land together with the house standing there on more particularly described in the SCHEDULE -A.

1.4 BUILDING shall mean the Multi Storied residential building "Baidhnath Residency" Block - A & B to be constructed on the LAND PROPERTY in accordance with the plan sanctioned by R.R.D.A., Ranchi.

1.5 FLATS shall mean the super built up area, carpet area consisting

Sai Homes
D.K.K. —
Partner

Page 7

Sai Homes
Roshan Kumar
Partner

Signature

Signature

Nita Kumari

20/07/2024

of bedrooms, living rooms, bathrooms, kitchen, balcony, verandah, common area more particularly described in part one of SCHEDULE-B and SCHEDULE-C.

1.6 PARKING SPACE shall mean the place or area reserved for parking of the motor cars & two wheeler parking.

1.7 COMMON FACILITIES - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, overhead tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the SCHEDULE-D.

1.8 COMMON EXPENSES -shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes if any, and other taxes and levies related to or connected with the said building and LAND PROPERTY" more particularly described in SCHEDULE-D.

1.9 SALEABLE SPACE - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof. However, the consent of the flat owners shall be desirable.

1.10 LAND OWNERS' ALLOCATION - Shall mean 33.33% of total super built up area in form of residential flats and parking space as F.A.R achieved (as per Schedule-B).

1.11 DEVELOPER'S ALLOCATION - Shall mean 66.67% total super built up area in form of residential flats and parking space as F.A.R achieved (as per Schedule-C).

1.12 SUPER BUILT UP AREA shall mean and include the carpet area of flats, wall area, verandah/balcony/cupboard area, the proportionate area of the staircase, guardroom and generator room and similar other common spaces/ utilities etc.

ARTICLE II - COMMENCEMENT

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

Sai Homes
D.K.H. —
Partner

Page 8

Sai Homes
Roshan Kumar
Partner

efly per

Amjir Bhanu. 15/11/2024

20/07/2024

Nisha Kumari

ARTICLE III-THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the LAND OWNERS provides as follows:

- 1) The DEVELOPER will invite and select purchaser(s) agreeing on an OWNERSHIP basis flat/s in the building on the property, more specified in the SCHEDULE-A. The DEVELOPER will construct flats along with other common parts, common amenities and common facilities pertaining to the same.
- 2) The DEVELOPER shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the DEVELOPER would have entered into a formal agreement to transfer its (DEVELOPER'S) share of property as per DEVELOPER'S Allocation hereinabove.
- 3) After the delivery of the possession of the respective flat/s and parking spaces in the aforesaid building to the OWNERS, the purchaser shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER agreement or otherwise.
- 4) Landowners have to pay maintenance charges to society of his own share.

Handwritten signature

Handwritten signature

20/07/2024

Handwritten signature

ARTICLE-IV-DEVELOPER'S RIGHTS

- 1) The LAND OWNERS hereby grants, subject to what has been herein after provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said apartments and the same by entering into agreements or sale and/or transfer and/or construct in accordance with the plan.
- 2) That after the completion of construction of the building the respective share of OWNERS i.e. DEVELOPER/promoter and the land OWNERS shall be absolute owners of their respective shares and they will also be entitled to sell/transfer their shares separately.

ARTICLE V- APARTMENT CONSIDERATION

- 1. On the LAND OWNERS representation about his title to and "possession over the LAND PROPERTY and relying upon the LAND OWNERS personal guarantee that he has made full and correct disclosures including the fact of acquisitions as aforesaid, and that he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to

Handwritten signature

Sai Homes Page 9
D.K.H
Partner

Sai Homes
Roshan kumar
Partner

construct, erect and complete the building on the premises as a whole within a period of **05 (Five)** years with a grace period of **06 months** from the date of sanction of map and extended by such period lost by any **FORCE MAJEURE** and owners also agreed for the same. However the period stipulated herein above may be extended mutually in case of force majeure for such period as the parties may deem fit and as above defined. However, for any undue delay due to negligence of the developer, the developer shall be responsible for compensating the loss, if any, suffered by the owners.

2. The DEVELOPER shall pay all costs of supervision of the development and construction of the OWNERS' allocation in the building at the said premises as consideration.
3. The DEVELOPER shall allocate the LAND OWNERS' allocation of the constructed area in the building to be constructed at the said premises (herein called the LAND OWNERS' allocation).

ARTICLE VI- LANDLORD/ OWNERS' ALLOCATION

It shall be the constructed area in the form of such residential flats along with parking space (more particularly described in the SCHEDULE below) in the aforesaid building complex, as per specifications mentioned in the SCHEDULE-D and agreed upon by the LAND OWNERS and DEVELOPER, being exclusively allocable to the OWNERS and/or his nominee or nominees.

- 1) For the OWNERS and in consideration of their land, the DEVELOPER shall at his own costs or purchaser cost construct, create and complete in all respects and parking space.
- 2) It is agreed between the parties that the LAND OWNERS shall have no interest in the land or the building, except the fully constructed flats and common space, utilities, along with the undivided proportionate share of land more particularly described in the OWNERS' allocation. It is clearly understood that the purchaser of the flats allotted to the DEVELOPER shall pay all the costs to the DEVELOPER.
- 3) It is agreed that during construction the LAND OWNERS and/or his authorised persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction and/or verification thereof in respect of the LAND OWNERS' allocation.

Sal Homes
D.K. Iyer →
Partner

Page 10

Sal Homes
Rohan Kumar
Partner

Shashi
Cunja
Nisha Kumari
20/07/2024
elby per

construct, erect and complete the building on the premises as a whole within a period of **05 (Five)** years with a grace period of **06 months** from the date of sanction of map and extended by such period lost by any **FORCE MAJEURE** and owners also agreed for the same. However the period stipulated herein above may be extended mutually in case of force majeure for such period as the parties may deem fit and as above defined. However, for any undue delay due to negligence of the developer, the developer shall be responsible for compensating the loss, if any, suffered by the owners.

2. The DEVELOPER shall pay all costs of supervision of the development and construction of the OWNERS' allocation in the building at the said premises as consideration.
3. The DEVELOPER shall allocate the LAND OWNERS' allocation of the constructed area in the building to be constructed at the said premises (herein called the LAND OWNERS' allocation).

ARTICLE VI- LANDLORD/ OWNERS' ALLOCATION

It shall be the constructed area in the form of such residential flats along with parking space (more particularly described in the SCHEDULE below) in the aforesaid building complex, as per specifications mentioned in the SCHEDULE-D and agreed upon by the LAND OWNERS and DEVELOPER, being exclusively allocable to the OWNERS and/or his nominee or nominees.

- 1) For the OWNERS and in consideration of their land, the DEVELOPER shall at his own costs or purchaser cost construct, create and complete in all respects and parking space.
- 2) It is agreed between the parties that the LAND OWNERS shall have no interest in the land or the building, except the fully constructed flats and common space, utilities, along with the undivided proportionate share of land more particularly described in the OWNERS' allocation. It is clearly understood that the purchaser of the flats allotted to the DEVELOPER shall pay all the costs to the DEVELOPER.
- 3) It is agreed that during construction the LAND OWNERS and/or his authorised persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction and/or verification thereof in respect of the LAND OWNERS' allocation.

Sal Homes

D.K. Iyer

Partner

Page 10

Sal Homes

Roshan Kumar

Partner

elly per

11/11/2024

20/07/2024

Shashi

Chavji

Nisha Kumar

Nisha

ARTICLE VII- BUILDERS'S /DEVELOPER'S ALLOCATION

1. In consideration of the above the DEVELOPER shall be entitled of the residential building to be constructed on the landed property together with the undivided proportionate share on the said land and Parking space and facilities and other service area in the said building, after providing OWNERS' allocation as provided in Schdule below herein above and the DEVELOPER shall be entitled to enter into an agreement for sale and transfer for the DEVELOPER'S ALLOCATION and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.
2. The DEVELOPER shall be at liberty to obtain loans or, advances from Bank or other financial institutions or prospective buyers In respect of his allocation in connection with the work of construction of the new buildings but the OWNERS shall have no liability whatsoever for default or non payment of any such loan or advance by the DEVELOPER. Provided that no portion of land described in the 'SCHEDULE - A herein or the constructions thereon shall be kept by way of security, by the DEVELOPER. However a prospective buyer may keep his undivided proportionate share along with the booked flat as security to obtain loan from Banks and or similar financial institutions at their own risk cost and responsibility and the OWNERS will have no responsibility whatsoever in this regard.

ARTICLE VIII- FORCE MAJEURE

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

Sai Homes Page 11
D.K.H
Partner

Sai Homes
Roshan Kumar
Partner

efy pas

5/11/24

20/07/2024

Rohank

Cenya

Nita Kumar

ARTICLE IX- MISCELLANEOUS ARTICLE

1. The LAND OWNERS and the DEVELOPER have entered into this agreement purely on contractual basis.
2. As and from the date of full completion of the buildings and handing over DEVELOPER and/or his transferee and the LAND OWNERS and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space actually taken over by the LAND OWNERS.
3. There is no existing agreement regarding the development or sale of the said land and premises and that all other arrangement, if any, prior to this agreement, stand cancelled and are being superseded by this agreement.
4. The LAND OWNERS assures and guarantees that the landed property is free from any encumbrance attachment, charge, claim for demand whatsoever by or from any one whatsoever. The LAND OWNERS will bear the responsibility if in future any legal complication arises regarding the right title of schedule 'A' land.
5. The name of the residential building shall be "**Baidhnath Residency**" Block - A & B.
6. That LAND OWNERS or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
7. That the LAND OWNERS will hand over the following original documents to the DEVELOPER pertaining to Schedule -A land for verification and immediate return :-
 - (I) All ORIGINAL SALE DEED.
 - (ii) MUTATION AND REVENUE RECEIPT.
 - (iii) LATEST Municipal CORPORATION TAX RECEIPT.
 - (iv) Khatiyani
8. That after execution of this agreement the DEVELOPER will start necessary processing, planning advance booking for the sale of proportionate share of schedule -A land and flats and car-parking

ajay kumar

20/07/2024

Cemgiri Ashwathi

Nisha Kumar

Sal Homes Page 12

D.K.V.

Partner

Sal Homes
Roshan Kumar

Partner

space of the Multi-storied apartments to be constructed on Schedule-A land.

9. That this Development Agreement is being executed between the Land OWNERS/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.
10. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for land OWNERS allocation and Schedule-C for DEVELOPER allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

ARTICLE X- LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the LAND OWNERS to defend all actions and proceedings in respect of the title and/or possession of the LAND PROPERTY.
2. The LAND OWNERS are herewith handing over all the relevant copies documents regarding the title of possession, receipts and other legal papers concerning the LAND PROPERTY referred above. The LAND OWNERS further assures and confirms the DEVELOPER that any other document required in connection with the said LAND PROPERTY shall be handed over for inspection within a reasonable time at his expense.
3. Courts of Ranchi will alone have the jurisdiction in all-legal matters, arising out of or concerning this Development Agreement.
4. That the DEVELOPER and/or its transferees and the Landowners and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes (GST, Capital Gain

Sai Homes

Page 13

D.K.I.H. —

Partner

Sai Homes

Roshan Kumar

Partner

clg per

Amjir Ahari, WMT 5/11/21

20/07/2024

Nitesh Kumar

Tax, Municipal Tax, any leviable tax(s), Society Maintenance Tax(s), etc.) and other impositions payable in respect of their share. It is mandatory for the landowners to pay GST for their own share before possession.

5. That in case, the requisite permission for the construction and development of the property is not allowed by the government agencies for any unforeseeable reason whatsoever or due to the negligence of the developer, this agreement for development of the property between the land owners and the developer would be considered void ab initio and the landowners would not be liable in any manner whatsoever. Further, it is brought on record that the developers have not made any advance payment to the land owners in lieu of the land over which property has to be developed.

SCHEDULE-A above referred to: "Landed Property"

ALL THAT PIECE AND PARCEL of land measuring 35 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-45, land measuring 2.33 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-46 and land measuring 18.67 Decimals being portion of R.S. Plot No. 1567, Sub Plot No. 1567/A-47 total land measuring **56 Decimals** under Khata No.-176 situated at Village - Mesra, P.S. - Sadar, P.S. No. - 169, District:- Ranchi which is bounded and butted as follows :-

North :- Sub Plot No. 1567/A-4, 1567/A-5 and Road

South :- R.S. Plot No. 1569

East :- R.S. Plot No. 1567/A-17

West :- R.S. Plot No. 1567/A-3

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring **56 Decimals** in Commercial Rate. - Rs.
1,89,33,400/-

Sai Homes

D.K. / n

Partner

Page 14

Sai Homes

Roshan Kumar

Partner

Chy 101

Chy 101

20/07/2024

Nisha Kumar

SCHEDULE - "B" (Land OWNERS' Share)

That in lieu of the land provided by the Land OWNERS to the DEVELOPER for constructing the Multi-storied building the DEVELOPER shall give as following description alongwith undivided proportionate share in land out of the total super built up area to the land OWNERS and car parking shall be as per the ratio of owners flat in the following manner :-

BAIDHNATH RESIDENCY, MESRA									
BLOCK-A(B+G+9)									
PARTY NAME	FLAT NAME	TYPE	FLOOR	CARPET AREA (sq.ft.)	BUILTUP AREA (sq.ft.)	SUPER BUILTUP AREA (sq.ft.)	UNDIVIDED PROPORTIONATE SHARE OF LAND (SQ.FT.)	UNDIVIDED PROPORTIONATE SHARE OF LAND (Decimal)	PAR KING SPACE
Jaya Kumari	101	3-BHK	FIRST FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Jaya Kumari	102	3-BHK	FIRST FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Jaya Kumari	103	2-BHK	FIRST FLOOR	641.31	810.00	1053.00	210.69	0.484	1
Jaya Kumari	104	2-BHK	FIRST FLOOR	645.40	810.00	1053.00	210.69	0.484	1
Jaya Kumari	105	3-BHK	FIRST FLOOR	902.13	1220.00	1586.00	317.34	0.729	1
Jaya Kumari	106	3-BHK	FIRST FLOOR	899.87	1240.00	1612.00	322.54	0.740	1
Jaya Kumari	107	3-BHK	FIRST FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
Jaya Kumari	301	3-BHK	THIRD FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Jaya Kumari	302	3-BHK	THIRD FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Jaya Kumari	303	2-BHK	THIRD FLOOR	641.31	810.00	1053.00	210.69	0.484	1
Niranjan Keshav	304	2-BHK	THIRD FLOOR	645.40	810.00	1053.00	210.69	0.484	1
Jaya Kumari	305	3-BHK	THIRD FLOOR	902.13	1220.00	1586.00	317.34	0.729	1

Sal Homes

D.K.Lh
Partner

Page 15

Nita Kumari

Sal Homes

Sal Homes

Roshan Kumar

Amjir Bhatti

20/07/2024

Jaya Kumari	306	3-BHK	THIRD FLOOR	899.87	1240.00	1612.00	322.54	0.740	1
Jaya Kumari	307	3-BHK	THIRD FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
Gunjan Bhari	601	3-BHK	SIXTH FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Gunjan Bhari	602	3-BHK	SIXTH FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Nita Kumari	605	3-BHK	SIXTH FLOOR	902.13	1220.00	1586.00	317.34	0.729	1
Gunjan Bhari	606	3-BHK	SIXTH FLOOR	899.87	1240.00	1612.00	322.54	0.740	1
Nita Kumari	607	3-BHK	SIXTH FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
Gunjan Bharti	903	4-BHK	NINETH FLOOR	1229.72	1620.00	2106.00	421.39	0.967	2
BLOCK-B(B+G+9)									
Jaya Kumari	101	2-BHK (L.I.G)	FIRST FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5
Jaya Kumari	102	1-BHK (E.W.S)	FIRST FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Jaya Kumari	103	1-BHK (E.W.S)	FIRST FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Jaya Kumari	104	2-BHK (L.I.G)	FIRST FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
Nita Kumari	301	2-BHK (L.I.G)	THIRD FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5
Nita Kumari	302	1-BHK (E.W.S)	THIRD FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Nita Kumari	303	1-BHK (E.W.S)	THIRD FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Nita Kumari	304	2-BHK (L.I.G)	THIRD FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
Jaya Kumari	401	2-BHK (L.I.G)	FOURTH FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5
Niranjan Keshav	402	1-BHK (E.W.S)	FOURTH FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Jaya Kumari	403	1-BHK (E.W.S)	FOURTH FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Jaya Kumari	404	2-BHK (L.I.G)	FOURTH FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
			TOTAL	68,303.14	93,780.00	121,914.00	24393.60	56.00	98

Sal Home

D.K.I.H.
Partner

Page 16

Nita Kumari

Gunjan Bharti
20/07/2024

elly p Sal Home
Roshan Kumar

SCHEDULE - "C" (DEVELOPER's Share)

The DEVELOPER shall be in the remaining portion of super built up area alongwith undivided proportionate share in land of the proposed multi-storied residential building after allotment of the OWNERS' share as mentioned in schedule B above and car parking shall be same ratio in the following manner :-

BAIDHNATH RESIDENCY, MESRA									
BLOCK-A(B+G+9)									
PARTY NAME	FLAT NAME	TYPE	FLOOR	CARPET AREA (sq.ft.)	BUILTUP AREA (sq.ft.)	SUPER BUILTUP AREA (sq.ft.)	UNDIVIDED PROPORTIONATE SHARE OF LAND (SQ.FT.)	UNDIVIDED PROPORTIONATE SHARE OF LAND (Decimal)	PAR KING SPACE
Builder	201	3-BHK	SECOND FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Builder	202	3-BHK	SECOND FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Builder	203	2-BHK	SECOND FLOOR	641.31	810.00	1053.00	210.69	0.484	1
Builder	204	2-BHK	SECOND FLOOR	645.40	810.00	1053.00	210.69	0.484	1
Builder	205	3-BHK	SECOND FLOOR	902.13	1220.00	1586.00	317.34	0.729	1
Builder	206	3-BHK	SECOND FLOOR	899.87	1240.00	1612.00	322.54	0.740	1
Builder	207	3-BHK	SECOND FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
Builder	401	3-BHK	FOURTH FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Builder	402	3-BHK	FOURTH FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Builder	403	2-BHK	FOURTH FLOOR	641.31	810.00	1053.00	210.69	0.484	1
Builder	404	2-BHK	FOURTH FLOOR	645.40	810.00	1053.00	210.69	0.484	1
Builder	405	3-BHK	FOURTH FLOOR	902.13	1220.00	1586.00	317.34	0.729	1
Builder	406	3-BHK	FOURTH FLOOR	899.87	1240.00	1612.00	322.54	0.740	1

Sai Homes

Sai Homes

D.K.H.

Partner

Carunje Bheshtri

20/07/2024

Page 17

Nita Kumari

वसुधा कुमारी

elg

Roshan Kumar

Partner

Builder	407	3-BHK	FOURTH FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
Builder	501	3-BHK	FIFTH FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Builder	502	3-BHK	FIFTH FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Builder	503	2-BHK	FIFTH FLOOR	641.31	810.00	1053.00	210.69	0.484	1
Builder	504	2-BHK	FIFTH FLOOR	645.40	810.00	1053.00	210.69	0.484	1
Builder	505	3-BHK	FIFTH FLOOR	902.13	1220.00	1586.00	317.34	0.729	1
Builder	506	3-BHK	FIFTH FLOOR	899.87	1240.00	1612.00	322.54	0.740	1
Builder	507	3-BHK	FIFTH FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
Builder	603	2-BHK	SIXTH FLOOR	641.31	810.00	1053.00	210.69	0.484	1
Builder	604	2-BHK	SIXTH FLOOR	645.40	810.00	1053.00	210.69	0.484	1
Builder	701	3-BHK	SEVENTH FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Builder	702	3-BHK	SEVENTH FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Builder	703	2-BHK	SEVENTH FLOOR	641.31	810.00	1053.00	210.69	0.484	1
Builder	704	2-BHK	SEVENTH FLOOR	645.40	810.00	1053.00	210.69	0.484	1
Builder	705	3-BHK	SEVENTH FLOOR	902.13	1220.00	1586.00	317.34	0.729	1
Builder	706	3-BHK	SEVENTH FLOOR	899.87	1240.00	1612.00	322.54	0.740	1
Builder	707	3-BHK	SEVENTH FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
Builder	801	3-BHK	EIGHTH FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Builder	802	3-BHK	EIGHTH FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Builder	803	2-BHK	EIGHTH FLOOR	641.31	810.00	1053.00	210.69	0.484	1
Builder	804	2-BHK	EIGHTH FLOOR	645.40	810.00	1053.00	210.69	0.484	1

Sai Homes

D. Kishor

Partner

20/07/2024

Page 18

Nitesh Kumar

Partner

Sai Homes

Roshan Kumar

Partner

Builder	805	3-BHK	EIGHTH FLOOR	902.13	1220.00	1586.00	317.34	0.729	1
Builder	806	3-BHK	EIGHTH FLOOR	899.87	1240.00	1612.00	322.54	0.740	1
Builder	807	3-BHK	EIGHTH FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
Builder	901	3-BHK	NINETH FLOOR	872.42	1200.00	1560.00	312.14	0.717	1
Builder	902	3-BHK	NINETH FLOOR	872.96	1190.00	1547.00	309.54	0.711	1
Builder	904	3-BHK	NINETH FLOOR	902.13	1220.00	1586.00	317.34	0.729	1
Builder	905	3-BHK	NINETH FLOOR	899.87	1240.00	1612.00	322.54	0.740	1
Builder	906	3-BHK	NINETH FLOOR	968.00	1370.00	1781.00	356.36	0.818	1
BLOCK-B(B+G+9)									
Builder	201	2-BHK (L.I.G)	SECOND FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5
Builder	202	1-BHK (E.W.S)	SECOND FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Builder	203	1-BHK (E.W.S)	SECOND FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Builder	204	2-BHK (L.I.G)	SECOND FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
Builder	501	2-BHK (L.I.G)	FIFTH FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5
Builder	502	1-BHK (E.W.S)	FIFTH FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Builder	503	1-BHK (E.W.S)	FIFTH FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Builder	504	2-BHK (L.I.G)	FIFTH FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
Builder	601	2-BHK (L.I.G)	SIXTH FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5
Builder	602	1-BHK (E.W.S)	SIXTH FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Builder	603	1-BHK (E.W.S)	SIXTH FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Builder	604	2-BHK (L.I.G)	SIXTH FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
Builder	701	2-BHK (L.I.G)	SEVENTH FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5

Sal Homes

Sal Homes

Nita Kumari

Page 19

Roshan Kumar
Partner

D.K. Kh
Partner

Ajay Chavhan
20/07/2024

Smt. Smt. A

ajay kh

Builder	702	1-BHK (E.W.S)	SEVENTH FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Builder	703	1-BHK (E.W.S)	SEVENTH FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Builder	704	2-BHK (L.I.G)	SEVENTH FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
Builder	801	2-BHK (L.I.G)	EIGHTH FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5
Builder	802	1-BHK (E.W.S)	EIGHTH FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Builder	803	1-BHK (E.W.S)	EIGHTH FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Builder	804	2-BHK (L.I.G)	EIGHTH FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
Builder	901	2-BHK (L.I.G)	NINTH FLOOR	586.20	850.00	1105.00	221.10	0.508	0.5
Builder	902	1-BHK (E.W.S)	NINTH FLOOR	310.11	460.00	598.00	119.65	0.275	0.2
Builder	903	1-BHK (E.W.S)	NINTH FLOOR	310.97	460.00	598.00	119.65	0.275	0.2
Builder	904	2-BHK (L.I.G)	NINTH FLOOR	586.20	810.00	1053.00	210.69	0.484	0.5
			TOTAL	68,303.14	93,780.00	121,914.00	24393.60	56.00	98

Note :- That agreement for sale and sale deed in respect of developer share will be execute by the THE PARTNERS OF M/S SAI HOMES namely (1) SRI DHURUV KUMAR SHARMA, (2) ROSHAN KUMAR individually or jointly.

The SCHEDULE 'D' above referred to: 'Specification'

The Specification of the Building will be as follows:

1.	Foundation	: R.C.C. Column (Birla Gold, Lafarge, Ambuja, Konark, Dalmia etc.) both in foundation and plinth and iron rods will be of (ISI Mark).
2.	Structure	: R.C.C. Column/Beams/Slabs M 20 concrete (min)
3.	Walls	: Red Chimney bricks or fly ash bricks AAC with cement Plaster (1:6) & 1:4 for 125/75 mm thick walls i.e. external walls will be of 10 inches and internal partitioned wall will be 5 inches as per SAI designer

Sal Homes
D.K.Ih
Partner

Page 20

Nita Kumari

Roshan Kumar
Partner

Chunji Chak. - 10/11/2024
20/07/2024

4.	Wall Finish	: All external walls shall be wall texture painted with
		2 coats of waterproof cement based paint over a coat of primer. All internal walls, ceiling shall have finished with wall perish (P.O.P).
5.	Floors	: Fully Vitrified tiles 2'x2'
6.	Floor in common area	: Ceramic tiles, Granite in stairs along with stainless steel railing.
7.	Doors	: External doors of wood frame , internal doors of R.C.C frame, Balcony & Toilet, Cement or Marble door frame with flush door.
8.	Windows	: Three track aluminum window .
9.	Water Arrangement	: Connection with One Boring with overhead Tank and connected by electric pump and ISI mark PVC Pipe.
10.	Toilets	: Flooring in anti skid/ceramic tiles and dado in ceramic tile up to height of 7' 0".
11.	Sanitary Fittings	: All CP. fittings of jaguar /hindware etc.
12.	Kitchen	: Marble granite platform with ceramic tiles dado up to 24" height of kitchen. Stainless sink in kitchen. One geyser point.
13.	Electrical	: Wire (Polycab, Havels, HPL) Switches of GM/Anchor/ISI. Leaving space for provision of additional points.
14.	Generator & Lift	: Generator and Lift of standard quality ISI mark.
15.	Exterior Finishing	: Cable through conceal condition from the terrace for T.V. antenna drawing room .

Sal Homes

D.K.Ih
Partner

Amir Sheikh
20/07/2024

Page 21

निता कुमारी

Sal Homes

Roshan Kumar
Partner

Elly

CERTIFICATE

It is certified that the land mentioned in the schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., or E.C.L. It is further certified that the said land is not a Schedule Tribes land or Forest Land and free from Ceiling and do not fall under the land of Math, Mandir, Masjid, Girja, Gurudwara, Hargari, Sarna or Pahnai.

It is also certified the land is also free from Sec. 46 (6) of Chotanagpur Tenancy Act.

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

That Landowners and the Developer are executing this Development Agreement with free consent of all the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

IN WITNESSES WHEREOF THE Landowners/First Party AND THE Developer/Second Party/Promotor put their respective signature on the day, month and year first above written after understanding the contents of the above.

Sai Homes Sai Homes Sai Homes
Roshan Kumar Partner
20/07/2024

Witnesses :-

Vishal Kumar
1. VISHAL KUMAR
S/O - PRAKASH SAH
R/O - VILL - BARKI PONA
SIST - BOKARO
20/07/2024

2. Ramesh Chandra
S/O - Kailash Singh
R/O - NEEL RANG
20/07/2024

SIGNED AND DELIVERED
BY THE LANDOWNERS / FIRST PARTY

1. [Signature]
20/07/2024

2. [Signature]
20/07/2024

3. Nita Kumari
20/07/2024

4. Sujin Bheuti
20/07/2024

SECOND PARTY/DEVELOPER/PROMOTOR

Sai Home

D.K. Partner
20/07/2024

1.



ASHUTOSH KUMAR
Advocate
rollment No - 156/2008

Thumb	Index	Middle	Ring	Little

Sai Homes^{2.}

Roshan Kumar
Partner
20/07/2024



ASHUTOSH KUMAR
Advocate
rollment No - 156/2008

Thumb	Index	Middle	Ring	Little

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

Typed by:-

Drafted by :- Ashutosh Kumar
Advocate

Ashutosh Kumar
20/7/2024

ASHUTOSH KUMAR
Advocate
rollment No - 156/2008

Mita Kumari

Page 23

Anuja Shastri
20/07/2024

Handwritten signature

2

VILLAGE - MESRA

THANA NO-169

P.S. SADAR, DIST. RAJSHI

R.S. Plot No-1567

AREA - 56 DECIMAL

Number of Khewat
Dist. No. C
Name of Landholder
No. of Khewat

Thana Number 9828



Sai Homes
D.K.I.K
Partner

Sai Homes
Roshan Kumar
Partner



लता कुमारी
एल्य पर

अभिषेक शर्मा
Nita Kumari
20/07/2024



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
दी आशाम फरॉन दीअर टी कम्पनी लीमीटेड				वकाशत, -----, -----, जाति-----, निवासी-----						
जिला का नाम	राँची	अंचल का नाम	काँके	हलका का नाम	हल्का-09	मौजा का नाम	मेसरा	खाता का प्रकार	रैयती	
खेवट नम्बर	7	खाता नम्बर	176	थाना का नाम	राँची	थाना नम्बर	169			
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)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
176	1540	अज्ञात अज्ञात	रास्ता 1	0 (एकड़) 78 (डिसमील) ()	चाय/1 वकबजे नीज		0	0	0	वकाशत मालिक
	1541	रास्ता रास्ता	चाय बगान टांड दो 1	3 (एकड़) 76 (डिसमील) ()	आम/24 जामुन/3 कटहल/1 तुन/8 करंज/1 पाढा/1 कुलहक वकबजे नीज		0	0	0	
	1544	रास्ता रास्ता	चाय बगान टांड दो 1	1 (एकड़) 86 (डिसमील) ()	आम/1 पीपल/3 तुन्द/6 काउज/2 कुलहक वकबजे नीज		0	0	0	
	1546	रास्ता शीवाना रूदिआ	रास्ता 1	0 (एकड़) 4 (डिसमील) ()	यह नम्बर वो खेसरा नम्बर 8 मौजा दीआ थाना नम्बर 168 एक ही है इसका रकवा हर		0	0	0	

ऑनलाइन जाँचा

				दो मौजा के शामिल है			
1560	बंगला फ्रीचगमा डेले मेम शाहवे चाय वंगान नीज	चाय बगान टाडं दो 1	2 (एकड़) 5 (डिसमील) ()	आम/19 कटहल/5 जामुन/4 करंज/3 तुन्द/6 इमली कुलहक वकबजे नीज	0	0	0
1567	रास्ता रास्ता	चाय बगान टाडं दो 1	15 (एकड़) 40 (डिसमील) ()	करंज/2 कटहल/7 शीशम/1 आम/56 इमली/2 तुन्द/21 पीपल/5 शेमर/1 करंज/1 चाय/2 जामुन/5 कुलहक वकबजे नीज	0	0	0
1616	रास्ता रास्ता	रास्ता 1	0 (एकड़) 14 (डिसमील) ()		0	0	0
खाता मे कुल प्लोट संख्या		7	खाता का कुल मिजान	24 (एकड़) 3 (डिसमील) ()	खाता का कुल		0 0 0

यह एक कंप्यूटर जनित प्रति है

7/20/2024

11:12:09

AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

कॉकै । मेसरा । 169 । NITA KUMARI, GUNJAN BHARTI

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
176	1567	0 एकड़ 18.67 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसेब लगान भावली
------------	-------------	------------------------

जात 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)	20.00				20.00	20.00
गुजारी (भावली)	5.00				5.00	5.00
सेस	10.00				10.00	10.00
सूद	10.00				10.00	10.00
मुतफरकात	10.00				4.00	4.00
मीजान	4.00				4.00	4.00
	49.00				49.00	49.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				20.00	20.00	
गुजारी (भावली)				5.00	5.00	
सेस				10.00	10.00	
सूद				10.00	10.00	
मुतफरकात				4.00	4.00	
मीजान अदायकारी				4.00	4.00	
				49.00	49.00	

(१) मीजान कुल (लफजों में) : Ninety Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 12-10-2023

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

कौंके | मैसरा | 169 | Jaya kumari

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
176	1567	0 एकड़ 35 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बाबत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	35.00				35.00	35.00
गुजारी (भावली)	8.75				8.75	8.75
सेस					
सूद	17.50				17.50	17.50
मुतफरकात	17.50				17.50	17.50
मीजान	7.00				7.00	7.00
	85.75				85.75	85.75

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				35.00	35.00	
गुजारी (भावली)				8.75	8.75	
सेस						
सूद				17.50	17.50	
मुतफरकात				17.50	17.50	
मीजान अदायकारी				7.00	7.00	
				85.75	85.75	

(१) मीजान कुल (लफजों में) : One Hundred Seventy One Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 171.50

तारीख अमला तहसील कुनिन्दा : 12-10-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

कौंके । भेसर । 169 । NIRANJAN KESHAV

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
176	1567	0 एकड़ 2.33 डिसमील 0 हेक्टर

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

जात का सालाना मांग मय तफसील (बकाया वौ 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)	5.00				5.00	5.00
गुजारी (भावली)	1.25				1.25	1.25
सेस	2.50				2.50	2.50
सूद	2.50				2.50	2.50
मुतफरकात	1.00				1.00	1.00
मीजान	12.25				12.25	12.25

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				5.00	5.00	
गुजारी (भावली)				1.25	1.25	
सेस				2.50	2.50	
सूद				2.50	2.50	
मुतफरकात				1.00	1.00	
मीजान अदायकारी				12.25	12.25	

(१) मीजान कुल (लफजो में) : Twenty Four Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 12-10-2023

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 20, 2024

पंजी II प्रति

भाग वर्तमान	11	पृष्ठ संख्या	84										
जिला का नाम	रौंही	अनुमंडल नाम	सदर	अर्चल का नाम	कौंके	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	मैसरा	होलिडिंग संख्या	176	तौजी संख्या		धाना नम्बर	169	खाता का प्रकार	—				
NITA KUMARI, पति-RAJESH KUMAR, जाति- ब्रह्मण एवं GUNJAN BHARTI, पति-RAKESH KUMAR, जाति- ब्रह्मण													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस	
176	1567	0 ए 18.67 डि 0 हे			नामान्तरण मुकदमा संख्या 1825/2018 - 2019						20	0	
कुल परिमाण		0 ए 18.67 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
09-05-2018	0718526197	2018-2019	2018-2019	0	20	0	5	0	10	0	10	0	4
02-28-2022	0894155207	2019-2020	2021-2022	40	20	10	5	20	10	20	10	8	4
10-12-2023	0654300046	2022-2023	2023-2024	20	20	5	5	10	10	10	10	4	4

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

List Of Case Status Details

नवपत्र देखें

← BACK

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 20, 2024

पंजी II प्रति

भाग वर्तमान	11	पृष्ठ संख्या	83											
जिला का नाम	रौंही	अनुमंडल नाम	सदर	अंचल का नाम	कॉके	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	मेसरा	होलिंग संख्या	176	तौजी संख्या		धाना नम्बर	169	खाता का प्रकार	---					
jaya kumari , पति-niranjn keshav, जाति- ब्रह्मण														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
176	1567	0 ए 35 डि 0 हे			नामान्तरण मुकदमा संख्या 1824/2018 - 2019						35	0		
कुल परिमाण		0 ए 35 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
09-05-2018	0396862142	2018-2019	2018-2019	0	35	0	8.75	0	17.5	0	17.5	0	7	
02-28-2022	0603260823	2019-2020	2021-2022	70	35	17.5	8.75	35	17.5	35	17.5	14	7	
10-12-2023	0177852498	2022-2023	2023-2024	35	35	8.75	8.75	17.5	17.5	17.5	17.5	7	7	

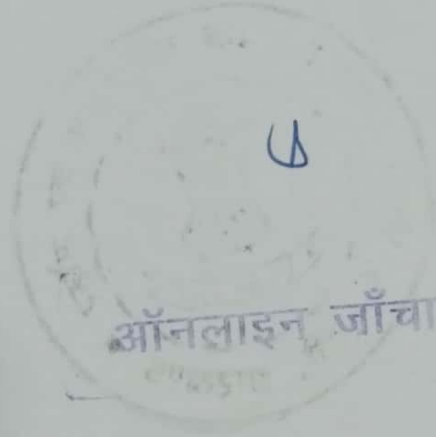
List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

संपर्क देखें

BACK

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





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 20, 2024

भाग वर्तमान	11	पृष्ठ संख्या	79											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	कोक	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND					
भौजा का नाम	मेसरा	होस्टिंग संख्या	176	तौजी संख्या		धाना नम्बर	169	खाता का प्रकार	---					
NIRANJAN KESHAV, पित्त-BAIJNATH PRASAD SHARMA, जाति- ब्रह्मण														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
176	1567	0 ए 2.33 डि 0 हे			नामान्तरण मुकदमा संख्या 1826/2018 - 2019						5	0		
		कुल परिमाण			0 ए 2.33 डि 0 हे									
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
09-03-2018	0790389358	2018-2019	2018-2019	0	5	0	1.25	0	2.5	0	2.5	0	1	
02-28-2022	0342347072	2019-2020	2021-2022	10	5	2.5	1.25	5	2.5	5	2.5	2	1	
10-12-2023	0997701441	2022-2023	2023-2024	5	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1	

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

List Of Case Status Details

अवस्था देखें

BACK

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy: CRSLP/140224710



जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	काँके	हल्का	हल्का-09
इस्टेट का नाम	झारखण्ड	भाग	II	पृष्ठ संख्या	वर्तमान 83	थाना न.	169
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना
24710	1824/R27 2018 - 2019	नेसर/ 169	राँची	05/09/2018	By Sale Registration Dated 22/06/2018	खाता न. 176 भाग वर्तमान 1 पृष्ठ संख्या वर्तमान 293	खाता न. 176 प्लॉट क्षेत्रफल न. 35 डिस्मील
							रजिस्टर 2 अप्लान तिथि अमनुक्ति

क्रेता का नाम :

(Jaya kumariपति-niravijan keshav, जाति-ब्रह्मण, पता-east gandhi maidan jehanabad)

जमाबंदी रैयत का नाम :

श्री नृपेन्द्र किस्टो दत्ता-पिता-राजेन्द्र किस्टो दत्ता

विक्रेता का नाम :

aripendra kristo datt. पिता-Jate rajendra kristo datt, जाति-बंगाली कायस्थ, पता-maestra sadar ranchi

Signature valid

Digitally signed by

PRABHAT BHUSAN SINGH

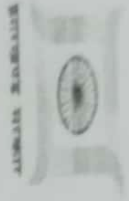
अंचलाधिकारी काँके

राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP/4022/1711

9/6/2018



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	कोकै	हल्का	हल्का-09
इस्टेट का नाम	झारखण्ड	भाग	11	पृष्ठ संख्या	वर्तमान 84	थाना नं.	169
		वर्तमान (VOL)					

कानूतिक संख्या	केस नं.	भौजा का नाम/ राजस्व थाना नं.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत जिसमें नामांतरण संबंधित है	काराबार विस्तृत सूचना	तथान	रजिस्टर 2 अचल लिखि अभ्युक्ति
24711	1825 R27	नेसरा/ 169	राँची	05/09/2018	By Sale	खाता नं. 176	खाता नं. 176 प्लॉट नं. 1567 क्षेत्रफल 18.67 डिसमील	20	
	2018 - 2019				Registration Dated 22/06/2018	वर्तमान 1			

देस्ता का नाम :

(NITA KUMAR)पति-RAJESH KUMAR, जाति-ब्रह्मण,
पता-BERTHU KHOTI, COURT AREA, OPP LIC
OFFICE JEHANABAD) एवं (GUNJAN BHARTI)पति-
RAKESH KUMAR, जाति-ब्रह्मण, पता-BERTHU KHOTI,
COURT AREA, OPP LIC OFFICE JEHANABAD)

जमावादी रैचल का नाम :

श्री नृपेन्द्र किस्टो दत्ता-पिता-राजेन्द्र किस्टो दत्ता

विक्रेता का नाम :

NRIPENDRA KRISTO DUTT, पिता-LATE RAJENDRA
DUTT, जाति-ब्रह्मण, पता-MESRA SADAR, RANCHI

राजस्व बर्नकारी हल्का-09 को आवश्यक कार्रवाई एवं सूचनाएं हस्तांतरित।

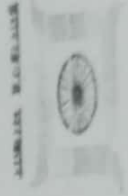
यह एक कंप्यूटर जनित प्रति है

यह एक केवल प्रार्थी की जानकारी के लिए है

यह जानकारी किसी भी न्यायालय में प्रस्तुत न हो सकेगी है

Signature valid
Digitally signed by

RAJESH KUMAR SINGH



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy: CPSSL P140224712



जिला का नाम राँची अनुसूचित नाम सदर अंचल का नाम काँके हल्का हल्का-09
 इस्टेट का नाम झारखण्ड भागा वर्तमान (VOL) 11 पृष्ठ संख्या वर्तमान 79 शाना न. 169

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व शाना न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	लगान	राजस्टर 2 अद्यतन तिथि अन्यथा
24712	RC7	नंस्ता 169	राँची	02/09/2018	By Sale Registration Dated 22-06-2018	176 1 293	176 1567 2.33 दिसमील	5	

केस्ता का नाम : (NIRANJAN KESHAV) पिता-BALUNATH PRASAD SHARMA, जाति-ब्रह्मण, पता-EAST GANDHI MAIDAN JEHANABAD

जनावदी रचन का नाम : श्री नृपेन्द्र किस्टो दत्ता-पिता-राजेन्द्र किस्टो दत्ता

विक्रेता का नाम : N.R.PENNDRA KRISTO DUTT, पिता-LATE RAJENDRA KRISTO DUTT, जाति-बंगाली कायस्थ, पता-VILL-MESRA, SADAR RANCHI

राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनायें हस्तांतरित।
 यह एक कंप्यूटर जनित पत्रि है
 यह पत्र केवल पत्रों की जानकारी के लिए है
 इसका उपयोग किता मो न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है

Signature valid
 Digitally signed by
 PRABHAT BHUSAN SINGH
 अधिकारी

Ranchi Regional Development Authority (RRDA)

FORM FOR SANCTION OF AFFORDABLE HOUSING

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

From,
The Vice Chairman
Ranchi Regional Development Authority (RRDA)

To,
1.NITA KUMARI 2. GUNJAN BHARTI 3.JAYA KUMARI
4.NIRANJAN KESHAV
MESRA,SADAR,RANCHI, 835215

Re:sanction of your building plan case no. RRDA/AH/0300/2023 dated 13/10/2023 for grant of license on Dated 8/6/2024 for the Affordable Housing in Khata No.: 176 on RS Plot no.: 1567 Situated in Colony/Street: MESRA Mohalla/Bazar/Road: MESRA.

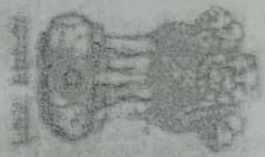
Sir,

This is to inform you that your proposal for building plan has been sanctioned by Vice Chairman Ranchi Regional Development Authority (RRDA), under clause no.37 of Jharkhand Regional Development Authority 2001[Adopted] with following conditions :

1. You have to pay the balance fee of RS.559398/-
2. You have to furnish & Deposit a Gift Deed of 0 sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of RS.598402/- labour cess @ 1% of the project cost.

Ranchi Regional Development
Authority (RRDA)

आयकर विभागा
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

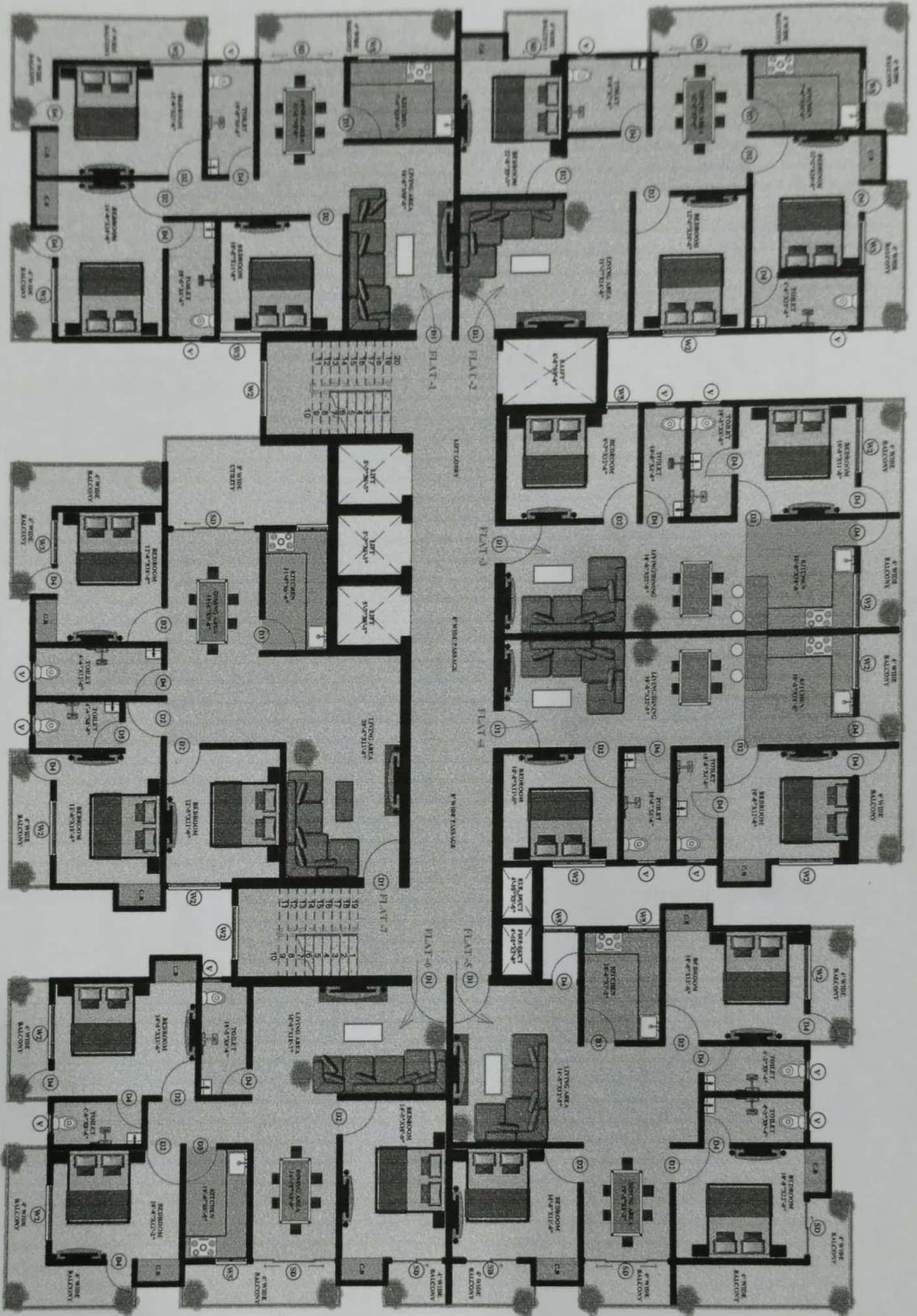
ADVFS8745E

नाम / Name
SAI HOMES

निगमन/गठन की तारीख
Date of Incorporation/Formation
11/01/2019

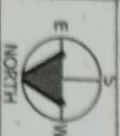


07022019



AREA STATEMENT (BLOCK-A)

NO.	FLAT TYPE	BUILT-UP AREA(SQ.FT.)	S.BUILT-UP AREA(SQ.FT.)
FLAT-1	3-BHK	1200.00	1560.00
FLAT-2	3-BHK	1190.00	1547.00
FLAT-3	2-BHK	810.00	1053.00
FLAT-4	2-BHK	810.00	1053.00
FLAT-5	3-BHK	1220.00	1586.00
FLAT-6	3-BHK	1240.00	1612.00
FLAT-7	3-BHK	1370.00	1781.00
TOTAL		7840.00	10192.00




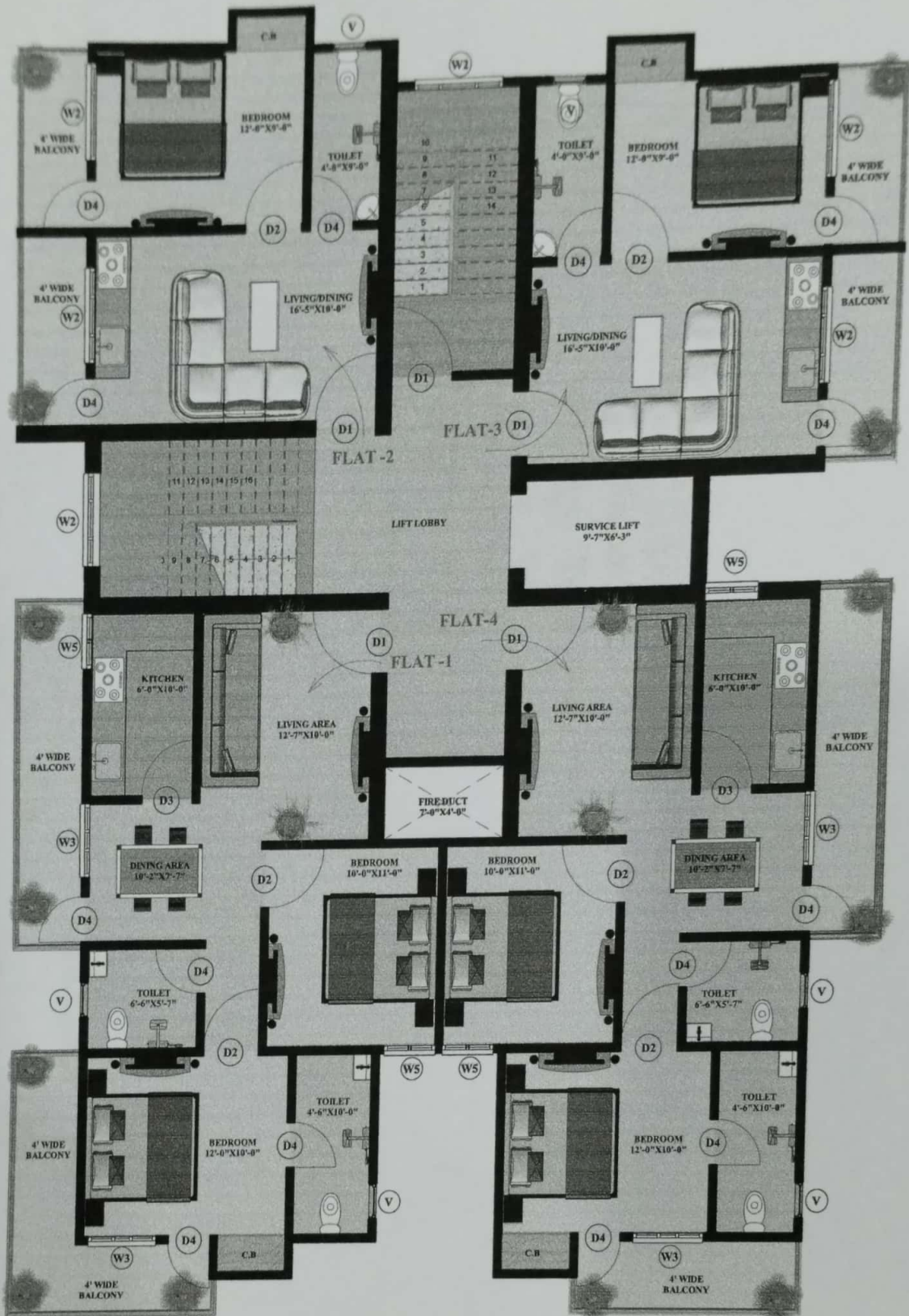
1. All Dimensions are in Feet/Inches.
 2. Only written Dimensions should be shown.
 3. Any discrepancy in the Drawing shall be referred to the architect.

NOTE:-
 The information contained in this drawing is the property of the
 DESIGNER ARCHITECTS
 and no part of it shall be
 used or communicated to a third person without
 the written consent of the architect.

SHEET TITLE:-
 TYPICAL FLOOR PLAN
 (1st - 9th Floor) - BLOCK A
 DRAWN BY:- AR.CHANDAN
 CHK. BY:- AR.GAUTAM
 DATE:- 27.06.2024
 SHEET-NO. 07

PROJECT:-
 PROPOSED RESIDENTIAL
 APARTMENT AT MERSA RANCH.
 FOR:-
 SAI HOMES BARRAVATU
 RANCH, JAYANRANGUDU

ARCHITECT:-

AR. GAUTAM KUMAR
 Office: Barisal Underpass, Andul Chowk,
 682nd Floor, Ranch-334208
 Phone: +91-9406326971, +91-7852544899
 E-mail: gautamranch@rediffmail.com
 Web: www.gautamranch.com



AREA STATEMENT (BLOCK-B)

NO.	FLAT TYPE	BUILT-UP AREA(SQ.FT.)	S.BUILT-UP AREA(SQ.FT.)
FLAT-1	2-BHK	850.00	1105.00
FLAT-2	1-BHK	460.00	598.00
FLAT-3	1-BHK	460.00	598.00
FLAT-4	2-BHK	810.00	1053.00
TOTAL		2580.00	3354.00

DIRECTION:- 	GENERAL NOTES :- 1.All Dimension are in Feet/Inch. 2.Only Written Dimension should follow. 3.Any Ambiguity in the Drawing must be referred to the architect.	NOTE :- The information contained in this drawing is the property of the GAUTAMSHREE ARCHITECTS and is not for the publication. The information is issued on the understanding that neither this drawing nor any part of it shall be issued copied or communicated to a third person without authorization.	SHEET TITLE :- TYPICAL FLOOR PLAN (1st - 9th floor) - BLOCK B	PROJECT :- PROPOSED RESIDENTIAL APARTMENT AT MESRA,RANCHI. FOR :- SAI HOMES BARIYATU RANCHI ,JHARKHAND	ARCHITECT :- AR. GAUTAM KUMAR Office : Bansal Landmark,Anbu Chowk, 6B,2nd Floor, Ranchi- 834008 Ph.no. : +91-9406526971,+91-7992254899 E-mail: gautamshreearchitects@gmail.com Web : www.gautamshreearchitects.com
			DRAW BY :- AR.CHANDAN		
			CHK BY :- AR.GAUTAM		
			DATE : 27.06.2024 SHEET-NO. 06		

11/11/1991

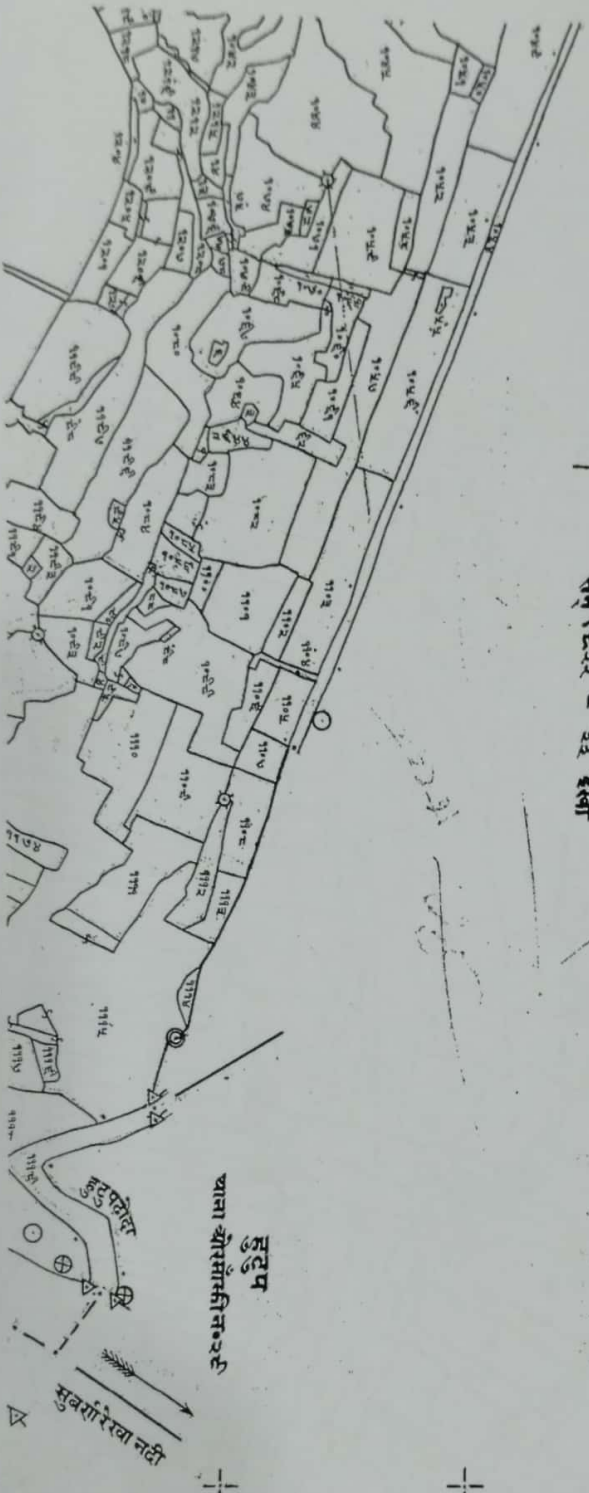
Mesra

नामसौजा मेसरा श्रीरामनगर

नाम चाना चौकी

धाना नगर प्रदे

जिला राँची
स्किल एक माइल बराबर १६ इन्च
सन १९३२ - ३३ तक



हुट्टा
धाना चौकी

मुवशीरवा नदी



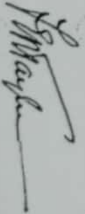
हजारीबाग को

नेत्री नं० ४५

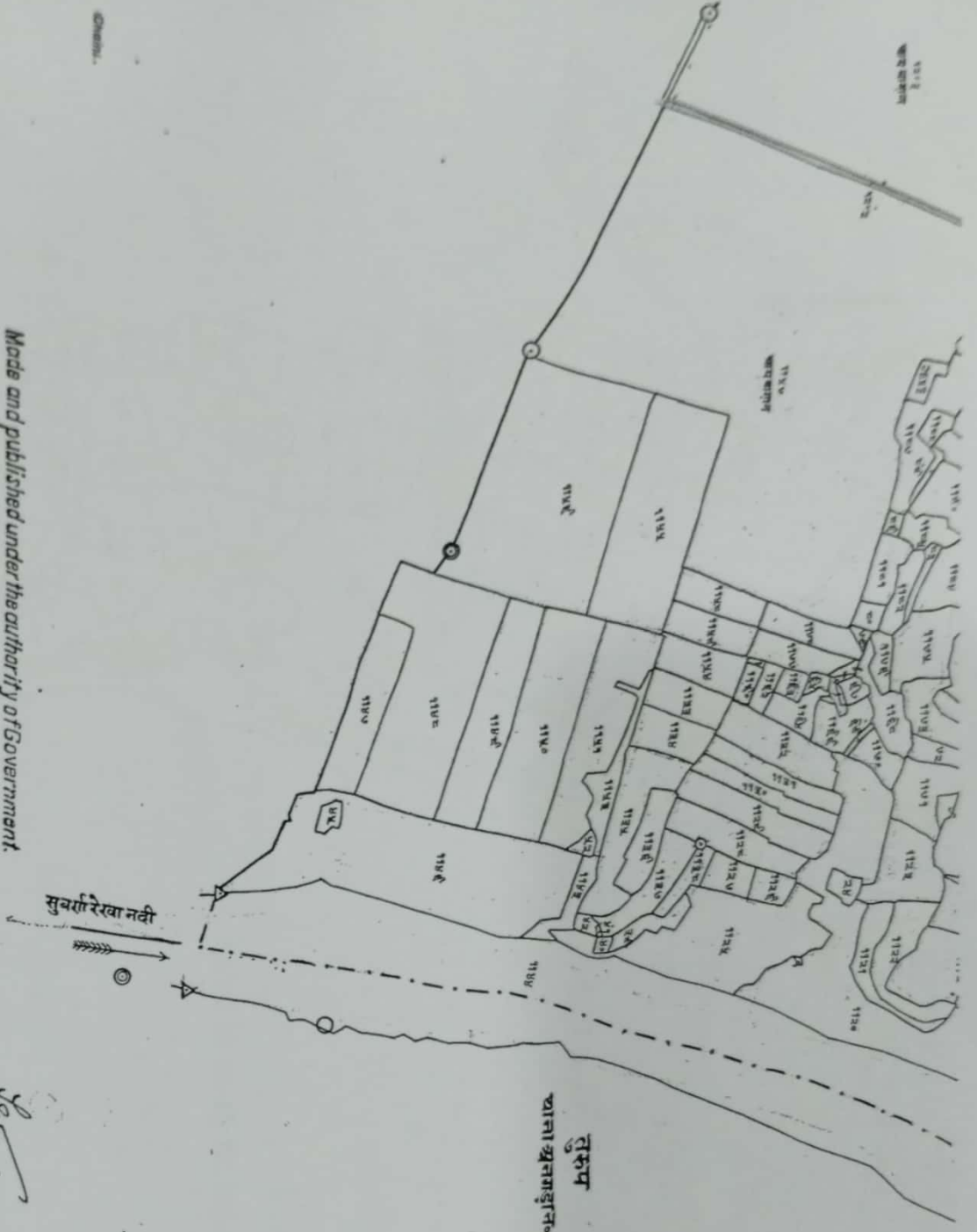
Made and published under the authority of Government.

सुवर्णा रेखा नदी

Superintendent of Survey.



विशेष
जाना अनाज्ञात २०६६




निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

20/07/24
Paonam Tiwari
 जाँच विभाग का हस्ताक्षर
 तिथि सहित




 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित
 रूपेश कुमार सिन्हा
 प्रभारी जिला अवर निबंधक, राँची

20/7/24



Pre Registration Docket

Date :- 19-07-2024 07:31 pm

Office Name :- SRO - Ranchi
Token No:- 202400091041

Appointment :- 20-Jul-2024 Time:- 11:9

Article	Development Agreement
Pre Registration Date	19-Jul-2024
No. Of Pages	52
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 41,564.

Property Id: **1267646**

Valuation No. : 1726827 / 2024	:- 2024-2025	Date : 19-July-2024 12:16:PM	
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural	Corporation :	Village/City : Mesra	
Mesra Word No 9 - Other Road			
Khata Number - 176			
Plot Number - 1567			
Volume Number - 11			
Page Number - 79 83 84			
Property Rates			
Commercial Land (Y)			
₹338095/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	56 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 56 x 338095=18933320	₹1,89,33,320/-
A	Total		₹1,89,33,320/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,89,33,400/-
Total Amount in Words : One Crore Eighty Nine Lakhs Thirty Three Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: RS Plot No. 1567/A-17, West: RS Plot No. 1567/A-3, South: RS Plot No. 1569, North: Sub Plot No. 1567/A-4, 1567/A-5 & Road
Area	Land area : 56.00 Decimal
Other Description of the Property	Address - Mesra Ranchi, Pin Code - 835215
Government/Market Value	18933320
Transaction Amount	-

CLAIMANT	Sai Homes-Mr. Sai Homes Through Partner Roshan Kumar, ,Father/Husband Name Late Umesh Prasad Singh,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-11-Jan-2019,Permission Case No.- , Aadhaar No. *****1676, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Sai Homes Bodhraj Enclave Anantpur Chutia Ranchi, Pin Code-834002
	Sai Homes-Mr. Sai Homes Through Partner Dhruv Kumar Sharma, ,Father/Husband Name Late Madheshwar Sharma,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-11-Jan-2019,Permission Case No.- , Aadhaar No. *****8972, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Flat No. 202 Sai Kripa Apartment Rani Bagan Bariatu Ranchi, Pin Code-834009
EXECUTANTS	-Mrs. Jaya Kumari, ,Father/Husband Name Satyendra Singh,, Party Category-Individual , PAN No.- Date Of Birth-10-Mar-1982,Permission Case No.- , Aadhaar No. *****0923, Country-India, State Name-Bihar, District Name-JEHANABAD, City/Village/Town Name-Jehanabad, Locality-.,Address - Purvi Gandhi Maidan, Jehanabad Bihar, Pin Code-804408
	-Mr. Niranjana Keshav, ,Father/Husband Name Baijnath Prasad Sharma,, Party Category-Individual , PAN No.- Date Of Birth-25-Apr-1977,Permission Case No.- , Aadhaar No. *****7882, Country-India, State Name-Bihar, District Name-JEHANABAD, City/Village/Town Name-Jehanabad, Locality-.,Address - Purvi Gandhi Maidan Jehanabad Bihar, Pin Code-804408
	-Mrs. Nita Kumari, ,Father/Husband Name Nawal Prasad Singh,, Party Category-Individual , PAN No.- Date Of Birth-06-Dec-1974,Permission Case No.- , Aadhaar No. *****0172, Country-India, State Name-Bihar, District Name-JEHANABAD, City/Village/Town Name-Jehanabad, Locality-.,Address - Berthu Kothi Court Area Opposite LIC office Jahanabad Bihar, Pin Code-804408
	-Mrs. Gunjan Bharti, ,Father/Husband Name Lal Narayan Sharma,, Party Category-Individual , PAN No.- Date Of Birth-01-Mar-1984,Permission Case No.- , Aadhaar No. *****9744, Country-India, State Name-Bihar, District Name-JEHANABAD, City/Village/Town Name-Jehanabad, Locality-.,Address - Berthu Kothi Court Area Opposite LIC office Jahanabad Bihar, Pin Code-804408

Witness Information	Mr. Vishal Kumar , Address - Barkipunu Bokaro- Father/Husband Name-Prakash Saw
---------------------	---

Identifier Details	Mr. Vishal Kumar , Address - Barkipunu Bokaro- Father/Husband Name-Prakash Saw
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,560
Total		1,560

Fee Rule:Development Agreement		
1	A1	4,73,335
2	LL	3
3	PR	1
Total		4,73,339

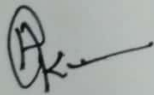
Sr.No. Exemption Detail Amount

Exemption for Low Income Group

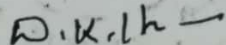
1 A1 433335

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

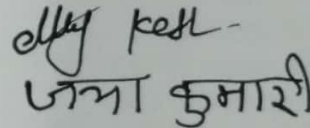
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Roshan Kumar
Vendee / Claimant

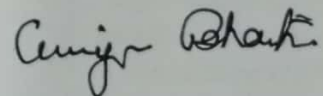


Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Nita Kumari



Document Registration Summary 1

Date :-20-Jul-2024

- Government/Market Value: ₹18933400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 1059108

Receipt Date : 20-07-2024

Presenter Name: -

On Date 20-07-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

PR

₹1

SP

₹1560

LL

₹3

A1

₹40000

Stamp Duty

₹50

Total

₹41614

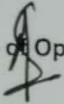
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	SaiHomesThroughPartnerRoshanKumar	GRN Number : 2403216479 DEPT Transaction Id : e8404c40b5e26fcc9c3 Transaction Type :	50
PR	1	1	0	GRAS	SaiHomesThroughPartnerRoshanKumar	GRN Number : 2403223902 DEPT Transaction Id : 3abe31e9eb30983c133e Transaction Type :	1
SP	1560	1560	0	GRAS	SaiHomesThroughPartnerRoshanKumar	GRN Number : 2403223902 DEPT Transaction Id : 3abe31e9eb30983c133e Transaction Type :	1560

A1	40000	40000	0	GRAS	SaiHomesThroughPartnerRoshanKumar	GRN Number : 2403223902 DEPT Transaction Id : 3abe31e9eb30983c133e Transaction Type :	40000
LL	3	3	0	GRAS	SaiHomesThroughPartnerRoshanKumar	GRN Number : 2403223902 DEPT Transaction Id : 3abe31e9eb30983c133e Transaction Type :	3
Sub Total	41568	41614	-46				

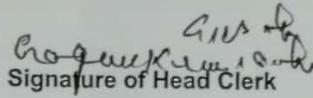
Article : Development Agreement Number of Pages : 104

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	433335 /-

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400091041

Deed Type	Development Agreement
Number of Pages	104
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1560, A1 :- Rs. 40000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.18933320/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: RS Plot No. 1567/A-17, West: RS Plot No. 1567/A-3, South: RS Plot No. 1569, North: Sub Plot No. 1567/A-4, 1567/A-5 & Road Khata Number - 176Plot Number - 1567Volume Number - 11Page Number - 79 83 84 Area Of Land :- 56.00 Decimal



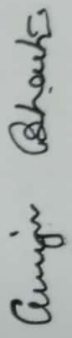


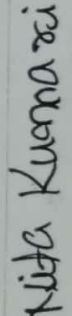


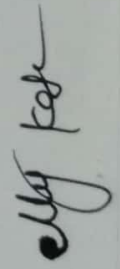
Sh./Smt. Jaya Kumari s/o/d/o/w/o Satyendra Singh has presented the document for registration in this office



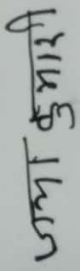


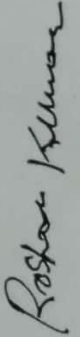
today dated :- 20-Jul-2024 Day :- Saturday Time :- 14:01:21 PM



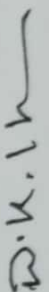


Jaya Kumari(Individual)



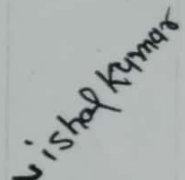
Party Name	Document Type	Document Number
Jaya Kumari	PAN/UID	*****0923

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	Gunjan Bharti Address1 - Berthu Kothi Court Area Opposite LIC office Jehanabad Bihar, Address2 - . . . Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Gunjan Bharti Address:- , Berthoo Kothi, Court Area, Jehanabad, Jehanabad, Jehanabad, 804408, Jehanabad, Bihar, India		EXECUTANTS Age:40			 Gunjan Bharti
2	Nita Kumari Address1 - Berthu Kothi Court Area Opposite LIC office Jehanabad Bihar, Address2 - . . . Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Nita Kumari Address:- Berthu Kothi, Court Area, Infront Of L I C Office, , Jehanabad, Jehanabad, Jehanabad, 804408, Jehanabad, Bihar, India		EXECUTANTS Age:49			 Nita Kumari
3	Niranjan Keshav Address1 - Purvi Gandhi Maidan Jehanabad Bihar, Address2 - . . . Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Niranjan Keshav Address:- East Gandhi Maidan, . . . Jehanabad, Jehanabad, Jehanabad, 804408, Jehanabad, Bihar, India		EXECUTANTS Age:47			 Niranjan Keshav

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
4	Jaya Kumari Address1 - Purvi Gandhi Maidan Jehanabad Bihar, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	No	Yes	Jaya Kumari Address:- East Gandhi Maidan, . . . Jehanabad, Jehanabad, Jehanabad, 804408, Jehanabad, Bihar, India		EXECUTANTS Age:42			
5	Sai Homes Through Partner Roshan Kumar Address1 - Sai Homes Bodhraj Enclave Anantpur Chutia Ranchi, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	No	Yes	Roshan Kumar Address:- Sai Home, Near Over Bridge, Anantpur, Doranda, Thana Chutia, Ranchi, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:			

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
6	Sai Homes Through Partner Dhruv Kumar Sharma Address1 - Flat No. 202 Sai Kripa Apartment Rani Bagan Bariatu Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Dhruv Kumar Sharma Address:- Flat No - 202, Sai Kripa Apartment, , Rani Bagan, Bariatu, , Ranchi, 834009, Bariatu, Jharkhand, India		CLAIMANT Age:			

Identification:

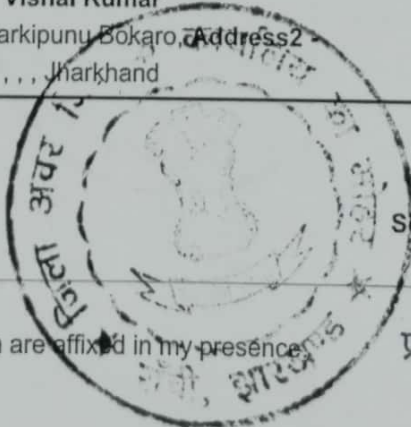
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Vishal Kumar S/o-D/o Prakash Saw Address1 - Barkipunu Bokaro, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vishal Kumar Address1 - Barkipunu Bokaro, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

Above mentioned, (Jaya Kumari , Niranjn Keshav , Nita Kumari , Gunjan Bharti), has/have admitted the execution before me. He/ She/ They has / have been identified by (Vishal Kumar) Son/Daughter/Wife of (Prakash Saw) resident of (Barkipunu Bokaro) and by occupation (Business).



Signature of Registering Officer

Date:- 20-Jul-2024



Seal and Signature of Registering Officer

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची



Token No.: 202400091041

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **20-Jul-2024** by **Jaya Kumari, S/O, D/O, W/O Satyendra Singh** resident of Purvi Gandhi Maidan Jehanabad Bihar, ...

This deed was registered as Document No:- **2024/RAN/6599/BK1/6003** in Book No :- **BK1, Volume No :- 757** from Page No :- 101 to 204 at, office of **SRO - Ranchi**

Date:- **20-Jul-2024**

Registering Officer



रूपेश कुमार सिन्हा

प्रभासी जिला अवर निबंधक, राँची

