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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 92684bdd8f44739cf17c

Receipt Date : 18-Dec-2024 03:00:42 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202400152474

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 : 2405513650



DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Harshita Srivastava  
for/for

...के अधीन  
...के अधीन  
...के अधीन  
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RUPESH KUMAR SINGHA  
...

Kandon Priso  
19/12/24

19-12-2024

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

Morias Infrastructure Pvt. Ltd.

h m h

Director

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



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

Kanchan Prtyo  
19/12/24

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Harshita Sinastara  
Jot Kc

Morias Infrastructure Pvt. Ltd.

H M H.

Director



AVINASH KUMAR SRIVASTAVA  
ADVOCATE  
Enrolment No.- JH1150/2023

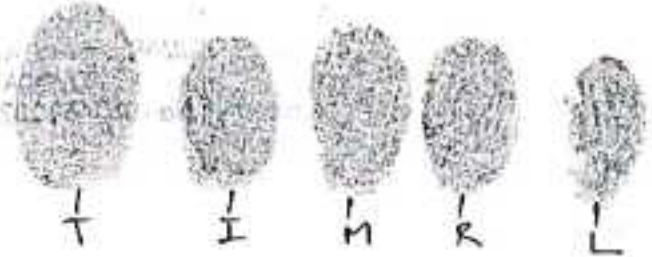
D. Agreement

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जनसंख्येक वकील  
निवास स्थित।  
एक प्रमाणित प्रतीक  
एक के \_\_\_\_\_ नहीं स्थित।

M.S. Jaleet no. 52 के दिनांक,  
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Kanchan Priya 19/12/24

**ANAND KUMAR**

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on 19<sup>th</sup> day of December 2024 at Ranchi.

BETWEEN

SMT. KANCHAN PRIYA, W/o Sri Rahul Kumar, D/o Late Narayan Jha, Grand D/o Late Dhananjay Jha, by faith- Hindu, by caste- General [out of the bindings of CNT Act 1908], by Occupation- Service, Present Resident of F-16, CCWO Colony, Phuphuadi, Dist.- Dhanbad (Jharkhand) Pin- 828127 (hereinafter referred to as the OWNER/FIRST PARTY) of the FIRST PART.

UID NO. XXXX XXXX 7560, PAN No. BCUPP6813P

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Harshita Srinastana  
19/12/24

Morles Infrastructure Pvt. Ltd.

H M H.

Director



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).

Kanchan Priya 19/12/24

[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, 5<sup>th</sup> 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:

**AAECP1548H**, 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) of the THIRD PART.

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

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Harshita Srivastava  
19/12/24

Morias Infrastructure Pvt. Ltd.

H M H

Director

The expressions "LAND OWNER/FIRST PARTY", "DEVELOPERS/SECOND PARTIES" and the "CONFIRMING PARTY/ EX-DEVELOPER" shall include their respective heirs, successors, executors, administrators and assigns wherever the context so admits.

WHEREAS the OWNER herein above is absolutely seized and possessed and sufficiently entitled to all those piece and parcels of residential landed property totally measuring an area of 05 Kathas (equivalent to 8.26 Decimals) forming part of C.S. Plot no. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52 situated at Mouza Morabadi, Thana no. 192 within the locality known as 'Asha Shree Garden Road', under P.S.- Bariatu, Dist.- Ranchi (Jharkhand) under ward no. 3 of Ranchi Municipal Corporation corresponding to Municipal Holding no. 0030003483000Z0 (old) having freehold and transferable rights within the jurisdiction of District Registration and Sub-Registration, Office Ranchi.

WHEREAS the OWNER has acquired the said property from its previous owner Smt. Seema Jain W/o Sri Bijay Kumar Jain by virtue of Registered Sale Deed bearing no. 2020/RAN/275/BK1/239 dated- 16.06.2020, which is entered in Book No. BK1, Vol No. 32, from Page no. 117 to 178 of the year 2020. AND WHEREAS since the date of its purchase the OWNER herein has been in peaceful possession of said landed property and enjoying all sorts of rights, title and interest as an owner thereof without any interruption and/or hindrance from anybody.

AND WHEREAS the OWNER herein has got entered his/her/their name in respect of above referred 8.26 decimal of landed property, in the records of right of Jharkhand State (Jamabandi Register-II) through the Circle Office Baragain, Ranchi vide Mutation Case No. 100/R27 2020-21 in Vol. No. 26, Page no. 41 and paying rent and taxes to the state regularly.

AND WHEREAS the OWNER herein has also got municipal holding of above referred vacant land vide Holding No. 0030003631000Z0 (new) and has paying holding tax to the Ranchi Municipal Corporation regularly in her own name.

AND WHEREAS the OWNER herein above have represented that he/she/they have been in peaceful and exclusive possession of their respect piece



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Harshita Srivastava  
19/12/24

Morias Infrastructure Pvt. Ltd.

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Director

Ranchi Page 19/12/24

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 OWNER/FIRST PARTY, 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 OWNER and the EXDEVELOPERS/CONFIRMING PARTY it is mutually agreed by and between the LAND OWNER and the EX-DEVELOPERS/CONFIRMING PARTY that a residential multistoried building shall be constructed in the schedule 'A' land measuring 8.26 decimals of land morefully detailed and described in the FIRST SCHEDULE herein below.

AND WHEREAS the said OWNER has made a Registered Development Agreement with the EX-Developers/ Confirming Party namely 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/8844/BK1/7950 dated- 16.11.2021 which is entered in Book No. BK1, Vol. No. 1068, at Pages 381 to 468 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 PARTY/LAND OWNER and express their inability to construct the multistoried building on the land in question to the LAND OWNER and thereafter the LAND OWNER 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 OWNER, EX-DEVELOPERS and the PRESENT DEVELOPERS.



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*Haryshita Sinastana*  
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Morias Infrastructure Pvt. Ltd.

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Director

*Kanchon Priya 14/12/24*

AND WHEREAS the FIRST PARTY/LAND OWNER and the CONFIRMING PARTY/EX-DEVELOPER hereby declares that the old registered development agreement having Document No. 2021/RAN/8844/BK1/7950 dated-16.11.2021 shall stand cancelled and this development agreement with the signature of FIRST PARTY, SECOND PARTIES and THIRD PARTY shall be the 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 OWNER/FIRST PARTY 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.

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 PARTY, 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 Page 6 of 26 Land owner 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 :-



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*Harshita Srinasthana*  
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Morlas Infrastructure Pvt. Ltd.

*H M Y*

Director

Kanchan Priya 19/12/24

## ARTICLE-I - DEFINITIONS

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

**1.1 OWNER** : shall mean and include the **OWNER SMT. KANCHAN PRIYA** 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 HI-78, Harmu Housing Colony, Harmu, Argora, Dist.-Ranchi through its directors, Successors-in- office, legal heirs/heirss, executors, administrators, legal representatives and assigns.

**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 **OWNER** 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 or 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.



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19/12/24

Morias Infrastructure Pvt. Ltd.

H M H

Director

Kanchan Priya 19/12/24

**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.

**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 OWNER'S ALLOCATION** : shall mean the 5390 (Five Thousand Three Hundred and Ninety) Sq. ft. only of the total constructed area has been allotted wherein the 206 (Two Hundred and Six) 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 DEVELOPER'S/PROMOTERS' ALLOCATION** : shall mean the rest of the Constructed Area (i.e. all the Balance area after allotment to the owners herein) 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



Harshita Srivastava  
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transfer of the proposed building or Commercial units to the intending PURCHASER's thereof against valuable consideration.

**ARTICLE -II : COMMENCEMENT & DURATION**

- 2.1 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the units/Garbage/space to the intending PURCHASER and also after delivery of possession to the unit owners and after formulation 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, attachments, 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 Registered Development Agreement cum Power and also all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, Building Plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary documents in favor 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



*Hrishita Srivastava*  
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Schedule property and the owner (s).

- 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 at the time of execution of this Agreement and if the Original documents is not delivered in favor 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 grant an exclusive license to the Developer(s) to commercially exploit the said property as per the terms and condition contained in this Agreement. Further, the Owner(s) authorize the Developer(s) to enter into agreements for sale, lease, transfer, or mortgage of the land and flats on behalf of the owner for project loans or other purposes. This authorization explicitly includes the right for the Developer(s) to mortgage the land involved in the project, including any benefits arising from the land and the share of the Owner(s), for project loans, as well as to execute mortgage documents on behalf of the Owner(s).

The Developer(s) are authorized to dispose of the Developer's Allocation by executing the Deed of Conveyance and may assign all rights, titles, and interests of this Agreement to any third party, except for the Owner(s)' allocation as mentioned.

- 3.7 The Owner(s) hereby agree to execute a Registered Development Power of



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Morias Infrastructure Pvt. Ltd.

Harshita Srinasthana  
19/12/24

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Director

Kanchan Priya 19/12/24

Attorney in favor of the Developer(s) or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents.

- 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 favor of the intending PURCHASER or PURCHASERS of the developer's Allocation. If the Developer(s) fail(s) to deliver possession of the owner's 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 60 (Sixty) months or the duration given under the RERA whichever is higher from the date of execution and registration of this Agreement, whichever is later, 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 and/or shall be beyond control of the Developer(s) and if the Developer(s) will fail or neglect to handover the possession of Owner's Allocation within the said stipulated 69 (Sixty Nine) months or the duration given by RERA from the date of execution of this Agreement, then in that case the Owner(s) shall have every right to take 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 Residential Building over the said property as per plan sanctioned by the concerned



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H M K

Director

Kanchan Priya 19/12/24

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 applications, plan, 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 shall be submitted by the developer(s) with due signature of the owner(s) or on behalf of the owners as may be required and all costs expenses and charges be paid by the developer(s) and also for construction of the building thereon and the Developer(s) will pay all the payments and expenses required for clearance of the occupier thereof, 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.
- 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



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Director

Kanchan Priya 19/12/24

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, 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 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.

That the owners shall have to clear all the dues if any due is 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 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 the total super built up area of flats, as per the share allocation 5184 (Eleven



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Harshita Srivastava  
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Director

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Thousand One Hundred and Eighty Four) Sq. ft. only of the total constructed area but here 206 (Two Hundred and Six) 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 5390 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 8.26 decimals of land. 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.

Kanchan Priso 11/12/24

**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 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.



Harshita Srivastava  
19/12/24

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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 new electric meter connection shall be provided by the developer(s)/Second Party/ies for their respective meters in the individual name(s) of the owner(s) and all other charges shall be borne by the First Party/Owner. 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).

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**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 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 Owners' Allocation, the said rates to be apportioned on prorata 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).

7.4 The owner(s) or his/her/their agents or representatives or any third party of the



Hrishita Sinastava  
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Director

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 flat/units to the intending PURCHASERS/PURCHASER'S. 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: -

- 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



Harshita Srivastava  
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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 all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining or rebuilding and/or for the purpose of 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).



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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 the building for any type of constructional work if required in respect of the owners' 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 and also other required documents in favor 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 owners' 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.



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## 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.

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 membership 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

13. 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



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amendment thereon as may be applicable. This agreement shall be subject to jurisdiction of Ranchi Civil Court.

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'

All that piece and parcel of residential Plots of land totally measuring about **8.26 decimals** forming part of C.S. Plot No. 194, 195, 196 and 201 corresponding to M.S. Plot No. 52, situated at Mouza Morabadi, Thana No. 192 within the locality known as Asha Shree Garden Road, under P.S. Bariyatu, District Ranchi, (Jharkhand) under ward no. 3 of Ranchi of Ranchi Municipal Corporation, corresponding to Holding No. 0030003631000Z0 in the District of Ranchi, State- Jharkhand which is butted and bounded as follows:-

**North** : M.S. Plot no. 52 (Portion).

**South** : M.S. Plot no. 52 (Portion).

**East** : M.S. Plot no. 52 (Portion).

**West** : M.S. Plot no. 52 (Portion).

That the Schedule 'A' land having **8.26 Decimals** forming part of C.S. Plot No. 194, 195, 196 and 201 corresponding to M.S. Plot No. 52, situated at Mouza Morabadi, Thana No. 192 within the locality known as Asha Shree Garden Road, under P.S. Bariyatu, District Ranchi, (Jharkhand) under ward no. 3 of Ranchi of Ranchi Municipal Corporation, corresponding to Holding No. 0030003631000Z0 in the District 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 Affordable Housing Acquaintance- 02/2017-930/Ni. Ranchi dinank 30.11.2017) Secretary Jharkhand Government, Revenue, Registration and Land Reforms Department.

### CIRCLE VALUE OF THE PROPERTY

Present Circle Value of the SCHEDULE-A property as per latest approved rate of



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Hayshita Srinastava  
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H M H

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the State Government is Rs. 7,07,100/- per decimal and the applicable fees for registration of document has been paid as per this Circle Value of the property.

**SCHEDULE-B**

**(OWNER'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', the owner herein above shall be entitled for a joint share of 5390 (Five Thousand Three Hundred and Ninety) Sq. ft. only of the total constructed area but here 206 (Two Hundred and Six) Sq. ft. of the total constructed area in the new building OCEANIK MAJESTIK has already been mentioned as extra therefore herein the column it has been written as 5390 Sq. ft. and the same will be settled before hand over of the allocated flats in the form of Residential Flats with One Car parking space for each flat in basement floor as selected by the First Party and undivided proportionate share in the beneath land and right to use common amenities in the building such as common passages, stairs, lift, bore well, common water tanks, drive ways, swimming pool, community hall etc.

The OWNER shall be entitled to sell, transfer lease and/or otherwise deal with the units falling under their individual share in the New Building (OCEANIK MAJESTIK), as he/she/it deems fit and proper and shall be entitled to enter into agreements and other commitments with any third party or parties in regard to disposal thereof.

Flat Number	Floor	Block	Super Built up Area (in Sq. ft.)
301	4 <sup>th</sup>	B	2900
305	4 <sup>th</sup>	B	2490
		<b>Total Super Built up Area</b>	<b>5390</b>

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Morias Infrastructure Pvt. Ltd.

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Director

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Hrishita Srivastava  
for her 19/12/24

Kanchan Singh 19/12/24

**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 5184 (Five Thousand One Hundred and Eighty Four) Sq. ft. only of the total constructed area but here 206 (Two Hundred and Six) 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 5390 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, drive ways, swimming pool, community hall etc. are of developer's allocation. 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 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.
3. **PAINTING:** External finish: Weather coat/Snowcem/Painting, Internal Finish: Oil Bond, Distemper over Plaster of Paris.

• DIRECTOR •  
• Oceanik Buildtech and •  
• Construction Pvt. Ltd. •

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Director

Kanchan Pring 19/12/24

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 frames with anodizing. All windows will have M.S. Grills.
5. **ELECTRICAL WORK:** Electrical points of lights, fans shall be provided with concealed PVC conduits 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 1.0 KW load through generator.
7. **LIFT: 8 Person Lift and Service Lift:** will be provided (Company KONE/OTIS/SCHINDLER) 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 by the architect.

NOTE : In case the Owners wish/es 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.

### **MATERIAL QUALITY**

Sl. No.	MATERIAL		QUALITY
1.	BRICKS	:	SAND LIME BRICKS (8"/4"), FIRST QUALITY LOCAL (RED) BRICKS 9"/10"/5").
2.	CEMENT	:	LAFARGE/ACC/KONARK/BIRLA OR EQUIVALENT
3.	STEEL	:	TMT BARS (BRANDED) OR EQUIVALENT

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Harshita Sinvastava  
19/12/24

Morias Infrastructure Pvt. Ltd.

H M Sin Director

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4.	WATER PROOF CHEMICAL	:	SILICA/PIDILITE EQUIVALENT
5.	CEMENT PAINT	:	BERGER/NEROLAC/DURACEM OR EQUIVALENT (ANY SUPER BRAND)
6.	CEMENT PRIMER	:	BERGER/NEROLAC/DURACEM (ANY SUPER BRAND) OR EQUIVALENT
7.	SYNTHETIC ENAMEL	:	BERGER/NEROLAC/DURACEM (ANY SUPER BRAND) OR EQUIVALENT
8.	PAINT & STEEL PRIMER	:	BERGER/NEROLAC/DURACEM (ANY SUPER BRAND) OR EQUIVALENT
9.	TILES	:	KAJARIA/NITCO/SPARTEK/MAUTI/NAVEEN/ORIENT OR EQUIVALENT
10.	GLASS	:	INDO ASAHI/MODI GUARD/ST. GOBAIN OR EQUIVALENT
11.	ALUMINIUM FRAME	:	INDAL/HINDALCO/JINDAL (ANY OTHER SUPREME BRAND)
12.	DOOR FRAME	:	HARDWOOD/SALWOOD OR EQUIVALENT
13.	OT PANS/COMODES	:	NEYSER/HINDUSTAN/CERA/CLASSICA OR EQUIVALENT
14.	C.P. FITTINGS	:	JAGUAR/MARC/PLUMBER/GROHE/HIND WARE OR EQUIVALENT
15.	WIRES	:	HAVELLS/POLYCAB/ANCHOR/MESCAB OR EQUIVALENT
16.	SWITCHES	:	MODULAR/EQUIVALENT
17.	M.C.B.'S	:	HAVELLS/SHI OR EQUIVALENT
18.	ARMOURED CABLE	:	HAVELL'S/POLYCAB/SHI OR EQUIVALENT

Kanchan Patil 19/12/24

### 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

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Morias Infrastructure Pvt. Ltd.



Harshita Sinastana  
19/12/24

HMK

Director

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:

WITNESSES

SAYED MOSTAQUE QUADRI  
1. SA ADUL WADOO P  
MANJ TOLA FIRPOUSH  
NAGAL DO RAMP A  
RANCHI - 834002  
Sayed Mostaque Quadri  
19/12/24

2. MD. SHAMSHAD  
S/LK MD KHALIL  
NANKUM ROAD LNE  
MOHALLA RANCHI  
834002  
Md. Shamsad  
19/12/24

Kanchan Praga 19/12/24  
Signature of the First Party

Morias Infrastructure Pvt. Ltd.

H M 24

Director

Signature of the Third Party/Confirming Party



AVINASH KUMAR SRIVASTAVA

SRIVASTAVA  
ADVOCATE






Photo, Seal and Finger prints of the Second Party No. 1



AVINASH KUMAR SRIVASTAVA  
ADVOCATE  
Enrolment No. - JH11002023

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Harshita Srivastava  
19/12/24

				
Thumb	Index	Middle	Ring	Little

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19/12/24






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

AVINASH KUMAR S  
Enrolment No.- JH11502



DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Haashika Srivastava  
19/12/24

				
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 Srivastava*  
Enrol. no. JH1150/2023

AVINASH KUMAR SRIVASTAVA  
ADVOCATE  
Enrolment No.- JH1150/2023

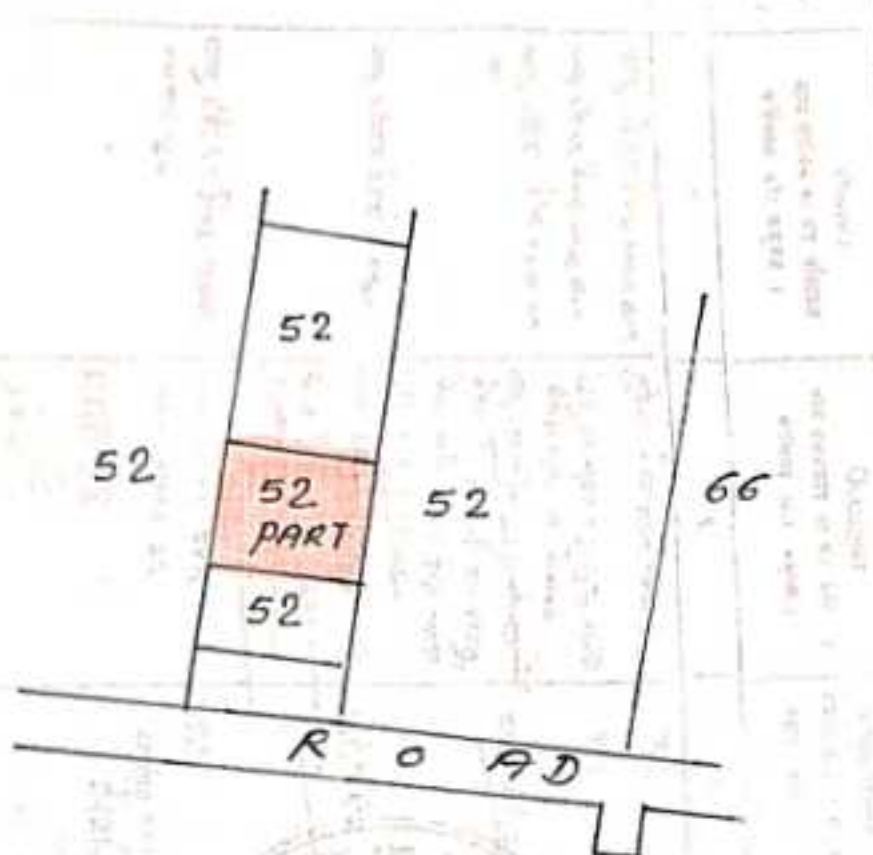
Morias Infrastructure Pvt. Ltd.

*H M S*  
Director



VILLAGE - MORABADI  
 THANA - BARIATU  
 THANA NO - 192  
 DIST - RANCHI  
 R.S. PLOT NO - 52  
 SUB PLOT NO - 52/PART  
 AREA SHOWN IN RED WASH

AREA  
 AC. DEC  
 0-8.26



Morab Infrastructure Pvt. Ltd.

H. M. S. J.  
 Director



Handwritten signature: *Harshada Sinestara*

Handwritten signature: *Partha*

**DIRECTOR**  
 Oceanic Buildtech and  
 Construction Pvt. Ltd.

Cap  
 proof

Ward No. 1

Sheet No. 6

RANCHI MUNICIPAL CORPORATION

KHARSA

Plot No.	Holding No.	Sheet No.	Owner	Occupier	Description	Total Area	Area	Remarks
1	1	1	City Municipal Corporation	City Municipal Corporation	Public Use	1-0-00	1-0-00	
2	2	2	City Municipal Corporation	City Municipal Corporation	Public Use	2-0-00	2-0-00	
3	3	3	City Municipal Corporation	City Municipal Corporation	Public Use	3-0-00	3-0-00	
4	4	4	City Municipal Corporation	City Municipal Corporation	Public Use	4-0-00	4-0-00	

Handwritten notes and signatures in the bottom right corner of the page.

6

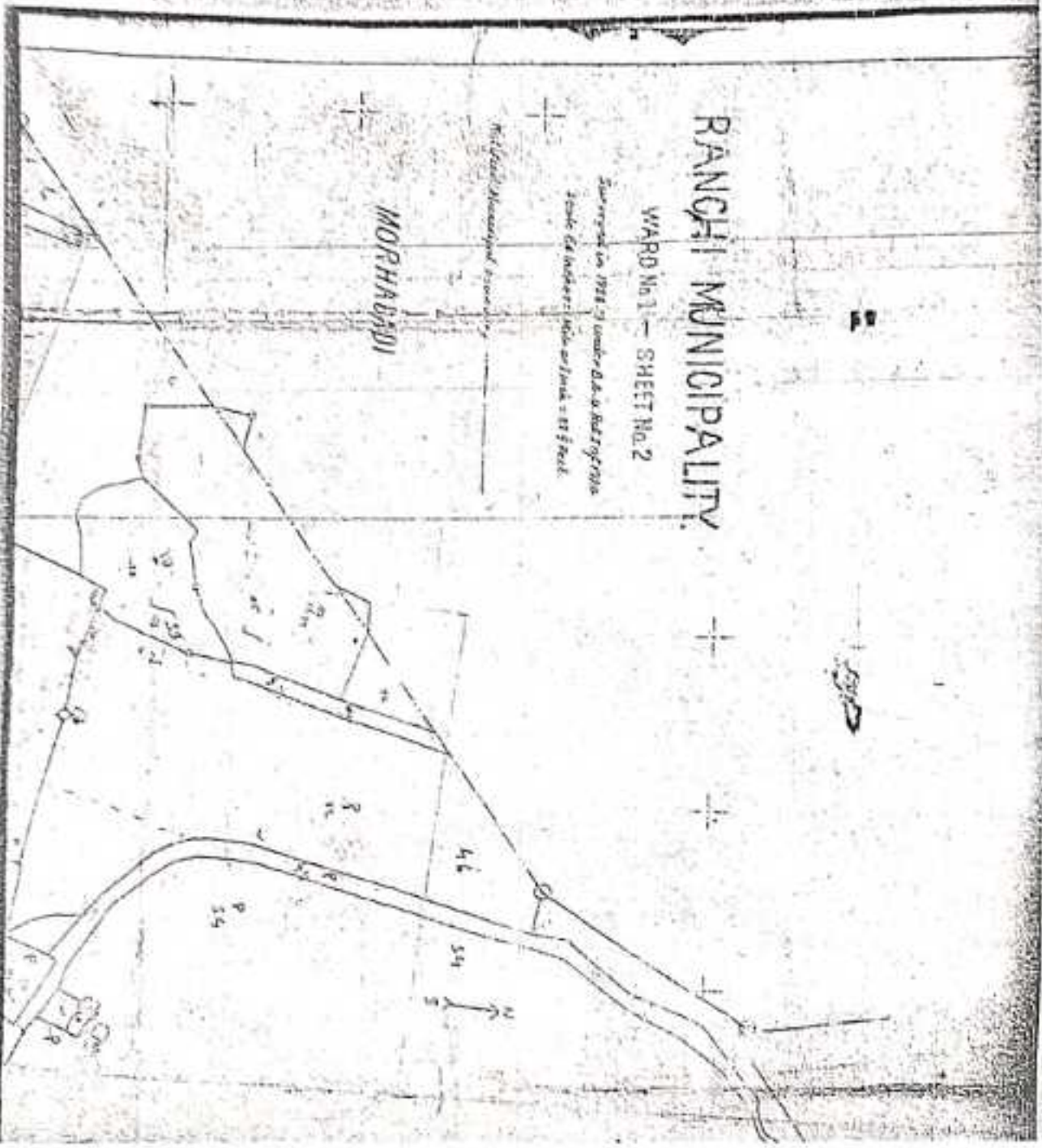
# RANGHI MUNICIPALITY

WARD No. 1 - SHEET No. 2

Surveyed in 1928 under D.A. & R.G. 17/1916  
Scale 64 inches = 1 mile or 1 inch = 80 feet

Municipal Municipal Boundary

MORHAPADI



# PALTY

No. 2

Average  
width

12/100

100

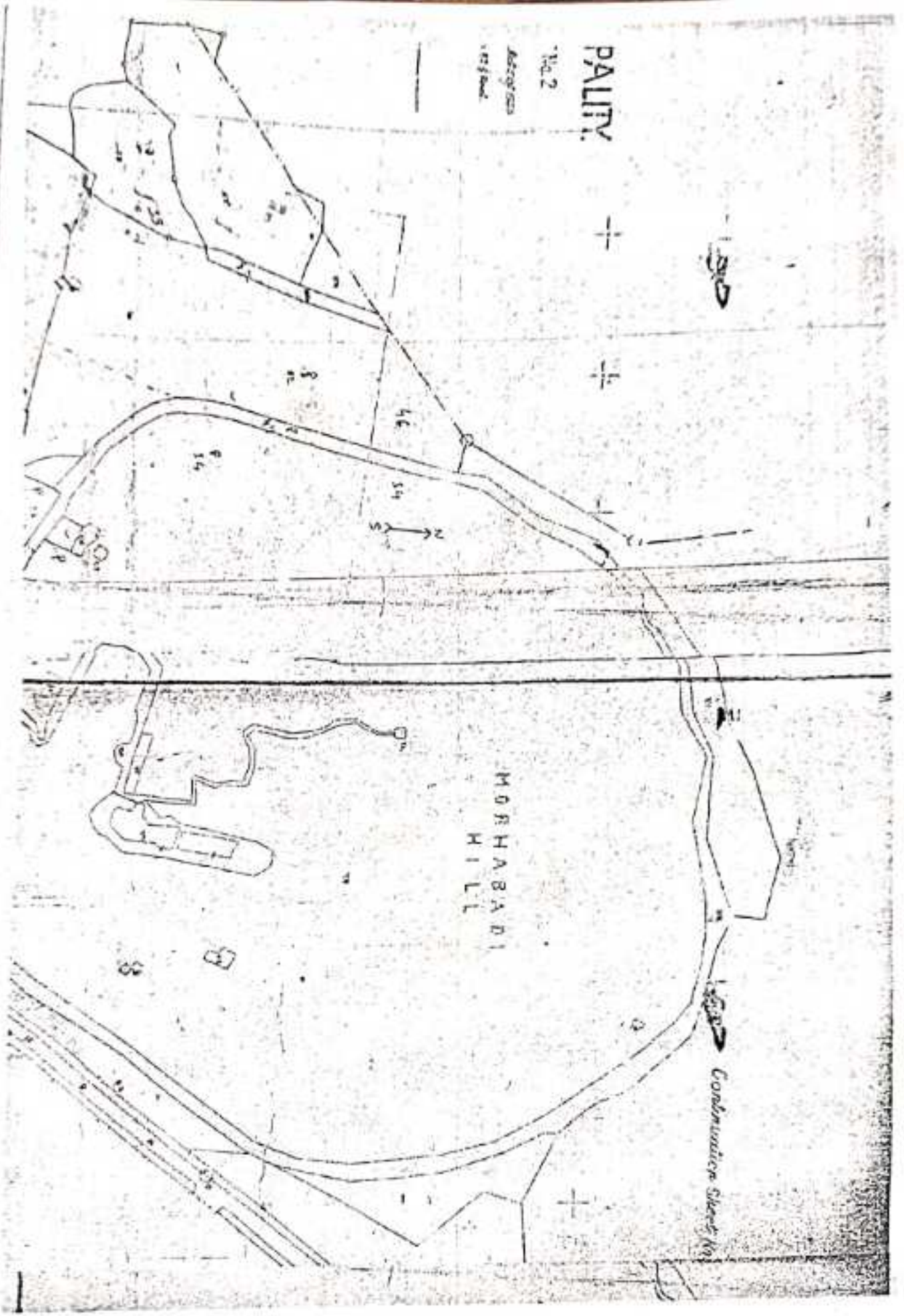
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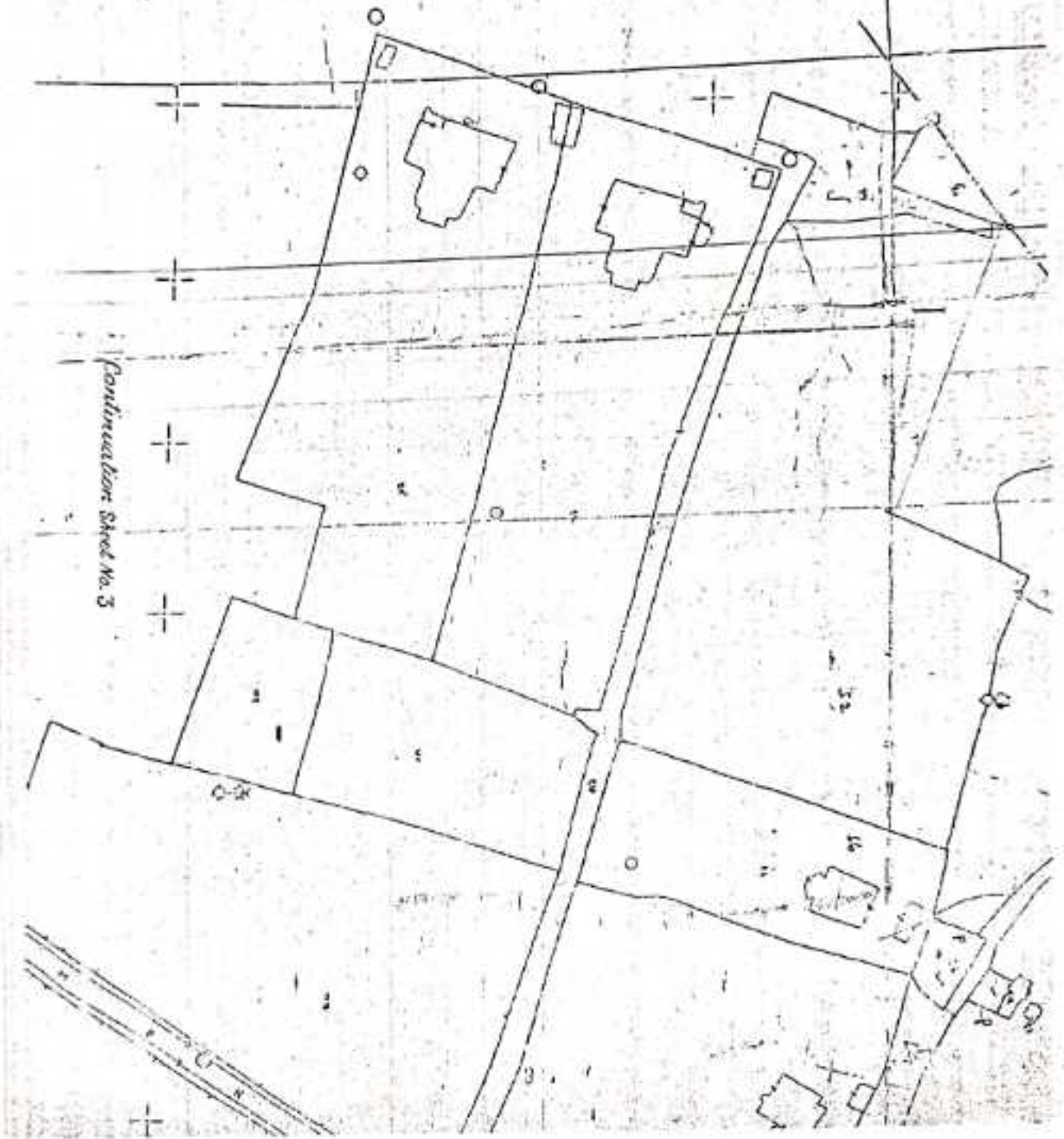
MORHABADI  
HILL

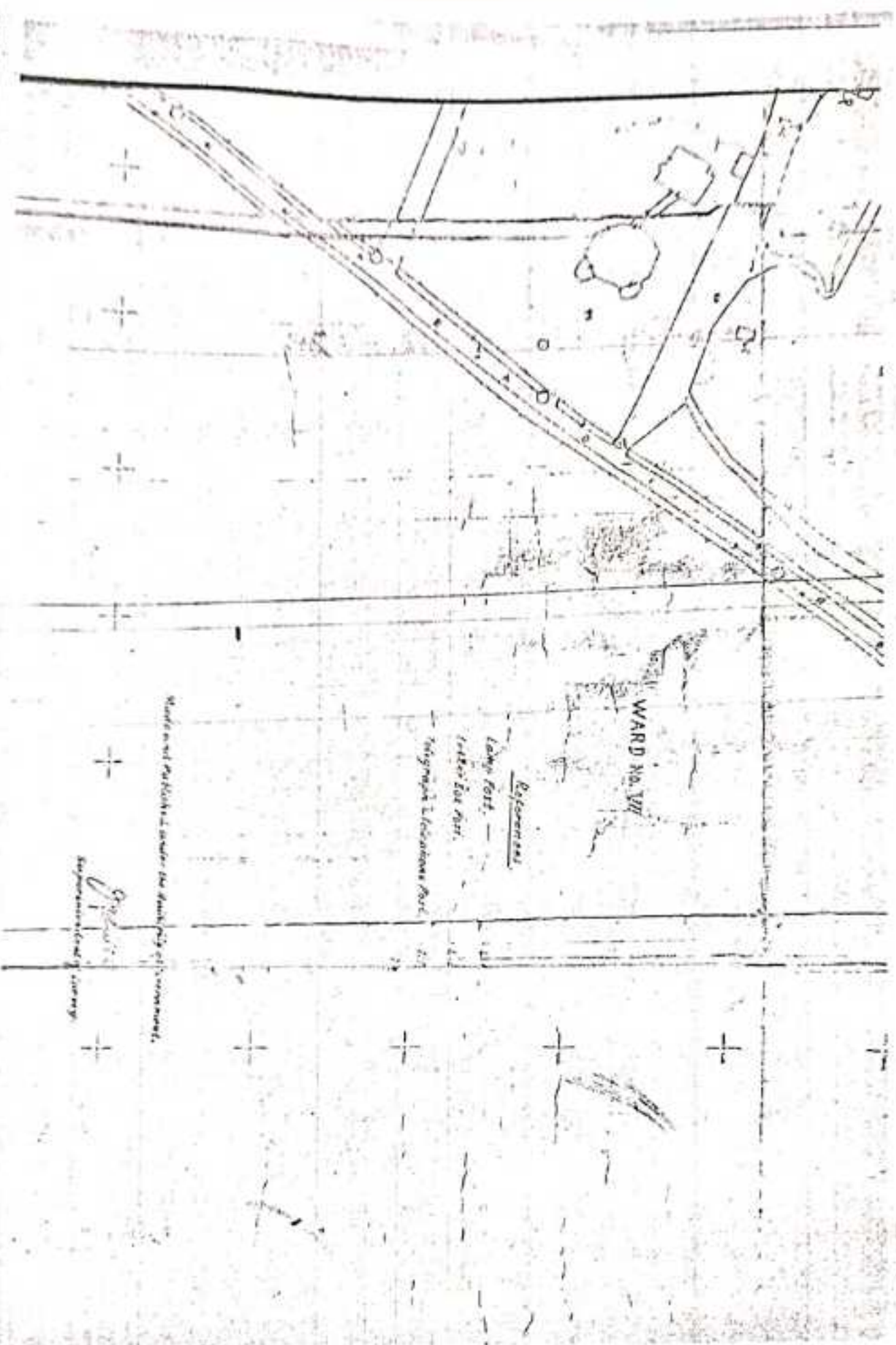
Construction Sheet No.



Continuation Sheet No. 4

Continuation Sheet No. 3





WARD NO. 177

References

Lamp Post. —

Walker for Astor.

Meyers & Robinson Road.

Wards and the blocks and streets for which they are shown.

*Proctor*  
 Surveyor General



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

December 17, 2024

पंजी II प्रति

भाग वर्तमान	26	पृष्ठ संख्या	41						
जिला का नाम	रोपी	अनुसूचित नाम	शहर	अंचल का नाम	बहुगाँव	हजका का नाम	हजका-04	इस्टेट का नाम	JHARKHAND
सीज का नाम	शोरहावाटी	होल्डिंग संख्या	0	सीजी संख्या		काज संख्या	192	खाना का प्रकार	—

KANCHAN PRIYA, पति- RAHUL KUMAR, जाति- ---

खाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	अमान	सेज
2	52	0 ऐ 8.26 डि 0 हे	अमानतरण मुकदमा संख्या 100/2020 - 2021	20	0
	कुल परिमाण	0 ऐ 8.26 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	आगत से	सात तक	आगत रकबा	आगत पानु सात	रोड सेज रकबा	रोड सेज पानु सात	विस्था सेज रकबा	विस्था सेज पानु सात	स्वास्थ्य सेज रकबा	स्वास्थ्य सेज पानु सात	कृषि सेज रकबा	कृषि सेज पानु सात
10-17-2020	0506312079	2020-2021	2020-2021	0	20	0	5	0	10	0	10	0	4
02-17-2024	0506397452	2021-2022	2023-2024	40	20	10	5	20	10	20	10	8	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 है  
उपर्युक्त केवल पंजी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारियों से सम्पर्क करें  
पत्रिका का लक्ष्य दिखाने के लिए पत्रिका संख्या लिखें

13/12/24  
ऑनलाइन जाँचा

V

बङ्गाई   मोरहाकटी   192   KANCHAN PRIYA		
खाना संख्या	खेसरा संख्या	रकम (एकड मी)
0	52	0 एकड 8.26 डिग्रील 0 हेक्टर

अराजी नकदी	अराजी भावनी	तहसील हिमाव लखन भावनी
------------	-------------	-----------------------

जौर का शानतना मंग मय तहसील (बकाया की हाल) मीजुटा साल का।

मंग बावत	साखना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2021-2022)	1 ला वर्ष (2022-2023)	
मात (नकदी)	20.00			20.00	20.00	20.00
गुजारी (भावनी)	5.00			5.00	5.00	5.00
सेस	10.00			10.00	10.00	10.00
सूद	10.00			10.00	10.00	10.00
मुतफरकत	4.00			4.00	4.00	4.00
मीजान	49.00			49.00	49.00	49.00

तहसील अदायकारी

अदायकारी बावत	बकाया				मौलानबा हाल (2023-2024)	परजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2021-2022)	1 ला वर्ष (2022-2023)		
मात (नकदी)			20.00	20.00	20.00	
गुजारी (भावनी)			5.00	5.00	5.00	
सेस			10.00	10.00	10.00	
सूद			10.00	10.00	10.00	
मुतफरकत			4.00	4.00	4.00	
मीजान अदायकारी			49.00	49.00	49.00	

(1) मीजान कुल (तपजी मी) : One Hundred Forty Seven Rupees.

(2) नाम टैडिन्दा -

तारीख अमला तहसील कुनिन्दा : 17-02-2024

(3) कुल बकाया - 147.00

घानत महाल का बकाया मातगुजारी पर (शिवाय ऐसे बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कंप्यूटर जनित प्रति है।

यह पत्र केवल प्राप्ति की जानकारी के लिए है।

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

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

Print



# राँची नगर निगम, राँची।

द्वारछापड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : SAM/003/0093/20/21

Date : 09-12-2020

प्रभावी : चतुर्थ तिमाही 2019-2020

श्री/श्रीमती/शुभे

KANCHAN PRIYA W/O RAHUL KUMAR

पता

MORABADI ASHA SHREE GARDEN ROAD P S BARIATU

पताद्वारा आपको सूचित किया जाता है कि आपके गृह सं- 003000348300020 वार्ड सं- 3 (Old) जिसका नया गृह सं- 003000363100020 एवं नया वार्ड सं- 3 हुआ है, आपके स्व-निर्धारण धौबणा घब के आधार पर वार्षिक विरासत मूल्य 0.00/- रु० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	167.10
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		167.10



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, [www.raichurcitymunicipal.com](http://www.raichurcitymunicipal.com) पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण सरचना लगाने पर निगम को सूचित करे तब अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान वैसासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण वित्तीय वर्ष के 30 दिन के पूर्व कर देया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय प्रति को निर्दिष्ट सम्पत्ति (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं भुगतान जाता है, तो 1% प्रतिमाह की दर से सजावली बकाया देय होगा।
- गृह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सहायता पर की स्व-निर्धारण जोय यथा समय निगम करा सकती है एवं तब गतत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित सशुक्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा सहायित इस सम्पत्ति कर इन इमरजेंसी/दावों को कोई कानूनी हिसाब प्रदान नहीं करता है और/या न ही अपने मासिक / दफतलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होस्टिंग नं० का अडिरी अंक 5/8/7/8 है तो यह विविध संरचनाओं की श्रेणी के अन्तर्गत माना जाएगा।



## 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

Resanction of your building plan case no. RMC/GH/0286/WD3/2020/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.

OSTIN : 20AACCO3476F2ZR

CIN No. U45200JH2016PTC008262

Ref. No. OBC/001/24-25

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 30<sup>TH</sup> DAY OF May, 2024 AT 11/78, 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*  
Pankaj Kumar

Pankaj Kumar

*G.K. Srivastava*  
G.K. Srivastava

G.K. Srivastava

Director

Director

Director

Director

DIN : 07541200

DIN : 07541200

DIN : 06610004

DIN : 09097002

DIRECTOR

DIRECTOR

DIRECTOR

DIRECTOR

Oceanik Buildtech and  
Construction Pvt. Ltd.

Oceanik Buildtech and  
Construction Pvt. Ltd.

Oceanik Buildtech and  
Construction Pvt. Ltd.

Oceanik Buildtech and  
Construction Pvt. Ltd.

Oceanik Exolika, Argora Bypass, Argora, Ranchi - 834002 | Phone : 0651-2971179

Email : oceanikbuildtech@gmail.com | oceanik@oceanik.co.in

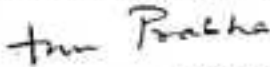
Copy of the Resolution passed at the meeting of Board of Directors of M/S MORIAS INFRASTRUCTURE PVT LTD, held on 30<sup>th</sup> November 2013 at its Branch Office 208, PUSTAK BHAWAN COMPLEX, RANCHI at 5.30 p.m.

Resolved today on 30<sup>th</sup> 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.

  
(RIPUNJAY PRASAD SINGH)  
Managing Director

Morias Infrastructure Pvt. Ltd.

  
(ANUPRABHA) Director  
(Director)

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

दस्तावेजों की जाँच हेतु चेक लिस्ट

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

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

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित



## Pre Registration Docket

Date :- 19-12-2024 12:25 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 202400152474

Appointment :- 19-Dec-2024 Time:- 10:5

Article	Development Agreement
Pre Registration Date	17-Dec-2024
No. Of Pages	60
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 8,804.

Property Id: **1359036**

Valuation No. : 1859809 / 2024	:- 2024-2025	Date : 19-December-2024 12:56:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi
Morabadi Word No 3 - Other Road	-	
Khata Number - -		
Plot Number - 52		
Holding Number - 003000363100020		
Ward Number - 3		
Volume Number - 26		
Page Number - 41		

### Property Rates

#### Commercial Land (Y)

₹707100/- Decimal

Valuation Rule : Commercial land

### Property Details

1	Land area	8.26 Decimal
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### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.26 x 707100=5840646	₹58,40,646/-
A	Total		₹58,40,646/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹58,40,700/-

Total Amount in Words : Fifty Eight Lakhs Forty Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: M.S. PLOT NO-52 (PORTION), West: M.S. PLOT NO-52 (PORTION), South: M.S. PLOT NO-52 (PORTION), North: M.S. PLOT NO-52 (PORTION)
Area	Land area : 8.26 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	5840646
Transaction Amount	.

CLAIMANT	<b>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-RANCHI, Locality-JHARKHAND,Address - 6D, SANDHYA SUKRITI APARTMENT, TAGORE HILL ROAD, MORABADI, P.S.-BARIATU, DIST-RANCHI, Pin Code-834008</b>
	<b>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-RANCHI, Locality-JHARKHAND,Address - HI-78, HARMU HOUSING COLONY, P.S.-ARGORA DIST-RANCHI, Pin Code-834002</b>
EXECUTANTS	<b>-Mrs. KANCHAN PRIYA, .Father/Husband Name LATE NARAYAN JHA, . Party Category-Individual , PAN No.- Date Of Birth-20-Jul-1985,Permission Case No.- , Aadhaar No. *****7560, Country-INDIA, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-DHANBAD, Locality-JHARKHAND,Address - F-16, CCWO COLONY, PHUPHUADI DIST-DHANBAD, Pin Code-828127</b>

Witness Information	<b>Mr. SAYED MOJIBUL QUADRI , Address - MANI TOLA FIRDOS NAGAR ROAD NO-3 DORANDA RANCHI-, Father/Husband Name-SAYED ABDUL WADOOD</b>
---------------------	--

Identifier Details	<b>Mr. SAYED MOJIBUL QUADRI , Address - MANI TOLA FIRDOS NAGAR ROAD NO-3 DORANDA RANCHI-, Father/Husband Name-SAYED ABDUL WADOOD</b>
--------------------	--

<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,800
<b>Total</b>		<b>1,800</b>

Fee Rule:Development Agreement		
1	A1	1,46,018
2	LL	3
3	PR	1
<b>Total</b>		<b>1,46,022</b>

**Sr.No. Exemption Detail Amount**

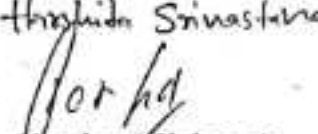
Exemption for Low Income Group

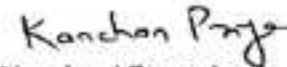
1 A1 139018

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

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

  
Deed Writer / Advocate

  
Vendee / Claimant

  
Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



# Document Registration Summary 1

Date :-19-Dec-2024

- Government/Market Value: ₹5840700/-
- Transaction Amount: ₹ /-
- Paid Stamp Duty: ₹500 /-

On Date 19-12-2024 Presented at SRO - Ranchi Urban3

Signature of Presenter *Kanchan Priya*

SRO - Ranchi Urban3

Receipt : 1131941

Receipt Date : 19-12-2024

Presenter Name: - *Kanchan Priya*

PR ₹1  
 SP ₹1800  
 LL ₹3  
 A1 ₹7000  
 Stamp Duty ₹500

**Total** ₹9304

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	400	-400	GRAS	Oceanik Buildtech And Construction Private Limited The Directors Harshita Srivastava And Pankaj Kumar	+ GRN Number - 2405513050 + DEPT Transaction Id - 5392ab01f65acebd98 + Transaction Type -	500
PR	1	1	0	GRAS	Oceanik Buildtech And Construction Private Limited The Directors Harshita Srivastava And Pankaj Kumar	+ GRN Number - 2405513050 + DEPT Transaction Id - 5392ab01f65acebd98 + Transaction Type -	1
SP	1800	1800	0	GRAS	Oceanik Buildtech And Construction Private Limited The Directors Harshita Srivastava And Pankaj Kumar	+ GRN Number - 2405513050 + DEPT Transaction Id - 5392ab01f65acebd98 + Transaction Type -	1800
A1	7000	7000	0	GRAS	Oceanik Buildtech And Construction Private Limited The Directors Harshita Srivastava And Pankaj Kumar	+ GRN Number - 2405513050 + DEPT Transaction Id - 5392ab01f65acebd98 + Transaction Type -	7000
LL	3	3	0	GRAS	Oceanik Buildtech And Construction Private Limited The Directors Harshita Srivastava And Pankaj Kumar	+ GRN Number - 2405513050 + DEPT Transaction Id - 5392ab01f65acebd98 + Transaction Type -	3
Sub-Total	8808	9304	-496				

Article : Development Agreement Number of Pages : 120

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	139018 /-

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 :- 202400152474

Deed Type	Development Agreement
Number of Pages	120
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1800, A1 :- Rs. 7000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs 5840646/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 3 Property Boundaries :- East: M.S. PLOT NO-52 (PORTION), West: M.S. PLOT NO-52 (PORTION), South: M.S. PLOT NO-52 (PORTION), North: M.S. PLOT NO-52 (PORTION) Khata Number - -Plot Number - 52Holding Number - 003000363100020Ward Number - 3Volume Number - 26Page Number - 41 Area Of Land :- 8.26 Decimal





Sh./Smt.KANCHAN PRIYA s/o/d/o/w/o LATE NARAYAN JHA has presented the document for registration in this office today dated :- 19-Dec-2024 Day :- Thursday Time :- 13:47:29 PM





KANCHAN PRIYA(Individual)



Party Name	Document Type	Document Number
KANCHAN PRIYA	PAN/UID	*****7560

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
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Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>KANCHAN PRIYA</b> Address1 - F-16, CCWO COLONY, PHUPHUADI DIST- DHANBAD, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	<b>Kanchan Priya</b> Address:- Kaveri 302, Powai, Building No 17 B, Customs Colony, Mumbai, . Mumbai Suburban, 400076, Powai IT, Maharashtra, India		EXECUTANTS Age:39			<i>Kanchan Priya</i>
2	<b>PANKAJ KUMAR</b> Address1 - 6D, SANDHYA SUKRITI APARTMENT, TAGORE HILL ROAD, MORABADI, P.S. - BARIATU, DIST- RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	<b>Pankaj Kumar</b> Address:- 6 D, Sandhya Sukriti Apartment, Tagore Hill, Tagore Hill Road, . Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			<i>Pankaj</i>

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	HARSHITA SRIVASTAVA Address1 - HI-7B, HARMU HOUSING COLONY, P.S.- ARGORA DIST- RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Harshita Srivastava Address:- , HI-7B, Harmu Housing Colony, Harmu, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:			Harshita Srivastava

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SAYED MOJIBUL QUADRI S/o-D/o SAYED ABDUL WADOOD Address1 - MANI TOLA FIRDOS NAGAR ROAD NO-3 DORANDA RANCHI, Address2 - ... Jharkhand PAN No.:			Sayed Mojibul Quadri

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAYED MOJIBUL QUADRI Address1 - MANI TOLA FIRDOS NAGAR ROAD NO-3 DORANDA RANCHI, Address2 - ... Jharkhand			Sayed Mojibul Quadri

Signature of Operator  
*[Signature]*

Seal and Signature of Registering Officer  
*[Signature]*

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( KANCHAN PRIYA), has/have admitted the execution before me. He/ She/ They has / have been identified by (SAYED MOJIBUL QUADRI) Son/Daughter/Wife of (SAYED ABDUL WADOOD) resident of (MANI TOLA FIRDOS NAGAR ROAD NO-3 DORANDA RANCHI) and by occupation (Business).



*[Handwritten Signature]*

Signature of Registering Officer

*[Handwritten Signature]*

Seal and Signature of Registering Officer

Date:- 19-Dec-2024

Token No.: 202400152474

## CERTIFICATE

### Office of the SRO - Ranchi Urban3

This Development Agreement was presented before the registering officer on date **19-Dec-2024** by **KANCHAN PRIYA, S/O, D/O, W/O LATE NARAYAN JHA** resident of F-16, CCWO COLONY, PHUPHUADI DIST-DHANBAD, JHARKHAND.

This deed was registered as Document No:- **2024/RANU3/3679/BK1/3390** in Book No :- **BK1**, Volume No :- **421** from Page No :- **231** to **350** at office of SRO - Ranchi Urban3

Date:- 19-Dec-2024

Registering Officer

**POUSHMI BILWAIA SANKHA,**

**SUB REGISTRAR**

**REG. OFF-3, KANKE AREA**