



कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरा दर्शावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हनु उरयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अयमक है।



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

Swati Singh  
Suman Singh  
19/12/24  
Anu Prabha

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Harshita Sinastana  
19/12/24

Morias Infrastructure Pvt. Ltd.

H M Y.

Director






8579893735],






3.) SMT. SUNITA SINGH, by faith- Hindu, by Caste- General [out of the bindings of CNT Act 1908], by occupation- Business, daughter of Sri Rajendra Prasad Singh, Granddaughter of Late Parshuram Singh, W/o Sri Ramesh Kumar Singh, Present Resident of Indrapuri Road no. 13, Ratu Road Ranchi, P.O. Hehal, P.S.- Sukhdeonagar, Ranchi (Jharkhand) Pin- 834005 [UID NO. XXXX XXXX 4863, PAN No.- BMAPS1622K, Mobile No. 9304037847]. Indian Citizens (hereinafter referred to as the LANDOWNERS/FIRST PARTIES) of the FIRST PART.

Sunita Singh

Photo, Signature and Fingerprints of First Party No. 2

AVINASH KUMAR SRIVASTAVA  
ADJ.C.  
Enrolment No.- JH1104/2023









				
THUMB	INDEX	MIDDLE	RING	LITTLE

Sunita Singh  
19/12/24

Photo, Signature and Fingerprints of First Party No. 3

AVINASH KUMAR SRIVASTAVA  
ADJ.C.  
Enrolment No.- JH1150/2023



				
THUMB	INDEX	MIDDLE	RING	LITTLE

Anu Prabha

AND

OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED through its Directors namely (1) Harshita Srivastava D/o Dillip 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,

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DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Harshita Srivastava  
19/12/24

Morias Infrastructure Pvt. Ltd.

Director

resident of III-78, Harmu Housing Colony, P.S.- Argora, Dist.- Ranchi, (2) **Pankaj Kumar** S/o Late Bishwanath Sharma, Grandson of Late Ram Laxhan 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. Indian Citizens (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, 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: 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. Indian Citizen (hereinafter referred to as the CONFIRMING PARTY/EX-DEVELOPER) of the THIRD PART.

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

The expressions "LAND OWNER/FIRST PARTY", "DEVELOPERS/SECOND PARTY" and the "CONFIRMING PARTY/ EX-DEVELOPER" shall include their respective heirs, successors, executors,



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Harshita Srivastava  
Pankaj 19/12/24

Morias Infrastructure Pvt. Ltd.

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Director

Su. Srivastava

Su. Singh  
19/12/24

Anu Prabha

administrators and assigns wherever the context so admits.

WHEREAS, the OWNERS herein above is/are absolutely seized and possessed and sufficiently entitled to all those piece and parcels of residential landed property totally measuring an area of **8.25 Decimal**, 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 having freehold and transferable rights within the jurisdiction of District Registration and Sub-Registration, office Ranchi.

AND WHEREAS, the OWNER NO. (1) herein above has become exclusive and absolute owner of all that piece and parcel of landed property or ground measuring total area of **3.30 Decimals** situated at Mouza Morabadi, Thana No. 192 within the locality known as Asha Shree Garden Road, under P.S. Bariyatu, District Ranchi, P.S. Kotwali, District 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) under ward no. 3 of Ranchi of Ranchi Municipal Corporation morefully and particularly mentioned in SCHEDULE-A herein below.

AND WHEREAS, the OWNER NO. (1) has acquired the said property from its previous owner SETH JUHARMULL KHEMKA CHARITABLE TRUST (PAN NO. AAHTS2665N) by virtue of a registered sale deed bearing no. 7931/6709 dated 12.12.2015 entered in Book no. 1, Volume No. 448, from page no. 77 to 144 of the year 2015.

AND WHEREAS, the OWNER NO. (1) herein has/have got his/ her/ their name entered in the records of right of Jharkhand State (Jamabandi Register-II) in respect of above referred 3.30 Decimal of landed property, through the Circle Office Baragain, Ranchi in Volume No. 21, Page No. 23, vide Mutation Case No. 39/R27-2016-17 and paying rent and taxes to the state regularly and the rent receipt has been issued in his/her name vide Rent Receipt No. 0978852995.

AND WHEREAS, the name of the OWNER NO. (1) herein has also



Harshita Sinhashtu  
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Director

Am Prakash  
Swati Singh  
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been mutated in the office of the Ranchi Municipal Corporation in respect of the said M.S. Plot no. 52, which has been assigned as Holding No. 0030003697000Z0 in ward No. 3 by Ranchi Municipal Corporation, Ranchi and the OWNER NO. (1) herein has been paying Municipal taxes etc. to Ranchi Municipal Corporation in respect of the said land in his own title and name and in turn, the Ranchi Municipal Corporation has been granting tax receipt to him/her/them.

AND WHEREAS, the OWNER NO. (2) and (3) herein above has/have become exclusive and absolute owners in respect of all that piece and parcel of landed property or ground measuring total area of **4.95 Decimal** situated at Mouza Morabadi, Thana No. 192 within the locality known as Asha Shree Garden Road, under P.S. Bariyatu, District Ranchi, P.S. Kotwali, District 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) under ward no. 3 of Ranchi 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. 7929/6707 dated 12.12.2015, entered in Book no. I, Volume No. 447, pages 547 to 622 of the year 2015.

AND WHEREAS, the OWNER NO. (2) and (3) herein has/have got his/her/their names entered in the records of right of Jharkhand State (Jamabandi Register-II) in respect of above referred 4.95 Decimal of landed property, through the Circle Office Baragain, Ranchi in Volume No. 21, Page No. 22, vide Mutation Case No. 44/R27-2016-17 and paying rent and taxes to the state regularly and the rent receipt has been issued in his/her/their names vide Rent Receipt No. 0432038366.

AND WHEREAS, the names of the OWNER NO. (2) and (3) herein has also been mutated in the office of the Ranchi Municipal Corporation in respect of the said M.S. Plot no. 52, which has been assigned as Holding No. 0030003703000Z0 in ward No. 3 by Ranchi Municipal Corporation, Ranchi and the OWNERS NO. (2) and (3) herein has/have been paying Municipal taxes etc. to Ranchi Municipal Corporation in respect of the said land in



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Harshita Sinastana Morias Infrastructure Pvt. Ltd.  
19/12/24  
Director

Sunder Singh

Sudesh Singh  
19/12/24

Anu Prabhakar

his/her/their own title and names in turn, the Ranchi Municipal Corporation has been granting tax receipt to him/her/them.

AND WHEREAS, the OWNERS (1), (2) and (3) herein above has/have proposed to the DEVELOPER herein to develop his/her/their composite land (hereinafter for the sake of brevity referred to as "the said property") morefully mentioned in the SCHEDULE-A herein below by way of constructing Multistoried residential Buildings over it, under Conversion Scheme.

AND WHEREAS, the Ex-Developer has agreed to develop above referred landed property owned by the OWNERS, at his/her/their/its own costs, risks, expenses and responsibility and under 'CONVERSION SCHEME' and not as agent of the owners by constructing residential building/building situated at Mouza Morabadi, Thana No. 192, P.S. Bariyatu, District Ranchi (Jharkhand) totally measuring **8.25 Decimal** or there about bearing C.S. Plot No. 194, 195, 196 and 201 corresponding to M.S. Plot No. 52 Marked as Sub-Plot No. 52 (Portion) under ward no. 3 of Ranchi of Ranchi Municipal Corporation situated at Mouza Morabadi within the locality commonly known as Asha Sharee Garden Road, Thana No. 192, P.S. Bariyatu, District and Town Ranchi (Jharkhand) within the jurisdiction of District Sub-Registrar, Ranchi (hereinafter called "the said property") as per the plans that may be sanctioned by the Ranchi Municipal Corporation Ranchi and as per the terms and conditions that may be imposed by the concerned authorities while sanctioning that said plans.

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 PARTY, being interested to develop their aforesaid land by constructing a Residential



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Harshita Srinastana  
Perfor 19/12/24

Morias Infrastructure Pvt. Ltd.

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Director

Suavee Singh  
Anu Prashna ✓ Suavee Singh  
19/12/24

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 8.25 decimals of land morefully detailed and described in the FIRST SCHEDULE herein below.

AND WHEREAS the said OWNERS No. (1) to (3) have 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. 2022/RAN/884/BK1/769 dated-07.02.2022 which is entered in Book No. BK1, Vol. No. 100, at Pages 1 to 108 for the year 2022 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. 2022/RAN/884/BK1/769 dated- 07.02.2022 shall stand cancelled and this development agreement with the signature of FIRST PARTIES, SECOND



Harshita<sup>7</sup> Srivastava  
19/12/24

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H M S

Director

Anu Prakash  
Sudesh Singh  
Sunder Singh  
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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 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.

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 :-



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Harshita Sinastany  
Perfor 19/12/24

Morlas Infrastructure Pvt. Ltd.

Director  
19/12/24

Anur Prakash  
Sudali Singh  
Suabha Sinha  
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 OWNERS SMT. ANU PRABHA, SMT. SWATI SINGH and SMT. SUNITA SINGH 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



Harshita Sinastana  
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Director

Anu Prabha  
Swati Singh  
Sunita Singh  
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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.

**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 16770 (Sixteen Thousand Seven Hundred and Seventy) Sq. ft. only of the total constructed area has been allotted wherein the 8205 (Eight Thousand Two Hundred and Five) Sq. ft. of the total constructed area in the new building OCEANIK MAJESTIK has already been mentioned as extra and the same will be deducted from the Confirming Party namely Morias Infrastructure Private Limited's share 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.



Hardika Srinasthana  
19/12/24

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Director

Anu Prabha ✓ Sudh Singh Suniba Singh  
19/12/24

**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 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, 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 favor of the Developer or its



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Director

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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 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.



Harshita Sinastana  
Perf 19/12/24

Morias Infrastructure Pvt. Ltd.

M M Ji

Director

Anu Prabha ✓  
Swati Singh ✓  
Surbha Singh ✓  
19/12/24

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

Anu Prabha ✓ Swati Singh ✓ Sunita Singh ✓  
 19/12/24

DIRECTOR  
 Oceanik Buildtech and  
 Construction Pvt. Ltd.

Harshita Srinastana H M S  
 Perky 19/12/24

Director

**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 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.

*Sunder Singh*

*Sudh Singh*  
19/12/24

*Anu Pruthi*

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

*Harshita Srivastava*  
*19/12/24*

*19/12/24*

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 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



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Merias Infrastructure Pvt. Ltd.

Harshida Srinivasdany  
19/12/24

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Director

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Suadi Simm

19/12/24

Anu Prabha

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 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.

#### 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.



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Harshita Sinastane to M ji  
19/12/24

Director

Anu Rasthe  
Sudhi Singh  
Sunita Singh  
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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 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).

#### 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



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Sunder Singh  
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"the said rates") payable in respect of the Owners' 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).
- 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 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



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19/12/24  
B M G  
Director

Anu Pruthi - Swati Singh  
Sumit Singh  
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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 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.

Sunil Singh

Sunil Singh  
19/12/21

Anu Prasher

Morias Infrastructure Pvt. Ltd.

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

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Hrishita Sinastana H M S  
Director  
19/12/21

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).

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



Harshita Sinhashtani B M S  
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Director

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Sudat Singh ✓  
Sunder Singh ✓  
19/12/21

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.

**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



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Morlas Infrastructure Pvt. Ltd.

Director

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19/12/24  
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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**

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. 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 (SCHEDULE OF THE PROPERTY)**

All that piece and parcel of residential Plots of land totally measuring about **8.25 Decimal** (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 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. 0030003697000Z0 and 0030003703000Z0 in the District of Ranchi, State- Jharkhand.

NAME OF THE OWNERS AND DETAILS OF THEIR CONTRIBUTED LAND :

Sl. No.	Owners Name	Details of Land	Total Area (in
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DIRECTOR  
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Construction Pvt. Ltd.

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✓ Swati Singh Sunder Singh  
19/12/24  
  
 Anu Prashna

			(Decimal)
1.	SMT, ANU PRABHA	C.S. Plot No. 194, 195, 196 and 201 corresponding to M.S. Plot no. 52, marked as Sub Plot no. 52 (Portion) (Area- 02 Katha)	3.30
2	SMT. SWATI SINGH AND SUNITA SINGH	C.S. Plot No. 194, 195, 196 and 201 corresponding to M.S. Plot No. 52, marked as Sub Plot No. 52 (Portion) (Area- 3.00 Katha)	4.95
<b>TOTAL LAND</b>			<b>8.25</b>

**BOUNDARIES OF THE LAND :**

North : Portion of M.S. Plot No. 52  
 South : Road.  
 East : Portion of M.S. Plot No. 52.  
 West : Portion of M.S. Plot No. 52.

That the Schedule 'A' land having **8.25 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. 0030003697000Z0 & 0030003703000Z0 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.



Morias Infrastructure Pvt. Ltd.  
 Director

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 Harshida Sinastana 13/11/24  
 19/12/24

Anu Prabha ✓ Swati Singh ✓ Sunita Singh ✓  
 19/12/24

### CIRCLE VALUE OF THE PROPERTY

Present Circle Value of the SCHEDULE-A property as per latest approved rate of 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 16770 (Sixteen Thousand Seven Hundred and Seventy) Sq. ft. only of the total constructed area but here 8205 (Eight Thousand Two Hundred and Five) Sq. ft. of the total constructed area in the new building OCEANIK MAJESTIK has already been mentioned as extra and the same will be deducted from the Confirming Party namely Morias Infrastructure Private Limited's share before hand over of the allocated flats in the proposed new building (OCEANIK MAJESTIK) with two car parking spaces for each flat in ground 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.

Name of Owners	Flat Number	Floor	Block	Super Built up Area (in Sq. ft.)
Smt. Anu Prabha	2003	19 <sup>th</sup>	A	3320
	2103	20 <sup>th</sup>	A	3320



Harshita Srivastava  
19/12/24

Morias Infrastructure Pvt. Ltd.

Director

Anu Prabha ✓ Smt. Anu Prabha  
19/12/24

Smt. Swati Singh	1103	12 <sup>th</sup>	Λ	3320
	1203	13 <sup>th</sup>	Λ	3320
Smt. Sunita Singh	1101	12 <sup>th</sup>	Λ	3490
			<b>Total Super Built up Area</b>	<b>16,770 Sq. ft.</b>

*Sanjeev Singh*

**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 16770 (Sixteen Thousand Seven Hundred and Seventy) Sq. ft. only of the total constructed area but here 8205 (Eight Thousand Two Hundred and Five) Sq. ft. of the total constructed area in the new building OCEANIK MAJESTIK has already been mentioned as extra and the same will be deducted from the Confirming Party namely Morias Infrastructure Private Limited's share before hand over of the allocated flats in the proposed new building (OCEANIK MAJESTIK) to the Land owners, in the other words land owners of this development agreement has allotted total 16770 Sq. ft. of S.B.A. but in that area 8205 Sq. ft. has been given extra but the extra super built up area i.e. 8205 Sq. ft. shall be adjusted from the share of the Confirming Party namely Morias Infrastructure Private Limited and it will go to the share of developer's on or before the final allocation to the parties 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.

*Anu Prabha ✓ Sudeep Singh 19/12/24*

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

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*Harshita Sinhasana*  
*Parke* 19/12/24

Morias Infrastructure Pvt. Ltd.

*H M G*

Director

**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/Granite/RES tiles, Living area will be provided with Vitrified Tiles (Size 4x2 feet). Toilets will be provided with ceramic tiles of latest trend (Size 2x1 feet).
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 all windows shall be of 3-Track UPVC. 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 1 KW load through generator.
7. **LIFT:** Lifts will be provided (OTIS/KONE/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

*Sunil Singh*

*Sudh Singh*  
19/12/24

*Anu Prashna*

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

*Harshita Sinastana*  
*Pathey*  
19/12/24

Morlas Infrastructure Pvt. Ltd.

*S M J*

Director

provided 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.

### MATERIAL QUALITY

Sl. No.	MATERIAL		QUALITY
1.	BRICKS	:	ACB BRICKS 9"/10"/5" OR EQUIVALENT
2.	CEMENT	:	LAFARGE/ACC/KONARK/BIRLA/DALMIA OR EQUIVALENT
3.	STEEL	:	TMT BARS (BRANDED) OR EQUIVALENT
4.	WATER PROOF CHEMICAL	:	SILICA/PIDILITE OR EQUIVALENT
5.	CEMENT PAINT	:	BERGER/NEROLAC/DURACEM EQUIVALENT (ANY SUPER BRAND)
6.	CEMENT PRIMER	:	BERGER/NEROLAC/DURACEM OR EQUIVALENT (ANY SUPER BRAND)
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	:	4 X 2 KAJARIA/NITCO/SPARTEK/MAUTI/ NAVEEN/ORIENT OR EQUIVALENT
10.	GLASS	:	INDO ASAHI/MODI GUARD/ST. GOBAIN OR EQUIVALENT
11.	WINDOW FRAME	:	UPVC FRAME OR EQUIVALENT

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

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Morias Infrastructure Pvt. Ltd.

Hrishita Sinastava M. S.  
19/12/24

Director

Anu Babbar ✓  
Sudesh Singh ✓  
19/12/24  
Sunder Singh ✓

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/KEI OR EQUIVALENT

*Suntes Sim*

### 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:



*Harshita Sinastana*  
*Per 19/12/24*

Morias Infrastructure Pvt. Ltd.

*D H K*

Director

*Sudh Singh*  
*19/12/24*  
*Anu Prabha*

Am Babbar  
✓ Swati Singh

**WITNESSES**

SAYED MOJIBULQUADRI  
1. S/O ABDUL WADOOD  
MANITOLA FIRDOUSH  
NAGAR DORANDA  
RANCHI - 834002  
Sayed Mojibul Quadri  
19/12/24

Swati Singh  
Signature of the First Parties 19/12/24

Morias Infrastructure Pvt. Ltd.

H M L

Director

Signature of the Third Party/Confirming Party

2. MD. SHAMSHAD  
S/O Late MD. KHALIL  
NAMKUM ROAD LINE  
MOHALLA RANCHI  
834002  
Md. Shamsad  
19/12/24



AVINASH KUMAR SRIVASTAVA  
ADVOCATE  
Enrolment No. - JH1150/2023

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



AVINASH KUMAR SRIVASTAVA  
ADVOCATE  
Enrolment No. - JH1150/2023

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

Harshita Srivastava  
19/12/24

Thumb	Index	Middle	Ring	Little

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



AVINASH KUMAR SRIVASTAVA  
ADVOCATE  
Enrolment No.- JH1150/2023

DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

*for key* 19/12/24  
Harshita Srivastava

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*  
*'Adv'*  
*Enrol. no. JH 1150/2023*

AVINASH KUMAR SRIVASTAVA  
ADVOCATE  
Enrolment No.- JH1150/2023

Morias Infrastructure Pvt. Ltd.

*AS M H*

Director

*Sunil Singh*  
*19/12/24*  
*Sanjay Singh*  
*19/12/24*  
*Anu Prashna*

N  
 VILLAGE - MORABADI  
 THANA - BARIATU  
 THANA NO - 192  
 DIST - RANCHI  
 R.S. PLOT NO - 52  
 SUB PLOT NO - 52/PART  
 S  
 AREA SHOWN IN RED WASH  
 AREA  
 AC-DEC  
 0 - 8.25



An Prabha

Santa Singh

Swati Singh

Harshita Srinastana

Morlas Infrastructure Pvt. Ltd.  
 Ms M Sr  
 Director

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DIRECTOR  
 Oceanik Buildtech and



# RANCHI MUNICIPALITY.

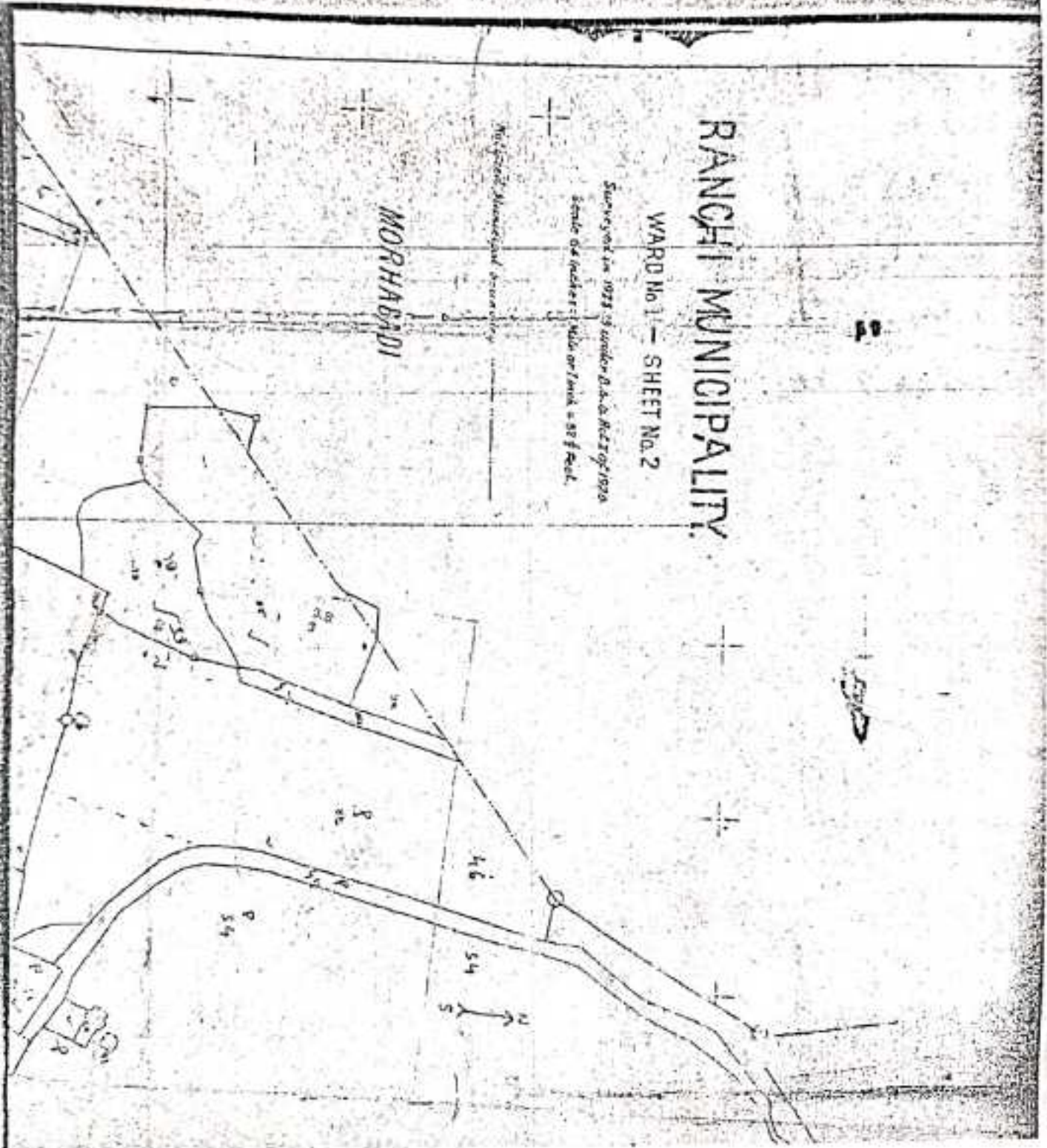
WARD No. 1 - SHEET No. 2

Surveyed in 1923 by under D.A. & R. 1923

Scale of inches = Mile or 1 inch = 80 feet.

Municipal Municipal boundary

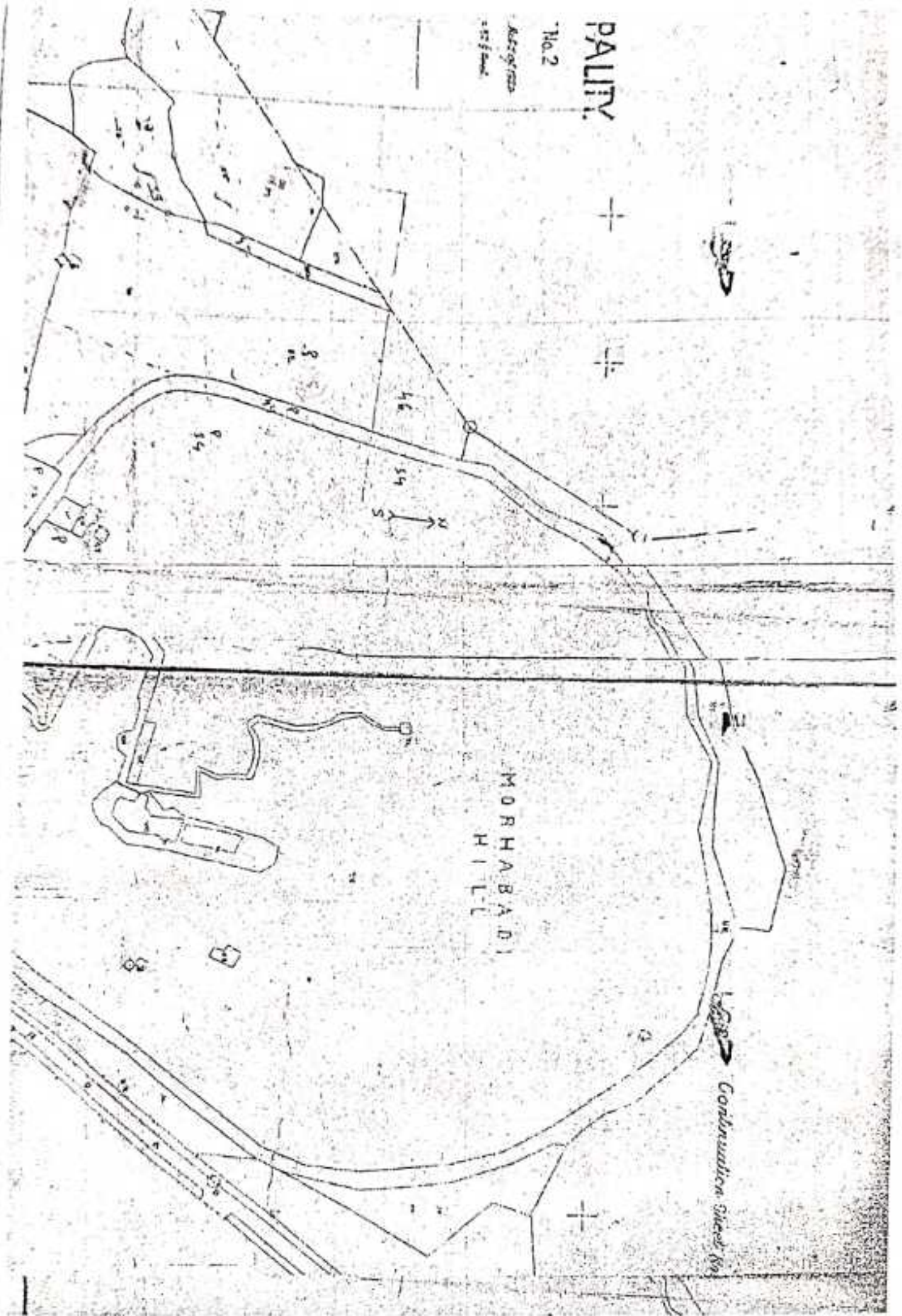
MORHABADI



# PALTY

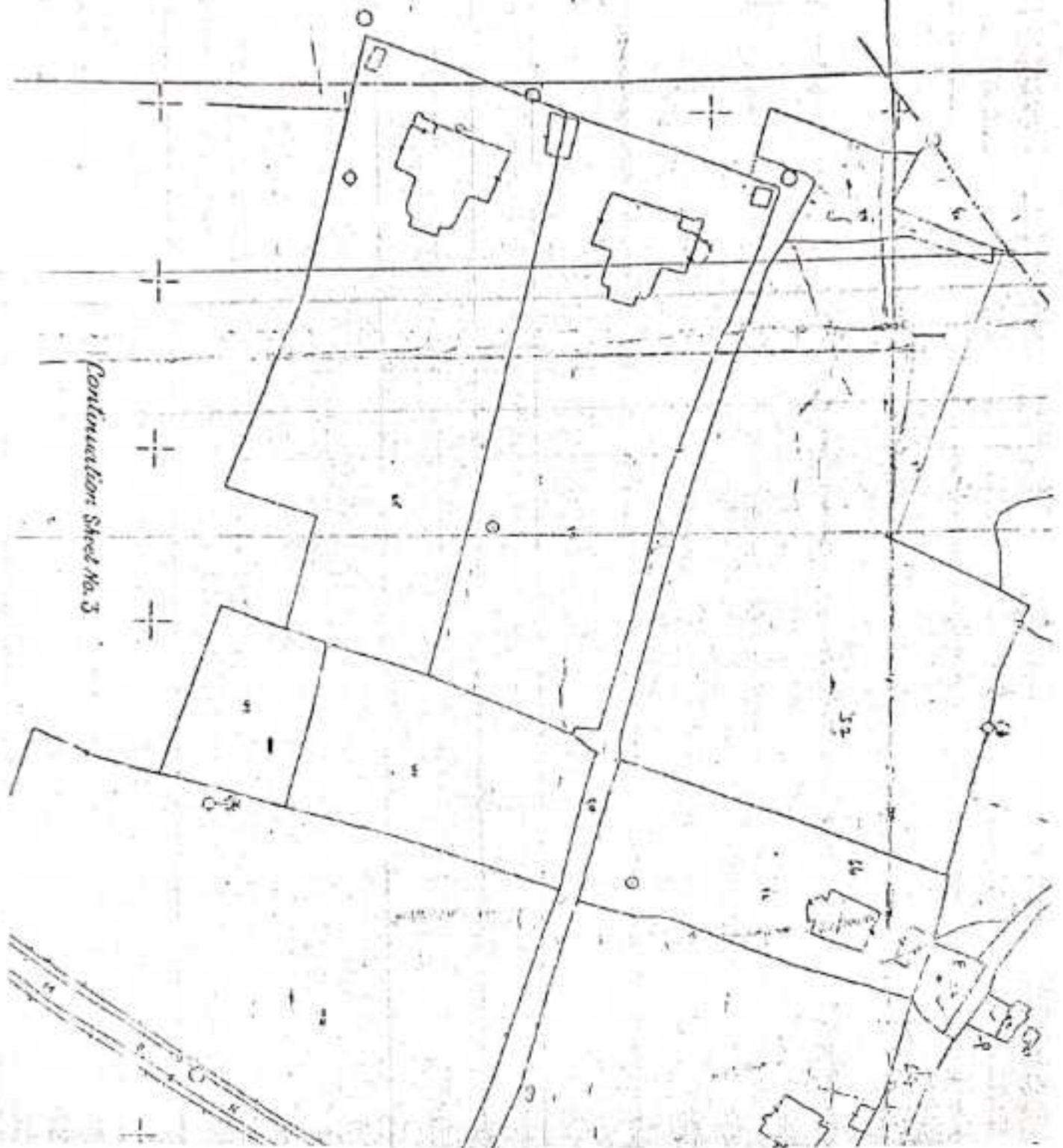
No. 2

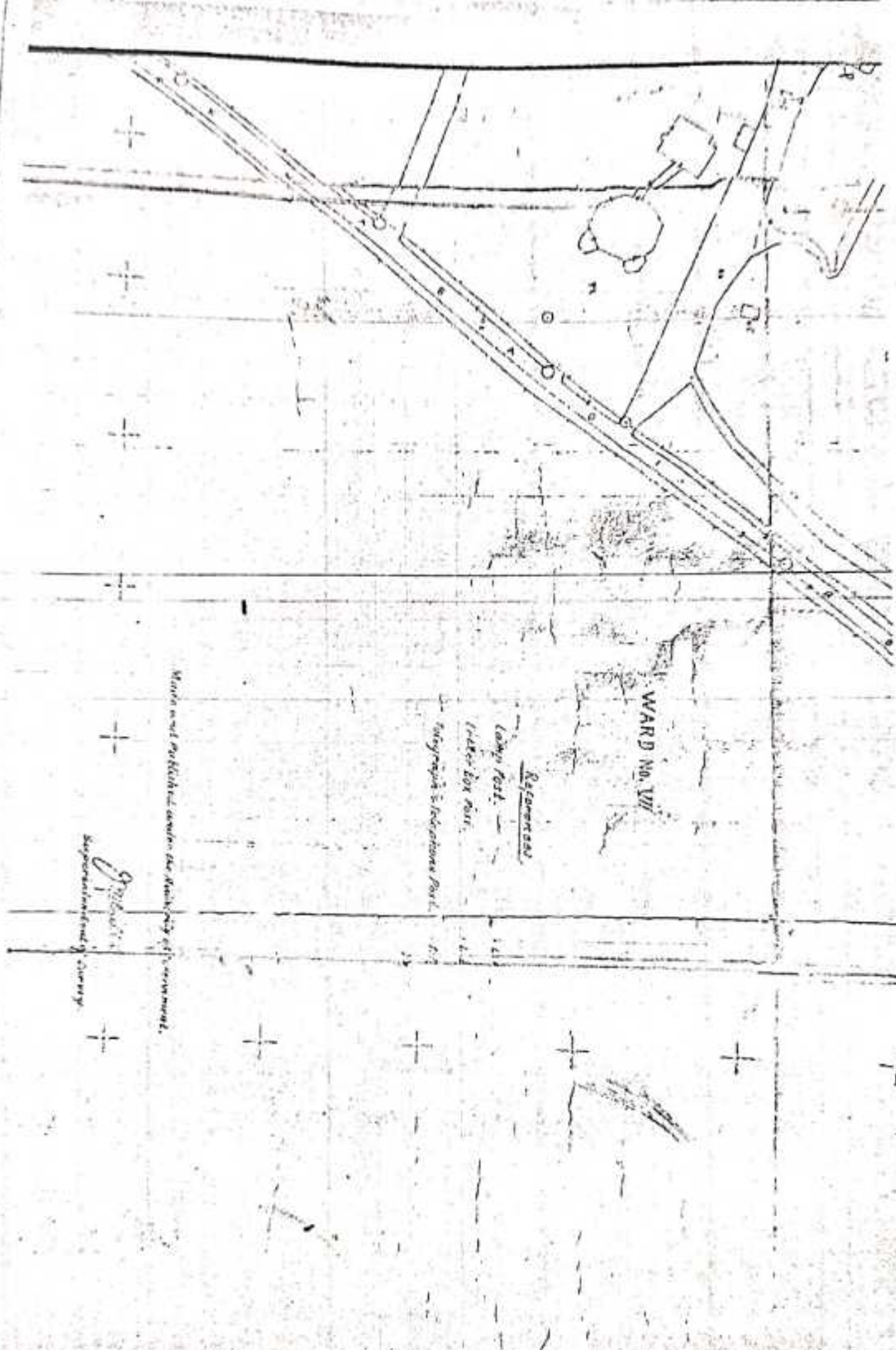
As shown  
on plan



*Continuation Sheet No. 4*

*Continuation Sheet No. 3*





WARD NO. VII

Residence

Camp Post.

Water box post.

Engineering & Administration Post.

Map was published under the authority of Government.

*Prakash*  
Superintendent of Survey



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

December 17, 2024

पंजी II प्रति

भाग वर्तमान	21	पृष्ठ संख्या	23						
जिला का नाम	राँची	अनुसूचित नाम	सदर	अपत का नाम	बड़ागाँव	हस्ता का नाम	हस्ता-04	इस्टेट का नाम	JHARKHAND
मौजा का नाम	मोरहाडी	होस्टिंग संख्या	3	सौजी संख्या		खला संख्या	192	खला का प्रकार	—

अनु पत्र , पति-पितृव्य प्रसाद सिंह , जाति- —

खला संख्या	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	शेरा
2	52	0 शे 3.3 डि 0 हे	नमानकरण मुकदमा संख्या 35/2016 - 2017	10	0
	कुल परिमाण	0 शे 3.3 डि 0 हे			

तारीख	पट्टि पर संख्या	साल से	साल तक	सागत बकाया	सागत धान् साल	रोड सेल बकाया	रोड सेल धान् साल	शिक्षा सेल बकाया	शिक्षा सेल धान् साल	स्वास्थ्य सेल बकाया	स्वास्थ्य सेल धान् साल	कृषि सेल बकाया	कृषि सेल धान् साल
16-16-2019	0078552095	2016-2017	2019-2020	30	10	7.5	2.5	15	5	15	5	6	2
02-17-2024	0400871076	2020-2021	2023-2024	30	10	7.5	2.5	15	5	15	5	6	2

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

Mutation Cases Not Found !!

List Of Case Status Details

नवंबर 24



एक कलमनुसार उचित प्रति

एक पत्र केवल पार्टी की जानकारी के लिए है

किसी भी प्रकार की अनुचितों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें

पत्र का स्वतंत्र हेतु के लिए पत्र संख्या लिखा जाय

RA  
19/11/24  
रजिस्ट्रार जॉर्रा



बहागई   मीरहावाटी   192   अनु पमा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
3	52	0 एकड़ 3.3 डिसीमील 0 हेक्टर

अराजी मकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बचकाया को हाल) मीजूदा सत नय।

मांग भावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (मकदी)	10.00		10.00	10.00	10.00	10.00
गुजारी (भावली)	2.50		2.50	2.50	2.50	2.50
सेस	5.00		5.00	5.00	5.00	5.00
सूद	5.00		5.00	5.00	5.00	5.00
मुतफरकत	2.00		2.00	2.00	2.00	2.00
मीजान	24.50		24.50	24.50	24.50	24.50

तफसील अदायकारी

अदायकारी भावत		बकाया				मोतालया हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (मकदी)			10.00	10.00	10.00	10.00	
गुजारी (भावली)			2.50	2.50	2.50	2.50	
सेस			5.00	5.00	5.00	5.00	
सूद			5.00	5.00	5.00	5.00	
मुतफरकत			2.00	2.00	2.00	2.00	
मीजान अदायकारी			24.50	24.50	24.50	24.50	

(1) मीजान कुल (तफसील में) : Ninety Eight Rupees

(2) जान टैहिन्दा -

(3) कुल दफ्तार - 98.00

तारीख अमला तहसील कुमिन्दा : 17-02-2024

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है।

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

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

Print





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

December 17, 2024

पंजी II प्रति

भाग पंजीकरण	21	पृष्ठ संख्या	22
जिला का नाम	रोपी	अनुसूचित भाग	राष्ट्र
खोजा का नाम	श्रीहराबादी	होस्टिंग संख्या	3
अपार का नाम	बहागौड़ी	हलका का नाम	हल्का-04
खाला नम्बर	192	ड्रॉट का नाम	JHARKHAND
खाला का प्रकार	---		

स्वामि सिंह, पति सुनील सिंह, जति- --- एवं सुनील सिंह, पति-रमेश कुमार सिंह, जति- ---

खाला नम्बर	प्लॉट संख्या	इकाई	परिवर्तन के लिए प्राधिकार	समान	शेरा
3	52	3 क-200 ए. 0 वर्गफीट	सामान्यतरण मुकदमा संख्या 44/2016 - 2017	10	0
	52	3 क-200 ए. 0 वर्गफीट			

शेरा	प्लॉट संख्या	साल शी	साल तक	भागत बकाया	भागत धानू साल	रीड शेर बकाया	रीड शेर धानू साल	शिक्षा शेर बकाया	शिक्षा शेर धानू साल	स्वास्थ्य शेर बकाया	स्वास्थ्य शेर धानू साल	कृषि शेर बकाया	कृषि शेर धानू साल
10-16-2019	0432038388	2016-2017	2019-2020	30	10	7.5	2.5	15	5	15	5	6	2
07-04-2022	0571829048	2020-2021	2022-2023	20	10	5	2.5	10	5	10	5	4	2
02-17-2024	0938607352	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2
04-24-2024	0325194356	2024-2025	2024-2025	0	10	0	2.5	0	5	0	5	0	2

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

List Of Case Status Details

यह एक स्वयंपूर्ण जमित प्रति है।  
यह पत्र संपन्न पार्टी को जानकारी के लिए है।  
किसी भी प्रकार की अशुद्धि के लिए सम्बन्धित अफसरों से संपर्क करें।  
पत्र का प्रकाशन करने के लिए पत्र संख्या मिलेगी।

19/12/24  
ऑनलाइन



V

बड़ागाड़ी । मोरहाबादी । 192 । स्वाति सिंह, सुनीता सिंह		
घराना संख्या	खेसरा संख्या	रकबा (एकड़ में)
3	52	3 कठा 0 छटाक 0 वर्गफिट

अराजी नकदी	अराजी भावनी	रफरील हिसाब लगान आवली
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जोत का रास्तना मोग मय रफरील (बकबा की हाल) मौजूदा साल का।

भाग बावत	रास्ताना	बकबा				हाल (2024-2025)
		तीन वर्ष से ज्यादा	१ स वर्ष	२ स वर्ष	१ स वर्ष	
भाल (नकदी)	10.00					10.00
गुजारी (भावनी)	2.50					2.50
सेस	5.00					5.00
रूद	5.00					5.00
मुतफरकत	2.00					2.00
भीजान	24.50					24.50

रफरील अदाचकारी

अदाचकारी बावत	बकबा				मौलतबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	१ स वर्ष	२ स वर्ष	१ स वर्ष		
भाल (नकदी)					10.00	
गुजारी (भावनी)					2.50	
सेस					5.00	
रूद					5.00	
मुतफरकत					2.00	
भीजान अदाचकारी					24.50	

(१) भीजान कुल (नकदी में) : Twenty Four Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकबा - 24.50

तारीख अमला तहसील मुजिन्दा : 24-04-2024

घराना नकाल का बकबा मानगुजारी पर (शिकायत ऐसे बकबा पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जात है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रन्थ केवल घापी की जानकारी के लिए है।

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

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

Print



## राँची नगर निगम, राँची।

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

Memo No. : SAM/003/0165/20/21

Date : 25-02-2021

प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री

SWATI SINGH W/O SUMIT SINGH

SUNITA SINGH W/O RAMESH KUMAR SINGH

पता

ASHA SHREE GARDEN ROAD PS BARIYATU

एतद् द्वारा आपके सूचित किया जाता है कि आपका नया गृह सं.- 003000370300020 एवं नया कार्ड सं. 3 (पुराना कार्ड सं. 3) हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रु. निर्धारित किया गया है।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	100.14
2.	जन कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षी जन संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		100.14



नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, [www.ranchimunicipal.com](http://www.ranchimunicipal.com) पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के अन्तर्गत वर्षी जन संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।  
विदायत दी जाती है कि, वर्षी जन संरक्षण संरचना लगा कर नियम को सही कर तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान ईमांतिक देय होगा।
- यदि किसी वर्ष के लिए सम्पत्ति कर का भुगतान वित्तीय वर्ष के 30 जून के पूरे कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय सूची को निदिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच याच समय नियम करा सकती है एवं तथ्य मात्रा पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शक्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संबंधित इन सम्पत्ति कर इन इमारतों/आंचों को कोई कानूनी हेतियत प्रदान नहीं करता है और/या न ही अपने नातिकी / दायतकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होटिंग नं० का अधिरी अंक 5/6/7/8 है तो यह विदिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

Swati Singh

To be signed by the Applicant



## 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-20, 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.

OSTIN : 20AACCO3476F22F

CIN No. U45200JH2016PTC008962

Ref. No. OBC/003/24-25

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 11/7B, 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

Director

*G.K. Srivastava*  
DIRECTOR  
Oceanik Buildtech and  
Construction Pvt. Ltd.

G.K. Srivastava

Director

DIN : 07541269

DIN : 07541269

DIN : 06610561

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.

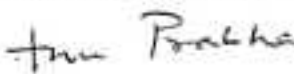
Copy of the Resolution passed at the meeting of Board of Directors of M/S MORIAS  
INFRASTRUCTURE PVT LTD. held on 30<sup>th</sup> November 2013 at its Branch Office  
208, PUSTAK BHAWAN COMPLEX, RANCHI at 5.30 p.m.

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.

  
Director  
(RIPUNJAY PRASAD SINGH)  
Managing Director

Morias Infrastructure Pvt. Ltd.

  
Director  
(ANUPRABHA) Director  
(Director)

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

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-		
	(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।	<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 :- 18-12-2024 10:02 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 202400152496

Appointment :- 19-Dec-2024 Time:- 10:0

Article	Development Agreement
Pre Registration Date	17-Dec-2024
No. Of Pages	61
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 8,834.

Property Id: 1359097

Valuation No. : 1858027 / 2024	:- 2024-2025	Date : 17-December-2024 21:45: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 - 52			
Volume Number - 21			
Page Number - 23			
Holding Number - 0030003697000Z0			
Ward Number - 3			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹707100/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	3.30 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.3 x 707100=2333430	₹23,33,430/-
A	Total		₹23,33,430/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹23,33,500/-
Total Amount in Words : Twenty Three Lakhs Thirty Three Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PORTION OF M.S. PLOT NO-52, West: PORTION OF M.S. PLOT NO-52, South: ROAD, North: PORTION OF M.S. PLOT NO-52
Area	Land area : 3.30 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	2333430
Transaction Amount	-

Property Id: **1359098**

Valuation No. : 1858029 / 2024	:- 2024-2025	Date : 17-December-2024 21:47: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 - 52			
Volume Number - 21			
Page Number - 22			
Holding Number - 0030003703000Z0			
Ward Number - 3			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹707100/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	4.95 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.95 x 707100=3500145	₹35,00,145/-
A	Total		₹35,00,145/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹35,00,200/-
Total Amount in Words : Thirty Five Lakhs Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PORTION OF M.S. PLOT NO-52, West: PORTION OF M.S. PLOT NO-52, South: ROAD, North: PORTION OF M.S. PLOT NO-52
Area	Land area : 4.95 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	3500145

Transaction Amount	-
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CLAIMANT	<b>OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED-</b> <b>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-7B HARMU HOUSING COLONY, P.S.-ARGORA DIST-RANCHI, Pin Code-834002</b>
	<b>OCEANIK BUILDTECH AND CONSTRUCTIONS PRIVATE LIMITED-</b> <b>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>
EXECUTANTS	<b>-Mrs. SWATI SINGH, ,Father/Husband Name MAHESH PRASAD SINGH,, Party Category-Individual , PAN No.- Date Of Birth-10-Mar-1988,Permission Case No.- , Aadhaar No. *****3083, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-JHARKHAND,Address - INDRAPURI ROAD NO-13, RATU ROAD, P.O.-HEHAL P.S.-SUKHDEO NAGAR, DIST-RANCHI, Pin Code-834005</b>
	<b>-Mrs. ANU PRABHA, ,Father/Husband Name LATE RAM CHANDRA SINHA,, Party Category-Individual , PAN No.- Date Of Birth-02-Apr-1970,Permission Case No.- , Aadhaar No. *****0561, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-JHARKHAND,Address - PUSTAK BHAWAN, COURT ROAD, DIST-RANCHI, Pin Code-834001</b>
	<b>-Mrs. SUNITA SINGH, ,Father/Husband Name RAJENDRA PRASAD SINGH,, Party Category-Individual , PAN No.- Date Of Birth-20-May-1975,Permission Case No.- , Aadhaar No. *****4863, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-JHARKHAND,Address - INDRAPURI ROAD NO-13, RATU ROAD, P.O.-HEHAL P.S.-SUKHDEO NAGAR, DIST-RANCHI, Pin Code-834005</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>
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Identifier Details:	<b>Mr. SAYED MOJIBUL QUADRI , Address - MANI TOLA FIRDOS NAGAR ROAD NO-3 DORANDA RANCHI-, Father/Husband Name-SAYED ABDUL WADOOD</b>
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,830
<b>Total</b>		<b>1,830</b>
<b>Fee Rule:Development Agreement</b>		
1	A1	1,45,843
2	LL	3
3	PR	1
<b>Total</b>		<b>1,45,847</b>

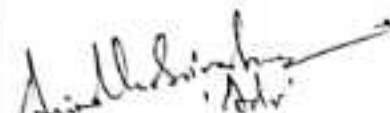
**Sr.No. Exemption Detail Amount**

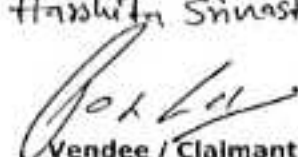
Exemption for Low Income Group

1 A1 138843

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

Harshtika Sinastang  
  
Vendee / Claimant

Suata Singh  
Anu Prabha  
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



Suata Singh  
दो गज की दूरी मास्क है जरूरी



# Document Registration Summary 1

Date :-19-Dec-2024

- Government/Market Value: ₹5833700/-
- Transaction Amount: ₹ /-
- Paid Stamp Duty: ₹500 /-

On Date 19-12-2024 Presented at SRO - Ranchi Urban3  
 Signature of Presenter *Anu Prabha*

SRO - Ranchi Urban3

Receipt : 1131910  
 Receipt Date : 19-12-2024  
 Presenter Name: - *Anu Prabha*

PR	₹1
SP	₹1830
LL	₹3
A1	₹7000
Stamp Duty	₹500
<b>Total</b>	<b>₹9334</b>

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	Oceanic Builders And Construction Private Limited Thru Director Harshita Srivastava And Pankaj Kumar	• GRN Number : 2405513433 • DEPT Transaction Id : 4067542045305478887 • Transaction Type	100
PR	1	1	0	GRAS	Oceanic Builders And Construction Private Limited Thru Director Harshita Srivastava And Pankaj Kumar	• GRN Number : 2405513539 • DEPT Transaction Id : 8ac6d8143987652e12cd • Transaction Type	1
SP	1830	1830	0	GRAS	Oceanic Builders And Construction Private Limited Thru Director Harshita Srivastava And Pankaj Kumar	• GRN Number : 2405513539 • DEPT Transaction Id : 8ac6d8143987652e12cd • Transaction Type	1830
A1	7000	7000	0	GRAS	Oceanic Builders And Construction Private Limited Thru Director Harshita Srivastava And Pankaj Kumar	• GRN Number : 2405513530 • DEPT Transaction Id : 8ac6d8143987652e12cd • Transaction Type	7000
LL	3	3	0	GRAS	Oceanic Builders And Construction Private Limited Thru Director Harshita Srivastava And Pankaj Kumar	• GRN Number : 2405513539 • DEPT Transaction Id : 8ac6d8143987652e12cd • Transaction Type	3
Sub Total	8938	9234	-496				

Article : Development Agreement Number of Pages : 122

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	138843 /-

Signature of Operator *Anu Prabha*

Signature of Head Clerk *A*

Signature of Registering Officer *f*



OFFICE OF THE SUB REGISTRAR  
Office Name :- SRO - Ranchi Urban3  
District Name :- Ranchi  
State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400152496

Deed Type	Development Agreement
Number of Pages	122
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1830, A1 :- Rs. 7000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2333430/- ,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 M.S. PLOT NO-52, South: ROAD, North: PORTION OF M.S. PLOT NO-52 Khata Number - -Plot Number - 52Volume Number - 21Page Number - 23Holding Number - 0030003697000Z0Ward Number - 3 Area Of Land :- 3.30 Decimal
Property No.	2
Valuation Details	Value :- Rs 3500145/- ,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 M.S. PLOT NO-52, South: ROAD, North: PORTION OF M.S. PLOT NO-52 Khata Number - -Plot Number - 52Volume Number - 21Page Number - 22Holding Number - 0030003703000Z0Ward Number - 3 Area Of Land :- 4.95 Decimal





Sh./Smt.ANU PRABHA s/o/d/o/w/o LATE RAM CHANDRA SINHA has presented the document for registration in this office



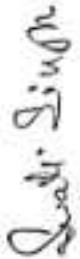



today dated :- 19-Dec-2024 Day :- Thursday Time :- 13:56:34 PM






ANU PRABHA(Individual)




Party Name	Document Type	Document Number
ANU PRABHA	PAN/UID	*****0561

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	<p><b>ANU PRABHA</b>                      Address1 - PUSTAK BHAWAN, COURT ROAD, DIST- RANCHI,                      Address2 - JHARKHAND</p> <p>...</p> <p>Jharkhand                      PAN No.:                      ,Permission Case No.-</p>	No	Yes	<p>Anu Prabha                      Address:- Opposite Gopal Complex, Court Road, Pustak Bhawan Court Road Ranchi, Ranchi G.P.O., Ranchi, 834001, Ranchi G.P.O., Jharkhand, India</p>		<p>EXECUTANTS                      Age:54</p>			<i>Anu Prabha</i>
2	<p><b>SUNITA SINGH</b>                      Address1 - INDRAPURI ROAD NO-13, RATU ROAD, P.O.- HEHAL P.S.- SUKHDEO NAGAR, DIST- RANCHI,                      Address2 - JHARKHAND</p> <p>...</p> <p>Jharkhand                      PAN No.:                      ,Permission Case No.-</p>	No	Yes	<p>Sunita Singh                      Address:- ... Indrapuri Road No-13, Ratu Road, , Ranchi, 834005, Hehal, Jharkhand, India</p>		<p>EXECUTANTS                      Age:49</p>			<i>Sunita Singh</i>

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<p><b>SWATI SINGH</b>                      Address1 -                      INDRAPURI ROAD                      NO-13, RATU ROAD, P.O.-                      HEHAL P.S.-                      SUKHDEO NAGAR,                      DIST-                      RANCHI,                      Address2 -                      JHARKHAND</p> <p>...                      Jharkhand                      PAN No.:                      Permission Case No.-</p>	No	Yes	<p>Swati Singh                      Address:-                      ...                      Indrapuri Road                      No-13,                      Ratu Road, ,                      Ranchi,                      834005,                      Hehal,                      Jharkhand,                      India</p>		EXECUTANTS Age:36			
4	<p><b>HARSHITA SRIVASTAVA</b>                      Address1 -                      HI-78                      HARMU HOUSING COLONY,                      P.S.-                      ARGORA                      DIST-                      RANCHI,                      Address2 -                      JHARKHAND</p> <p>...                      Jharkhand                      PAN No.:                      Permission Case No.-</p>	No	Yes	<p>Harshita Srivastava                      Address:-                      ... HI-78,                      Harmu Housing Colony,                      Harmu, ,                      Ranchi,                      834002,                      Doranda,                      Jharkhand,                      India</p>		CLAIMANT Age:			


Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	<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	Pankaj Kumar Address:- 6 D, Sandhya Sukriti Apartment, Tagore Hill, Tagore Hill Road, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			

Identification:

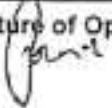
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>SAYED MOJIBUL QUADRI</b> S/o-D/o SAYED ABDUL WADOOD Address1 - MANI TOLA FIRDOS NAGAR ROAD NO-3 DORANDA RANCHI, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>SAYED MOJIBUL QUADRI</b> Address1 - MANI TOLA FIRDOS NAGAR ROAD NO-3 DORANDA RANCHI, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned. ( ANU PRABHA , SWATI SINGH , SUNITA SINGH), 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).



  
Signature of Registering Officer

Date:- 19-Dec-2024

  
Seal and Signature of Registering Officer

## CERTIFICATE

### Office of the SRO - Ranchi Urban3

This Development Agreement was presented before the registering officer on date **19-Dec-2024** by **ANU PRABHA, S/O, D/O, W/O LATE RAM CHANDRA SINHA** resident of PUSTAK BHAWAN, COURT ROAD, DIST- RANCHI, JHARKHAND.

This deed was registered as Document No:- **2024/RANU3/3678/BK1/3389** in Book No :- **BK1**, Volume No :- **421** from Page No :- **109** to **230** at, office of **SRO - Ranchi Urban3**

Date:- **19-Dec-2024**

Registering Officer



**RUPESH KUMAR SINHA**  
SUB REGISTRAR  
RANCHI URB-3, KANAR ROAD