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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7c248c839248bf47926b

Receipt Date : 29-Jul-2024 10:50:32 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202400046459

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED
THRO DIRECTORS HARSHITA SRIVASTAVA AND PANKAJ KUMAR (Vendee)

GRN Number : 2403393962



2axm p...

<p><i>Sangita Devi</i> <i>Arshi Gupta</i> <i>Dilip Kumar</i></p>	<p>अवधन नियम 2 के अंतर्गत तथा साराणापुत्र इलेक्ट्रॉनिक 1908 की धारा के अधीन राज्यीय स्टाम्प अधिनियम 1899 के अनुसूची I वा। का सं. 5 के अधीन प्रभावी त स्टाम्प /स्टाम्प शुल्क से विमुक्त वा. स्टाम्प शुल्क शुल्क है।</p>	<p><i>Nileam</i></p> <p><i>[Signature]</i></p> <p>29-7-24</p>
<p>OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED <i>Harshita Sinastava</i> <i>Pankaj Kumar</i></p>	<p>RUPESH KUMAR SINHA SUB REGISTRAR RNC URB-3, KANKE AREA निबंधन पर्याधिकारी नगरी क्षेत्र-3, कान्के</p>	<p>Mona Infrastructure Pvt. Ltd. <i>[Signature]</i> Director</p>

29-7-2024

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

कर अथवा फोटो कॉपी आदि द्वारा इसी स्वीड का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

Sangita Devi Nilam Jaiswal
Aarti Gupta 29-7-24

Jitendra Kumar
Taxer present
[Signature]

~~OCEANIC BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED~~
Harshita Sinastana
[Signature] DIRECTOR

Moraa Infrastructure Pvt. Ltd.

[Signature]

Director

D. Agreement

U. Com

707100 x 49.56 dec

भगवदशक्ति फंडी से
मिलान किया।
प्राप्त प्रतिबंधित सूची में
खता नं. _____ नहीं मिला।

M.S. plot no. 51 & 52 नवी दिल्ली।

अंकल के अग्रिम, राठ नि. 15. 2011
अंकल विभाग, राठ रॉली के (4 मंजूर)
संक्रमांक 930/ नि. दि. 30-11-17 के
आलेख है।



Dilip Kumar
AVINASH KUMAR SRIVASTAVA
ADVOCATE
Enrollment No. - JH15022023



ANAND KUMAR DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on 29th day of July 2024 at Ranchi.

BETWEEN

1) **SRI DILIP KUMAR**, S/o Sri Sahdeo Saw, Grandson of Late Juman Saw, by faith- Hindu, by caste- General [out of the bindings of CNT Act 1908] by Occupation-Business, Present Resident of Mohaddi Nagar Bihar Sharif, Nalanda (Bihar), Pin- 803101 [UID No. XXXX XXXX 8834, PAN No. AMPPK0557P].

2) **SMT. ARTI GUPTA**, W/o Sri Dilip Kumar, D/o Late Vijay Kumar Gupta, Grand D/o Late Ramsharan Lal Gupta, by faith- Hindu, by caste-General [out of the bindings of CNT Act 1908] by Occupation- Housewife, Present Resident of Mohaddi Nagar Bihar Sharif, Nalanda (Bihar), Pin- 803101 [UID No. XXXX XXXX 7414, PAN No. AHUPG1914A].

Milam Jeagsaol

*पॉवर प्वा-रॉल
द्वारा
29-7-24*

OCEANIC BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Sinastava
Paty
DIRECTOR

MSM
Director



AVINASH KUMAR SRIVASTAV
ADVOCATE
Enrolment No. - JH1150/2023

Handwritten signature

29-7-24

संस्थागत निदेशिका
संस्थागत निदेशिका
संस्थागत निदेशिका



29 - 7 - 2024

क पुत्राहान/बापराहन ...
स्वयं निबंधन कार्यालय ...
पता ... निवासी ...
वति ... जो लेखी कारी दावेदा
श. अवर निबंधक ... द्वारा प्रमाणिक
कार्य सं. ... सन ... के अधी
लेखकारीयां वा दावेदारों में से एक श्री
अधिकारी हैं न में निबंधन के लिए पेश किये

Handwritten notes



निबंधन प्रमाणिका
नवरी सं. 3, कठि सं.
29-7-2024

3) **SRI ARUN KUMAR**, S/o Sri Kashi Lal, Grand S/o Late Doman Sao, by faith-Hindu, by caste- General [out of the bindings of CNT Act 1908] by Occupation-Business, Present Resident of House No. 703, Opposite Ajay Singh Girls Hostel, Lalpur, Tharpakhna, Ranchi (Jharkhand), Pin-834001 [UID No. XXXX XXXX 2475, PAN No. AMPPK0561K].

4) **SMT. SANGITA DEVI**, W/o Sri Arun Kumar, D/o Late Ramchandra Saw, Grand D/o Late Dashrath Sao, by faith- Hindu, by caste-General [out of the bindings of CNT Act 1908] by Occupation- Housewife, Present Resident of House No. 703, Opposite Ajay Singh Girls Hostel, Lalpur, Tharpakhna, Ranchi (Jharkhand), Pin-834001 [UID No. XXXX XXXX 8978, PAN No. AXAPD1645H].

5) **SRI LAXMAN PRASAD**, S/o Sri Madan Mohan Sahu, Grand S/o Late Khemlal Sahu, by faith- Hindu, by caste- General [out of the bindings of CNT Act 1908] by Occupation- Business, Present Resident of House No. 702, Opposite Ajay Singh Girls Hostel, Lalpur, Tharpakhna, Ranchi (Jharkhand), Pin-834001 [UID No. XXXX XXXX 5454, PAN No. AGUPP3302N].

6) **SMT. NILAM PRASAD**, W/o Sri Laxman Prasad, D/o Late Arjun Prasad, Grand D/o Late Ram Chandra Saw, by faith- Hindu, by caste-General [out of the bindings of CNT Act 1908] by Occupation- Business, Present Resident of House No. 702, Opposite Ajay Singh Girls Hostel, Lalpur, Tharpakhna, Ranchi (Jharkhand), Pin-834001 [UID No. XXXX XXXX 0388, PAN No. AKGPP1380A] (hereinafter referred to as the LAND OWNERS/FIRST PARTIES) of the FIRST PART;

Photo, signature and Fingerprints of First Party No. 2



Thumb	Index	Middle	Ring	Little

AVINASH KUMAR SINGH
ADVOCATE
Enrollment No. - JH1150/2023

HARSHITA SINASTANA
DIRECTOR

Director

AM

Nileam Prasad

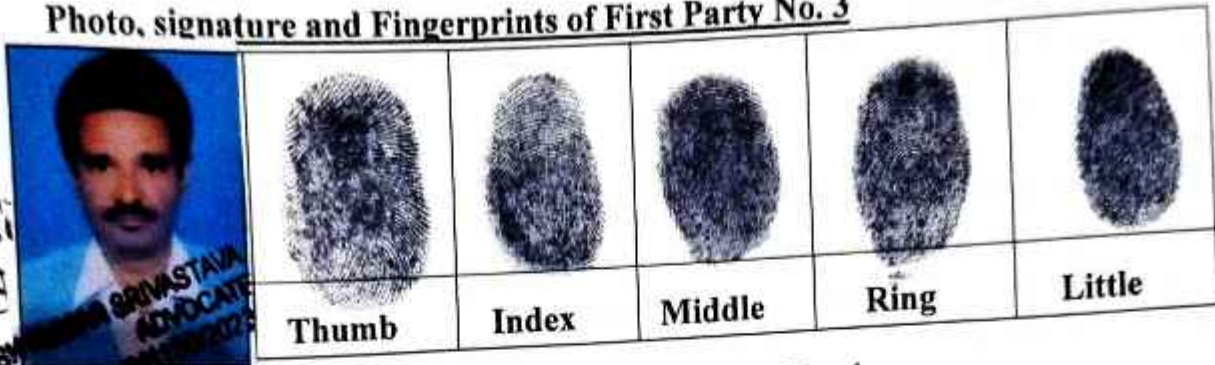
Sangita Devi Poddigupta

29-7-24

Arati Gupta

Laxmi Prasad

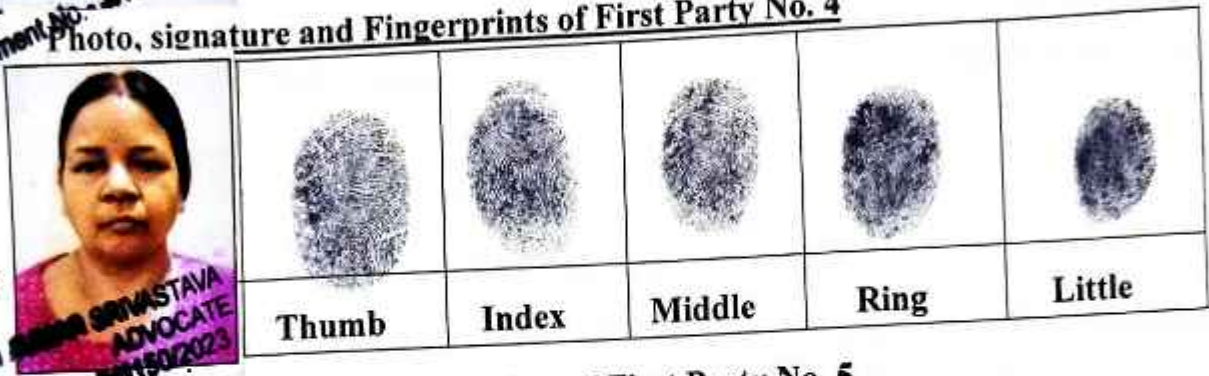
Photo, signature and Fingerprints of First Party No. 3



AMM
AVINASH KUMAR SRIVASTAVA
ADVOCATE
Enrolment No. - 21150/2023

Nilam Reseed
AMM

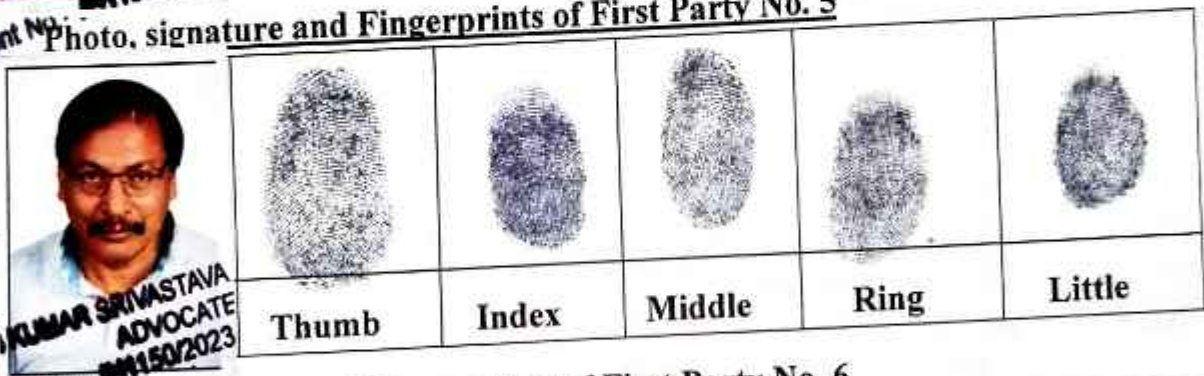
Photo, signature and Fingerprints of First Party No. 4



Sanghe Daa
AVINASH KUMAR SRIVASTAVA
ADVOCATE
Enrolment No. - 21150/2023

Nilam Reseed
Arshi Gupta Tax Consultant

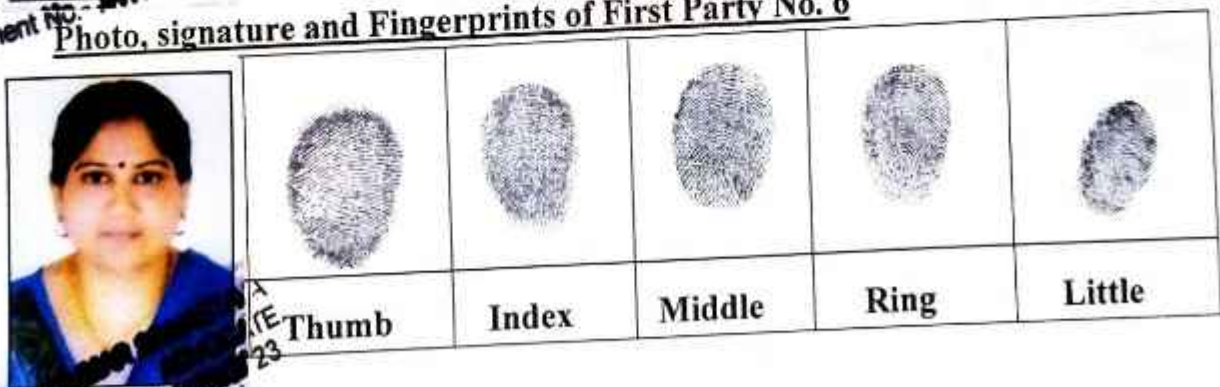
Photo, signature and Fingerprints of First Party No. 5



Arshi Gupta Tax Consultant
AVINASH KUMAR SRIVASTAVA
ADVOCATE
Enrolment No. - 21150/2023

Arshi Gupta Tax Consultant
29-7-24

Photo, signature and Fingerprints of First Party No. 6



Nilam Reseed
AVINASH KUMAR SRIVASTAVA
ADVOCATE
Enrolment No. - 21150/2023

Sanghe Daa

TECHNIX BUID TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Srivastava
DIRECTOR

Morais Infrastructure Pvt. Ltd

BM
Director

Arshi Gupta Tax Consultant

AND

OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED through its Directors namely (1) **Harshita Srivastava** D/o Dilip Srivastava, Grand D/o Late Daulat Lal Srivastava, by caste- General [out of the bindings of CNT Act 1908], and by faith- Hindu, Occupation- Business, resident of HI-78, Harmu Housing Colony, P.S.- Argora, Dist.- Ranchi, (2) **Pankaj Kumar** S/o Late Bishwanath Sharma, Grandson of Late Ram Lakhan Sharma, by caste-General [out of the bindings of CNT Act 1908] and by faith- Hindu, Occupation-Business, resident of 6 D, Sandhya Sukriti Apartment, Tagore Hill Road, Morabadi, P.S.- Bariatu, Dist.- Ranchi, State- Jharkhand through Company Board Resolution dated- 30.05.2024 (hereinafter referred to as the DEVELOPERS/SECOND PARTIES).

[UID Number: XXXX XXXX 7209 of Harshita Srivastava]

[UID Number: XXXX XXXX 4455 of Pankaj Kumar]

[PAN Number : AACCO3476F of Oceanik Buildtech and Constructions Private Limited]

AND

MORIAS INFRASTRUCTURE PRIVATE LIMITED, a company incorporated & Registered under the provisions of Companies Act, 1956 having its registered office at Office Space No.- 511, 5th floor, PS IXL Building Block-A, Atghora New Town, Rajarhat Kolkata, Parganas North, West Bengal, Pin- 700136, India and Branch Office at 208, Pustak Bhawan Complex, Court Road, Ranchi- 834001, Having Registration No. 113381, CIN: U51109WB2007PTC113381, PAN: AAACP1548H, represented through its director **Sri Ripunjay Prasad Singh** S/o Late Bhuneshwar Prasad Singh, Grandson of Late Mahabir Singh, by faith-Hindu, by Caste- 'General' [out of the bindings of CNT Act 1908], by Occupation-Business, Resident of Pustak Bhawan Complex, Court Road, Ranchi, P.S.- Kotwali, Dist.- Ranchi (Jharkhand) Pin- 834001 duly authorized by the board of directors of the company vide resolution dated- 30.11.2013 (hereinafter referred to as the CONFIRMING PARTY/EX-DEVELOPER).

[UID No. : XXXX XXXX 2002; PAN No. ADAPS1769D].

OCEANIK BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED

Harshita Srivastava
DIRECTOR

Page 4 of 35

Morias Infrastructure Pvt. Ltd

Sri Ripunjay Prasad Singh

Director

Mileem Reesed
29-7-24
Dulip Gupta Exr. parent
Dilip Kumar Sangh

		<p>corresponding to M.S. Plot no. 52, marked as Sub Plot no. 52 (Portion) (Area- 6.00 Decimal)</p> <p>C.S. Plot no. 123 corresponding to M.S. Plot no. 51, marked as Sub Plot no. 51 (Portion) (Area- 3.91 Decimal).</p>	
3.	Sri Laxman Prasad	<p>C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, marked as Sub Plot no. 52 (Portion) (Area- 9.83 Decimal)</p> <p>C.S. Plot no. 123 corresponding to M.S. Plot no. 51, marked as Sub-Plot no. 51 (Portion) (Area- 10.00 Decimal)</p>	19.83
4.	Smt. Nilam Prasad	<p>C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, marked as Sub Plot no. 52 (Portion) (Area- 6.00 Decimal) C.S. Plot no. 123 corresponding to</p>	9.91

Dilip Kumar Sangha, Smt. Nilam Prasad, Nilam Prasad
 09-7-24

		M.S. Plot no. 51, marked as Sub Plot no. 51 (portion) (Area 3.91 Decimal)	
		Total Land=	49.56 decimals

Nilam Rasad

WHEREAS the OWNER NO. (1) and (2) herein above are jointly seized and possessed all that piece and parcel of landed property or ground measuring total area of 9.91 Decimals situated at Mouza- Morabadi, Thana No. 192 within the locality known as Asha Shree Garden Road, under P.S.- Bariyatu, Dist.- Ranchi (Jharkhand) being portion of C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52 marked as Sub Plot no. 52 (Portion) Area 4.53 and C.S. Plot no. 123 corresponding to M.S. Plot no. 51 marked as Sub Plot no. 51 (Portion) area 5.38 Decimals under Ward no. 3 of Ranchi Municipal Corporation, Ranchi morefully & particularly mentioned in Schedule-A herein below.

Abdullah Khan
29-7-24

AND WHEREAS the OWNER No. (1) and (2) have jointly acquired the said property from its previous owner SETH JUHARMULL KHEMKA CHARITABLE TRUST by virtue of a registered sale deed bearing no. 1523/1319 dated-29.02.2016 entered in Book No. I, Vol. No. 128, Pages 457 to 532 of the year 2016.

AND WHEREAS, the OWNER No. (1) and (2) herein have got their name entered in the records of right of Jharkhand State (Jamabandi Register-II) in respect of above referred 9.91 Decimal of landed property, through the Circle Office, Baragain, Ranchi in Volume No. 24, Page No. 30, vide Mutation Case No. 36/R27-2018-19 and paying rent and taxes to the state regularly vide upto-date rent receipt has been issued in their joint names.

Sangta Suni
Dilip Kumar

AND WHEREAS the OWNERS No. (3) and (4) herein above are exclusive and absolute owners of all that piece and parcel of landed property or ground measuring total area of 9.91 Decimals situated at Mouza- Morabadi, Thana no. 192, within the locality known as Asha Shree Garden Road, under P.S.-Bariyatu, Dist.- Ranchi (Jharkhand) being portion of C.S. Plot no. 194, 195, 196 and 201

corresponding to M.S. Plot no. 52, marked as Sub Plot no. 52 (Portion), Area- 6.00 decimals and C.S. Plot no. 123 corresponding to M.S. Plot no. 51, marked as Sub Plot no. 51 (Portion), Area- 3.91 Decimals under Ward No. 3 of Ranchi Municipal Corporation morefully and particularly mentioned in Schedule-A herein below.

AND WHEREAS the OWNERS No. (3) and (4) have jointly acquired the said property from its previous owner SETH JUHARMULL KHEMKA CHARITABLE TRUST by virtue of a registered sale deed bearing no. 445/379 dated- 23.01.2016 entered in Book no. I, Vol. no. 35, Pages 377 to 454 of the year 2016.

AND WHEREAS the OWNER No. (3) and (4) herein have got their name entered in the records of right of Jharkhand State (Jamabandi Register-II) in respect of above referred 9.91 Decimal of landed property, through the Circle Officer, Baragain Anchal, Ranchi in Volume no. 21, Page no. 79, vide Mutation Case No. 262/R27-2016-17 and paying rent and taxes to the state regularly vide rent receipt has been issued in their joint names.

AND WHEREAS the OWNER No. (5) has acquired the said property from its previous owner SETH JUHARMULL KHEMKA CHARITABLE TRUST by virtue of a registered sale deed bearing no. 7927/6705 dated- 12.12.2015 entered in Book No. I, Vol. No. 447, Pages 395 to 474 of the year 2015.

AND WHEREAS the OWNER No. (5) herein has got his/her/their name entered in the records of right of Jharkhand State (Jamabandi Register-II) in respect of above referred 19.83 Decimals of landed property, through the Circle Officer, Baragain Anchal, Ranchi in Volume no. 21, Page no. 20, vide Mutation Case No. 41/R27-2016-17 and paying rent and taxes to the state regularly vide rent receipt has been issued in his/her name.

AND WHEREAS the OWNER No. (6) herein above has become exclusive and absolute owner in respect of all that piece and parcel of landed property or ground measuring total area of 9.91 Decimals situated at Mouza- Morabadi, Thana No. 192 within the locality known as Asha Shree Garden Road under P.S.- Bariyatu, Dist,- Ranchi (Jharkhand) being portion of C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, marked as Sub Plot no. 51 (Portion)

UCCANIK BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Srinastana
DIRECTOR

Moras Infrastructura Pvt. Ltd.
Director

Milcom Karsad

Deen Akh Gopal Das
29-7-24

Sangra

Dilip Kumar

Area- 6.00 Decimals and C.S. Plot no. 123 corresponding to M.S. Plot no. 51, marked as Sub Plot no. 51 (Portion), Area- 3.91 Decimals under Ward no. 03 of Ranchi Municipal Corporation morefully and particularly mentioned in Schedule-A herein below having acquired the same from its previous owner SETH JUHARMULL KHEMKA CHARITABLE TRUST by virtue of a registered sale deed bearing no. 7928/6706 dated- 12.12.2015 entered in Book no. I, Vol. no. 447, Pages 475 to 546 of the year 2015.

AND WHEREAS the OWNER No. (6) herein has got his/her name entered in the records of right of Jharkhand State (Jamabandi Register-II) in respect of above referred 9.91 Decimal of landed property, through the Circle Office, Baragain Anchal, Ranchi in Volume no. 21, Page no. 74, vide Mutation Case No. 249/R27-2016-17 and paying rent and taxes to the state regularly vide rent receipt has been issued in his/her name.

AND WHEREAS the OWNERS herein above have represented that he/she/they have been in peaceful and exclusive possession of their respect piece of their portion of above referred landed property and are well and sufficiently entitled to the Freehold rights in respect of the above said plots(s) of land and have full power and rights, absolute authority to sell, dispose of and transfer and / or enter into these presents for construction of a super structure on the same or in any manner as they like.

AND WHEREAS the LAND OWNERS/FIRST PARTIES, being interested to develop their aforesaid land by constructing a Residential Multistoried building thereon, approached the EX-DEVELOPERS/CONFIRMING PARTY and after a detailed negotiation held between the LAND OWNERS and the EX-DEVELOPERS/CONFIRMING PARTY it is mutually agreed by and between the LAND OWNERS and the EX-DEVELOPERS/CONFIRMING PARTY that a residential multistoried building shall be constructed in the schedule A land measuring 49.56 decimals of land morefully detailed and described in the FIRST SCHEDULE herein below.

AND WHEREAS the said OWNERS No. (1) to (6) have made a Registered Development Agreement with the EX-Developers / Confirming Party namely

TECHNICAL BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Srinasthana
DIRECTOR

Morlas Infrastructure Pvt. Ltd.

BA
Director

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201-7-24

Sanghi
Dilip Kumar

MORIAS INFRASTRUCTURE PRIVATE LIMITED for the purpose to develop and construct the multistoried residential building over the Schedule-'A' land having Document No. 2021/RAN/1069/BK1/951 dated- 08.02.2021 which is entered in Book No. BK1, Vol. No. 117, at Pages 449 to 560 for the year 2021 registered at SRO-Ranchi.

AND WHEREAS due to the urgent necessities of money and some other reasons the EX-DEVELOPER/CONFIRMING PARTY could not be able to construct the multistoried building over the scheduled land of the FIRST PARTIES/LAND OWNERS and express their inability to construct the multistoried building on the land in question to the LAND OWNERS and thereafter the LAND OWNERS and the EX-DEVELOPER both approached the present developers namely **Oceanik Buildtech and Constructions Private Limited** and after several discussions on the terms and conditions and constructions the present developers namely Oceanik Buildtech and Construction Pvt. Ltd. is ready to take over the above said project through this tripartite registered development agreement in between the LAND OWNERS, EX-DEVELOPERS and the PRESENT DEVELOPERS.

AND WHEREAS the FIRST PARTIES/LAND OWNERS and the CONFIRMING PARTY/EX-DEVELOPER hereby declares that the old registered development agreement having Document No. 2021/RAN/1069/BK1/951 dated- 08.02.2021 shall stand cancelled and this development agreement with the signature of FIRST PARTIES, SECOND PARTIES and THIRD PARTY shall be forceful for the present and future for the development of land in question with the terms & conditions mentioned in this tripartite registered development agreement.

AND THEREAFTER all the three parties i.e. EX-DEVELOPER/CONFIRMING PARTY, LAND OWNERS/FIRST PARTIES and PRESENT DEVELOPERS/SECOND PARTIES has entered into this tripartite development agreement for the purpose to give the full legal authority to present developer to construct the multistoried residential building over the schedule land and being an actual DEVELOPER they shall sell or execute the deeds/agreements of their share of flats in favour of the proposed purchaser/ers.

OCEANIK BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED

Harshita Sinastana
DIRECTOR

Page 10 of 35

Morias Infrastructure Pvt. Ltd.

Director

Milern Pasad
DJK

Dr. Arto Gupta
29-7-24

Sangita

Jitendra Kumar

AND WHEREAS the CONFIRMING PARTY/EX-DEVELOPER is also giving no any objection regarding this development agreement and the construction works with the terms and conditions written in the concerned paragraphs of this agreement and from now the Confirming Party / Ex-Developer has no any claim and right over the constructed area and landed property which is involve in this development agreement.

AND WHEREAS the name of the project has been decided unanimously "OCEANIK MAJESTIK" and the FIRST PARTIES, SECOND PARTIES and the THIRD PARTY with their respective heirs, successors, executors, administrators and assigns has no any objection regarding the same.

AND WHEREAS the present developer namely Oceanik Buildtech and Construction Pvt. Ltd. has applied for sanctioning the map with the consent of Land owners and Confirming Parties and the same has been duly sanctioned by the Ranchi Municipal Corporation, Ranchi for Two Blocks having Block 'A' & 'B' of B+G+20 floors vide B.C. Case No.- RMC/GH/0286/W03/2020/ALT2 dated- 10.04.2024.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions :-

ARTICLE -I- DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with :-

1.1 **OWNER** : shall mean and include all the OWNERS from (1) to (6) mentioned herein above, and his/her/their respective legal heirs, legal representatives administrators, executors and assigns.

1.2 **DEVELOPER** : shall mean and include the OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED having its registered office at- H1-78, Harmu Housing Colony, Harmu, Argora, Dist.- Ranchi through its directors, Successors-in-Office, legal heirs/heiress, executors, administrators, legal representatives and assigns.

OCEANIK BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED

Page 11 of 35

Harshita Sinastane

DIRECTOR

[Signature]

Mortas Infrastructure Pvt. Ltd.

[Signature]

Director

Milam Kees and

Dev Ashi Gupta 29-7-24

Dilip Kumar Singh

1.3 **TITLE DEEDS** : shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over by the OWNERS in original to the Developer at the time of execution of the agreement.

1.4 **PREMISES/PROPERTY**: shall mean ALL THAT piece and parcel of residential plots of land as described in the "A" schedule of this deed described herein below.

1.5 **NEW BUILDING**: shall mean the Multistoried Residential Building/s, as per available sanctioned area in the name and style of **OCEANIK MAJESTIK** which is to be constructed over the said premises, as per the plan to be sanctioned by the Ranchi Municipal Corporation.

1.6 **COMMON AREA FACILITIES AND AMENITIES**: shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which are to be attached with the proposed Building for better enjoyment as Apartment Ownership Act of mutually agreed by and between the owner and the Developer.

1.7 **COVERED AREA**: shall mean the area covered with outer wall of the flat and constructed for the unit including Fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.

1.8 **SALEABLE SPACE**: shall mean the Flat/Car Parking in the new building to be constructed on the said property, available for independent use and occupation of the self-contained Flats after making due provision for common amenities and facilities for better enjoyment against consideration.

1.9 **SUPER BUILT UP AREA OF THE FLAT/S**: shall mean and include the total covered area of the unit plus minimum 27% service area, over the aforesaid total covered area, is applicable for individual unit.

Hoshita Sinastana
DIRECTOR

Director

Nilesh Poojari

Sanghi Secy. Offs. Gupta & Co. Pvt. Ltd.

29.12.24

Jubab Kumar

- 1.10 **BUILDING PLAN:** shall mean such plan to be prepared by the Architects/Engineers of the DEVELOPER for the construction of the new residential building (OCEANIK MAJESTIK) and to be sanctioned by the Ranchi Municipal Corporation, be it mentioned here that the Building Plan will be sanctioned in the name of the Owner at the cost of the Developer, with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the owner or by themselves/itself.
- 1.11 **OWNERS ALLOCATION:** shall mean the 39,660 (Thirty Nine Thousand Six Hundred and Sixty) Sq. ft. only of the total constructed area has been allotted wherein the 660 (Six Hundred and Sixty) Sq. ft. of the total constructed area in the new building OCEANIK MAJESTIK has already been mentioned as extra and the same will be settled before hand over of the allocated flats in the proposed new building (OCEANIK MAJESTIK), in the form of Residential Flat/s, Car Parking Space/s and undivided proportionate share or interest of underneath land and along with proportionate rights on all common areas and facilities of the proposed building, which is to be constructed as per Building Plan and/or its Revised Plan, which is to be duly sanctioned by the concerned Authority.
- 1.12 **DEVELOPERS'/PROMOTERS' ALLOCATION:** shall mean the rest of the Constructed Area in the Proposed New Building (OCEANIK MAJESTIK) which is equivalent to Remaining Constructed Area in the proposed building after allotment of owner's allocation in the building, to be constructed on the said premises together with undivided proportionate share in the land and proportionate share of the common facilities and amenities in the Building.
- 1.13 **TRANSFER:** shall mean and included transfer by delivery of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or Commercial units to the intending purchasers thereof against valuable consideration.

ARTICLE-II: COMMENCEMENT & DURATION

2.1 This agreement shall be deemed to have commenced on and from the date

OCEANIK BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Sinastava
 Director

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Morlas Infrastructure Pvt. Ltd.
[Signature]
 Director

Dilip Kumar Singh, Sr. Archt. Gupta Taxm. P. No. Nilam P. No. 29-7-24

of execution of this Agreement and thereafter sale out of all the units/Garage/space to the intending purchaser/ers and also after delivery of possession to the unit owners and after formation of the Flat/Unit owners' Association, if required, this Development Agreement shall be coming to an end.

ARTICLE-III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

3.1 The owner (s) hereby declare that he/she/they is/are the absolute owner (s) of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance, hindrance in any manner whatsoever and the said property is free from all encumbrances, charges, attachment, acquisitions or requisitions whatsoever or howsoever and the owners have good and marketable title over the said land.

3.2 That the owner (s) hereby agreed that he/she/they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the proposed building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers, documents and copy of the order if any from the competent Court, Authority Concern.

3.3 That the owner (s) hereby agree to sign & execute this Registered Development Agreement cum Power and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property and owner (s) also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owner (s) herein.

Dilip Kumar Sangita Devi Ardi Gupta for Mr. Milan
29-7-24
Milan

3.4 That the owner(s) shall not be liable and responsible for any litigation that may arise due to defects on his/her/their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Confirming Party namely Morias Infrastructure Private Limited will handle such incidents on his own cost. The land owners shall not be liable to pay any cost incurred by the Confirming Party in handling of litigation. Be it mentioned here that if there be any type of litigation due to any order of the competent Court, Authority concerned or any other competent authority concern, then the delay in respect of delivery of possession of the owners, allocation shall be considered to be delayed and the DEVELOPER shall be granted extra time for completion of the project.

3.5 That the owner(s) hereby undertake(s) to deliver and/or handover all the Photostat copy and/or Original of all the Deed and documents to the Developer(s) at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer(s), then produce all the Original documents, whenever called for production of the same by the Developer(s).

3.6 That the Owner(s) hereby are giving exclusive license to the Developer(s) to commercially exploit the said property as per terms and condition contained in this Agreement and hereby authorize the Developer(s) to enter into agreement for sale, lease, transfer, mortgage the land and flat for project loan or otherwise and to dispose of the Developer's Allocation by executing the Deed of Conveyance together with right to assignment of all the rights, title and interest of this agreement to any third party except the owners' allocation as mentioned.

3.7 The Owner(s) hereby agree to execute this Registered Development Agreement cum Power in favour of the Developer(s) or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alternation, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on

OCEANIC BUREAU TECH AND CONSTRUCTIONS PRIVATE LIMITED

Harshita Srinasthana
Director

Morias Infrastructure Pvt. Ltd.
Director

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Jitendra Kumar

the Deed on or behalf of the owner and to present to same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other document.

3.8 The owner(s) hereby undertake(s) not to do any act, deeds or things by which the Developer(s) may be prevented from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developer(s) fail(s) to deliver possession of the owners' Allocation within the stipulated period, then the owner(s) will be entitled to get compensation/damages from the Developer(s) as deemed fit by the Developer(s), Be it mentioned here that the Time will be essence of the contract.

3.9 That the Owner(s) hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer(s) shall continue to construct the building exclusively in the name of the Developer(s)/ Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses and the Owner(s) shall have no financial participation and or involvement. The Developer(s) shall handover the complete habitable peaceful vacant possession of the Owner's Allocation within 48 Months (Forty Eight) months from the date of execution and registration of this Agreement and the time is the essence of this Contract and such time shall be enhanced and/or extended for another 9 (Nine) months for any force majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer(s) and if the Developer(s) will fail or neglect to handover the possession of Owners' Allocation within the said stipulated 57 (Fifty Seven) months from the date of execution of this Agreement, then in that case the Owner(s) shall have right to take 1% increase of allocated Square feet for every six months delay else the Owner's shall have right for legal steps with due process of law.

ARTICLE -IV:

DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

4.1 The Developer(s) hereby agreed to complete the said multi-storied

MEERAN BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Sinastana
Director

Monas Infrastructure Pvt. Ltd.
Director

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Dr. Gulab Kumar Sargodha
Nilam Poojari

Residential Building over the said property as per plan sanctioned by the concerned Municipal Corporation with due modification or amendment of the sanctioned plan(s) made or caused to be made by the Architects/Engineers of the Developer. Be it pertinent to mention here that Two Blocks of B+G+20 Residential Building was submitted for sanction before the concerned Municipal Corporation and the map has been sanctioned accordingly.

4.2 The Developer(s) hereby declares to take care of the local hazards or accident during the continuation of construction and the owners shall have no liability to that effect.

4.3 All application, plans, papers and documents as may be required by the developer(s) for the purpose of sanction of Plan, Revised plan, Addition/Alteration of the building plan was submitted by the developer(s) with due signature of the owner(s) or on behalf of the owners as may be required and all cost expenses and charges be paid by the developer(s) with due signature of the owner(s) or on behalf of the owners as required it has been paid all the expenses and the clearance of the occupier also shall be done by the developer(s) either in cash or in area or in any other lawful manner.

4.4 The entire developmental work shall be carried out by the Developer at its own risk costs and expenses. It shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the constructions work and also all other costs, charges and expenses that may be incurred in regard to the development work.

4.5 The Developer shall also keep safe and harmless indemnify and keep the owners indemnified against any claim that may be made by any one against the owners on account of the Developer carrying out the said development work.

4.6 The Developer shall specifically ensure that the workmen employed for the purpose of carrying out the development work are insured under the workmen's compensation Act.

TECHNIX BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED

Harshita Srinasthana
DIRECTOR

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Monas Infrastructure Pvt. Ltd.

[Signature]
Director

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4.7 The DEVELOPER shall comply with all labour law, byelaws, regulation, rules, and orders and shall also comply with the provision of minimum wages act and other laws as applicable and the Developer shall keep the owners indemnified against consequences of such matters.

4.8 The Developer(s) hereby agreed to deliver possession of the owner's allocation in the proposed new building (OCEANIK MAJESTIK) within aforesaid stipulated month from the date of execution and Registration of this Agreement, and if required, the owner(s) will further allow aforesaid stipulated months for delivery possession of the owners' allocation without claiming any damages. It is also agreed that the delivery of possession of the owner's allocation will be made first, if the Land owners selected their share upto fourth floors and after that the Developer(s) will be entitled to handover possession of the Developer's Allocation and if required benefits of the parties hereto before or after completion of the building necessary supplementary Agreement will be executed. Be it pertinent to mention here that the Developer(s) will obtain Completion Certificate (C.C.) at its/his/her/their own cost expenses and Xerox copy of the same will be given to all the owner(s)/occupier(s) of the units of the newly constructed building.

4.9 That the notice for delivery of possession of the owner's Allocation shall be delivered by the developer(s) in writing or through the Advocate of the Developer(s) either by Registered post or courier service or under certificate of posting or handover delivery with acknowledgment due card and the owner(s) are bound to take possession within 30 (Thirty) days from the date of service of this letter. If the owner(s) fail(s) to take delivery of possession or neglected to do so, then it will be deemed that the owner's allocation already delivered and the Developer(s) shall be entitled to transfer the Developer's Allocation without any further notice.

That the owner shall have to clear all the dues if any, caused due to extra work other than the specification of flat as mentioned in the schedule below.

4.10 That the Developer(s) shall have every responsibility for the incidents occurred during the course of construction and the Owner(s) shall have no

OCEANIK BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Srinastana
Director

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Morbas Infrastructure Pvt. Ltd.
Director

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responsibility for the same, if the Owner(s) are not interfere during the construction and after completion of the building and handover the same to the Owner(s) and Intending Purchaser(s), shall have no liability for any incident occurred in the said Building.

ARTICLE-V. CONSIDERATION & PROCEDURE

5.1 In consideration of the construction of the owners' allocation i.e. the owner shall get 50% of the total super built up area of flats, as per the share allocation 39,000 (Thirty Nine Thousand) Sq. ft. only of the total constructed area but here 660 (Six Hundred and Sixty) Sq. ft. of the total constructed area in the new building OCEANIK MAJESTIK has already been mentioned as extra therefore herein the above column it has been written as 39,660 Sq. ft. and the same will be settled before hand over of the allocated flats with proportionate share of land which has to build in 49.56 decimals of land. And the owner's allocation of flats will be 50% by his choice and 50% will be selected by the DEVELOPERS/SECOND PARTIES in the Proposed New Building and other consideration if any mentioned in the owners' allocation, the Developer(s) is/are entitled to get Rest of the Constructed in the Proposed Building or the remaining constructed area of the building (area remaining after allotment to owners) and proportionate share of the land as Developer's allocation.

ARTICLE-VI. DEALINGS OF FLATS/UNITS/SPACES IN THE BUILDING

6.1 The Developer(s) shall on completion of the building put the owner(s) in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/flats etc.

6.2 The Developer(s) being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the Flats/Car Parking Space together with right to proportionate share of land excluding the Flats/Car Parking provided under the Owner's Allocation in the premises to any prospective buyer/s before, after or in the course of the construction work of

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Director

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Sanghvi & Co. Architects
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the said building at such consideration and on such terms and conditions as the Developer(s) shall think fit and proper.

6.3 The Developer(s) shall at his/her/their/its own costs and expenses construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specifications as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architects/Engineers from time to time. The Developer(s) shall on completion of the building obtain Completion Certificate from the Appropriate Authority concern at its own costs and expenses.

6.4 That the developer(s) shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of Flats/car Parking on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owner(s) to the Developer(s) for their respective meters in the individual name(s) of the owner(s). It is also mentioned that the Developer(s) will fix the sale rate for Flats/car Parking etc. for Developer's allocation without consultation of the owner(s).

ARTICLE-VII. COMMON FACILITIES

7.1 The Developer(s) shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of this agreement or before and after handing over the possession of the Flats/car parking/s, all the Flat/Car parking owner(s) will pay dues according to his/her/their shares.

7.2 As soon as the respective self-contained Flats/Car parking Space is completed the developer(s) shall give written notice to the owner(s) requiring the owner(s) to take possession of the owner's allocation in the newly constructed building and after 30 (Thirty) days from the date of service of such

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Nilam Keesad
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Harshita Sinastava
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Director

notice and at all times, thereafter the owner(s) shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner's Allocation, the said rates to be apportioned on prorate basis, with reference to the saleable space in the building if any are levied on the building as whole.

7.3 The owner(s) and Developer(s) shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes, GST and Other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the owner(s) and the Developer(s). The owner(s) hereby agreed that he/she/they shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceeding instituted by any third party or against the owner(s) for the same the developer(s) will be entitled to get damages.

7.4 The owner(s) or his/her/their agents or representatives or any third party of the owners' behalf, shall not do any act, deed or things wherein the developer(s) shall be prevented from construction and completing of the said building or to sale out the flats/units to the intending purchaser/purchasers. If developer(s) is prevented by the owner(s) without any reasonable and/or justified reason, then the owner(s) or his/her/their legal representative(s) shall pay bound to indemnify the loss and pay damages with interest and delay will not be calculated within the stipulated time.

ARTICLE-VIII. COMMON RESTRICTIONS

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS:-

TECHNICAL BUREAU TECH AND CONSTRUCTIONS PRIVATE LIMITED

Harshita Srinastana
DIRECTOR

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8.1 Neither party shall use or permit to the use of the respective allocation in the proposed building or any portion thereto for carrying on any obnoxious, illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

8.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from Ranchi Municipal corporation concerned in this behalf.

8.3 Both parties shall abide by all laws, bye laws rules and regulations of the Government statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

8.4 The respective allottee/s or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from and against the consequence of any breach.

8.5 No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.

8.6 Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

8.7 Neither the parties or their transferees shall permit other agent with or without workmen and other at a, reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or

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repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

ARTICLE - IX. OWNER'S DUTY & INDEMNITY

9.1 The owner(s) doth hereby agree/s and covenants with the Developer(s) not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said proposed building at the said premises and if any such interference or hindrance is caused by the owner(s) or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the owner(s) will be liable to repay entire amount invested by the developer(s), the amount will be settled by the parties amicably. It is also further agreed that if the developer(s) is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent Court of a competent Authority concern or any statutory body law or due to any boundary dispute amongst the contiguous land owner(s), then owner(s) will be liable to pay cost of litigation to the Developer(s), which will be incurred by the Developer(s).

9.2 The owner(s) or their legal representative(s) herein will have no right/authority/power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/units/car parking space of the Developer's allocation or without the violation of the terms and conditions of this Agreement. If tried to do so then the owner(s) shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.

9.3 It is agreed that the owner(s) will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in

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- Bottom: "Dilip Kumar"

the building for any type of constructional work if required in respect of the owner's allocation in the building without any written consent from the Developer(s).

9.4 That the owner(s) and their legal heirs hereby declare and undertake that upon the demise of the owner/one of the owners, the legal heir(s) of the said owner/owners will join the Development Agreement and also execute fresh Power of Attorney, if required and also other required documents in favour of the Developer(s) and also for the betterment of the project on the same terms and conditions mentioned herein.

9.5 That the Owners hereby agree to pay Service Tax/GST in respect of their allocations in the Building through the Developer, as the Developer is the main service provider in respect under the Service Tax/GST rule.

ARTICLE-X. DEVELOPER'S DUTY

10.1 That the Developer(s) hereby agree(s) and covenants with the owner(s) not to do any act, deed or things whereby the owner(s) /is/ are prevented from enjoying selling disposing of the owner's allocation in the building at the said premises after delivery of Re-possession thereof to the owner(s) and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.

10.2 The Developer(s) hereby undertake/s to keep the Owner(s) indemnified against all third party claims and actions arising out of any sort of acts or omissions of the Developer(s), relating to the making of construction of the said building.

ARTICLE-XI. MISCELLANEOUS

11.1 The owner(s), Developer(s) and the Confirming Party(s) hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.

Motas Infrastructure Pvt. Ltd.

[Signature]
Director

Harshita Srivastava
[Signature]
DIRECTOR

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29-7-24
MOTAS Infrastructure Pvt. Ltd. Nilam Poojari

11.2 As and from the date of getting completion certificate of the building the developer(s) and/or its transferees and the owner(s) and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges & club house charges.

11.3 The owner(s) and the Developer(s) hereby agree to bear/pay GST liabilities in respect of their share in the proposed building.

11.4 The building to be constructed by the developer(s) shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule below.

ARTICLE-XII. FORCE MAJEURE

12. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

ARTICLE-XIII. ARBITRATION CLAUSE

1. It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and Conciliation Act, 1996, or any amendment thereon as may be applicable. This agreement shall be subject to jurisdiction of Ranchi Civil Court.

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Dilip Kumar Sargate Sr. Pk. Gupta & Anr. Purnam Keesad
29-7-24
Mhalaram

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.

SCHEDULE 'A'

(DESCRIPTION OF THE PROPERTY CONTRIBUTED BY OWNERS UNDER THIS AGREEMENT FOR CONSTRUCTION OF THE NEW BUILDING)

ALL THAT PIECE AND PARCELS of residential Plots of land totally measuring about **49.56 Decimals** (out of which the land under the ownership of each individual owner or joint owners is mentioned in front of his/her/its name in the table below) forming part of C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, Area- 26.36 Decimal and C.S. Plot no. 123 corresponding to M.S. Plot no. 51, Area- 23.20 Decimals all plots situated at Mouza- Morabadi, Thana no. 192 within the locality known as Asha Shree Garden Road under P.S.- Bariyatu, Dist.- Ranchi (Jharkhand) under Ward no. 3 of Ranchi Municipal Corporation, corresponding to Holding nos. 0030003701000Z0, 0030003705000Z0, 0030003696000Z0 and 0030003704000Z0 in the Dist. of Ranchi, State-Jharkhand.

Sl. No.	Owners Name	Details of Land	Total Area (in Decimal)
1.	Sri Dilip Kumar and Smt. Arti Gupta	C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, marked as Sub Plot no. 52 (portion) (Area- 4.53 Decimal) C.S. Plot no. 123	9.91


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REAR ROAD TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Sinastana
Director

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Director

		Corresponding to M.S. Plot no. 51, marked as Sub Plot no. 51 (Portion) (Area 5.38 Decimal)	
2.	Sri Arun Kumar and Smt. Sangita Devi	C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, marked as Sub Plot no. 52 (Portion) (Area- 6.00 Decimal) C.S. Plot no. 123 corresponding to M.S. Plot no. 51, marked as Sub Plot no. 51 (Portion) (Area- 3.91 Decimal).	9.91
3.	Sri Laxman Prasad	C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, marked as Sub Plot no. 52 (Portion) (Area- 9.83 Decimal) C.S. Plot no. 123 corresponding to M.S. Plot no. 51, marked as Sub-Plot no. 51 (Portion) (Area- 10.00 Decimal)	19.83
4.	Smt. Nilam Prasad	C.S. Plot no. 194, 195, 196 and 201 corresponding to	9.91


 Dilip Kumar Sangita and Sri Arun Kumar Nilam Prasad
 29-7-24 Nilam Prasad

		M.S. Plot no. 52, marked as Sub Plot no. 52 (Portion) (Area- 6.00 Decimal) C.S. Plot no. 123 corresponding to M.S. Plot no. 51, marked as Sub Plot no. 51 (portion) (Area-3.91Decimal)	
		Total Land=	49.56 decimals

BOUNDARIES OF THE COMPOSITE LAND OF THE OWNER'S

North: Portion of M.S. Plot no. 52.

South: Road.

East: Portion of M.S. Plot no. 52.

West: Portion of R.S. Plot no. 139 and 141/1778.

That the Schedule 'A' land having **49.56 Decimals** (out of which the land under the ownership of each individual owner or joint owners is mentioned in front of his/her/its name in the table below) forming part of C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, Area- 26.36 Decimal and C.S. Plot no. 123 corresponding to M.S. Plot no. 51, Area- 23.20 Decimals all plots situated at Mouza- Morabadi, Thana no. 192 within the locality known as Asha Shree Garden Road under P.S.- Bariyatu, Dist.- Ranchi (Jharkhand) under Ward no. 3 of Ranchi Municipal Corporation, corresponding to Holding nos. 0030003701000Z0, 0030003705000Z0, 0030003696000Z0 and 0030003704000Z0 in the Dist. of Ranchi, State-Jharkhand has been going to develop through this development agreement and the fees is being paid on the commercial charges under the scheme of Affordable Housing as per the Government Letter having memo no. 13/Reg. Stamp

TECHNIX BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED

Harsita Sinastana

Director

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Monas Infrastructure Pvt. Ltd.

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303	4 th	B	2270
406	5 th	B	2285
703	8 th	B	2270
803	9 th	B	2270
806	9 th	B	2285
1103	12 th	B	2270
1106	12 th	B	2285
103	2 nd	B	2270
106	2 nd	B	2285
1806	17 th	B	2285
2103	20 th	B	2270
2106	20 th	B	2285
		Total Super Built Area	39660

SCHEDULE-C

(DEVELOPER'S ALLOCATION)

In lieu of providing their lands as per details mentioned in SCHEDULE-A herein above for construction of a new residential building in the name and style of OCEANIK MAJESTIK, after allotting the 39,000 (Thirty Nine Thousand) Sq. ft. only of the total constructed area but here 660 (Six Hundred and Sixty) Sq.ft. of the total constructed area in the new building OCEANIK MAJESTIK has already been mentioned as extra therefore herein the above column it has been written as 39,660 Sq. ft. and the same will be settled before hand over of the allocated flats to the Land owners, the rest area including the car parking spaces and undivided proportionate share with all amenities and right to use common amenities in the building such as common passages, stairs, lift, bore well, common water tanks, driveways, swimming pool, community hall etc. The DEVELOPER shall be entitled to sell, transfer lease, mortgage the land & flat and/or otherwise deal with the units falling under DEVELOPER'S ALLOCATION in the New Building, as it deems fit and proper and shall be entitled to enter into agreements and other

Harshita Sinastana
 Director
 POKER KANOR

B.M.M.

Dilip Kumar Sanjay
 29-7-24
 Nilam Kerasad

commitments with any third party or parties in regard to disposal thereof.

SPECIFICATIONS OF FLATS/UNITS/SPACES UNDER OWNERS ALLOCATION:

The Flats/units to be handed over to the OWNER as owner's allocation shall be constructed with following specification and handed over to the owner with the common facilities and common amenities of the building :-

1. **STRUCTURE:** The super structure of M20/25 grade will be made of RCC floor with 10"/8" thick brick wall (1:6 mortar) on external surface and 5" thick internal partition.
2. **FLOORING:** The Common Area/Circulation Area/Lobby will be provided with polished vitrified tiles, Living area will be provided with Vitrified Tiles. Toilets will be provided with ceramic tiles (Size 4x2).
3. **PAINTING:** External finish: Weather coat/Snowcem/Painting, Internal Finish: Putty and Plastic Emulsion.
4. **DOOR/SHUTTER/WINDOWS:** All doors in toilets will be equipped with ISI marked flush doors and iron shutters painted over primer will be provided on commercial space. All windows shall be of 3-Track Aluminium/UPVC frames with anodizing. All windows will have M.S. Grills.
5. **ELECTRICAL WORK:** Electrical points of lights, fans shall be provided with concealed PVC conducts with multi-strand fire resistant copper wires and modular switches, A.C. points Switches will be provided in each bedroom and Drawing room.
6. **GENERATOR:** Generator will be provided as per the direction of the Electrical Engineer and Structural Engineer. Each flat will have 0.4 KW load through generator.
7. **LIFT:** Lifts will be provided as suggested by the Architect.
8. **FIRE FIGHTING/FIRE ESCAPE:** The building will be equipped with firefighting system and easy fire escape stairs as per the drawing provided

REARIX BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED

Harshita Sinastana
DIRECTOR
Jockey K...

Page 31 of 35

Mortals Infrastructure Pvt. Ltd.

Director

MJ
Dilip Kumar Sanghvi
Dr. Ardi Gupta Tax Consultant
29-7-24 Nilam Research

by the architect.

NOTE : In case the Owners wishes to use materials of any superior quality in his/her flats, other than material mentioned in the Specifications below & above, the same will be provided by the developer and difference of amount shall be chargeable from the Owner.

Rest any facilities will be demanded by the FIRST PARTIES shall be chargeable and the amount shall be borne by the FIRST PARTIES themselves.

MATERIAL QUALITY

Sl. No.	MATERIAL	QUALITY
1.	BRICKS	: SAND LIME BRICKS (8"4"), FIRST QUALITY LOCAL (RED) BRICKS, FLY ASH BRICKS, AAS/ AEC 9"10"5")
2.	CEMENT	: LAFARGE/ACC/KONARK/BIRLA
3.	STEEL	: TMT BARS (BRANDED)
4.	WATER PROOF CHEMICAL	: SILICA/PIDILITE EQUIVALENT
5.	CEMENT PAINT	: BERGER/NEROLAC/DURACEM (ANY SUPER BRAND)
6.	CEMENT PRIMER	: BERGER/NEROLAC/DURACEM ANY SUPER BRAND)
7.	SYNTHETIC ENAMEL	: BERGER/NEROLAC/DURACEM (ANY SUPER BRAND)
8.	PAINT & STEEL PRIMER	: BERGER/NEROLAC/DURACEM (ANY SUPER BRAND)
9.	TILES	: KAJARIA/NITCO/SPARTEK/MAUTI/NAV EEN/ORIENT SIZE 2'X2' DOUBLE CHARGED
10.	GLASS	: INDO ASAHI/MODI GUARD/ST. GOBAIN
11.	ALUMINIUM FRAME	: INDAL/HINDALCO/JINDAL (ANY OTHER SUPEREME BRAND)
12.	DOOR FRAME	: HARDWOOD/SALWOOD
13.	OT	: NEYSER/HINDUSTAN/CERA/CLASSICA

Handwritten notes on the right side of the page, including a signature at the top and vertical text: "Dileep Kumar Sanghvi", "29-7-24", "Nilgiri Resecond", and "Morlas Infrastructure Pvt. Ltd.".

	PANS/COMM ODES		
14.	C.P. FITTINGS	:	JAGUAR/PLUMBER/GROHE/HINDWARE
15.	WIRES	:	HAVELLS/POLYCAB/ANCHRO/MESCAB
16.	SWITCHES	:	MODULAR/EQUIVALENT
17.	M.C.B'S	:	HAVELLS/SHI
18.	ARMOURED CABLE	:	HAVELL'S/POLYCAB/SHI

CERTIFICATE

This is to certify that the lands in schedule above is neither the Government land nor the same was acquired by the Govt. for defence or any civil purpose. And the land is not a Gairmajurwa lands, Semi Govt. lands. This land is not for any army, Bhudan. This land is not for any govt. institution, organization. This land is not connection with Pashupalan ghotala, Bhumi ghotala. This land is not for any religious purpose such as Mandir, Masjid, Girja, Hargari, Masna, Sarna, Pahnai etc. and not belong to Adivasi lands and not related to Adivasi lands. This land is out of forest area. This land is out of ceiling limit and this land is also out of the bindings of Sec. 46 (6) of CNT Act 1908.

IN WITNESS WHEREOF the FIRST PARTIES (Land owners), SECOND PARTIES (Present Developer's) and the THIRD PARTY (Ex-Developers Confirming Party) have put their respective hands and executed this Development Agreement on the day, month and year first above written at Ranchi.

SIGNED, SEALED AND DELIVERED in the presence of the following:-

HEAVY BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
Harshita Sinastana
 DIRECTOR

Patel K...

Morias Infrastructure Pvt. Ltd.

SM
 Director

DM
 Nilam
 Addl. Director
 29-7-24

WITNESSES

1. RISHIKUNAR

Lishi

S/o Ganesh Sharma
 Alashenceane flat no-102B
 Hatia, Hesaq 834003 Ranchi

2. SATEDHATTOULQUADRI

Sayed ul-ajibullah Quadri

S/o ABDUL WADOOD
 MANJ TOLA FIRDOUSH
 NAGAR DORANDA
 RANCHI - 834002

Signature of the First Parties

[Handwritten signature]
 Arati Gupta

[Handwritten signature]
 Daxin Prasad

[Handwritten signature]
 Sanjay Kumar

[Handwritten signature]
 Nilesh Kumar

Signature of the Third Party/Confirming Party



AVINASH KUMAR SINASTAVA
 ADVOCATE
 Enrolment No. - 21150/2023

Morias Infrastructure Pvt. Ltd.

[Handwritten signature] Director

29-7-24

Photo, Signature and Fingerprints of the Second Party No. 1



[Handwritten signature]
 Harshita Sinastava

AVINASH KUMAR SINASTAVA
 ADVOCATE
 Enrolment No. - 21150/2023

REARTECH BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
 Harshita Sinastava
 DIRECTOR

29-7-24

Thumb	Index	Middle	Ring	Little

Photo, Signature and Fingerprints of the Second Party No. 2

Pankaj Kumar



ANKAR BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED
DIRECTOR
Pankaj Kumar
Harshita Srivastava
29-7-24

Enrolment No. - JH1150/2023

				
Thumb	Index	Middle	Ring	Little

Certified that the fingers print of the left hand of each person whose photographs are affixed in the documents have been obtained by me.

DRAFTED BY

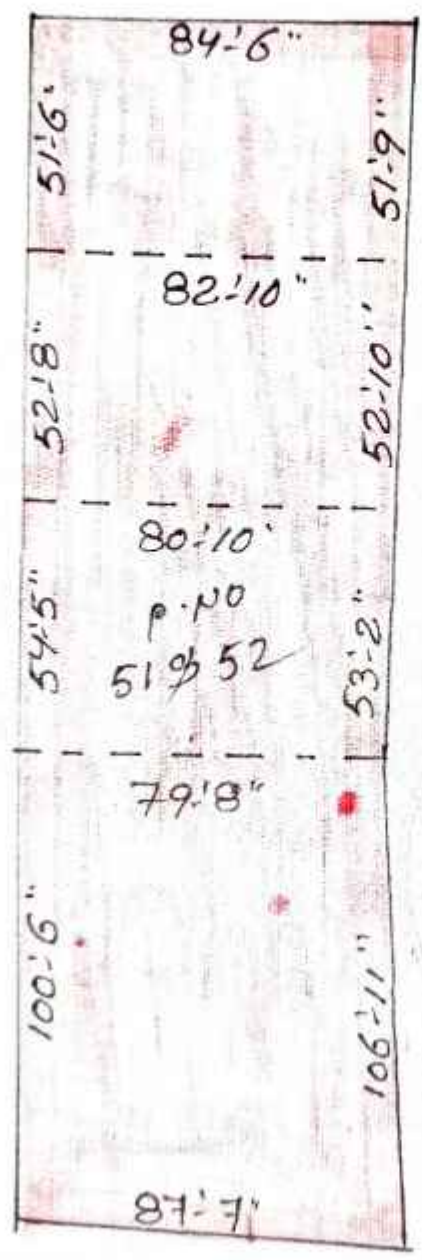
Avinash Kumar Srivastava
Enr. No. - JH1150/2023

Avinash Kumar Srivastava
AVINASH KUMAR SRIVASTAVA
ADVOCATE
Enrolment No. - JH1150/2023

N

VILLAGE- MORHABADI
THANA NO- 192
THANA- BARIATU, DIST- RAJSHI
R-S PLOT NO- 51 & 52
SHOWN IN RED WASH

PLOT NO	AREA	
	A	DEC
51 - - -	0 -	23.20
52 - - -	0 -	26.36
TOTAL	0 -	49.56



(Signature)

Consent for plot (11/12)
Prilep Kumar
Prilem Keesad 29.7.22

OCEANIX BUILD TECH AND CONSTRUCTIONS PRIVATE LIMITED

Harshita Sinhasaria
 DIRECTOR

Perkash Singh

(Signature)

Ward No. 1

Sheet No.

RANCHI MUNICIPAL CORPORATION
KHASRA



6/16

Plot No.	Holding No.	Street	Owner	Occupier	Description	Total Area	Right of	Remarks
1	2	1	Y	X	Y	9	2	
2	3	4	5	6	7	8	9	10
3	4	5	6	7	8	9	10	11
4	5	6	7	8	9	10	11	12
5	6	7	8	9	10	11	12	13
6	7	8	9	10	11	12	13	14
7	8	9	10	11	12	13	14	15
8	9	10	11	12	13	14	15	16
9	10	11	12	13	14	15	16	17
10	11	12	13	14	15	16	17	18
11	12	13	14	15	16	17	18	19
12	13	14	15	16	17	18	19	20
13	14	15	16	17	18	19	20	21
14	15	16	17	18	19	20	21	22
15	16	17	18	19	20	21	22	23
16	17	18	19	20	21	22	23	24
17	18	19	20	21	22	23	24	25
18	19	20	21	22	23	24	25	26
19	20	21	22	23	24	25	26	27
20	21	22	23	24	25	26	27	28
21	22	23	24	25	26	27	28	29
22	23	24	25	26	27	28	29	30
23	24	25	26	27	28	29	30	31
24	25	26	27	28	29	30	31	32
25	26	27	28	29	30	31	32	33
26	27	28	29	30	31	32	33	34
27	28	29	30	31	32	33	34	35
28	29	30	31	32	33	34	35	36
29	30	31	32	33	34	35	36	37
30	31	32	33	34	35	36	37	38
31	32	33	34	35	36	37	38	39
32	33	34	35	36	37	38	39	40
33	34	35	36	37	38	39	40	41
34	35	36	37	38	39	40	41	42
35	36	37	38	39	40	41	42	43
36	37	38	39	40	41	42	43	44
37	38	39	40	41	42	43	44	45
38	39	40	41	42	43	44	45	46
39	40	41	42	43	44	45	46	47
40	41	42	43	44	45	46	47	48
41	42	43	44	45	46	47	48	49
42	43	44	45	46	47	48	49	50
43	44	45	46	47	48	49	50	51
44	45	46	47	48	49	50	51	52
45	46	47	48	49	50	51	52	53
46	47	48	49	50	51	52	53	54
47	48	49	50	51	52	53	54	55
48	49	50	51	52	53	54	55	56
49	50	51	52	53	54	55	56	57
50	51	52	53	54	55	56	57	58
51	52	53	54	55	56	57	58	59
52	53	54	55	56	57	58	59	60
53	54	55	56	57	58	59	60	61
54	55	56	57	58	59	60	61	62
55	56	57	58	59	60	61	62	63
56	57	58	59	60	61	62	63	64
57	58	59	60	61	62	63	64	65
58	59	60	61	62	63	64	65	66
59	60	61	62	63	64	65	66	67
60	61	62	63	64	65	66	67	68
61	62	63	64	65	66	67	68	69
62	63	64	65	66	67	68	69	70
63	64	65	66	67	68	69	70	71
64	65	66	67	68	69	70	71	72
65	66	67	68	69	70	71	72	73
66	67	68	69	70	71	72	73	74
67	68	69	70	71	72	73	74	75
68	69	70	71	72	73	74	75	76
69	70	71	72	73	74	75	76	77
70	71	72	73	74	75	76	77	78
71	72	73	74	75	76	77	78	79
72	73	74	75	76	77	78	79	80
73	74	75	76	77	78	79	80	81
74	75	76	77	78	79	80	81	82
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84	85	86	87	88	89	90	91	92
85	86	87	88	89	90	91	92	93
86	87	88	89	90	91	92	93	94
87	88	89	90	91	92	93	94	95
88	89	90	91	92	93	94	95	96
89	90	91	92	93	94	95	96	97
90	91	92	93	94	95	96	97	98
91	92	93	94	95	96	97	98	99
92	93	94	95	96	97	98	99	100

पञ्जीकरण
पञ्जीकरण

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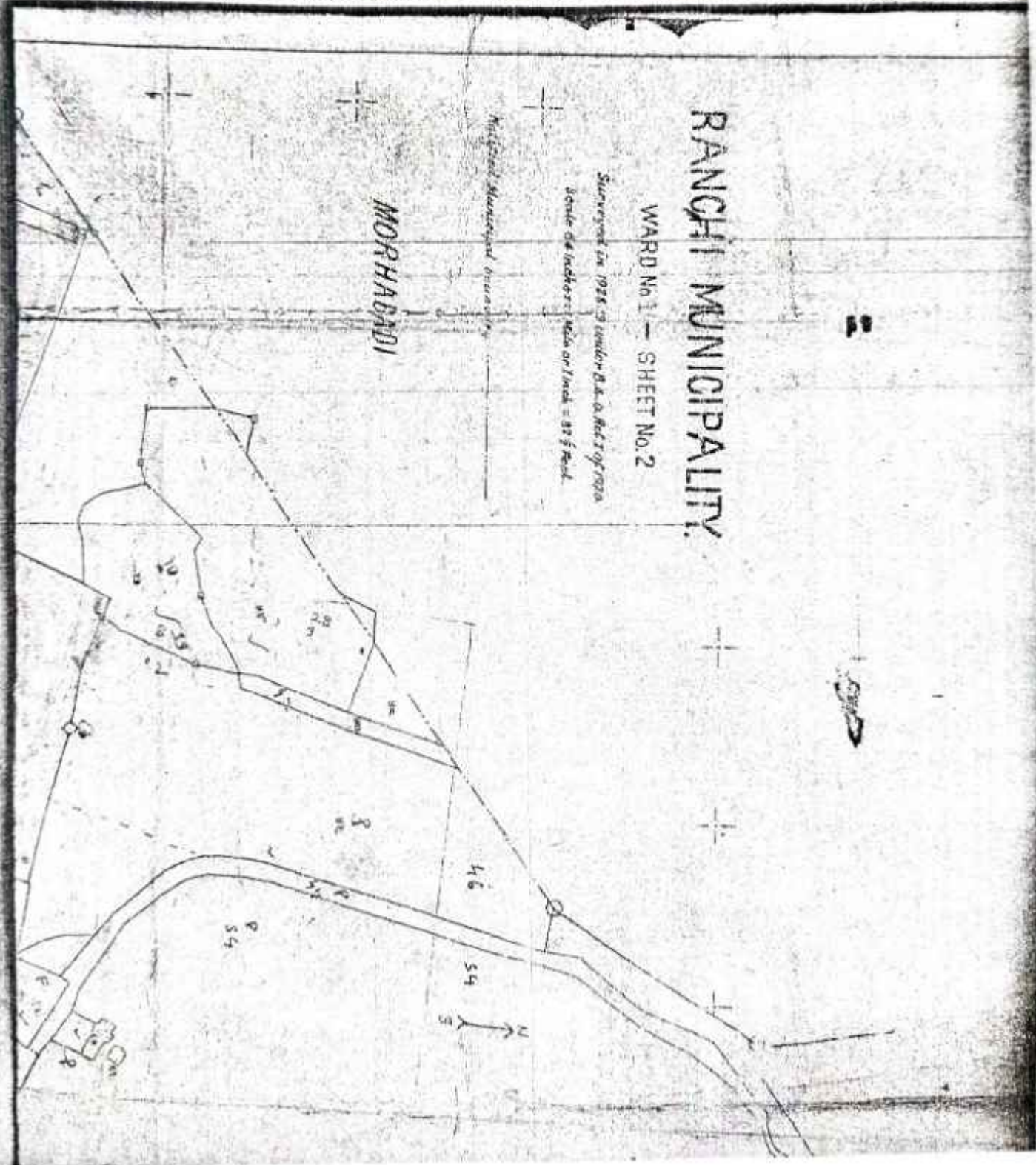
RANCHI MUNICIPALITY.

WARD No. 1 — SHEET No. 2

Surveyed in 1925 by *W. A. McTear*
Scale of inches: feet or fms. = 32 1/2 feet

Municipal Municipal boundary

MORHABADI

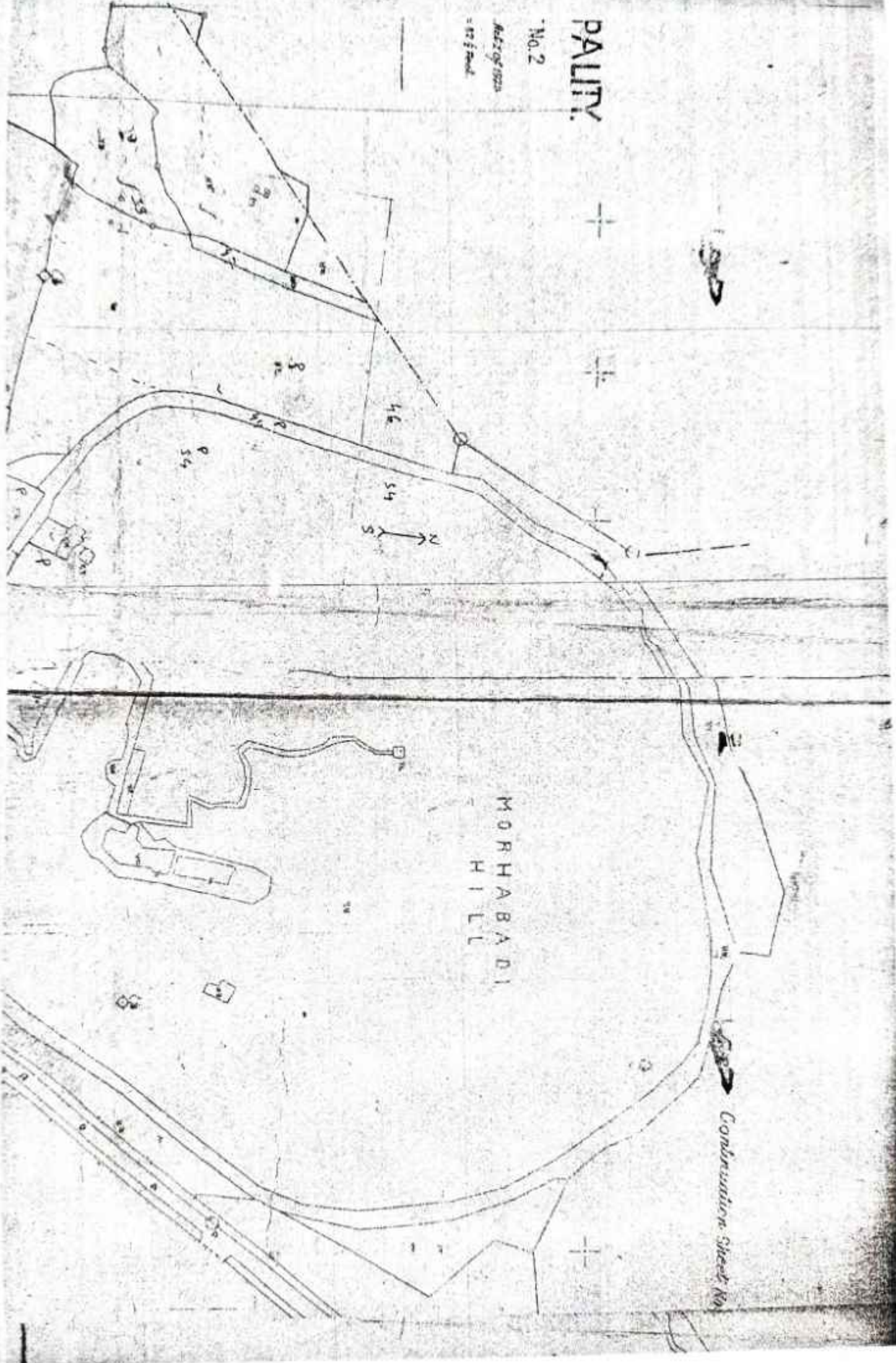


PALITY

No. 2

Map of 1923

Scale 1:1000



MORHABADI
HILL

Construction Street No. 1

2
3

46

54

54

2

2

35

27

8

8

8

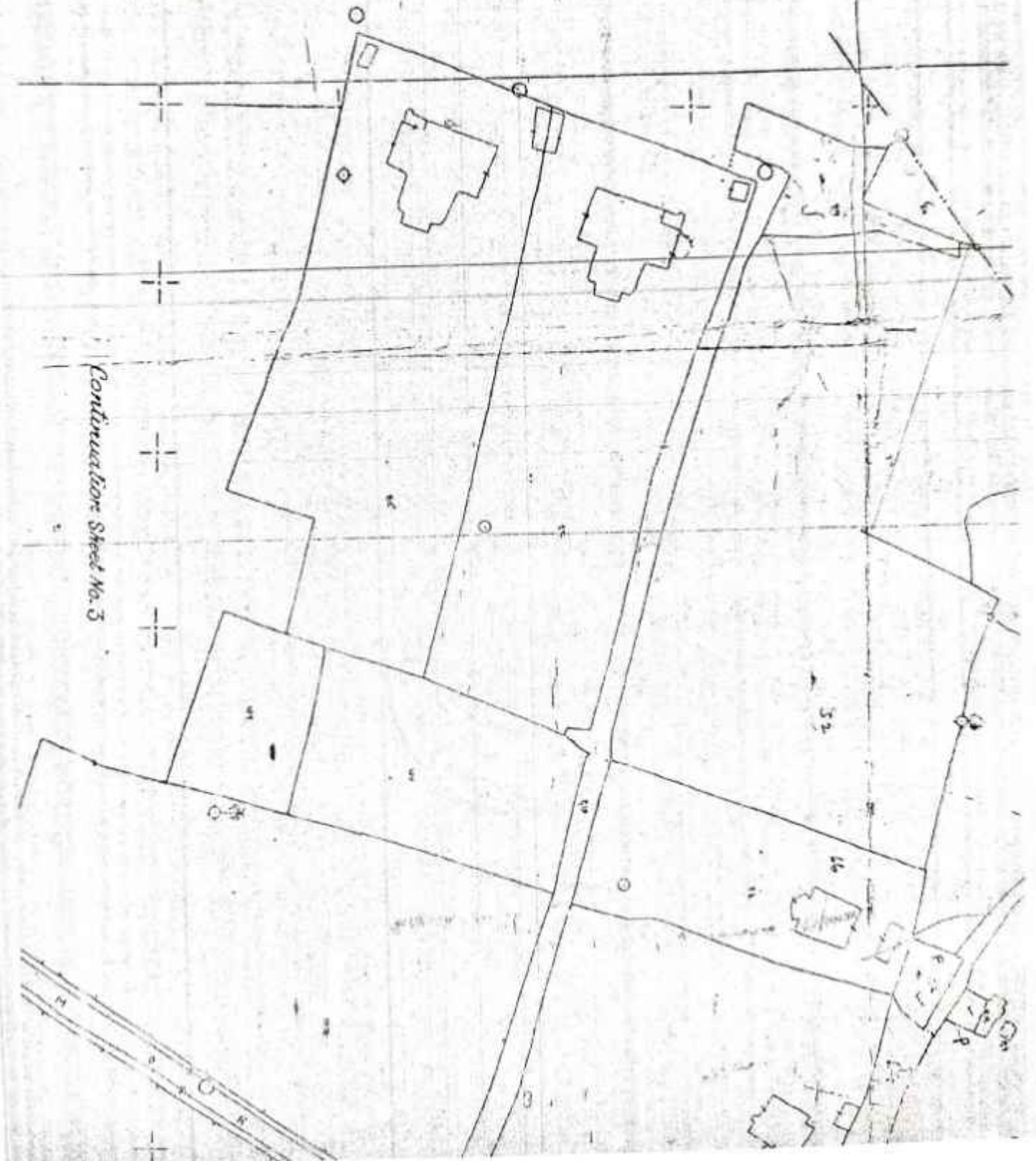
28

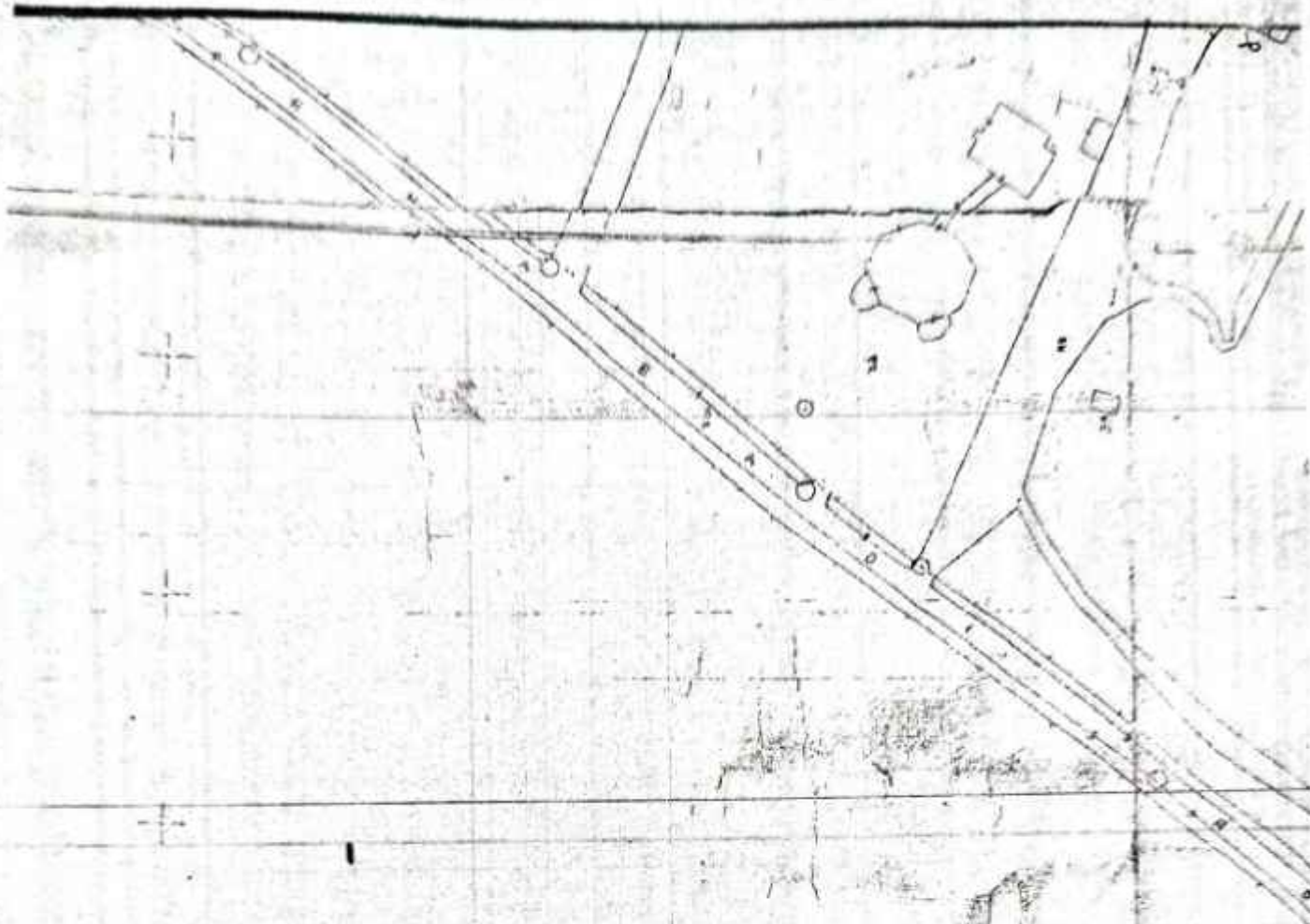
2

1

Continuation Sheet No. 4

Continuation Sheet No. 5





WARD NO. VIII

References

Lamp Post.

Letter Box Post.

Telephone & Telegraph Post.

Stand over the sidewalk under the authority of the Board of Supervisors.

W. H. Smith
 Superintendent of Survey



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पृथी II प्रति

July 29, 2024

भाग वर्तमान	24	पृष्ठ संख्या	30
जिला का नाम	रोडी	अनुसूचित गांव	सहर
मौजा का नाम	धोरहावाडी	होस्टिंग संख्या	0
		सोनी संख्या	0
		बहागई	
		हलका का नाम	हलका-04
		धाना नंबर	192
		इस्टेट का नाम	झारखण्ड
		खाल का प्रकार	---

Dilip Kumar, पति-Sahdeo Saw, जति- एवं Arts
Gupta, पति-Dilip Kumar, जति- एवं Arts

खाला नंबर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
0	01	0 कठडा छ. 5.38 डि	समानकरण मुकदमा संख्या 36/2018 - 2019	15	0
0	02	0 कठडा छ. 4.53 डि			
	कुल परिमाण	0 कठडा छ. 9.91 डि			

करीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत 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
10-16-2019	0109731237	2018-2019	2019-2020	15	15	3.75	3.75	7.5	7.5	7.5	7.5	3	3
11-25-2020	0121332994	2020-2021	2020-2021	0	15	0	3.75	0	7.5	0	7.5	0	3
06-24-2021	0572856589	2021-2022	2021-2022	0	15	0	3.75	0	7.5	0	7.5	0	3
06-26-2023	0884039644	2022-2023	2023-2024	15	15	3.75	3.75	7.5	7.5	7.5	7.5	3	3

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
सह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बंधित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर जिक्र करे

www.tds



PS
ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 29, 2024

पंजी 11 प्रति

भाग वर्तमान	21	पृष्ठ संख्या	74							
जिला का नाम	राँची	अनुमंडल नाम	सदर	अवंत का नाम	बड़गाँई	हलका का नाम	हुस्का-04	इस्टेट का नाम	JHARKHAND	
मौजा का नाम	भोरहाबादी	होलिंग संख्या	0	तोड़ी संख्या		प्लान नम्बर	192	साल का प्रकार	---	
नीलम प्रसाद, पति-अर्जुन प्रसाद, जाति. -----										
साला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				लगान	सेस		
0	52	0 कठछ डि 0 छ.	नामान्तरण मुकदमा संख्या 249/2016 - 2017				20	0		
0	51	0 कठछ 91 डि 0 छ.								
	कुल परिमाण	0 कठछ 91 डि 0 छ.								

शरीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत बातु साल	रोड सेस बकाया	रोड सेस बातु साल	शिक्षा सेस बकाया	शिक्षा सेस बातु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बातु साल	कृषि सेस बकाया	कृषि सेस बातु साल
10-16-2019	0600561525	2016-2017	2019-2020	60	20	15	5	30	10	30	10	12	4
11-25-2020	0178855264	2020-2021	2020-2021	0	20	0	5	0	10	0	10	0	4
06-24-2021	0156842313	2021-2022	2021-2022	0	20	0	5	0	10	0	10	0	4
06-26-2023	0215933080	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

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अपुष्टियाँ के लिए सम्बन्धित अधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

अनलॉक



ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 29, 2024

भाग वर्तमान	21	पृष्ठ संख्या	79
जिला का नाम	रोही	अनुमंडल नाम	सदर
मौजा का नाम	भोगडावादी	होस्टिंग संख्या	0
		सदर	अर्चत का नाम
		0	तोही संख्या
			बहागई
			हलका का नाम
			धान नगर
			हल्का-04
			192
			इस्टेट का नाम
			सात का प्रकार
			JHARKHAND

अरुण कुमार, पित्त-कलसी साह, जति. _____ एवं संगीत
देवी, पति-अरुण कुमार, जति. _____

सात नम्बर	फोटो संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
0	51	0 कठर 91 डि 0 छ	नामान्तरण मुकदमा संख्या 262/2016 - 2017	10	0
0	52	0 कठर डि 0 छ			
	कुल परिमाण	0 कठर 91 डि 0 छ			

सारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
10-16-2019	0752262018	2016-2017	2019-2020	30	10	7.5	2.5	15	5	15	5	6	2
11-25-2020	0533234192	2020-2021	2020-2021	0	10	0	2.5	0	5	0	5	0	2
06-24-2021	0837529089	2021-2022	2021-2022	0	10	0	2.5	0	5	0	5	0	2
06-26-2023	0063119786	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 प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें
[सात का नक्शा देखने के लिए यहाँ नजर मिलेगा।]

बंद कर दें



ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

July 29, 2024

भाग वर्तमान	21	प्लॉट संख्या	20						
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बढ़गाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND
मौजा का नाम	भोरहाबादी	होस्टिंग संख्या	3	तौकी संख्या		धाना नम्बर	192	खाता का प्रकार	---

लक्ष्मण प्रसाद, पिता-मदन मोहन साहू, जाति-.....

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
3	51	0 ऐ 10 डि 0 हे	नामान्तरण प्रकटमा संख्या 41/2016 - 2017	40	0
3	52	0 ऐ 9.83 डि 0 हे			
	कुल परिमाण	0 ऐ 19.83 डि 0 हे			

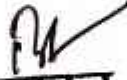
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चातु साल	रोड सेस बकाया	रोड सेस चातु साल	शिक्षा सेस बकाया	शिक्षा सेस चातु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु साल	कृषि सेस बकाया	कृषि सेस चातु साल
10-16-2019	0943914312	2016-2017	2019-2020	120	40	30	10	60	20	60	20	24	8
11-25-2020	0392454493	2020-2021	2020-2021	0	40	0	10	0	20	0	20	0	8
06-24-2021	0393608493	2021-2022	2021-2022	0	40	0	10	0	20	0	20	0	8
06-27-2023	0340009057	2022-2023	2023-2024	40	40	10	10	20	20	20	20	8	8

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 पार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें




ऑनलाइन जाँचा

V

बडागाई | मोरहाबादी | 192 | नीलम प्रसाद

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	51.52	0 कठा 9.91 डिसमील 0 छटाक

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

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

भाग बाबत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल गुजारी (नकदी)	20.00				20.00	20.00
सेंस (भावली)	5.00				5.00	5.00
सूद	10.00				10.00	10.00
भूतफरकात	10.00				10.00	10.00
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 गुजारी (नकदी)				20.00	20.00	
सेंस (भावली)				5.00	5.00	
सूद				10.00	10.00	
भूतफरकात				10.00	10.00	
मीजान अदायकारी				4.00	4.00	
				49.00	49.00	

(१) मीजान कुल (लफ्जों में) : **Ninety Eight Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **98.00**तारीख अमला तहसील कुनिन्दा : **26-06-2023**

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



27/07/24
ऑनलाइन जाँचा

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थों 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।

बडागाई | मोरहाबादी | 192 | लक्ष्मण प्रसाद

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
3	51.52	0 एकड़ 19.83 डिसमील 0 हेक्टर

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

भाग बाबत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल गुजारी (नकदी)	40.00				40.00	40.00
सेस (भावली)	10.00				10.00	10.00
सूद	20.00				20.00	20.00
मृतफरकात	20.00				20.00	20.00
मौजान	8.00				8.00	8.00
	98.00				98.00	98.00

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 गुजारी (नकदी)				40.00	40.00	
सेस (भावली)				10.00	10.00	
सूद				20.00	20.00	
मृतफरकात				20.00	20.00	
मौजान अदायकारी				8.00	8.00	
				98.00	98.00	

(१) मौजान कुल (लफजों में) : One Hundred Ninety Six Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 196.00

तारीख अमला तहसील कुनिन्दा : 27-06-2023

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 अंचलाधिकारी से संपर्क करें।

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

बड़ागाई | मोरहाबादी | 192 | अरुण कुमार , संगीता देवी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	51.52	0 कंठा 9.91 डिसमील 0 छटाक

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)	10.00				10.00	10.00
गुजारी (भावली)	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
मीजान	24.50				24.50	24.50

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल (2023-2024)	फाजिल
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				10.00	10.00	
गुजारी (भावली)				2.50	2.50	
सेस				5.00	5.00	
सूद				5.00	5.00	
मुतफरकात				2.00	2.00	
मीजान अदायकारी				24.50	24.50	

(१) मीजान कुल (लफजों में) : Forty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 49.00

तारीख अमला तहसील कुनिन्दा : 26-06-2023

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 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 ।

बड़ागाई | मोरहाबादी | 192 | Dilip Kumar, Arti Gupta

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	51.52	0 कंठा 0 छटाक 9.91 डिममील

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

भाग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल गुजारी (नकदी)	15.00				15.00	15.00
सेंस (भावली)	3.75				3.75	3.75
सूद	7.50				7.50	7.50
मुतफरकात	7.50				7.50	7.50
मौजान	3.00				3.00	3.00
	36.75				36.75	36.75

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 गुजारी (नकदी)				15.00	15.00	
सेंस (भावली)				3.75	3.75	
सूद				7.50	7.50	
मुतफरकात				7.50	7.50	
मौजान अदायकारी				3.00	3.00	
				36.75	36.75	

(१) मौजान कुल (तफजों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 26-06-2023

बास 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 अचलाधिकारी से संपर्क करें।

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP18134446120240220
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 2024-02-18
Ward No : 3
Holding No : 0030003704000Z0

Received From Mr / Mrs / Miss . : NILAM PRASAD
Mobile No. : 8434617995
Address : MORABADI ASHA SHREE GARDEN ROAD BARIATU RANCHI
A Sum of Rs. : 3600.00
(in words) :

Three Thousand Six Hundred Rupees Only

towards : Holding Tax & Others Vide : ONLINE

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2021-2022	4	2023-2024	3208.16
				1% Monthly Penalty	452.13
				Online Rebate	60.16
				Total Amount	3600.00
				Round Off Amount	-0.13
				Total Paid Amount	3600.00



For Details Please Visit : udhd.jharkhand.gov.in
OR Call us at 1800 8904115 or 0651-3500700

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RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP18134446420240228
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 2024-02-18
Ward No : 3
Holding No : 003000370100020

Received From Mr / Mrs / Miss . : ARTI GUPTA, DILIP KUMAR
Mobile No. : 8210026601, 8210026601
Address : MORABADI ASHA SHREE GARDEN ROAD MORABADI BARIATU
A Sum of Rs. : 3604.00
(in words) :

Three Thousand Six Hundred And Four Rupees Only

towards : Holding Tax & Others Vide : ONLINE

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2021-2022	4	2023-2024	3211.44
				1% Monthly Penalty	452.59
				Advance Amount	0.19
				Online Rebate	60.22
				Total Amount	3604.00
				Round Off Amount	0.00
				Total Paid Amount	3604.00



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RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP18134446220240223

Date : 2024-02-18

Department / Section : Revenue Section
Account Description : Holding Tax & Others

Ward No : 3

New Ward No : 3

Holding No. : 0030003705000Z0

New Holding No : 0030003705000Z0

Received From Mr / Mrs / Miss : SANGITA DEVI W/O ARUN KUMAR, ARUN KUMAR S/O
KASHI SAO

Address : MORABADI PS BARIATU ASHA SHREE GARDEN ROAD RANCHI

A Sum of Rs. : 3600.00

(in words) :

Three Thousand Six Hundred Rupees Only

towards : Holding Tax & Others Vide : ONLINE

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2021-2022	4	2023-2024	3208.16
				Online Rebate	60.16
				1% Monthly Penalty	452.13
				Total Payable Amount	0.00
				Total Paid Amount	3600.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP18134446320240225

Date : 2024-02-18

Department / Section : Revenue Section

Ward No : 3

Account Description : Holding Tax & Others

Holding No : 0030003696000Z0

Received From Mr / Mrs / Miss . : LAXMAN PRASAD

Mobile No. : 7992480099

Address : MORABADI ASHA SHREE GARDEN ROAD PS BARIATU

A Sum of Rs. : 7204.00

(in words) :

Seven Thousand Two Hundred And Four Rupees Only

towards : Holding Tax & Others Vide : ONLINE

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2021-2022	4	2023-2024	6419.60
				1% Monthly Penalty	904.72
				Advance Amount	0.05
				Online Rebate	120.37
				Total Amount	7204.00
				Round Off Amount	0.00
				Total Paid Amount	7204.00



For Details Please Visit : udhd.jharkhand.gov.in

OR Call us at 1800 8904115 or 0651-3500700

In Association with
Sri Publication & Stationers Pvt. Ltd.

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



Ranchi Municipal Corporation

FORM FOR SANCTION OF AFFORDABLE HOUSING

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

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

1.M.I PVT.LTD. 2. ANU PRABHA 3.ARUN KUMAR, SANGITA
DEVI 4.LOKESH KEJARIWAL 5.NISHANT AGARWAL
6.KANCHAN PRIYA 7.DILIP KUMAR,ARTI GUPTA
8.LAKSHMAN PRASAD 9.SWATI SINGH,SUNITA SINGH
10.NILAM PRASAD
FLAT NO-2D, TOWER 6, GENEXX VALLY DIAMOND
HARBOUR ROAD, JOKA, KOLKATA, WEST BANGAL, 700104

Re-sanction of your building plan case no. **RMC/GH/0286/W03/2020/ALT2** dated **11/3/2024** for grant of license on Dated **10/4/2024** for the **Affordable Housing** in Khata No.: **03** on RS Plot no.: **46,51,52** Situated in Colony/Street: Mohalla/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner **Ranchi Municipal Corporation**, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of **RS.2943582/-**
2. You have to furnish & Deposit a Gift Deed of **391.63** 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.2508804/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation



OCEANIK BUILDTECH & CONSTRUCTION PVT. LTD.

GSTIN : 20AACCO3476F2ZR

CIN No. U45200JH2016PTC008962

Ref. No. OBC/004/24-25

Date : 30.05.2024

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED HELD ON 30TH DAY OF May, 2024 AT HI/78, HARMU HOUSING COLONY, HARMU RANCHI JHARKHAND- 834002 STARTED AT 10 AM AND CONCLUDED AT 1PM.

"RESOLVED THAT out of Harshita Srivastava, Babita, Pankaj Kumar & Girish Kumar Srivastava any of the two directors of the company be and is hereby authorized to represent the company before the purchaser and take all effective steps including negotiation with the purchaser and finalized the deal and do all such acts, things and deeds as may be necessary and incidental thereto to give effect to this Resolution."

"RESOLVED THAT out of Harshita Srivastava, Babita, Pankaj Kumar & Girish Kumar Srivastava any of the two directors of the Company be and are hereby jointly severally authorized to execute, seal, sign and deliver the Sale/Lease Deed and other Documents/Papers as may be necessary and to do all such acts, Deeds and things as may be necessary to give effect the above Resolution".

"RESOLVED FURTHER THAT the directors of the company can purchase flats in any of the project of company in an individual capacity and the company through any of the two directors can jointly or severally execute, seal, sign and deliver the sale/lease deed and other documents/papers as may be necessary and to do all such acts, deeds and things to give effect for the above Resolution".

"RESOLVED FURTHER THAT any of the above Director of the Company, be and is hereby authorized to issue certified true copy of this resolution to any authority or person."

For Oceanik Buildtech and Constructions Private Limited

Harshita Srivastava Babita

Harshita Srivastava

Babita

Pankaj Kumar

Pankaj Kumar

G.K. Srivastava

G.K. Srivastava

Director

Director

Director

Director

DIN : 07541269

DIN : 07541269

DIN : 06610564

DIN : 09097002

DIRECTOR
Oceanik Buildtech and
Construction Pvt. Ltd.

DIRECTOR
Oceanik Buildtech and
Construction Pvt. Ltd.

DIRECTOR
Oceanik Buildtech and
Construction Pvt. Ltd.

DIRECTOR
Oceanik Buildtech and
Construction Pvt. Ltd.


Copy of the Resolution passed at the meeting of Board of Directors of M/S MORIAS INFRASTRUCTURE PVT LTD. held on 30th November 2013 at its Branch Office 208, PUSTAK BHAWAN COMPLEX, RANCHI at 5.30 p.m.

Resolved today on 30th day of November 2013 at the meeting of Board of Directors that **SRI RIPUNJAY PRASAD SINGH** son of **LATE BHUNESHWAR PRASAD SINGH**, resident of **PUSTAK BHAWAN, P.S. KOTWALI, DISTRICT RANCHI, JHARKHAND**, is appoint the Director of the Company and the Remuneration of the director is **Rs.250000/-** (Two Lac Fifty Thousand only) per month as per resolution passed, As a Director of the company Mr.Ripunjay Prasad Singh is authorized to sign all documents on behalf of the Company, and to do all such acts and deeds as lawfully activities.

Morias Infrastructure Pvt. Ltd.


Director
(RIPUNJAY PRASAD SINGH)
Managing Director

Morias Infrastructure Pvt. Ltd.


Director
(ANUPRABHA)
(Director)

८

अवर निबंधक का कार्यालय, शहरी क्षेत्र संख्या-03, कॉले
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 :- 28-07-2024 10:03 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 202400046459

Appointment :- 29-Jul-2024 Time:- 10:50

Article	Development Agreement
Pre Registration Date	28-Jul-2024
No. Of Pages	48
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 71,444.

Property Id: **1201831**

Valuation No. : 1738492 / 2024	:- 2024-2025	Date : 28-July-2024 12:51:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 3 - Other Road	-		
Khata Number - -			
Plot Number - 51 52			
Volume Number - 21			
Page Number - 79			
Ward Number - 3			
Holding Number - 0030003704000Z0			
Property Rates			
Commercial Land (Y)			
₹707100/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	9.91 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.91 x 707100=7007361	₹70,07,361/-
A	Total		₹70,07,361/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹70,07,400/-
Total Amount in Words : Seventy Lakhs Seven Thousand Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF M.S. PLOT NO-52, West: PORTION OF R.S. PLOT NO-139 AND 141/1778, South: ROAD, North: PORTION OF M.S. PLOT NO-52
Area	Land area : 9.91 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	7007361
Transaction Amount	-

Property Id: **1275915**

Valuation No. : 1738494 / 2024	:- 2024-2025	Date : 28-July-2024 12:54:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 3 - Other Road	-		
Plot Number - 51 52			
Volume Number - 21			
Page Number - 20			
Khata Number - -			
Holding Number - 0030003701000Z0			
Ward Number - 3			
Property Rates			
Commercial Land (Y)			
₹707100/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	19.83 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 19.83 x 707100=14021793	₹1,40,21,793/-
A	Total		₹1,40,21,793/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,40,21,800/-
Total Amount in Words : One Crore Forty Lakhs Twenty One Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF M.S. PLOT NO-52, West: PORTION OF R.S. PLOT NO-139 AND 141/1778, South: ROAD, North: PORTION OF M.S. PLOT NO-52
Area	Land area : 19.83 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	14021793

Transaction Amount	-
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Property Id: **1275919**

Valuation No. : 1738498 / 2024	: - 2024-2025	Date : 28-July-2024 12:56:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi
Morabadi Word No 3 - Other Road	-	
Khata Number - -		
Plot Number - 51 52		
Volume Number - 21		
Page Number - 74		
Ward Number - 3		
Holding Number - 0030003705000Z0		

Property Rates

Commercial Land (Y)

₹707100/- Decimal

Valuation Rule : Commercial land

Property Details

1 Land area

9.91 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.91 x 707100=7007361	₹70,07,361/-
A	Total		₹70,07,361/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)

₹70,07,400/-

Total Amount in Words : Seventy Lakhs Seven Thousand Four Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF M.S. PLOT NO-52, West: PORTION OF R.S. PLOT NO-139 AND 141/1778, South: ROAD, North: PORTION OF M.S. PLOT NO-52
Area	Land area : 9.91 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	7007361
Transaction Amount	-

Property Id: **1275922**

Valuation No. : 1738501 / 2024	: - 2024-2025	Date : 28-July-2024 12:57:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragai

Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 3 - Other Road		-	
Khata Number - -			
Plot Number - 51 52			
Volume Number - 24			
Page Number - 30			
Ward Number - 3			
Holding Number - 0030003696000Z0			
Property Rates			
Commercial Land (Y)			
₹707100/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	9.91 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.91 x 707100=7007361	₹70,07,361/-
A	Total		₹70,07,361/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹70,07,400/-
Total Amount in Words : Seventy Lakhs Seven Thousand Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF M.S. PLOT NO-52, West: PORTION OF R.S. PLOT NO-139 AND 141/1778, South: ROAD, North: PORTION OF M.S. PLOT NO-52
Area	Land area : 9.91 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	7007361
Transaction Amount	-

CLAIMANT	OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED- Mrs. HARSHITA SRIVASTAVA, ,Father/Husband Name DILIP SRIVASTAVA,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-12-Jul-2016,Permission Case No.- , Aadhaar No. *****7209, Country-INDIA, State Name- Jharkhand, District Name-RANCHI, City/Village/Town Name- HARMU HOUSING COLONY, Locality-JHARKHAND,Address - HI-78, HARMU HOUSING COLONY, P.S.-ARGORA DIST-RANCHI, Pin Code-834002
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	OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED- Mr. PANKAJ KUMAR, Father/Husband Name LATE BISHWANATH SHARMA,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-12-Jul-2016,Permission Case No.- , Aadhaar No. *****4455, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-TAGORE HILL ROAD, Locality-JHARKHAND,Address - 6D SANDHYA SUKRITI APARTMENT, TAGORE HILL ROAD, MORHABADI, P.S.-BARIATU, DIST-RANCHI, Pin Code-834008
EXECUTANTS	-Mr. ARUN KUMAR, Father/Husband Name KASHI LAL,, Party Category-Individual , PAN No.- Date Of Birth-13-Jan-1966,Permission Case No.- , Aadhaar No. *****2475, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-JHARKHAND,Address - HOUSE NO-703, OPPOSITE AJAY SINGH GIRLS HOSTEL, LALPUR, THARPAKHNA, DIST-RANCHI, Pin Code-834001
	-Mrs. NILAM PRASAD, Father/Husband Name LATE ARJUN PRASAD,, Party Category-Individual , PAN No.- Date Of Birth-20-Dec-1974,Permission Case No.- , Aadhaar No. *****0388, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-JHARKHAND,Address - HOUSE NO-702, OPPOSITE AJAY SINGH GIRLS HOSTEL, LALPUR, THARPAKHNA, DIST-RANCHI, Pin Code-834001
	-Mr. DILIP KUMAR, Father/Husband Name SAHDEO SAW,, Party Category-Individual , PAN No.- Date Of Birth-09-Aug-1968,Permission Case No.- , Aadhaar No. *****8834, Country-INDIA, State Name-Bihar, District Name-NALANDA, City/Village/Town Name-NALANDA, Locality-BIHAR,Address - MOHADDI NAGAR, BIHAR SHARIF, NALANDA, Pin Code-803101
	-Mrs. ARTI GUPTA, Father/Husband Name LATE VIJAY KUMAR GUPTA,, Party Category-Individual , PAN No.- Date Of Birth-10-May-1973,Permission Case No.- , Aadhaar No. *****7414, Country-INDIA, State Name-Bihar, District Name-NALANDA, City/Village/Town Name-NALANDA, Locality-BIHAR,Address - MOHADDI NAGAR, BIHAR SHARIF, NALANDA, Pin Code-803101
	-Mr. LAXMAN PRASAD, Father/Husband Name MADAN MOHAN SAHU,, Party Category-Individual , PAN No.- Date Of Birth-16-Dec-1964,Permission Case No.- , Aadhaar No. *****5454, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-JHARKHAND,Address - HOUSE NO-702, OPPOSITE AJAY SINGH GIRLS HOSTEL, LALPUR, THARPAKHNA, DIST-RANCHI, Pin Code-834001
	-Mrs. SANGITA DEVI, Father/Husband Name LATE RAMCHANDRA SAW,, Party Category-Individual , PAN No.- Date Of Birth-15-May-1968,Permission Case No.- , Aadhaar No. *****8978, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-JHARKHAND,Address - HOUSE NO-703, OPPOSITE AJAY SINGH GIRLS HOSTEL, LALPUR, THARPAKHNA, DIST-RANCHI, Pin Code-834001

Witness Information	Mr. RISHI KUMAR , Address - PATEL NAGAR DHURWA RANCHI, Father/Husband Name-GANESH SHARMA
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Identifier Details	Mr. RISHI KUMAR , Address - PATEL NAGAR DHURWA RANCHI, Father/Husband Name-GANESH SHARMA
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,440
Total		1,440

Fee Rule:Development Agreement		
1	A1	8,76,100
2	LL	3
3	PR	1
Total		8,76,104


Sr.No. Exemption Detail Amount

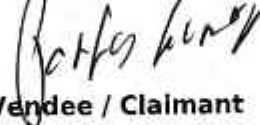
Exemption for Low Income Group

1 A1 806100


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

Harshita Sinastana

Vendee / Claimant

Atul Gupta
Sangeeta Devi
Vendor / Executant

Dilip Kumar
Laxm Prasad
Nilesh Kumar




Document Registration Summary 1

Date :-29-Jul-2024

- Government/Market Value: ₹35044000/-
- Transaction Amount: ₹ /-
- Paid Stamp Duty: ₹500 /-

Receipt : 1065731

Receipt Date : 29-07-2024

Presenter Name: - *Dilip Kumar* ₹1

PR ₹1
 SP ₹1440
 LL ₹59
 A1 ₹70000
 Stamp Duty ₹500

On Date 29-07-2024 Presented at SRO - Ranchi Urban3

Signature of Presenter *Dilip Kumar*

SRO - Ranchi Urban3

Total ₹72000

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	OceanikBuildtechAndConstructionsPrivateLimitedThroDirectorsHarshitaSrivastavaAndPankajKumar	• GRN Number : 2403393962 • DEPT Transaction Id : 7c248c8392480f479260 • Transaction Type :	500
PR	1	1	0	GRAS	OceanikBuildtechAndConstructionsPrivateLimitedThroDirectorsHarshitaSrivastavaAndPankajKumar	• GRN Number : 2403394292 • DEPT Transaction Id : daf4437d7a4502a2ac68 • Transaction Type :	1
SP	1440	1440	0	GRAS	OceanikBuildtechAndConstructionsPrivateLimitedThroDirectorsHarshitaSrivastavaAndPankajKumar	• GRN Number : 2403394292 • DEPT Transaction Id : daf4437d7a4502a2ac68 • Transaction Type :	1440
A1	70000	70000	0	GRAS	OceanikBuildtechAndConstructionsPrivateLimitedThroDirectorsHarshitaSrivastavaAndPankajKumar	• GRN Number : 2403394292 • DEPT Transaction Id : daf4437d7a4502a2ac68 • Transaction Type :	70000
LL	3	59	-56	GRAS	OceanikBuildtechAndConstructionsPrivateLimitedThroDirectorsHarshitaSrivastavaAndPankajKumar	• GRN Number : 2403394292 • DEPT Transaction Id : daf4437d7a4502a2ac68 • Transaction Type :	59
Sub Total	71448	72000	-552				

Article : Development Agreement Number of Pages : 96

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	806100 /-

Signature of Operator *[Signature]*

Signature of Head Clerk *[Signature]*

Signature of Registering Officer *[Signature]*



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400046459

Deed Type	Development Agreement
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1440, A1 :- Rs. 70000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7007361/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 3 Property Boundaries :- East: PORTION OF M.S. PLOT NO-52, West: PORTION OF R.S. PLOT NO-139 AND 141/1778, South: ROAD, North: PORTION OF M.S. PLOT NO-52 Khata Number - -Plot Number - 51 52Volume Number - 21Page Number - 79Ward Number - 3Holding Number - 0030003704000Z0 Area Of Land :- 9.91 Decimal
Property No.	2
Valuation Details	Value :- Rs.14021793/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 3 Property Boundaries :- East: PORTION OF M.S. PLOT NO-52, West: PORTION OF R.S. PLOT NO-139 AND 141/1778, South: ROAD, North: PORTION OF M.S. PLOT NO-52 Plot Number - 51 52Volume Number - 21Page Number - 20Khata Number - -Holding Number - 0030003701000Z0Ward Number - 3 Area Of Land :- 19.83 Decimal
Property No.	3
Valuation Details	Value :- Rs.7007361/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 3 Property Boundaries :- East: PORTION OF M.S. PLOT NO-52, West: PORTION OF R.S. PLOT NO-139 AND 141/1778, South: ROAD, North: PORTION OF M.S. PLOT NO-52 Khata Number - -Plot Number - 51 52Volume Number - 21Page Number - 74Ward Number - 3Holding Number - 0030003705000Z0 Area Of Land :- 9.91 Decimal
Property No.	4
Valuation Details	Value :- Rs.7007361/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 3 Property Boundaries :- East: PORTION OF M.S. PLOT NO-52, West: PORTION OF R.S. PLOT NO-139 AND 141/1778, South: ROAD, North: PORTION OF M.S. PLOT NO-52 Khata Number - -Plot Number - 51 52Volume Number - 24Page Number - 30Ward Number - 3Holding Number - 0030003696000Z0 Area Of Land :- 9.91 Decimal

Sh./Smt. **DILIP KUMAR** s/o/d/o/w/o **SAHDEO SAW** has presented the document for registration in this office

today dated :- **29-Jul-2024** Day :- **Monday** Time :- **16:43:52 PM**















DILIP

KUMAR(Individual)

Party Name	Document Type	Document Number
DILIP KUMAR	PAN/UID	*****8834



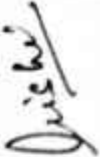
Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ARUN KUMAR Address1 - HOUSE NO-703, OPPOSITE AJAY SINGH GIRLS HOSTEL, LALPUR, THARPAKHNA, DIST-RANCHI, Address2 - JHARKHAND . . . Jharkhand PAN No.: .Permission Case No.-	No	Yes	Arun Kumar Address:- H.No-703, Opposite Ajay Singh Girls Hostel, , Lalpur Tharphakhna, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:58			
2	NILAM PRASAD Address1 - HOUSE NO-702, OPPOSITE AJAY SINGH GIRLS HOSTEL, LALPUR, THARPAKHNA, DIST-RANCHI, Address2 - JHARKHAND . . . Jharkhand PAN No.: .Permission Case No.-	No	Yes	Nilam Prasad Address:- H.No-702, Opposite Ajay Singh Girls Hostel, , Lalpur Tharphakhna, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:49			

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	LAXMAN PRASAD Address1 - HOUSE NO-702, OPPOSITE AJAY SINGH GIRLS HOSTEL, LALPUR, THARPAKHNA, DIST-RANCHI, Address2 - JHARKHAND , , , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Laxman Prasad Address:- H.No-702, Opposite Ajay Singh Girls Hostel, , Lalpur Tharphakhna, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:59			<i>Laxman Prasad</i>
4	SANGITA DEVI Address1 - HOUSE NO-703, OPPOSITE AJAY SINGH GIRLS HOSTEL, LALPUR, THARPAKHNA, DIST-RANCHI, Address2 - JHARKHAND , , , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Sangeeta Devi Address:- H.No-703, Opposite Ajay Singh Girls Hostel, , Lalpur Tharphakhna, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:56			<i>Sangeeta Devi</i>
5	ARTI GUPTA Address1 - MOHADDI NAGAR, BIHAR SHARIF, NALANDA, Address2 - BIHAR , , , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Arti Gupta Address:- , MOHADDINAGAR BIHAR SHARIF, , , Bihar, Biharsharif, Nalanda, 803101, Biharsharif, Bihar, India		EXECUTANTS Age:51			<i>Arti Gupta</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
6	DILIP KUMAR Address1 - MOHADDI NAGAR, BIHAR SHARIF, NALANDA, Address2 - BIHAR Jharkhand PAN No.: Permission Case No.-	No	Yes	Dilip Kumar Address:- 481, MOHANDI NAGAR(AMBER), Bihar, Biharsharif, Nalanda, 803101, Biharsharif, Bihar, India		EXECUTANTS Age:55			<i>Dilip Kumar</i>
7	HARSHITA SRIVASTAVA Address1 - HI-78, HARMU HOUSING COLONY, P.S.-ARGORA DIST-RANCHI, Address2 - JHARKHAND Jharkhand PAN No.: Permission Case No.-	No	Yes	Harshita Srivastava Address:- , , , HI-78, Harmu Housing Colony, Harmu, , Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:			<i>Harshita Srivastava</i>
8	PANKAJ KUMAR Address1 - 6D SANDHYA SUKRITI APARTMENT, TAGORE HILL ROAD, MORHABADI, P.S.-BARIATU, DIST-RANCHI, Address2 - JHARKHAND Jharkhand PAN No.: Permission Case No.-	No	Yes	Pankaj Kumar Address:- 6 D, Sandhya Sukriti Apartment, Tagore Hill, Tagore Hill Road, , Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			<i>Pankaj Kumar</i>


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RISHI KUMAR S/o-D/o GANESH SHARMA Address1 - PATEL NAGAR DHURWA RANCHI, Address2 - ... , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RISHI KUMAR Address1 - PATEL NAGAR DHURWA RANCHI, Address2 - ... , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**DILIP KUMAR , ARTI GUPTA , ARUN KUMAR , SANGITA DEVI , LAXMAN PRASAD , NILAM PRASAD**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RISHI KUMAR**) Son/Daughter/Wife of (**GANESH SHARMA**) resident of (**PATEL NAGAR DHURWA RANCHI**) and by occupation (**Business**).

Signature of Registering Officer

Seal and Signature of Registering Officer

Date: - 29-Jul-2024




Token No.: 202400046459

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **29-Jul-2024** by **DILIP KUMAR, S/O, D/O, W/O SAHDEO SAW** resident of MOHADDI NAGAR, BIHAR SHARIF, NALANDA, BIHAR.
This deed was registered as Document No:- **2024/RANU3/2407/BK1/2234** in Book No :- **BK1**, Volume No :-
274 from Page No :- 1 to 96 at, office of **SRO - Ranchi Urban3**

Date:- **29-Jul-2024**


Registering Officer
RUPESH KUMAR SINHA
SUB REGISTRAR
~~RINC URB-3, KANKE AREA~~