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5780



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e14181f194d14c5b024f

Receipt Date : 03-Apr-2024 12:15:56 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400036574

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PRP INFRA PROJECT Represented
Through Its Partner Pankaj Kumar (Vendee)

GRN Number : 2401463548



:- For Office Use :-

रजिस्ट्रार, राँची निवेदन 100/- दिनांक 03 अप्रैल 2024
के अधिन सांख्यिकी स्टाम्प अधिनियम 1899 की धारा 62
1 या 1 क संघ 5 के अधिन उपायगत प्रमाण
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

Vaibhav Mani Tripathi
DSR, Ranchi

Wipali
निबंधन प्रदायिका
13/07/2024

Shivam
13/07/24

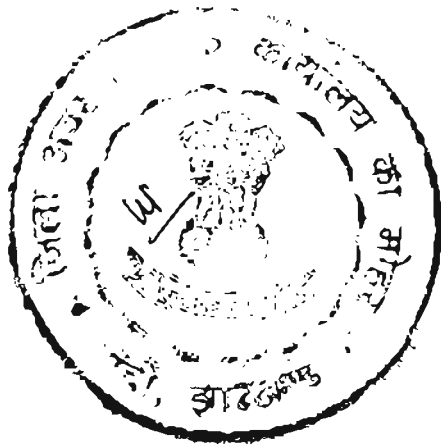
13/07/24
Anugupta Singh
13/07/24

Sankar Kumar

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

PRP INFRA PROJECT

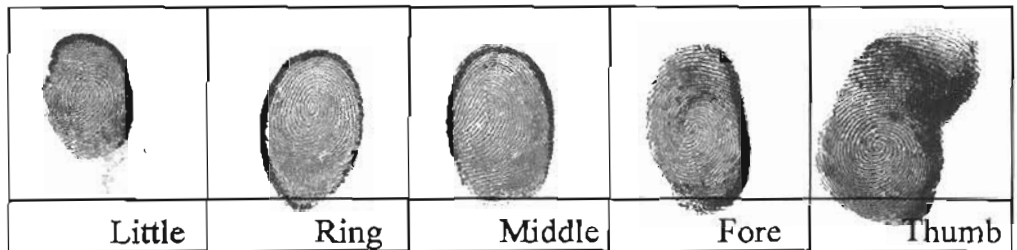
Pankaj Kumar
Partner
13/07/24



Date of rent *Shiv Kumar*
 सम्पत्ति का मूल्य -
 मुद्रांक - *1000/-*
 T.D.S. -



मार्ग दर्शिका पंजी से मिलान किया
 जमीन का दर/डी. *15/15/24*
 कच्चा कमान का दर/वर्ग फीट
 पक्का कमान का दर/वर्ग फीट
 फ्लैट का दर/वर्ग फीट



Shiv Kumar
 13/07/24
Shiv Kumar
 13/07/24
Rishi Rishi
 13/07/24

Ansali
 13/07/24
 प्राप्त पशुपालन वो भूमि घोड़ाला
 एवं खाशमहल लीज की सूची
 में वर्णित प्लॉट एवं नक्का
 नहीं है।
Sanku
 13/07/24

DEVELOPMENT AGREEMENT

This Indenture is made and executed on this the *13th* Day of *July* 2024 at Ranchi.

BETWEEN

TALENT CONSTRUCTION AND DEVELOPERS, having its office at Ajmeri Tower, Tiwari Tank Road, Opposite Gurudwara, Main Road, P.S. Hindpiri, Ranchi, Jharkhand, PIN CODE -834001. through its partners namely (1.) **SHIV KUMAR VERMA** S/o **JAWAHAR SINGH**, having PAN-ADLPV8007E, UID:xxxxxxxx6071 Mobile: 7004780588 & DOB:01-01-1969, by Caste - General (Not Covered under CNT-ACT-1908) by Faith Hindu, by Occupation Business, Resident of S/O: Jawahar Singh, Ajmeri Tower, Tiwari Tank Road, Opposite Gurudwara,

Nagendra Singh
 13/07/24

गैर मजदूरीवा प्रतिबंधित सूची से
 खाता *154* लॉट *11* *80/105*
 का मिलान किया दर्ज नहीं मया
13/07/24

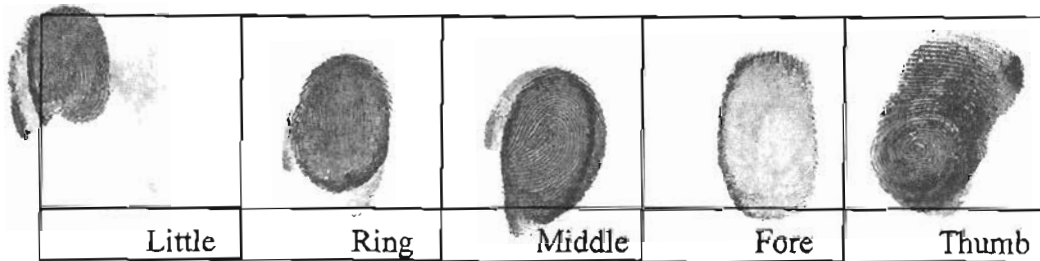
Shiv Kumar
 PRP INFRA PROJECT
 Partner

मुखर्जन वन भूमि
 में दर्ज नहीं है।
13/07/24



Shiv Kumar

13/07/24



दिनांक 13/07/24 रा.सं. 10/21
 रजिस्ट्रेशन नं. 10/21/24 दि. 13/07/24 के दिनांक 38
 जे. Shiv K. Verma
 पिता श्री/श.सं. J. Singh
 निवास ज.सं. Hindpini ज.सं. रांची
 पेशा Business ज.सं. लेखकारी के अध्यक्ष या
 अवर अध्यक्ष ज.सं. द्वारा अर्पित
 मुख्यालय ज.सं. ज.सं. के अधीन
 लेखकारियों या कर्मचारियों के एक श्री.
 के अधिकारों में दि.सं. के मुगहन/अपराध
 में अवर निर्देश कार्यालय
 निबंधन के लिए पेश किया

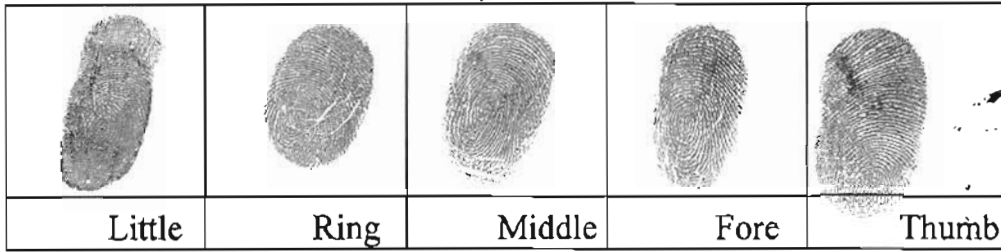
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दिनांक 13/07/24

Vaibhav Mani Tripathi
DSR, Ranchi

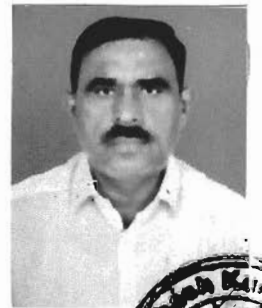
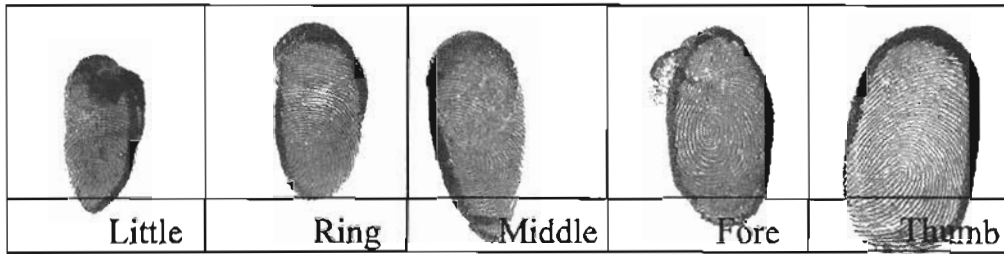
Jalim Rabbar

13/07/24



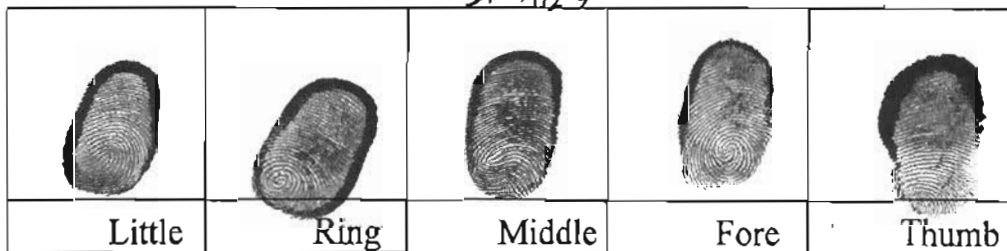
Dipankar

13/07/24



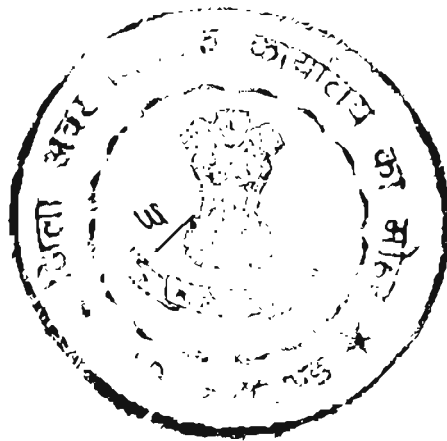
Sayantika Singh

13/07/24



Shiv Kumar
13/07/24

PRP INFRA PROJECT
Partner
13/07/24



13/07/27

Main Road, P.S. Hindpiri, Ranchi, Jharkhand, PIN CODE -834001, (2.)**SAHIN RABBANI** S/O LATE ZAHID HUSSAIN, having **PAN-ABUPR3382B**, **UID:xxxxxxxx7879**, **Mobile: 9931242324** & **DOB:15-10-1969**—by Caste - General (Not Covered under CNT-ACT-1908), by Faith Muslim, by Occupation Business, Resident of S/O : Late Zahid Hussain, Barhait Bazar, Po- Barhait, Sahebganj, Barhait, Jharkhand, PIN CODE -816102, (3.)**RAJIV KUMAR SINGH** S/o Late Dhaneshwar Singh having **PAN- BBSPPS4743Q**, **UID:xxxxxxxx7261**, & **DOB:01-06-1965**, by Caste - General (Not Covered under CNT-ACT-1908), by faith Hindu, by Occupation Business, Resident of E-4A, Mecon Vatika, Kalyanpur, Hatiya, Ranchi, Jharkhand, Pin Code-834003, (4.) **SATYAJIT KUMAR SINGH** S/o SHYAM KISHOR SINGH having **PAN-BSSPPS6805A**, **UID:xxxxxxxx5812**, **Mobile: 9334612120** & **DOB:23-11-1981**by Caste - General (Not Covered under CNT-ACT-1908), by faith Hindu, by Occupation Business, Resident of S/o Shyam Kishore Singh, Hari Nagar, Tatisilway, Silwai, Ranchi, Jharkhand, Pin Code – 835103, hereinafter called the “**LAND OWNER**” (which expression shall, unless repugnant to the context, be deemed to include her respective heirs, legal representatives, executors, administrators, successors and assigns) of the FIRST PART.

A N D

M/S PRP INFRA PROJECT a registered partnership Firm constituted under partnership act 1932, having its registered office at GE, Ambika Enclave, Shiv Bagan, Makey Road, Near Raj Bhawan Dist. Ranchi, Jharkhand 834001, India **PAN no. ABCFP4339G**, represented through its Partner **Mr. Pankaj Kumar** son of Sri Laxmi Niwas Sharma, Grandson of Late Ramanuj Shran Sharma, by Caste - General (Not Covered under CNT-ACT-1908), by Occupation - Business, resident of New Netaji Nagar, Makchund Toli, District - Ranchi, Jharkhand, Indian Citizen, **UID No.—xxxxxxxx 5638**, **Mobile No. 8521456165**, **YOB-1978**. (Hereinafter referred to as the **DEVELOPER**) of the SECOND PART.

Kanyantika Singh

Sp. in sub

*PRP INFRA PROJECT
Partner
13/07/24*

Shiv Kumar



The terms and expressions LAND OWNER and the DEVELOPER unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors in office, assigns, legal representatives, executors and administrators.

Repugnant to right

A. WHEREAS, the owner as named and addressed above are seized and possessed and sufficiently entitled to the property land "A" (1.) and (2.) In which land "A" (1) and (2) duly acquired by the Land Owner **Talent Construction and Developers** through its Partners Shiv Kumar Verma and others by registered Sale deed no. **7215/6498 & 7213/6496**, dated. 31.07.2018 and after obtaining the said land, the land owner has been put in actual physical possession over the said land with its independent right, title and interest.

B. AND WHEREAS, above mentioned schedule "A"(1.) land is the part of the landed property which was recorded on the R.S. Khatian of records in the name of Hari Nath Koiri, Prayag Koiri and Dhadu Koiri all sons of NanuKoirias "Kayami", however, in the remark column of the Khatiyani, **Plot No. 11, area 87 Decimals** has been mentioned as "Bakabje Hari Nath Koiri". AND WHEREAS Hari Nath Koiri died leaving behind three sons namely Shiv Charan Koiri, Jeet Ram Koiri and Munu Koiri as his legal heirs. AND WHEREAS Jeet Ram Koiri died leaving behind three sons namely Bharat Koiri, ChediKoiri and Bisheshwr Koiri as his legal heirs AND WHEREAS Shiv Charan Koiri died leaving behind two sons namely Ram Jatan Mahto and one Pali Mahto. However, Pali Mahto died issueless and as such his share in land vested and devolved upon his surviving brother Ram Jatan Mahto .AND WHEREAS in pursuance to the final decree dated 19.05.1980 passed in terms of compromise in T.S. No.175/1979 by the court of Special Judge, the ancestral property

*PPR INFRA PROJECT
Lawyer
Partner
13/10/27*

Shiv Kumar Verma



including the land in R.S. Plot No. 11, were amicably partitioned amongst the legal heirs and successors of the recorded tenant Hari Nath Koiri and thereafter, each one of them came in exclusive possession and became the absolute owners of their respective shares. As per the partition decree, Bharat Mahto, Chedi Mahto and Bisheshwar Mahto were jointly allotted 13 decimals in plot no. 11 marked as Sub plot no. 11/B, While Ram Jatan Mahto was allotted 23 decimals of land in plot no. 11 marked as Sub plot no. 11/A, both under Khata No. 154 of village – Chutia, Thana No. 211, District – Ranchi. AND WHEREAS said Ram Jatan Mahto Land owner of Sub Plot No. 11/A, having area 23 decimal had given a Power of Attorney vide Power of Attorney No. IV, 591 dated 22.02 2011 to one Rakesh Kumar Singh S/o Late Shesh Nath Singh. Subsequently, the owners of Sub Plot No. 11/B, having area 13 decimal namely Bharat Mahto, Chedi Mahto and Bisheshwar Mahto too had given a Power of Attorney to Rakesh Kumar Singh S/o Late Shesh Nath Singh. AND WHEREAS through this Power of Attorney said Rakesh Kumar Singh S/o Late Shesh Nath Singh as the Power of Attorney holder of the Above mentioned land appertaining to Plot No. 11, Sub Plot No. 11/A & 11/B having an area of 23 decimal and 13 decimal, had executed a sale deed in the name of Shri Rahul Raj S/o Rasendra Kumar Singh And Shri Rasendra Kumar Singh S/o Late Rasendra Kumar Singh through sale deed no. 11039/9457 dated 29.04.2011 before the Sub- Registrar Ranchi kept under Book No. I, Vol. 423, page 175-214. After purchasing the above mentioned 36 decimal land Shri Rahul Raj And Shri Rasendra Kumar came in peaceful possession over the said land of 36 decimals and mutated their name vide Mutation Case No. 2114R27/11-12 and entered in Register II, on Volume No. 16, Page No. 105. AND WHEREAS on dated 31-07-2018 the Land Owners namely Rahul Raj and others sold the land appertaining to Plot No. 11, Sub Plot No. 11/part under Khata No. 154 having an area of 36 decimal to Talent Construction and Developers

Bharat Mahto

Chedi Mahto

PPP INFRA PROJECT
Rakesh Kumar Singh
Partner
13/07/24

Shri Rahul Raj



through its Partners Shiv Kumar Verma and others through sale deed no. 7215/6498 dated 31.07.2018 before the Sub- Registrar Ranchi kept under Book No. I, Vol. 656, page 259-319. After purchasing the above mentioned 36 decimal land the Talent Construction and Developers through its Partners Shiv Kumar Verma and others mutated its name in the office of the ARGORA ANCHAL Ranchi vide mutation case no. 922 R27/2018-19 which is entered in Vol No. - 25, Page No.- 10 in the said Anchal Office, Ranchi and started paying rent to the state.

C. AND WHEREAS, above mentioned schedule "A"(2.) land measuring 7.5 kathas i.e. 12.39 decimal appertaining to Khata No. 971, R.S. Plot No. 471 corresponding to M.S. Plot No. 2167, Mouza- Konka, Dhumsatoli, P.S. - Lower Bazar, Thana No. 198, District - Ranchi, Jharkhand, was purchased by Raj Construction thro Proprietor Rahul Raj S/o Rasendra Kumar Singh And others through a sale deed no. 2024/17222 dated 23.07.2011 from Rakesh Kumar Singh S/o Late Shesh Nath Singh, WHEREAS, Rakesh Kumar Singh S/o Late Shesh Nath Singh, purchased the land by virtue of Registered Deed bearing deed no. 12360 dated 02.06.2011, kept in Book no. I, Volume no. 565, page no.251 to 278, from Vishwanath Mahto S/o Late Banwari Mahto and Most. MainaW/o Late BanwariMahto through their registered power of attorney holder NiranjanaMahto S/o Late Badri Prasad Mahto(Power No. 274 dated 04.03.2011).AND WHEREAS on dated 31-07-2018 the Land Owners namely Raj Construction Thro Proprietor Rahul Raj and others sold the land measuring 7.5 kathas i.e. 12.39 decimal appertaining to Khata No. 971, R.S. Plot No. 471 corresponding to M.S. Plot No. 2167, Mouza- Konka, Dhumsatoli, P.S. - Lower Bazar, Thana No. 198, District - Ranchi, Jharkhand to Talent Construction and Developers through its Partners Shiv Kumar Verma and others through sale deed no. 7213/6496 dated 31.07.2018 before the Sub- Registrar Ranchi kept under Book No. I, Vol. 656, page 161-214. After purchasing the above mentioned 12.39

Ameyendra Singh

PRP INFRA PROJECT
10/10/2018
Partner
13/07/2018

Shiv Kumar Verma
Shiv Kumar Verma



decimal land the Talent Construction and Developers through its Partners Shiv Kumar Verma and others mutated its name in the office of the SAHAR ANCHAL Ranchi vide mutation case no. mutation case no. 2068 R27/2022-23 which is entered in Vol No. – 30, Page No.-40 in the said Anchal Office, Ranchi and started paying rent to the state.

Shiv Kumar Verma

D. AND WHEREAS, the Land Owner namely TALENT CONSTRUCTION AND DEVELOPERS is the absolute owner of the aforesaid property and is in exclusive possession with absolute right, title and interest over the lands more fully and particularly mentioned and described in Schedule-“A”(1.)&(2.)of these presents.

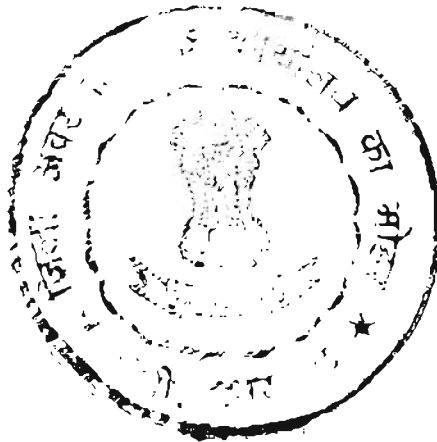
E. AND WHEREAS the partnership firm TALENT CONSTRUCTION AND DEVELOPERS was originally constituted on 15/06/2018 vide partnership agreement dated 15/06/2018 by and between its partners 1) Shiv Kumar Verma, S/o JAWAHAR SINGH, having PAN-ADLPV8007E by Faith Hindu, by Occupation Business, Resident of S/O: Jawahar Singh, Ajmeri Tower, Tiwari Tank Road, Opposite Gurudwara, Main Road, P.S. Hindpuri, Ranchi, Jharkhand- -834001, 2) Mr. Ashu Praveen having PAN- AOMPP4454M, s/o Akhilesh Kumar, r/o Lush Country, B-107. Friends Colony, Road No.-4, Ashianan Nagar, Mary Academy, Phulwari, Patna, Bihar-800025, 3) Mohammed Mojeeb Alam, having PAN- ACLPA1578Q S/o Late Mohammed Zafar Alam, R/o 24, Tiwari Tank Lane, Mallah Toli, Millat Academy School,, Ranchi, Jharkhand-834001 and 4) Mr. Sahin Rabbani ,having PAN - ABUPR3382B, S/O Late Zahid Hussain, by Faith Muslim, by Occupation Business, Resident of S/O : Late Zahid Hussain, Barhait Bazar, Po-Barhait, Sahebganj, Barhait, Jharkhand-816102 vide the Partnership deed dated 15/06/2018 through Stamp Certificate No. IN-JH09975193700674Q issued on 12/06/2018.

Shiv Kumar Verma

PPP INFRA PROJECT
Shiv Kumar Verma
Partner
13/07/24

Sahin Rabbani

Shiv Kumar Verma



- F. AND WHEREAS the Partnership firm was reconstituted on 01/11/2021 after the death of one of its partner Ashu Praveen on 23/04/2021. The said reconstitution was done vide Partnership Deed dated 01/11/2021 through Stamp Certificate issued by Government of Jharkhand on 01/11/2021 bearing GRN Number 2108220337 wherein the existing partners namely **Shiv Kumar Verma, Mohammed Mojeeb Alam and Sahin Rabbani** decided to continue the partnership firm namely Talent Construction and Developers with effect from 01/11/2021 with the aforementioned three partners.
- G. AND WHEREAS on 12/03/2022 this partnership firm was again reconstituted vide stamp 2209778773 dated 10/02/22 where in Mohammed Mojeeb Alam retired and two new partners were admitted to the partnership namely 1.)**RAJIV KUMAR SINGH** S/o Late Dhaneshwar Singh having PAN – BBSPS4743Q by faith Hindu, by Occupation Business, Resident of E- 4A, MeconVatika, Kalyanpur, Hatiya, Ranchi, Jharkhand, Pin Code-834003, 2.) **SATYAJIT KUMAR SINGH** S/o SHYAM KISHOR SINGH having PAN – BSSPS6805A by faith Hindu, by Occupation Business, Resident of S/o Shyam Kishore Singh, Hari Nagar, Tatisilway, Silwai, Ranchi, Jharkhand, Pin Code – 835103.
- H. AND WHEREAS since 12/03/2022, the partnership namely Talent Construction and Developers is continuing with the four partners namely **Shiv Kumar Verma, Saheen Rabbani, Rajiv Kumar Singh and Satyajit Kumar Singh.**
- I. AND WHEREAS the Above named fours partners declare that they are the authorized partners of the firm Talent Construction and Developers entitled to enter into the this development agreement with respect to the land mentioned in Schedule A (1) and (2).

Ashu Praveen Singh

Sahin Rabbani

RRP INFRA PROJECT
Ranchi
Partner
13/02/22

Shiv Kumar Verma



J. AND WHEREAS all the four partners name herein above of Talent Construction and Developers state that this is that there shall not be any breach of contract from the side of the Landowner and if there is any breach of any of the terms of this agreement or any liability of any kind whatsoever falls upon the developer M/s Arpan Megastructure Private Limited due to any misstatement in this agreement on the part of the land owner or due to Non fulfillment of any of the terms of this agreement, the same shall be compensated by the Partners of Talent Construction and Developers jointly in their individual capacities, in case the partnership firm fails to compensate it.

Laxant u dip

K. AND WHEREAS, the owners are interested in getting a multistoried residential/commercial building complex developed and constructed through a reputed developer on Schedule-A land and to acquire built up area in the shape of flats, shops and parking spaces as consideration amount in Exchange for the full and final value of 57% of the Schedule-“A” landed property and they were in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions.

Pa. b. ch

L. AND WHEREAS the aforesaid developer having come to know about the desire of the owner, offered to construct at its own cost residential/commercial building complex on the schedule-A land of the owner hereinafter referred to as “the multistoried building” with specification particularly mentioned and described in schedule "E" and to give 43% of residential and 44% of commercial from the total built up area described in schedule "C" to be constructed on the Schedule-A land to the owner hereinafter referred to as “the owner’s area’ in full, final and adequate consideration for the value of scheduled land which shall be conveyed by the owner in favour of the Developer and/or its nominee or nominees including a co-operative society after completing the building

PRP INFRA PROJECT
1000 kg/feet/1000
Partner
13/03/21

Shiv B... Salis R...



and handing over the owner's area by the developer to the owner and to retain the remaining 57% of residential and 56% of commercial built up area of the building hereinafter referred to as the "Developer's area" for its prospective buyers.

- M. AND WHEREAS the land owner shall hereby empower the developer to sell and transfers and execute and register deed/deeds of sale to the prospective purchaser to the extent of its allotted share i.e. 57% of residential and 56% of commercial of built up area along with 57% parking area as morefully and particularly mentioned and described in Schedule "D".

NOW THIS indenture SHALL WITNESSETH AND HEREBY AGREED and declared BY and between the parties BOTH THE PARTIES THAT IS THE LAND OWNER AND THE DEVELOPER WHICH ARE AS FOLLOWS :-

1. The land owner above named has agreed to appoint the aforesaid developer as the developer for the aforesaid Schedule-A land and grant to the developer, who here by accept from the owner, the right to develop the aforesaid land and to construct multistoried residential/commercial building (as per sanction plan) more fully and particularly mentioned and described in the Schedule "B" here under in the manner and on the terms and conditions hereafter mentioned.
2. The owner simultaneously with execution of this indenture, hereby agreed to grant and handover physical possession of the scheduled land to the developer and to entrust the right to take-up preliminary works for development and constructions of building comprising of flats and car parking spaces and to allot, enter into agreement for sale to the extent of developer's area i.e. 57% of residential and 56% of commercial of the

Amjant u. Singh

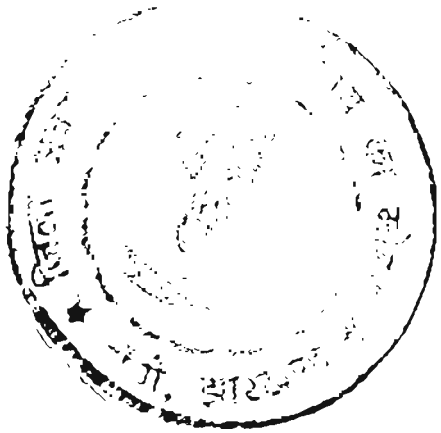
Sanjay Kumar

PRP INFRA PROJECT

Sanjay Kumar

Partner
13/07/24

Sanjay Kumar



same to its prospective buyers/purchasers save and except of the owner's allotted area i.e. 43% of residential and 44% of commercial area.

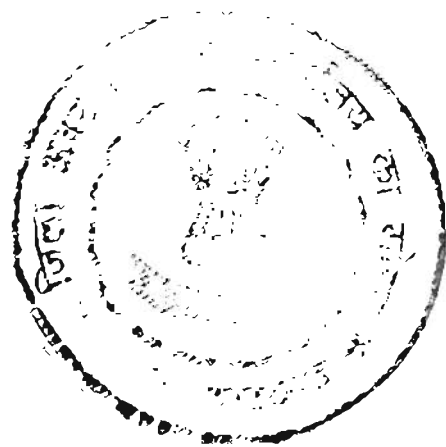
3. The owner shall empower and entitle the developer to enter into agreement for sale, to execute and register deed/deeds of sale in favour of the prospective purchasers to the extent of its allotted share i.e. 57% of residential and 56% of commercial area of the constructed area with car parking and proportionate share of land free from all encumbrances to the prospective purchasers/buyers save and except the allotted share of the owner and after handing over the physical possession of the owner's area to the owner on the terms and conditions mentioned herein.
4. The developer, after getting peaceful vacant physical possession of the scheduled land shall proceed expeditiously with site development, preparation of building plans and after getting the same signed by the owner with other necessary papers, declarations, affidavits etc. submit the same to the Ranchi Municipal Corporation or to the competent authority for sanction. After sanction of the building plan by the competent authority the developer shall start construction and on completion of the entire construction, the developer shall hand over the owner's area i.e. 43% of residential and 44% of commercial area to the owner as consideration amount for the value of the 57% of the aforesaid land to be transferred by the owner to the developer or its nominee/nominees including a co-operative society.
5. The owner shall be entitled to get 43% of residential and 44% of commercial area of total constructed built up in all flats, shops and parking spaces proposed or in future addition or any other usable area of this agreement, whose allocation shall be made in agreed proportion 43%:57% of residential and 44%:56% of commercial area each immediately after preparation of and finalization of building plan on predetermined principle (i.e. the developer shall have option to demarcate the area and the owners shall be entitled to choose one or vice-versa).

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PPR INFRA PROJECT
100% of the area
13/09/2017
Partner

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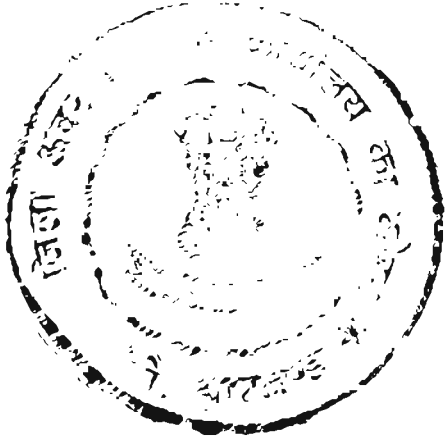
6. It is further agreed and undertaken by the developer that the owner shall have full right, title, ownership interest over the owner's area referred to above allotted to the owner as their share out of the total built up area and the owner shall be fully entitled to enjoy the above built up area either their self individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner deemed fit by the owner to any person, association of persons, firms, companies, body corporate, co- operative societies, government agencies etc. on such terms and conditions as may decide by the owners. All cost of construction and otherwise of the aforesaid owner's area shall be borne and paid by the developer.
7. The owner hereby agree to put the developer in actual physical possession of the scheduled land to develop, plan, construct and enter in to agreement to sell the developer's area in the proposed multistoried building and as such the possession of the developer on the aforesaid land will be deemed to be final and conclusive and only the title will pass after payment of consideration amount in the shape of aforesaid agreed owner's area i.e. 43% residential and 44% commercial area of the constructed area to the owner. The owner shall at no point of time try to dispossess the developer from the said land and the developer shall be deemed to be in possession of the said land and be free to do all acts, deeds and things required for development and marketing relating thereto at the developer's own cost and expenses.
8. The developer shall be entitled to develop the aforesaid land by constructing thereon residential building comprising flats, shops and car parking spaces in accordance with the sanctioned building plans and to allot developer's area in the building to be constructed on the said land to such person or persons the developer in its discretion think fit and to receive and realize the prices in respect of the allotment and agreement for

Amjant h. Singh

Pranish

PRP INFRA PROJECT
Pranish
 Partner
 13/07/24

Shivam - Indira



sale of such flats, shops and parking spaces of its allotted share and to appropriate the same.

9. That the developer shall act as an independent developer in constructing the said building over the scheduled land and shall keep the owner indemnified from and against all third parties claims arising out of any act or omissions against the development in or relating to construction of the said building.
10. The owner hereby authorize the developer to do, if required, all acts, deeds, matter, things given under:-
 - i. To have plans of the proposed building to be constructed on the aforesaid land prepared/amended in accordance with rules and regulations of the concerned authorities and other statutory provisions and to submit the said plans to the Ranchi Municipal Corporation/Ranchi Regional Development Authority/Competent authorities with the application for the approval and sanction of building plan and to do and sign all writing and undertaking as may be necessary in connection with the approval and sanction of such plans. However, the owner will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building sanctioned by the Municipal Corporation Ranchi/Ranchi Regional Development Authority or amendments therein subject to their satisfaction.
 - ii. Notwithstanding anything contained in this agreement, the owner or her authorized representative(s) hereby reserve their right to be consulted, supervise and have their say in the entire process of planning and construction with a view to maintain quality of construction in respect of the owner's area.
 - iii. To appoint architects, surveyors, engineers and contractors and other person or persons.

Nayantara Singh

Partner

RRP/INFRA PROJECT
Ranchi
Partner
13/07/24

Shri Chandra Prasad Rathi

- iv. To make application to the concerned authorities for obtaining electrical connection and permits or quota for cement, steel, and other controlled building materials.
- v. To accept service of any writ, summons or other legal process or notice and to appear and represent the owner in any other court or before, any magistrate, judicial tribunal and other tribunals in connection with the development of said property and to commence or file suits, actions or other proceeding in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents, papers and writings.
- vi. To enter into agreements for sale of or otherwise allot flats/parking spaces etc. in the aforesaid building to the purchaser in respect of the developer's area.
- vii. To mortgage the aforesaid Developer's area (Built-up area only) to the extent of 57% residential and 56% commercial area with Bank and/or financial institutions for obtaining loan/working capital/short term loan/finance and also to obtain loan for purchaser of flats/parking spaces etc. as the said developer will decide at their sole discretion. The developer further affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the aforesaid Developer's area shall be exclusively invested for the development of the said land and such moneys shall not be diverted to/invested in any other project work. But in no case the land will be encumbered.
- viii. To transfer the developer's area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchaser of flats in the aforesaid building subject to the condition that the delivery of possession to such purchasers will be made with owner's area to the owner only.

Ameyant u. Singh

PRE-INFRA PROJECT
100% equity for owner
Partner
13/09/24

Shri Gaurav Indrani Kulkarni



- ix. To give on ownership basis or other basis the said developer's area in the property and the flats in the building to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.
- x. And generally to do all acts deeds and things for developing the said property.
- 11. Whenever required by the developer the owner or their duly authorized representative will join as the confirming party in any agreement that the developer may enter into with any person or persons who desire to acquire flats or portions in the developer's area of the building on ownership basis.
- 12. Upon completion of the development work or before and subject to the terms and conditions contained herein as may be desired by developer, the owner shall make and execute in favor of the developer of their nominee(s) including co-operative housing society or association or persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid land.
- 13. Simultaneously on the completion of the building and handing over of the owner's area to the owner the owner shall execute or join in the execution of all documents necessary for giving the flats/shops/parking spaces etc. to buyers in respect of legal title to their respective spaces including their undivided proportionate share and rights in the land.
- 14. The owner agrees and undertakes that simultaneously with execution of this indenture they will execute and give an irrevocable general power of attorney in favour of the developer and or its nominee/s which shall be registered so that no hindrance or obstruction be caused to the developer and hereby giving the developer authority to have and enjoy peaceful possession of the said developer's area in building or spaces on the said land, hereby agreed to sign all the necessary legal and statutory documents

Amjunt-u-sh

Amjunt-u-sh

PRP INFRA PROJECT
Amjunt-u-sh
 Partner
 13/07/24

Amjunt-u-sh

Amjunt-u-sh



for that purpose and also agreed to extend co-operation in development of the land. However, it is covenant between the parties that the aforesaid general power of attorney shall be governed by the provision of this development and in case of any conflict between provisions of the aforesaid general power of attorney and the development agreement, the provisions of the later shall prevail.

Ameyant u. High

15. That the owner hereby declares:

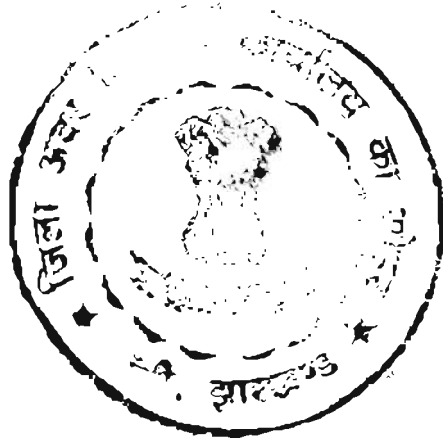
- a) That the area of the aforesaid land is as per Schedule.
- b) That the property is a free hold and the owner has title to the same free from all encumbrances.
- c) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders impendence, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.
- d) And it is agreed between the parties that if the developer finds any undisclosed defects in the title of the owner to the scheduled land or that the scheduled land is subject to any notice etc or due to which the developer is being debarred or restrained from the development work, in that event the developer shall be entitled to rescind this agreement and recover all the outgoing expense incurred in construction and damages. Similarly if the rights and interest of the owner is risked compromised or flouted by the developer, the owner will be entitled to legal remedies and compensation and vice-versa.
- e) That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.
- f) That the said property is in their exclusive possession with absolute right, title and interest and the same is free from any encumbrances, debts, liens, charges and attachment and in marketable condition and the owner has not

Sanjiv

PREP INFRA PROJECT
Sanjeev
Partner
13/07/20

Sanjeev

Sanjeev



created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave license permission, rent, possession charge inheritance or any other encumbrances whatsoever.

- g) That no notice or notification for acquisition under the statutes for the time being enforced have been received, served or issued affecting the said land or any part thereof and the owner is entitled to develop and/or cause to be developed the said entire land.
16. That the owner hereby irrevocably undertakes not to sell, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertakes not to do any act deed, matter or things as shall be in contravention of the declarations made by them in the present clauses.
17. In any event the owner without prejudice to foregoing declarations agrees and undertakes to remove all obstacles and clear all outstanding dues or defects at their own cost and keep the developer or its nominees indemnified against any loss to that effect.
18. For the purpose of verifying the correctness of the declaration hereinabove made by the owner and in particular declarations made above regarding the absolute ownership of the said land and their title hereto being marketable free from all encumbrances and also they are undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as hereinabove provided, that the developer shall be entitled to obtain copy of all documents including of title relating to the land for the purpose of the verification as aforesaid including investigation of the owner's title to the property. The owner

Amjant h. Singh

Prakash

PRINFRA PROJECT
Prakash

Partner
13/07/24

Shi Gaur



undertakes to show all such relevant papers in original as and when required by the developer or its representative including financial institution.

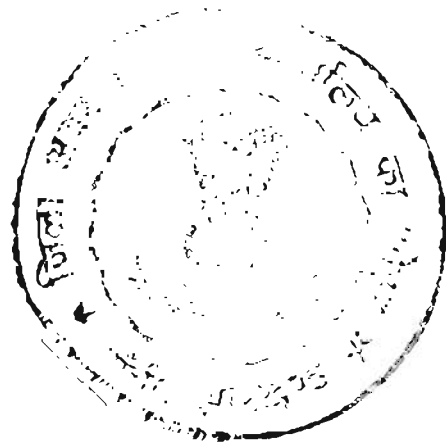
19. The development of the said land shall be for and on account of the developer and neither the owner nor any other persons claiming through the owner shall have any right or interest in the development of the said land. The developer shall develop the said land at its own name and at its own cost and shall alone be responsible for the development of the said land, however the building will be named as “PRP MAJESTIC”.
20. It is also agreed that existing structure shall be demolished by the developer at its own cost and the owner shall have no claim over the scraps or fragment of the demolished structure. However, if the Developer decides to use the existing structure, it shall have to pay its resale value to the owners.
21. All the outgoings in respect of the aforesaid land from the date of physical possession to the developer hereunder shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the owner alone.
22. That the owner shall have no objection if the developer submit the building plan in the name of the owner to the Ranchi Municipal Corporation/Ranchi Regional Development Authority/local authorities or apply to any other authorities for sanctions, permissions or approvals and has agreed to sign all the necessary papers, affidavits, documents etc. for the purpose object to their satisfaction. It is understood that all fees and costs relating to approvals, permissions and sanctions shall be totally borne by the developer.
23. That as the owner will receive the consideration for 57% of the scheduled "A" land in the shape of built up area agreed as aforesaid, the owner shall

Amjant n. Singh

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PRP INFRA PROJECT
10/10/24
Partner
13/07/24

Shiv Kumar
Sahin Khatun



at no time demand any further premium or has any interest in future dealings regarding the sale of developer's share of built-up area.

24. That this agreement shall not ever be deemed to constitute a partnership of any sort between the hereto.
25. The owner shall hold the owner's area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement of the owner's association of the Building which may be mutually formed by the owner as well as the purchasers of the developer's area and their nominees, respective agents, servants, licenses shall abide by the rules and regulations of the terms of agreement/bye-laws of the said owner's association and the owner and /or his authorized representatives and purchaser of the developer's area shall pay common utilities maintenance charges to the association on no loss no profit basis as per prevailing norm and be entitled to use all common facilities in the building complex intended for the utilization.
26. Though the developer shall construct the building as per sanctioned plan and prevailing norm of the RMC/Ranchi Regional Development Authority however, in case any fine or penalty is imposed on the said building for any extra built-up area constructed in excess of the sanctioned plan then the same shall be borne and paid by the developer for all such additional built-up area.
27. The owner agrees that GST/Service Tax or any other tax imposed on the allotted share of constructed area to the owner shall be payable by it at the applicable rate. The developer shall be entitled to collect such taxes from the owner and deposit it to the government account as per the legal provisions in force.
28. The owner further agrees that if any other levy is imposed by the RMC/Ranchi Regional Development Authority or any other public body (ies) or the government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the

Amgankar Singh

Sp. h. - 2

PRP INFRA PROJECT
10/07/24

Partner
13/07/24

Shiv Kumar
Sudhir Kallan



said land, the owner and the nominees of the developer or the developer jointly shall pay in the same proportion as their respective shares of built-up area in the building.

29. It is agreed that after the execution of these presents the developer or its nominee/s including a co-operative society shall construct godowns and put up signboards and hoardings on the said land if desired, fence the entire premises according to its requirements.
30. After completion of the building the entire plot under development shall be fenced with a matching low height boundary wall and secured with iron gates and guard posts.
31. It is agreed that in all transfers/conveyance of built up area, the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration charges.
32. (i) That the tentative distribution of residential and commercial built-up area in shapes of flats/shops with car parking of the proposed building is given below in form of a chart on the proportionate sharing ratio subject to the final approval of the map from RMC Ranchi.
- (ii) That it is mutually agreed between the parties that in order to avoid all future dispute and differences relating to Choice/ear mark of the owners areas and builders areas, supplementary shall be prepared between the party after sanction of the building plan.
- a. That in case of dispute and differences arising out relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrators appointed by both the parties under the provisions of the Indian Arbitration Act 1940 as amended from time to time.
- b. Court of Ranchi shall have jurisdiction over all matters of disputes including the arbitration matter.

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PPP INFRA PROJECT

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Partner
13/09/24

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c. That the contents, terms and conditions of these present have been read over and explained in Hindi to both the parties who fully understood the same in presence of the witnesses and accordingly they put their respective signatures.

Signature

SCHEDULE "A-I" (Details of Land)

1. The land measuring **36 decimal** more or less 15682sq.ft of R. S. Plot no.- 11, SubPlot no.- 11/A & B, R.S Khata no.- 154, situated in revenue village - **Chutia**, Anchal – Argora, P.S.- Chutia, Thana No.- 211, Holding No. – 0130002018000Z0, Ward No. 13, Dist. - Ranchi, State - Jharkhand.

North :- Portion of Plot no. 11
South. :- Road
East :- Portion of Plot no. 11
West :-simana Village Konka No. 198

Signature

2. The land measuring **12.39 decimal** more or less 5400sq.ft of M.S. Plot no.-2167, R.S. Plot no.-471, R.S Khata no.- 971, situated in revenue village - **Konka**, Anchal – Ranchi Shahar, P.S.- Lower Bazar, Thana No.- 198, Holding No. – 0130001950000Z0, Ward No. 13, Dist. - Ranchi, State - Jharkhand.

North :-Pati Mahto
South. :-Personal Plot
East :-Chedi Mahto
West :- Personal Plot

PRP INFRA PROJECT
Signature
Partner
13/07/24
Signature



SCHEDULE "A-II" (Details of Land after amalgamation)

All that piece and parcel of land measuring area of **48.39 Decimal** more or less being amalgamated portion of

a) **36 Decimal in R. S. Plot no.-11, SubPlot no.- 11/A & B, R.S Khata no.- 154,** situated in revenue village - **Chutia**, Anchal – Argora, P.S.- Chutia, Thana No.- 211&

b) **12.39 decimal in M.S.Plot no.-2167, R.S.Plot no.-471, R.S Khata no.- 971,** situated in revenue village - **Konka**, Anchal – Ranchi Shahar, P.S.- Lower Bazar, Thana No.- 198

all are corresponding to Municipal Holding No. **-0130002018000Z0, 0130001950000Z0** in Ward No. **13** of Ranchi Municipal Corporation, Ranchi within the jurisdiction of District Registrar, Ranchi and District Sub Registrar, Ranchi the area shown in RED Wash in the map annexed with this deed which is bounded and butted as under-

North :-Portion of Plot no. 11

South :-Road

East :-Portion of Plot no. 11

West :-R.S. Plot no. 471 on Konka Village

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Commercial Value of land measuring area **48.39 Decimals =Rs. 4,76,59,100 /-**

Amputant n. high

Partner 15/10/24

PRD INFRA PROJECT
Rankey
Partner 15/10/24

Shiv Kumar
Partner 15/10/24



SCHEDULE "B-I" (OWNER'S AREA)

LANDOWNER allocation shall be **43% of total residential area AND 44% of total commercial area** Position of flats and shops with floor will be decided after getting sanctioned plan from RMC along with the parking space of the said building named as Apart from the above the LANDOWNER shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities.

Augant's Sign

Landowners Share in residential Building

SL. No.	Unit	Floor	Built up area	Super Built up area
1	101	First	1380 Sq.ft.	1795 Sq.ft.
2	102	First	1295 Sq.ft.	1685 Sq.ft.
3	301	Third	1380 Sq.ft.	1795 Sq.ft.
4	302	Third	1295 Sq.ft.	1685 Sq.ft.
5	303	Third	1145 Sq.ft.	1490 Sq.ft.
6	304	Third	1080 Sq.ft.	1405 Sq.ft.
7	501	Fifth	1380 Sq.ft.	1795 Sq.ft.
8	502	Fifth	1295 Sq.ft.	1685 Sq.ft.
9	503	Fifth	1145 Sq.ft.	1490 Sq.ft.
10	504	Fifth	1080 Sq.ft.	1405 Sq.ft.

Partner 13/07/24
100% of share
Partner

Landowners Share in Commercial Building

SL. No.	Unit	Floor	Built up area	Super Built up area
1.	G2	Ground	980 Sq.ft.	1509 Sq.ft.
2.	101	First	1153 Sq.ft.	1518 Sq.ft.
3.	Entire Floor	Second	2615 Sq.ft.	3450 Sq.ft.
4.	404 + 208 sq ft of adj unit 403	Fourth	1125 Sq.ft.	1434 Sq.ft.
5.	504 + 458 sq ft of adj unit 503	Fifth	1320 Sq.ft.	1683 Sq.ft.

100% of share
Partner
13/07/24
100% of share
Partner



SCHEDULE B-II (DEVELOPER'S AREA)

BUILDERS' allocation shall be 57% of total residential area And 56% of total commercial area Position of flats and shops with floor will be decided after getting sanctioned plan from RMC in Building "PRP MAJESTIC." and the parking space available at the said premises after providing for LANDOWNER allocation. Apart from the above the BUILDER/DEVELOPERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities.

Builder'S Share in residential Building

SL. No.	Unit	Floor	Built up area	Super Built up area
1	103	First	1145 Sq.ft.	1490 Sq.ft.
2	104	First	1080 Sq.ft.	1405 Sq.ft.
3	201	Second	1380 Sq.ft.	1795 Sq.ft.
4	202	Second	1295 Sq.ft.	1685 Sq.ft.
5	203	Second	1145 Sq.ft.	1490 Sq.ft.
6	204	Second	1080 Sq.ft.	1405 Sq.ft.
7	401	Fourth	1380 Sq.ft.	1795 Sq.ft.
8	402	Fourth	1295 Sq.ft.	1685 Sq.ft.
9	403	Fourth	1145 Sq.ft.	1490 Sq.ft.
10	404	Fourth	1080 Sq.ft.	1405 Sq.ft.
11	601	Sixth	1380 Sq.ft.	1795 Sq.ft.
12	602	Sixth	1295 Sq.ft.	1685 Sq.ft.
13	603	Sixth	1145 Sq.ft.	1490 Sq.ft.
14	604	Sixth	1080 Sq.ft.	1405 Sq.ft.

Amount is high

Signature

PRP INFRA PROJECT
Partner 13/07/22

Signature
Indira Reddy



Builder's Share in Commercial Building

SL. No.	Unit	Floor	Built up area	Super Built up area
1	G1	Ground	1243 Sq.ft.	1920 Sq.ft.
2	102	First	1465 Sq.ft.	1932 Sq.ft.
3	Entire Floor	Third	3000 Sq.ft.	3825 Sq.ft.
4	401	Fourth	890 Sq.ft.	1135 Sq.ft.
5	402	Fourth	385 Sq.ft.	490 Sq.ft.
6	403	Fourth	602 Sq.ft.	767 Sq.ft.
7	501	Fifth	890 Sq.ft.	1135 Sq.ft.
8	502	Fifth	385 Sq.ft.	490 Sq.ft.
9	503	Fifth	406 Sq.ft.	517 Sq.ft.

As per the Jharkhand Apartment (Flat) Ownership Act, 2011 under Section 5 both the party Owner and the Developer are competent to execute and entered into agreement for sale/Sale Deed of their respective share.

And if any taxes such as GST on Landowner Share will applicable, the land owner or its intending purchaser/s of Land owner share have to pay the GST directly or through the BUILDER/DEVELOPER.

SCHEDULE-"C"

Specification of construction

FACILITIES/SPECIFICATION

1. FOUNDATION:

As per standard design of the Architect, design Mix Concrete (R.C.C. Column with isolated footings).

2. SUPER STRUCTURE:

R.C.C. Framed structure with earthquake safety, design Mix Concrete.

3. CIVIL WORK:

First class B.W/Fly ash bricks /Precast AAC bricks.

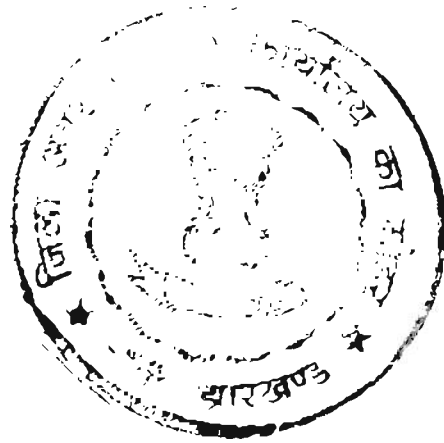
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PRP INFRA PROJECT
Signature

Partner 13/07/24

Signature
Sudhin Reddy



4. ROOF SLAB:

RCC (1:1.5:3), design Mix Concrete.

5. WALL FINISH:

All walls and ceiling internally cement plastered, fine finished by wall putty and a coat of primer, External exposed wall will be provided with water proofing paint of superior quality upon Texture design .

6. FLOORING:

Vitrified tiles 4' x 2' Vitrified tiles of reputed brand like Kajaria/Nitco/RAK in all living areas, Granite finish in stairs, Ceramic scratchproof tiles in common areas, checker tiles or paver stone tile in parking area, Heat treated roof.

7. WINDOW:

Aluminum/UPVC sliding three track windows with grill painted over a coat primer.

8. DOOR:

Wooden framed commercial waterproof flush doors of a reputed brand with paint coat and steel fittings.

9. TOILETS:

Antiskid 1'x1' floor with 18"x12" Kajaria/Orient/Nitco ceramic tiles up to roof height with PVC pipe fittings, Branded C.P. fittings and Branded commercial white colored sanitary fittings of Hindwear/ CERA/Jaqwar.

10. ELECTRICITY:

Concealed PVC conduit wiring copper conductor with standard quality electric accessories, wires of ANCHOR/Havells make

Augustine Likh

Sanjay Kumar

Partner 13/07/20

PRIMEIRA PROJECT
Sanjay Kumar

Shiv Kumar



11. WATER-SUPPLY:

Through own deep tube well boring with overhead water tank and submersible pump.

Augant & high

12. SEWERAGE:

Suitable arrangements for the sewerage and sludge shall be provided as per design of PH Consultants.

13. KITCHEN

Working platform with black/brown granite and with ceramic tiles dado up to 2 feet height, steel sink, P.V.C. pipe fittings, Branded C.P. fittings, water purifier point and necessary electrical points.

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14. ELECTRICAL & TV POINTS

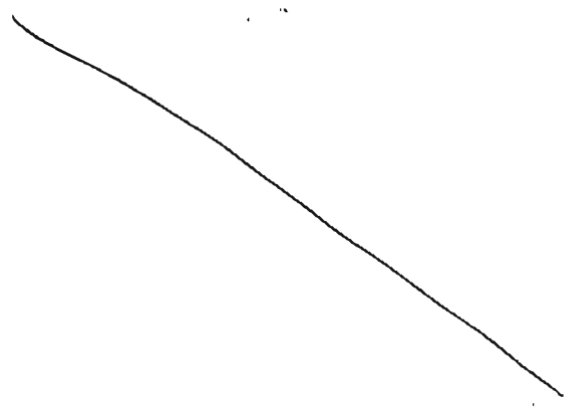
Adequate electrical points in all areas, Intercom, TV points/cable points and A.C. points in drawing room and all bedrooms.

15. ELEVATOR/LIFT Elevator should be provided of a good make and well known Brand like KONE/OTIS/JHONSON etc.

16. Generator

Ashoka Leland/Cummince/Cromptan

PRP INFRA PROJECT
Sanjay Kumar
Partner 13/07/24
Shri Kumar Sanjay Kumar





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

WITNESSES:-

1.

1. Ishay Kumay Vadhey
S/O Mr. Chandrakant Vadhey
New Basti Pinzapote, Gramkhola
Hareru Road, Ranchi



2. Pratik Kumar
S/O Bhuwat Pd. Singh
C/O E. Anubika Laxidave.
Mackay Road.

SIGNATURE OF LANDOWNER

Ishay Kumay Vadhey
13/07/24

Jalaj Rabbani
13/07/24

Pratik Kumar
13/07/24

Sanjay Kumar Singh
13/07/24

SIGNATURE OF DEVELOPER/BUILDER

[Signature]
PPP INFRA PROJECT
Partner



BUILDER/DEVELOPER SIGNATURE AND PHOTOGRAPH



PRP INFRA PROJECT
[Handwritten Signature]
 Partner 13/07/24

Little	Ring	Middle	Fore	Thumb

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

Drafted by :-

[Handwritten Signature]
 Aditi Anand
 13/07/2024

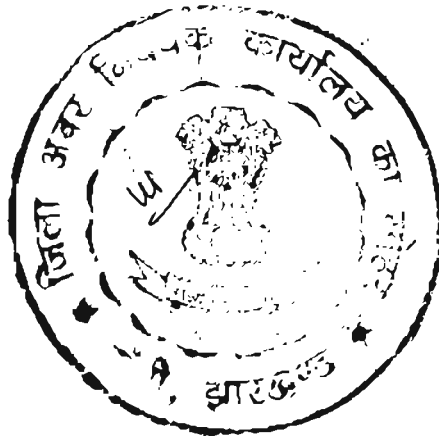
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As per the N. No. from No. 18

KHATHAN

Contract No. 18/1999
No. of sheets 32/1999

for 1/11
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THOUSAND

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PLEASE TO BE TAKE COPY



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25/10/1999



प्रतिवेतन के दिनांक पर आवेदन की तिथि	आवेदन के लिए आवश्यक शुल्क का तिथि	आवेदन के लिए आवश्यक शुल्क का तिथि	आवेदन के लिए आवश्यक शुल्क का तिथि	आवेदन के लिए आवश्यक शुल्क का तिथि
19.3.24	19.3.24	19.3.24	20.3.24	20.3.24

21st February 2024
Scheme 5 (M-1) Form No 2



51301
14.3.24

श्री 2961
श्री 2990

RECEIVED TO BE
General Director, A. & L. Wing
Agricultural Extension, Government of India

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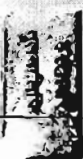
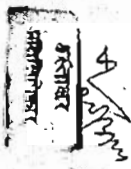
प्रतिवेतन के दिनांक पर आवेदन की तिथि	आवेदन के लिए आवश्यक शुल्क का तिथि	आवेदन के लिए आवश्यक शुल्क का तिथि	आवेदन के लिए आवश्यक शुल्क का तिथि	आवेदन के लिए आवश्यक शुल्क का तिथि
29.3.24	29.3.24	29.3.24	30.3.24	30.3.24

29th March 2024

श्री 2961

0.269

92.5



मुख्य कार्यालय
विज्ञान विभाग

5/1/2024

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Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

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

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

TALENT CONSTRUCTION AND DEVELOPERS THROUGH ITS
PARTNERS SHIV KUMAR VERMA SAHIN RABBANI RAJEEV
KUMAR SINGH SATYAJIT KUMAR SINGH
GE, AMBIKA ENCLAVE, SHIV BAGAN, MAKI ROAD, NEAR RAJ
BHAWAN, RANCHI, 834001

Re: sanction of your building plan case no. RMC/BP/0569/W13/2023 dated 4/11/2023 for grant of license on Dated 13/2/2024 for the Building Development Permit in Khata No.: 154 on RS Plot no.: CHUITA-11 AND KONKA- M.S.-2167/R.S.-471 Situated in Colony/Street: NEAR OXFORD SCHOOL Mohalla/Bazar/Road: PRAGATI PATH.

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.100699/-
2. You have to furnish & Deposit a Gift Deed of 0 sq.mts. of land as road widening keeping the area of road widening at road level. You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of RS.295123/- labour cess @ 1% of the project cost.

Ranchi Municipal Corporation



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता									
महाराज प्रताप उदयनाथ साहदेव		परयाग कोइरी, पेशरान - तनु कोइरी, , जाति- कोइरी, निवासी- साकीन देह व बाबु कोइरी, पेशरान - तनु कोइरी, , जाति- कोइरी, निवासी- साकीन देह व हरीनाथ कोइरी, पेशरान - तनु कोइरी, , जाति- कोइरी, निवासी- साकीन देह									
जिला का नाम	राँची	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम	चुटिया	खाता का प्रकार	रैयती		
खेवट नम्बर	1	खाता नम्बर	154	थाना का नाम	राँची	थाना नम्बर	211				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
154	11	टाड बधन कोइरी सडक	टाड एक 1	0 (एकड़) 87 (डिसमील) ()	बकबजे हरीनाथ कोइरीकटहर/ 1 कुलहक बकबजे रैयत इजमाल कटहर/1 कंरज/1 नीम/ 1 कुलहक बकबजे इजमाल रैयत सेमर/1 बकबजे रैयत	काबील लगान	10	8	3	कायमी	
	12	टाड जगरनाथ शीधे सडक	मकान/ 1,सहन/1 14	0 (एकड़) 5 (डिसमील) ()	बकबडे हरीनाथ कोइरी	काबील लगान	10	8	3		
	14	टाड नीज सडक	मकान/ 2,सहन/1 0	0 (एकड़) 7 (डिसमील) ()	बकबजे बाबु कोइरी	काबील लगान	10	8	3		
	15	परती कदीम नीज सडक	मकान/ 2,सहन/1 0	0 (एकड़) 6 (डिसमील) ()	बकबजे परयाह कोइरी	काबील लगान	10	8	3	U	

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 18, 2024

पंजी ॥ प्रति

भाग वर्तमान	25	पृष्ठ संख्या	10										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अवंल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मोजा का नाम	चुटिया	होल्डिंग संख्या	154	तौजी संख्या		थाना नम्बर	211	खाता का प्रकार	रैपती				
Shiv Kumar Verma , पिता-Jawahar Singh, जाति- ----- एवं Ashu Praveen , पिता-Akhilesh Kumar, जाति- ----- एवं Mojib Alam , पिता-Md Zafar Alam, जाति- ----- एवं Sahin Rabbani , पिता-Late Zahid Hussain, जाति- -----													
खाता नम्बर	फ्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
154	11	0 ऐ 36 डि 0 हे			नामान्तरण मुकदमा संख्या 922/2018 - 2019				88	0			
कुल परिमाण		0 ऐ 36 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
10-05-2018	03933548151	2018-2019	2018-2019	0	88	0	22	0	44	0	44	0	17.6
01-24-2022	0069283559	2019-2020	2021-2022	176	88	44	22	88	44	88	44	35.2	17.8
05-05-2022	0386328689	2022-2023	2022-2023	0	88	0	22	0	44	0	44	0	17.8

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

List Of Case Status Details

जल्द देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

ऑनलाइन रजिस्ट्रार



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 18, 2024

पंजी II प्रति

भाग वर्तमान	30	पृष्ठ संख्या	40										
जिला का नाम	रौंकी	अनुपंडल नाम	सदर	अचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	JHARKHAND				
मोजा का नाम	कोनका	होल्डिंग संख्या	0	तोजी संख्या	थाना नम्बर		198	खाता का प्रकार	—				
SHIV KUMAR VERMA, पिता-JAWAHAR SINGH, जाति- --- एवं ASHU PRAVEEN, पिता-AKHILESH KUMAR, जाति- --- एवं MOJIB ALAM, पिता-MD ZAFAR ALAM, जाति- --- एवं SAHIN RABBANI, पिता-ZAHID HUSSAIN, जाति- ---													
खाता नम्बर	फ्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
0	2167	0 ऐ 12.39 डि 0 हे			नामान्तरण मुकदमा संख्या 2068/2022 - 2023				50	0			
	कुल परिमाण	0 ऐ 12.39 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
03-11-2023	0772928941	2022-2023	2022-2023	0	50	0	12.5	0	25	0	25	0	10

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

List Of Case Status Details

अपडेट टैम



BACK

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

8

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN11120228420230449 Date : 2023-04-11
Ward No : 13
Department / Section : Revenue Section New Ward No : 13
Account Description : Holding Tax & Others Application No SAF/03/013/00815
New Holding No : 0130004736003Z0

Received From Mr / Mrs / Miss : SHIV KUMAR VERMA S/O JAWAHAR SINGH,ASHU
PRAVEEN S/O AKHILESH KUMAR,MOJIB ALAM S/O MD ZAFAR ALAM,SAHIN
RABBANI S/O ZAHID HUSSAIN

Address : MUKCHUN TOLI CHUTIYA

A Sum of Rs. : 6870.00

(in words) :

Six Thousand Eight Hundred And Seventy Rupees Only

towards : Holding Tax & Others Vide : CASH

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	2	2018-2019	4	2023-2024	23874.75
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	4.81
				Rebat From Jsk/Online Payment	255.15
				Total Amount	6870.00
				Round Off Amount	-0.12
				Total Paid Amount	6870.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN11120228220230448 Date : 2023-04-11
Ward No : 13
Department / Section : Revenue Section New Ward No : 13
Account Description : Holding Tax & Others Application No SAF/03/013/00816
New Holding No : 0130004737002Z0

Received From Mr / Mrs / Miss : SHIV KUMAR VERMA S/O JAWAHAR SINGH,ASHU
PRAVEEN AKHILESH KUMAR,MOJIB ALAM S/O MD ZAFAR ALAM,SAHIN RABBANI
S/O ZAHID HUSSAIN

Address : KONKA DHUMSA TOLI

A Sum of Rs. : 2009.00

(In words) :

Two Thousand Nine Rupees Only

towards : Holding Tax & Others Vide : CASH

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Late Assessment Fine(Rule 14.1)					2000.00
1% Monthly Penalty					1.66
Rebat From Jsk/Online Payment					0.07
Total Amount					2009.00
Round Off Amount					0.96
Total Paid Amount					2009.00



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6498

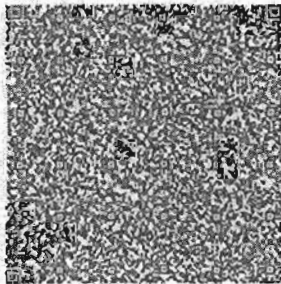


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH1035502342783Q
Certificate Issued Date	: 04-Jul-2018 04:49 PM
Account Reference	: SHCIL (FI)/ Jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0114297237888916Q
Purchased by	: SHIV KUMAR VERMA AND OTHERS
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 1,20,55,000 (One Crore Twenty Lakh Fifty Five Thousand only)
First Party	: RAHUL RAJ AND RASENDRA KUMAR SINGH
Second Party	: SHIV KUMAR VERMA AND OTHERS
Stamp Duty Paid By	: SHIV KUMAR VERMA AND OTHERS
Stamp Duty Amount(Rs.)	: 4,82,200 (Four Lakh Eighty Two Thousand Two Hundred only)



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एक 1918 की बात

शिव कुमार वर्मा और अन्य

399 की सम्पत्ति

के सम्बन्ध में

1 विषय

31/7/18

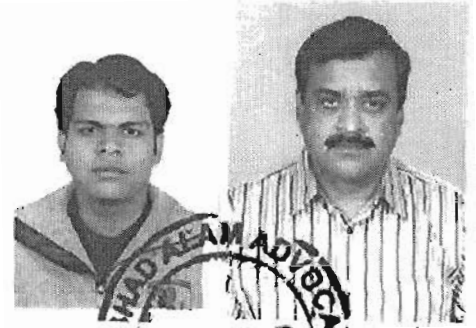
Rahul Raj

TQ 0005752540

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

Handwritten signature



THIS INDENTURE OF SALE is made on the 31 day of July' 2018

BETWEEN

(1) Shri Rahul Raj S/o Rasendra Kumar Singh AND (2) Shri Rasendra Kumar Singh S/o Late Rajendra Kumar Singh, both by Caste-Rajput, by Profession-Business, residents of Shukla Colony, Hinoo, P.S. Doranda, District-Ranchi, Jharkhand, Citizen of India, (hereinafter referred to as the VENDORS) of the FIRST PART.

(1) UID -4659 4086 5540, PAN - AHXPR5836M, MOB -9771490903

(2) UID - 9022 6800 0073, PAN - ALDPS6649H, MOB - 9771490903

सम्पत्ति का मूल्य
1,20,55,000/-

रकम.....4,82,200/- रुपये

Handwritten signature
31/7/18

Handwritten text: TDS का प्रतिनिधित्व
करता हूँ
31/7/18

मान्य बरिष्ठ पंजी से मिलान किया
बर्तन का क्रमांक..... 3,34,730/-
पंजी का क्रमांक.....
पंजी का दिनांक.....

प्राप्त पशुपालन की भूमि घोड़ाला
एवं आशमहल लीज की
—वर्णित प्लॉट दर्ज नहीं है।

Handwritten signature
31/7/18

Handwritten signature: Rahul Raj
Rasendra Kumar Singh



AND

(1) **Shiv Kumar Verma**, S/o Jawahar Singh, by Caste - Koiri, by faith-Hindu, by occupation-Business, Office-G2, Ajmeri Tower, Tiwari Tank Road, opposition Gurudwara, Main Road, P.S.-Hindpuri, District-Ranchi, Jharkhand, AND (2) **Ashu Praveen** S/o Akhilesh Kumar, by Caste - Kayastha, by faith-Hindu, by occupation-Business, resident of C/o Akhilesh Kumar, B-107-Lush County, Friend's Colony, Road No.4, Ashiana Nagar, Patna-800025, Bihar, (3) **Mojib Alam**, S/o Md Zafar Alam, by Caste - Momin, by faith-Islam, by occupation-Business, resident of 24, Tiwari Tank Lane, Mallah Toli, Hindpiri, behind Millat Academy School, Ranchi G.P.O, P.S. Hindpiri, District-Ranchi, Jharkhand (4) **Sahin Rabbani**, S/o Zahid Hussain, by Caste - Momin, by faith-Islam, by occupation-Business, resident of Late Zahid Hussain, Barhait Bazar, Post - Barhet, District - Sahibganj, Jharkhand all are Citizen of India and partners of **Talent Construction and Developers PAN No. AANFT 3587E** having it office at G-2, Ajmeri Tower, Tiwari Tank Road, opposite Gurudwara, Ranchi, Jharkhand, Pin-834001. (hereinafter referred to as the "PURCHASERS" of the SECOND PART).

- (1) UID - 2481 6097 6071, PAN- ADLPV8007E, MOB - 9835320533
- (2) UID - 6411 5866 4821, PAN- AOMPP4454M, MOB - 9835320533
- (3) UID - 8420 1762 3408, PAN- ACLPA1578Q, MOB - 9835320533
- (4) UID - 5286 2738 7879, PAN- ABUPR3382B, MOB - 9835320533

In these present unless it be contrary or repugnant to the expression, VENDORS/OWNERS and PURCHASERS/PARTNERS of Talent Construction and Developers shall mean and include their respective heirs, administrators legal representatives, successors, successors-in-interest and assigns.

AND WHEREAS the Vendors acquired right, title and interest by virtue of Sale Deed executed by Power of Attorney holder Rakesh Kumar Singh son of Late Shesh Nath Singh by faith-Hindu, by occupation-Business and resident of Power House Colony, P.S.-Chutia, District-Ranchi, Jharkhand, having PAN No. BORPS6806J. Rakesh Kumar Singh obtained Registered

Rakesh Singh
Rakesh Kumar Singh

Power of Attorney from Bharat Mahto, Chedi Mahto, Bisheshwar Mahto all sons of Late Jeet Ram Mahto for the land bearing portion of R.S. Plot No.11, marked as Sub-Plot Nos. 11/B measuring 13 decimals, registered as Power of Attorney No.IV, 1316 dated 16.04.2010 and Ram Jatan Mahto son of Late Shiv Charan Mahto all resident of Chutia, Makchundtoli, P.S.-Chutia, District-Ranchi for the land bearing R.S. Plot No.11, marked as Sub-Plot Nos.11/A measuring and an area of 23 decimals, vide Power of Attorney No.IV, 591 dated 22.02.2011 both the plots total area measuring 36 decimals, under Khata No. 154 at village-Chutia, P.S.-Chutia, Thana No.211, District-Ranchi, morefully and particularly described under the Schedule.

AND WHEREAS the land in R.S. Plot No.11 under R.S. Khata No.154 having an area of 87 decimals of village-Chutia, P.S.-Chutia, Thana No.211, District-Ranchi is recorded in the Revisional Survey Records of Rights published in the year 1932 in the name of Hari Nath Koiri, Prayag Koiri and Dhadu Koiri, all sons of Nunu Koiri as "Kayami", however, in the remark column of the Khatian, Plot No.11, area 87 decimals has been mentioned as "Bakabje Hari Nath Koiri" (i.e. in possession of Hari Nath Koiri).

AND WHEREAS Hari Nath Koiri died leaving behind three sons namely Shiv Charan Koiri, Jeet Ram Koiri and Munu Koiri as his legal heirs and successors.

Rajendra Kaur

Rahul Raj

AND WHEREAS Jeet Ram Koiri died leaving behind three sons namely Bharat Koiri, Chedi Koiri and Bisheshwar Koiri as his legal heirs and successors.

AND WHEREAS Shiv Charan Koiri died leaving behind two sons namely Ram Jatan Mahto and one Pali Mahto. However, Pali Mahto died issueless and as such his share in land vested and devolved upon his surviving brother Ram Jatan Mahto.

AND WHEREAS in pursuance to the final decree dated 19.05.1980 passed in terms of compromise in T.S. No.175/1979 by the Court of Special Judge, the ancestral property including the land in R.S. Plot No.11, were amicably partitioned amongst the legal heirs and successors of the recorded tenant Hari Nath Koiri and thereafter, each one of them came in exclusive possession and became the absolute owners of their respective shares. As per the partition decree, Bharat Mahto, Chedi Mahto and Bisheshwar Mahto were jointly allotted 13 decimals in Plot No.11, while Ram Jatan Mahto was allotted 23 decimals of land in Plot No.11, both under Khata No.154 of village-Chutia, P.S.-Chutia, Thana No.211, District-Ranchi. The area 13 decimals of Plot No.11 was marked as Sub-Plot No.11/B, while the area of 23 decimals of land was marked as Sub-Plot No.11/A respectively.

AND WHEREAS Rakesh Kumar Singh with an intention to develop the land for residential and commercial purposes executed an agreement with the land owner Ram Jatan Mahto in terms of Builder Land Owner Development Agreement and obtained a Registered Power of Attorney for area 23 decimals of land of Sub-Plot No.11/A, vide Power of Attorney No. IV, 591

Rabinder Kumar Singh

Rakesh Singh

dated 22.02.2011. Subsequently, the owners of Sub-Plot No.11/A namely Bharat Mahto, Chedi Mahto and Bisheshwar Mahto too approached Rakesh Kumar Singh for development of their land measuring 13 decimals bearing Sub-Plot No.11/B, under Khata No.154 on the same terms and conditions and executed Registered Power of Attorney, vide Power of Attorney No. IV, 1316 dated 16.04.2010.

AND WHEREAS Rakesh Kumar Singh, being unable to arrange for the necessary fund for the purpose of development of land approached the Vendors for Sell of the land, in the light of Registered Power of Attorney and offered to relinquish their his Right in favour of Rahul Raj and Rasendra Kumar Singh. It goes without saying, the land owners Bharat Mahto, Chedi Mahto, Bisheshwar Mahto and Ram Jatan Mahto too consented for the sale of the land for lawful consideration. The Vendors agreed to purchase the land measuring 36 decimals of land being portion of R.S. Plot No.11, marked as Sub-Plot No. 11/A and 11/B under R.S. Khata No.154 at Mouza-Chutia, P.S.-Chutia, District-Ranchi.

AND WHEREAS the Attorney holder Rakesh Kumar Singh, apart from lawful consideration also agreed to take possession of 39% of the Super Built Area in the proposed New Multi Storey Building against the lawful consideration of Rs.76,80,000/-, according to the plan sanctioned by Ranchi Municipal Corporation which was agreed by the Vendors Rahul Raj and Rasendra Kumar Singh. The Deed was executed by Rakesh Kumar Singh, by executing Sale Deed before the Sub-

Rahul Raj

Rahul Raj

Registrar, Ranchi kept as Book No. I, Vol. 423, Page 175-214, Deed No. 11039/9457 executed on 29.04.2011.

AND WHEREAS Rahul Raj and Rasendra Kumar Singh developed the said 36 decimals of land, after coming into possession and mutating the land in their name vide Mutation Case No.2114R27/11-12 and entered in Register II, Volume No. 16, Page No. 105, along with 12.39 decimals of its own adjacent land in Plot No.471 under Khata No.971 at Village-Konka, Dhumsatoli, Thana No.198, P.S.-Chutia, District-Ranchi and also got their name mutated in Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0130002018000z0 within Ward No. 13 and got the map sanctioned for Multi Storey Commercial-cum-Residential Building (B+G+6) known as Rasho Arcade, vide B.C. Case No.1128/2013. Subsequently, Rakesh Kumar Singh approached the Vendors and offered to relinquish his Right over the land which was agreed in terms of 39% of Super Built-up Area as the consideration for exclusion of Sale Deed, on payment of Rs.25 lakhs. The Vendors paid the entire amount of Rs.25 lakhs (2 lakhs by RTGS, Punjab National Bank, Hinoo, on 23.06.2017) and 23 lakhs was paid by Cheque No.242124 dated 29.06.2017 drawn on Allahabad Bank at Ranchi, in lieu of the share of Rakesh Kumar Singh as the First Developer and Attorney holder. The Deed was executed before the Sub-Registrar, Ranchi on 04.07.2017, vide Deed No. 3567, recorded in Book No. I, Vol. 376, Page 575 to 628. Since, then the Vendors have indefeasible Right Title interest and possession over the land.

Rakesh Kumar Singh

Rahul Raj

AND WHEREAS the Purchasers after due verification of documents and being satisfied with the ownership and possession over the land measuring 36 decimals, bearing Khata No.154, Mouza-Chutia, P.S.-Chutia, District-Ranchi.

AND WHEREAS the Vendors on the First Part are interested to Sell the land mentioned above known as Rasho Arcade and the Purchasers, who are purchasing in the capacity of Partners M/s. Talent Construction and Developers who are engaged in various activities relating to Building Construction, Civil Works, Developers, Townships having its office at G-2, Ajmeri Tower, Tiwari Tank Road, Opposite Gurudwara, Ranchi, Jharkhand, during bounded and butted with -

- North - Portion of Plot No.11
- South - Road
- East - Part portion of Plot No.11
- West - R.S. Plot No.471 (Simana Village Konka No.198)

Shown in Red Wash in the map annexed here to forming part of this Deed.

NOW THIS DEED WITNESSETH AS FOLLOWS:

- (i) That in pursuance to the understanding and agreement between the parties and in consideration of the said sum of Rs: 1,20,55,000/- (Rupees One crore twenty lakhs fifty five thousand only) paid by the purchasers to the vendors as per memo of consideration the aforesaid purchase consideration is paid by firm M/s Talent Construction & Developers and land is joint property of the firm, given below, the receipt of which entire sum the vendors do hereby admit and acknowledge and of and from the same and

Rohand k...

Rohand By

every part thereof do hereby absolutely, and forever release, acquit, absolve and discharge the purchasers as well as the said land, the vendors do hereby sell, grant, assign, transfer and convey absolutely and forever and to and unto the purchasers free from all encumbrances all, right, title, interest of the vendors in and on the land morefully described in the schedule below and shown in RED WASH in the sketch Map annexed hereto.

- (ii) That the Vendors covenant with the Purchasers, that the property mentioned above hereby granted conveyed, assigned, sold and transferred absolutely and forever to the purchasers is free from all encumbrances, trust, liens, lis-pendence, tenancy.
- (iii) That the Vendors further declares that they have indefeasible Title and exclusive Right to grant convey, assign, sell and transfer absolutely to Purchasers and they have no dealt with the same in any manner previously nor have entered to any agreement for the sale of the property in question in favour of any other person.
- (iv) That Vendors also covenant that they have not taken loan from any Bank, Financial Corporation or any other agency or person by encumbering and mortgaging the said property hereby sold to the Purchasers.
- (v) That the Purchasers have been put in possession over the schedule property, shall continue to remain in

Ramesh Kumar

Rahul Raj

possession as the absolute owners and shall be entitled to construct Multi Storey Building and other structures if any, as per the map sanctioned by Ranchi Municipal Corporation and plant trees and use machinery in any manner they like without any let, hindrance, interruption, claims or demand by or from the Vendors or any person claiming through or under them.

(vi) That the Vendors further covenant with the Purchasers that save and except the Vendors, no body else have or had any Right, Title interest, share, possession and manner of concern with the said property.

(vii) That the Vendors further covenant with the Purchasers, that the Vendors shall indemnify the Purchasers against all losses, damages, claims, demands and liabilities whatsoever, in the event of the Purchasers sustaining or including any loss by reason of any defect in the Title of the Vendors or any person claiming through or under the Vendors either in equity or in law or in case any encumbrance is discovered.

(viii) That henceforth, the Purchasers shall pay the rent and taxes payable to the State as time to time demanded by the competent authority.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land being R.S. Plot No.11, measuring an area 23 decimal of land in Sub-Plot No.11/A plus 13 decimals of land in Sub-Plot Nos. 11/B respectively, total area 36 decimals, both under R.S. Khata No.154, situated at

Ranchi Municipal Corporation
Plot No. 11

village-Chutia (Mukchund Toli) Chutia, P.S.-Chutia, Thana No.211, District Ranchi, bearing Holding No. 0130002018000z0 within Ward No. 13 Jharkhand, shown in Red Wash in the map annexed hereto forming part of this Deed and butted and bounded as follow-

North - Portion of Plot No.11
 South - Road
 East - Part Portion of Plot No.11
 West - R.S. Plot No. 471 (Simana Village Konka No. 198)

VALUATION FOR THE PURPOSE OF STAMP AND REGISTRATION

Land valued at -

Sl. No.	Date	Cheque No.	Amount (Rs.)	Paid by
1.	19.06.18	930145 (SBI)	30,00,000/-	Interlink Coal Pvt. Ltd.
2.	20.06.18	134104 (IDBI)	40,00,000/-	Rasendra Kr. Singh
3.	20.06.18	134105 (IDBI)	38,52,500/-	Rasendra Kr. Singh
4.	20.06.18	134106 (IDBI)	11,97,780/-	Rasendra Kr. Singh
5.	20.06.18	Cash	4,700/-	Rasendra Kr. Singh
		TOTAL	1,20,55,000	

(Rupees One crore twenty lakhs fifty five thousand only).

CERTIFICATE

It is hereby declared that the land mentioned above is not a govt. land nor it has been acquired by the govt. It is not a land received under Bhoodan and does not fall under forest area. It is further declared that the land is not owned by C.C.L/B.C.C.L or E.C.C.L and beyond the purview of Chotanagpur Tenancy Act, 1908. The land is free from ceiling limit and is not a land of Math, Temple, Church or Mosque or any such religious places of any religion or Tribal worship.

It is also certified that the above mentioned land is not a

Rajendra Kr. Singh

Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

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

IN WITNESS WHEREOF THE VENDORS have put their respective hands on this date, month and year above written after fully understanding the contents of the presents.

Witness :

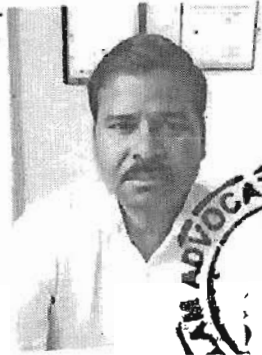
1. *Umesh K. Singh*
S/O Lt Prabhunath Singh
Hawal nager Road NO-13

Signature of Vendors

Rahul Baj
Rajendra Kumar Singh

2. *Vikram Mohan*
S/O Late Mahipal Mohan
myb macedon Road

**Signature, Thumb Impression and Photograph of
PURCHASERS**



Shiv Kumar

(Shiv Kumar Verma)

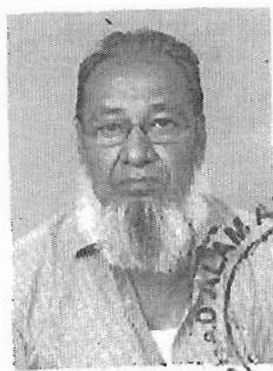
Thumb	Index	Middle	Ring	Little



2.

Ashu Praveen (ASHU PRAVEEN)

Thumb	Index	Middle	Ring	Little



3.



MA M O & K E S A Cam

Thumb	Index	Middle	Ring	Little

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

Typed by :

Drafted by



Details



निबंधन विभाग, झारखंड
Ranchi
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 90

Token Date/Time: 31/07/2018 13:18:00.

Document Type	Sale Deed	Presenter	RAHUL RAJ
Presenter Name & Address	Shukla Colony Hinoo Doranda Ranchi	Date of Entry	31/07/2018
Stampable Doc. Value	12055000	DOE	Total Pages 54
Document/Transaction Value	12055000	Stamp Value	482200
Special Type		Serial /Deed No	/
Remarks / Other Details	Sub plot no. 11/AJB	Old Serial No	/
Property Details:		App. ID	234536
		e-Stamp Cert. No.	IN-JH103585023427830

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Mln. Value
Argora	211	13	Chuha	154	11	16	105	RSP	Portion Of Plot No. 11	Road	Part Portion Of Plot No. 11	R. S Plot No. 471 (Simana Village Konka No. 108)	013006201800020	RANCHI MUNICIPAL CORPORATION	U_RES_MR	36.00 Decimal	12050280

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres. Address	Perm. Address
VENDOR	Rahul Raj	Rajendra Kumar Singh	Business	पिता	राजपूत	Male	AHXPR5836M	xxxxxxxx03	xxxxxxxx5540	Shukla Colony Hinoo Doranda Ranchi	Shukla Colony Hinoo Doranda Ranchi
VENDOR	Rasendra Kumar Singh	Rajendra Kumar Singh	Business	पिता	राजपूत	Male	ALDPS6649H	xxxxxxxx03	xxxxxxxx0073	Shukla Colony Hinoo Doranda Ranchi	Shukla Colony Hinoo Doranda Ranchi
VENDEE	Ashu Praveen	Akhilsh Kumar	Business	पिता	कायस्थ	Male	AOMPP4454M	xxxxxxxx03	xxxxxxxx4821	B-107 Lush County Friends Colony Road No. 4 Ashiana Nagar Patna Bihar	B-107 Lush County Friends Colony Road No. 4 Ashiana Nagar Patna Bihar
VENDEE	Mojib Alam	Md Zafar Alam	Business	पिता	मोमीन	Male	ACLPA1578Q	xxxxxxxx03	xxxxxxxx3408	G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toi Hindpuri Ranchi	G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toi Hindpuri Ranchi
VENDEE	Shiv Kumar Verma	Jawahar Singh	Business	पिता	कोइरी	Male	ADLPV8007E	xxxxxxxx03	xxxxxxxx6071	G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toi Hindpuri Ranchi	G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toi Hindpuri Ranchi
Identifier	Brajesh Kumar Singh	Prabhu Nath Singh	Business	पिता	राजपूत	Male	NOT REQ.	xxxxxxxx03	xxxxxxxx2655	Hawai Nagar Birta Chowk Ranchi	Hawai Nagar Birta Chowk Ranchi
VENDEE	SAHIN RABBANI	LATE ZAHID HUSSAIN	BUSINESS	पिता	मोमीन	Male	ABUPR3382B	xxxxxxxx03	xxxxxxxx7878	BARHAIT, SAHEBGANJ, JHARKHAND	BARHAIT, SAHEBGANJ, JHARKHAND

Fee Details:

SN.	Fee Name	Net Amount
1	SP	780.00
2	PR	0.94
3	LL	2.50
4	A1	361650.00
	Total	362433.44

Holding Details provided by the user has been mutated in the name of -RAHUL RAJ

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself. Information provided by me are true to itself. The details 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.

Rahul Raj
Signature's of Executant & Claimant

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।

Rahul Raj
दस्तावेज पर हस्ताक्षर परतलकके के 31/07/2018 इला जुरे अंशियत का प्रमाण

निबंधन पूर्व आरोह में हंपुट फार्म के अनुरूप बटा इंटि की हुई है।

उपर्युक्त *Rahul Raj* *Rasendra Kumar Singh* ने इस दस्तावेज के निष्पदन को मेरे समक्ष स्वीकार किया
जिसकी पहचान *Brajesh Kumar Singh* पिता *Prabhu Nath Singh*
निवासी *Birta Chowk* पेशा *Bun* ने की।

Rahul Raj



Rahul Raj
निबंधन पदाधिकारी का हस्ताक्षर
31/07/2018



निबंधन विभाग, झारखंड
रांची

Token No.90 Token Date: 2018-07-31
Serial/Deed No./Year :7215/6498/2018
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Rahul Raj Father/Husband Name:Rajendra Kumar Singh (VENDOR) Shukla Colony Hinoo Doranda Ranchi		
2	Rasendra Kumar Singh Father/Husband Name:Rajendra Kumar Singh (VENDOR) Shukla Colony Hinoo Doranda Ranchi		
3	Ashu Praveen Father/Husband Name:Akhilesh Kumar (VENDEE) B-107 Lush County Friends Colony Road No. 4 Ashiana Nagar Patna Bihar		
4	Mojib Alam Father/Husband Name:Md Zafar Alam (VENDEE) G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toli Hindpiri Ranchi		
5	Shiv Kumar Verma Father/Husband Name:Jawahar Singh (VENDEE) G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toli Hindpiri Ranchi		
6	Brajesh Kumar Singh Father/Husband Name:Prabhu Nath Singh (Identifier) Hawai Nagar Birsa Chowk Ranchi		

Book No. 1
Volume 656
Page 259 To 312
Deed No 7215/6498
Year 2018
Date 2018-07-31

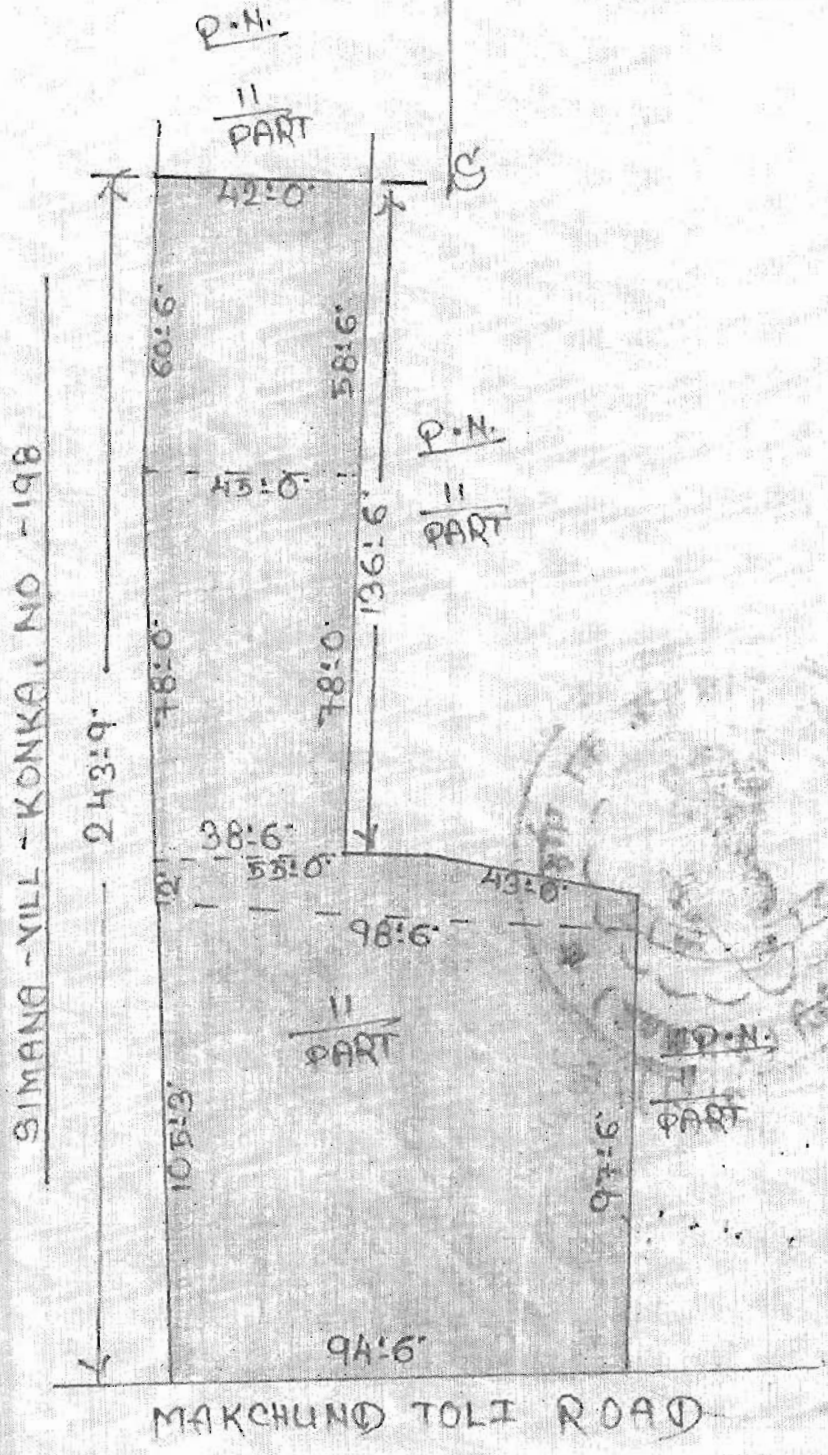
Handwritten signature and date 31/7

Registering Officer

Handwritten signature and date 31/7

VILLAGE - CHUTIYA
 THANA - CHUTIYA
 THANANO - 211
 DIST - RANCHI
 R.S. PLOTNO - 11
 SUB PLOTNO - 11/PART
 AREA SHOWN IN RED WASH

AREA
 A - DEC
 0 - 36



Reddy Reddy

Reddy

7213 ✓

6496

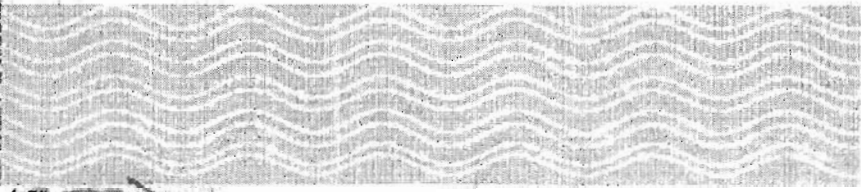
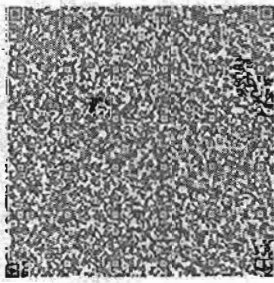


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH10358532673983Q
Certificate Issued Date	: 04-Jul-2018 04:50 PM
Account Reference	: SHCIL (FI) Jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0114297068870354Q
Purchased by	: SHIV KUMAR VERMA AND OTHERS
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 41,50,000 (Forty One Lakh Fifty Thousand only)
First Party	: RAJ CONS PROP RAHUL RAJ
Second Party	: SHIV KUMAR VERMA AND OTHERS
Stamp Duty Paid By	: SHIV KUMAR VERMA AND OTHERS
Stamp Duty Amount (Rs.)	: 1,66,000 (One Lakh Sixty Six Thousand only)



----- Please write or type below this line -----

राज कंस प्रॉप राहुल राज
 शिव कुमार वर्मा और अन्य
 4150000
 166000

Rajkumar Verma
Rajkumar Verma

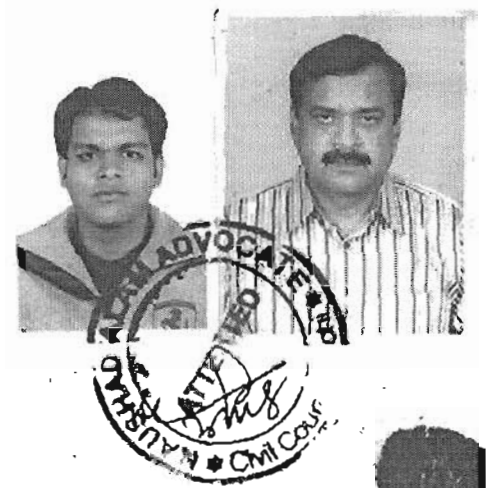
31/7/18

TQ 0005752539

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at: www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

Handwritten signature



THIS INDENTURE OF SALE is made on the 31 day of July' 2018

BETWEEN

Raj Construction through Proprietors (1) **Shri Rahul Raj S/o Rasendra Kumar Singh**, AND (2) **'Shri Rasendra Kumar Singh S/o Late Rajendra Kumar Singh**, both by Caste-Rajput, by Faith - Hindu, by Profession-Business, residents of Shukla Colony, Hinoo, P.S. Doranda, District-Ranchi, Jharkhand, Citizen of India, (hereinafter referred to as the VENDORS) of the FIRST PART.

(1) UID -4659 4086 5540, PAN - AHXPR5836M, MOB -9771490903

(2) UID - 9022 6800 0073, PAN - ALDPS6649H, MOB - 9771490903

सम्पत्ति का मूल्य
4150,000/-

रकम 1,66,000/-

31/7/18

00000000
334,930/-

31/7/18



Rahul Kumar Singh
Rahul Raj

यदि इसका मतलब है कि यह एक खाशमहत लोग को धुकी म
बर्णित प्लोट दर्ज नहीं है

AND

(1) **Shiv Kumar Verma**, S/o Jawahar Singh, by Caste - Koiri, by faith-Hindu, by occupation-Business, Office-G2, Ajmeri Tower, Tiwari Tank Road, opposition Gurudwara, Main Road, P.S.-Hindpiri, District-Ranchi, Jharkhand, AND (2) **Ashu Praveen** S/o Akhilesh Kumar, by Caste - Kayastha, by faith-Hindu, by occupation-Business, resident of C/o Akhilesh Kumar, B-107-Lush County, Friend's Colony, Road No.4, Ashiana Nagar, Patna-800025, Bihar, (3) **Mojib Alam**, S/o of Md Zafar Alam, by Caste - Momin, by faith-Islam, by occupation-Business, resident of 24, Tiwari Tank Lane, Mallah Toli, Hindpiri, behind Millat Academy School, Ranchi G.P.O, P.S. Hindpiri, District-Ranchi, (4) **Sahin Rabbani**, S/o Zahid Hussain, by Caste - Momin, by faith-Islam, by occupation-Business, resident of Late Zahid Hussain, Barhait Bazar, Post - Barhet, District - Sahibganj Jharkhand all are Citizen of India and partners of **Talent Construction and Developers PAN No. AANFT 3587E** having it office at G-2, Ajmeri Tower, Tiwari Tank Road, opposite Gurudwara, Ranchi, Jharkhand, Pin-834001. (hereinafter referred to as the "PURCHASERS" of the SECOND PART).

- (1) UID - 2481 6097 6071, PAN- ADLPV8007E, MOB - 9835320533
- (2) UID - 6411 5866 4821, PAN- AOMPP4454M, MOB - 9835320533
- (3) UID - 8420 1762 3408, PAN- ACLPA1578Q, MOB - 9835320533
- (4) UID - 5286 2738 7879, PAN- ABUPR3382B, MOB - 9835320533

In these present unless it be contrary or repugnant to the expression, VENDORS/OWNERS and PURCHASERS/PARTNERS of Talent Construction and Developers shall mean and include their respective heirs, administrators legal representatives, successors, successors-in-interest and assigns.

AND WHEREAS the VENDORS referred to above is absolute owner of the land measuring 7.5 kathas i.e. 12.39 decimal, raiyati kayami located at Mouza-Konka, DhumSatoli, P.S.-Lower Bazar, Thana No.198, District-Ranchi, bearing Khata No.971, R.S. Plot No.471 corresponding to M.S. Plot No.2167 within the District-Ranchi, Jharkhand.

Rabinder Kumar
Rach Singh

AND WHEREAS Mouza-Konka, Dhumsatoli, P.S.-Lower Bazar, Thana No.198, District-Ranchi bearing Khata No.971, R.S. Plot No.471 is recorded in Municipal Survey Khatian in the name of Maharaja Pratap Udai Nath Shahdeo as owner and Harkhu Mahto and others and occupier.

AND WHEREAS the PURCHASERS being interested to purchase the land owned and possessed by the VENDORS, approached the VENDORS and have shown keen interest to purchase the land. The VENDORS too were interested to sell the land for a valuable considerations. The Purchasers have examined the relevant documents and fully satisfied themselves to the right and title of the VENDORS.

AND WHEREAS the Vendors purchased the land bearing Khata No. 971. R.S. Plot No.471 corresponding to M.S. Plot No.2167, measuring 7.5 Kathas i.e. 12.39 decimal located at Mouza-Konka, Dhumsatoli, P.S. Lower Bazar, Thana No.198 within the District of Ranchi from Rakesh Kumar Singh S/o Late Seshnath Singh, by Caste-Rajput, by Profession-Business, resident of Power House, Chutia, Ranchi having PAN No.80RPS68063, by virtue of Registered Sale Deed Registered in Book No. I, Volume-758, Pages 479 to 498, Deed No. 2024/17222 on 23.07.2011 in the office of Sub-Registrar, Ranchi, and got their names mutated in the office of Circle Officer, Ranchi vide Mutation Case No. 1626R27/14-15 and entered in Register II, Volume No. 24, Page No. 232 and since then, are paying rent to the Govt. of Jharkhand and also got their name mutated in Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0130001950000z0 within Ward No. 13 are in peaceful possession since the acquisition of right, title and interest over the land. That subsequently, the VENDORS with an intention to develop the land for residential purposes, got the map sanctioned known as Raso Residency, by

*Rajendra Kumar Singh
Raso Res*

Ranchi Municipal Corporation vide Case No. 1128/13. The project is being taken over by the purchasers as already sanctioned by the Ranchi Municipal Corporation.

That the said Rakesh Kumar Singh, the Seller of land to Rahul Raj of Raj Construction and Rasendra Kumar Singh, purchased the land by virtue of Registered Deed from Vishwanath Mahto S/o Late Banwari Mahto and Most. Maina W/o Late Banwari Mahto, both by Caste-Koiri, profession-Agriculture, resident of Dhumsatoli, Chutia, P.S.-Chutia, Ranchi through the Registered Power of Attorney holder Niranjana Mahto S/o Late Badri Prasad Mahto, by Caste-Koiri, Profession-Business, resident of Makchund Toli, Chutia, P.S.-Chutia, District-Ranchi by Power No.274 dated 04.03.2004. The deed of Rakesh Kumar Singh has been registered in the office of Sub-Registrar, Ranchi vide Deed No.12360, kept in Book No. I, Volume No.565, Page No.251 to 278 reigned on 02.06.2011 and was in peaceful possession over the land.

AND WHEREAS Rakesh Kumar Singh was in urgent need of money for his personal needs, sold the land bearing 7.5 Katha i.e 12.39 decimal to Rahul Raj of Raj Construction and Rasendra Kumar Singh for valid lawful consideration and conveyed his entire right, title and interest and vacant possession over the land mentioned above.

AND WHEREAS the VENDORS on the FIRST PART are interested to sale the land bearing Khata No.971, R.S. Plot No.471 corresponding to M.S. Plot No.2167 measuring 7.5 Katha i.e. 12.39 decimals of Mouza-Konka, Dhumsatoli, P.S.-Lower Bazar, Thana NO.198 within the District-Ranchi to the purchasers who are purchasing in the capacity of Partners M/s. Talent Construction and Developers who are engaged in various activities relating to Building Construction, Civil Works,

Rasendra Kumar Singh
Rahul Raj

Developers, Townships etc. having its office at G-2, Ajmeri Tower, Tiwari Tank Road, opposite Gurudwara, Ranchi, Jharkhand, duly bounded and butted with-

North	-	Pati Mahto
South	-	Personal Plot
East	-	Chedi Mahto
West	-	Personal Plot

Which is shown in the map attached depicted with Red colour more fully described in the schedule below on the said price which is fair and reasonable according to the price prevalent in the market.

That in pursuance to the understanding and agreement between the parties and in consideration of the said sum of Rs.41,50,000/- (Rupees Forty one lakhs fifty thousand only) paid by the Purchasers to the Vendors as per memo of consideration the aforesaid purchase consideration is paid by firm M/s Talent Construction & Developers and land is joint property of the firm, given below, the receipt of which entire sum the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby absolutely, and forever release, acquit, absolve and discharge the Purchasers as well as the said land, the Vendors do hereby sell, grant assign, transfer and convey absolutely and forever and to and unto the Purchasers free from all encumbrances all, right, title, interest of the Vendors in and on the land morefully described in the schedule below and shown in Red Wash in the sketch Map annexed hereto.

Rajendra Kumar Singh
Rajendra Singh

The Vendors covenant with the Purchasers that they have put this day the Purchasers in physical possession of the land hereby sold to them and the Purchasers shall may it and times hereafter peaceable and quietly possess and enjoy the said land permanent, heritable and transferable right and to pay the rent

to the state as fixed by time to time without any lawful eviction claim, demand let, hindrances, obstructions, interruptions, whatsoever or by the Vendors and/or any persona/persons lawfully or equitable claiming through or under in trust or the Vendor. The purchasers henceforth shall have and hold the said land hereby granted, conveyed, sold to him and exercise all acts of ownership and possessions over the same and shall have full right, title and authority to use, sell, transfer, alienate the said land.

It is further declared that the Vendors have good and subsisting title and are otherwise well and sufficiently entitled empowered and have absolute sell, transfer, grant, convey and assign the said property and every part thereof unto the Purchasers.

The Vendors further agree and bind themselves to do and execute at all times such acts, deeds and things as may be required by the Purchasers on the letters costs and expenses fore morefully and efficiously and securing and enjoying of the property sold and transferred under unto the Purchasers.

SCHEDULE OF THE LAND

Land measuring 7.5 Katha i.e 12.39 decimal, Raiyati Kayami in Mouza-Konka, Dhumsatoli, Than-Lower Bazar, Thana No.198 within District-Ranchi, under Khata No.971 bearing Holding No. 0130001950000z0 within Ward No. 13

<u>Khata No.</u>	<u>R.S. Plot No.</u>	<u>M.S. Plot No.</u>	<u>Area</u>
971	471	2167	7.5 Katha or 12.39 Decimal

having boundary as-

North	-	Pati Mahto
South	-	Personal Plot
East	-	Chedi Mahto
West	-	Personal Plot

Shown in Red wash to the map annexed with the Deed.

Ramesh Kumar Singh
Raj

MEMO OF CONSIDERATION

Land valued at -

Sl. No.	Date	Cheque No./Cash (Bank)	Amount (Rs.)	Paid by
1.	19.06.18	930144 (SBI)	41,47,500/-	Raj Construction
2.		Cash	2,500/-	Raj Construction
Total			41,50,000/-	

(Rupees Forty one lakhs fifty thousand only).

CERTIFICATE

It is hereby declared that the land mentioned above is not a govt. land nor it has been acquired by the govt. It is not a land received under Bhoodan and does not fall under forest area. It is further declared that the land is not owned by C.C.L/B.C.C.L or E.C.C.L and beyond the purview of Chotanagpur Tenancy Act, 1908. The land is free from ceiling limit and is not a land of Math, Temple, Church or Mosque or any such religious places of any religion or Tribal worship.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

Rajendra Kumar
Rajendra Kumar

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

IN WITNESS WHEREOF THE VENDORS have put their respective hands on this date, month and year above written after fully understanding the contents of the presents.

Witness :

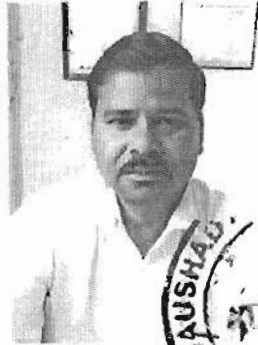
1. *T. Sampath Kumar Singh*
STO Lt. Prabhakar Singh
Hawal nager Hager Road NO-13

Signature of Vendors

Rasumch Kumar Singh
Rajul Singh

2. *Vijay Kumar*
STO Lt. Prabhakar Singh
STO Lt. Prabhakar Singh

**Signature, Thumb Impression and Photograph of
PURCHASERS**

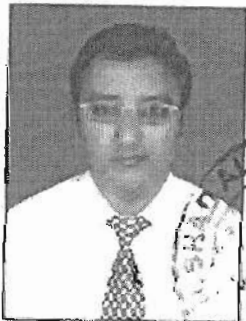


1.

Shiv Kumar
(Shiv Kumar verma)



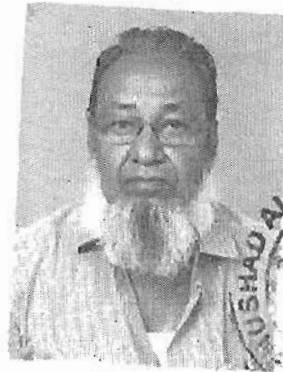
Thumb	Index	Middle	Ring	Little



Ashu Praveen
(ASHU PRAVEEN)



Thumb	Index	Middle	Ring	Little



3.



Handwritten signature: Md. Uroob Akar

Thumb	Index	Middle	Ring	Little

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

Handwritten signature

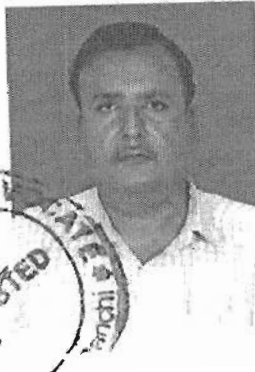
Typed by :

Drafted by :



Handwritten signature and initials: Ass. Md. Uroob Akar

PURCHASER



Sahib Rabbani



Thumb	Index	Middle	Ring	Little

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



Sahib Rabbani
Sahib Rabbani

Details



निबंधन विभाग, झारखंड
Ranchi
जांच पर्या-सह घोषणा पत्र (नियम 114)

Token No: 96

Token Date/Time: 31/07/2018 13:46:29.

Document Type	Sale Deed	Presenter	RAHUL RAJ	Date of Entry	31/07/2018
Presenter Name & Address	Shukla Colony Hinoo Doranda Ranchi			Total Pages	54
Stampable Doc. Value	4150000	DOE		Book	1
Document/Transaction Value	4160000	Stamp Value	166000	CNO/PNO	NOT REQ.
Special Type		Serial /Deed No.	1		
Remarks / Other Details		Old Serial No.	1		
Property Details:		App. ID	234503	e-Stamp Cert. No	IN-JH10358632673983Q

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
Ranchi Shahar	198	13	Konka	0	2167	24	232	MSP	Paas Mahto	Personal Plot	Chedi Mahto	Personal Plot	013000195000020	RANCHI MUNICIPAL CORPORATION	U_RES_MR	12.39 Decimal	4147304.7

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 00	Mobile	Aadhar	Pres. Address	Perm. Address
VENDOR	Raj Construction Thro Proprieter Rahul Raj	Rasendra Kumar Singh	Business	पिता	राजपुत	Male	AHXPR5306M	xxxxxxxx02	xxxxxxxx5540	Shukla Colony Hinoo Doranda Ranchi	Shukla Colony Hinoo Doranda Ranchi
VENDOR	Raj Construction Thro Proprieter Rasendra Kumar Singh	Rajendra Kumar Singh	Business	पिता	राजपुत	Male	ALDPS6640H	xxxxxxxx03	xxxxxxxx0073	Shukla Colony Hinoo Doranda Ranchi	Shukla Colony Hinoo Doranda Ranchi
VENDEE	Shiv Kumar Verma	Jawahar Singh	Business	पिता	बौद्धी	Male	ADLPV8007E	xxxxxxxx33	xxxxxxxx8073	Office G2 Ajmeri Tower Tiwari Tank Road Opposition Gurudwara Main Road Hindpuri Ranchi	Office G2 Ajmeri Tower Tiwari Tank Road Opposition Gurudwara Main Road Hindpuri Ranchi
VENDEE	Ashu Praveen	Akhilesh Kumar	Business	पिता	कायस्थ	Male	AOMPP4454M	xxxxxxxx33	xxxxxxxx4821	B-107 Lush County Friends Colony Road No 4 Ashiana Nagar Patna Bihar	B-107 Lush County Friends Colony Road No 4 Ashiana Nagar Patna Bihar
VENDEE	Mojib Alam	Md Zafar Alam	Business	पितृ	मोहान	Male	ACLPA15780	xxxxxxxx33	xxxxxxxx0408	G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toli Hindpuri Ranchi	G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toli Hindpuri Ranchi
Identifier	Brajesh Kumar Singh	Prabhu Nath Singh	Business	पिता	राजपुत	Male	NOT REQ.	xxxxxxxx33	xxxxxxxx2665	Hawal Nagar Birsa Chowk Ranchi	Hawal Nagar Birsa Chowk Ranchi
VENDEE	SAHIN RABBANI	LATE ZAHID HUSSAIN	BUSINESS	पितृ	मोहान	Male	ABUPR3382B	xxxxxxxx33	xxxxxxxx7879	BARHAIT SAHEBGANJ, JHARKHAND	BARHAIT SAHEBGANJ, JHARKHAND

Fee Details:

SN.	Fee Name	Net Amount
1	SP	780.00
2	PR	0.94
3	LL	2.50
4	A1	124500.00
	Total	125283.44

Holding Details provided by the user has been mutated in the name of -RAJ CONST THRO PROP RAHUL RAJ

Registered Details provided by the user has been mutated in the name of - Name: राज कन्स्ट्रक्शन राहुल राज, Address: , Clo: राजेंद्र कुमार सिंह

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to its self. Information provided by me are true to itself.

The details 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.

Rahul Raj
Signature's of Execulant & Claimant

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है।

Rahul Raj
दस्तावेज प्रस्तुतकर्ता का हस्ताक्षर
Rahul Raj
प्रस्तुतकर्ता का हस्ताक्षर
उत्तर इति केचर का हस्ताक्षर

निबंधन पूर्व कानूनी सलाह के अनुरूप उत्तर इति की गई है।

उपर्युक्त *Rahul Raj* *Rasendra Kumar Singh*
से इस दस्तावेज में निबंधन को मेरे समक्ष स्वीकार किया
दस्तावेजकर्ता *Brajesh Kumar Singh* पितृ *Prabhu Nath Singh*
निवासी *Birsa chowk* पता *Birsa chowk*

Rahul Raj





निबंधन विभाग, झारखंड
रांची

Token No.96 Token Date: 2018-07-31
Serial/Deed No./Year :7213/6496/2018
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Raj Construction Thro Proprieter Rahul Raj Father/Husband Name: Rasendra Kumar Singh (VENDOR) Shukla Colony Hinoo Doranda Ranchi		
2	Raj Construction Thro Proprieter Rasendra Kumar Singh Father/Husband Name: Rajendra Kumar Singh (VENDOR) Shukla Colony Hinoo Doranda Ranchi		
3	Shiv Kumar Verma Father/Husband Name: Jawahar Singh (VENDEE) Office G2 Ajmeri Tower Tiwari Tank Road Opposition Gurudwara Main Road Hindpiri Ranchi		
4	Ashu Praveen Father/Husband Name: Akhilesh Kumar (VENDEE) B-107 Lush County Friends Colony Road No. 4 Ashiana Nagar Patna Bihar		
5	Mojib Alam Father/Husband Name: Md Zafar Alam (VENDEE) G-2 Ajmeri Tower Tiwari Tank Lane Mohalla Toli Hindpiri Ranchi		
6	Brajesh Kumar Singh Father/Husband Name: Prabhu Nath Singh (Identifier) Hawai Nagar Birsa Chowk Ranchi		

Book No. I
Volume 656
Page 161 To 214
Deed No 7213/6496
Year 2018
Date 2018-07-31

Registering Officer

Pr
31/8

VILLAGE - KONKA

THANA - CHUTIYA

THANANO - 198

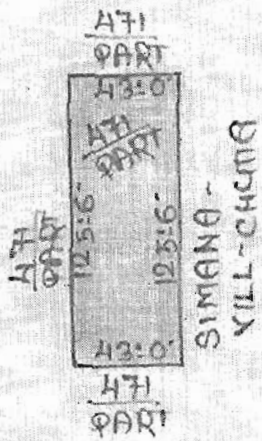
DIST - RANCHI

R.S. PLOTNO - 471

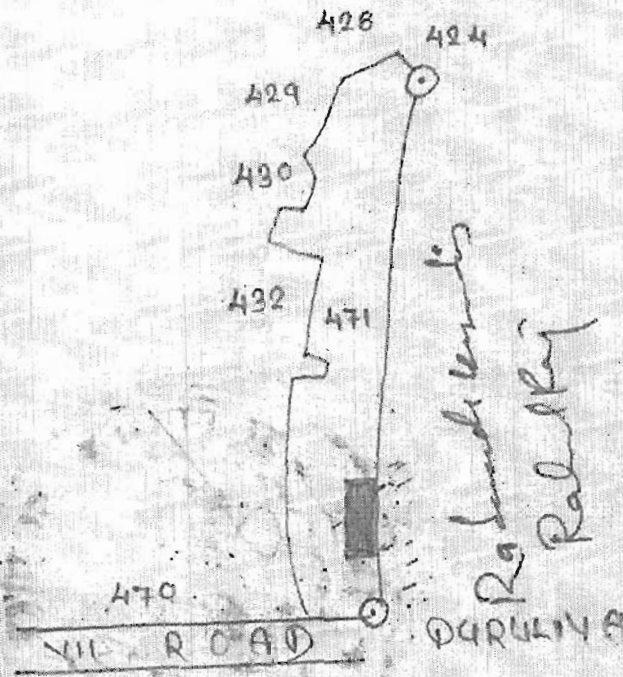
SUB PLOTNO - 471/PART

AREA SHOWN IN RED WASH

AREA
KA - CH
7 - 8



SIMANA -
DURGA - TIYA
VILL - CHUTIYA



Handwritten signature

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13/7/24



Pre Registration Docket

Date :- 13-07-2024 08:42 am

Office Name :- SRO - Ranchi

Token No:- 202400036574

Appointment :- 13-Jul-2024 Time:- 12:9

Article	Development Agreement
Pre Registration Date	13-Jul-2024
No. Of Pages	60
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 11,95,285.

Property Id: **1186729**

Valuation No. : 1614388 / 2024	:- 2023-2024	Date : 19-March-2024 20:10:PM	
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Chutia	Village/City : Chutia	
Chutia Word No 13 - Other Road			
Khata Number - 154			
Plot Number - 11			
Volume Number - 25			
Page Number - 10			
Holding Number - 01300047360003Z0			
Property Rates			
Commercial Land (Y)			
₹984894/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	36 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 36 x 984894 = 35456184	₹3,54,56,184/-
A	Total		₹3,54,56,184/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,54,56,200/-
Total Amount in Words : Three Crore Fifty Four Lakhs Fifty Six Thousands Two Hundred Rupees Only.			

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

13/07/24
Poonam Tiwari
 जाँच निबंधन कार्यालय का हस्ताक्षर
 तिथि सहित



UR
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित
Vaibhav Mani Tripathi
 DSR, Ranchi

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 11/Part, West: Plot No. 2167/Part, South: Road, North: Plot No. 11/part
Area	Land area : 36.00 Decimal
Other Description of the Property	Pin Code - 834001, Flat Number/Commercial Space Number - Sub Plot No. 11/A And B, Building Name - Chutia Ranchi
Government/Market Value	35456184
Transaction Amount	-

Property Id: **1186737**

Valuation No. : 1614390 / 2024	:- 2023-2024	Date : 19-March-2024 20:11:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Konka	Village/City : Konka	
Konka Word No 13 - Other Road	-		
Khata Number - -			
Plot Number - 2167			
Volume Number - 30			
Page Number - 40			
Holding Number - 0130004737002Z0			
Property Rates			
Commercial Land (Y)			
₹984894/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	12.39 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.39 x 984894=12202836.66	₹1,22,02,837/-
A	Total		₹1,22,02,837/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,22,02,900/-
Total Amount in Words : One Crore Twenty Two Lakhs Two Thousand Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 11/Part, West: Plot No. 2167/Part, South: Road, North: Plot No. 11/part
Area	Land area : 12.39 Decimal
Other Description of the Property	Pin Code - 834001, Flat Number/Commercial Space Number - Sub Plot No. 2167/Part, Building Name - Konka Ranchi

Government/Market Value	12202836.66
Transaction Amount	-

CLAIMANT	PRP INFRA PROJECT-Mr. PRP INFRA PROJECT Through Its Partner Pankaj Kumar, ,Father/Husband Name Laxmi Niwas Sharma,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-29-Jul-2022,Permission Case No.- , Aadhaar No. *****5638, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - New Netaji Nagar, Makchund Toli, Ranchi, Pin Code-834001
EXECUTANTS	TALENT CONSTRUCTION AND DEVELOPERS-Mr. TALENT CONSTRUCTION AND DEVELOPERS Through SATYAJIT KUMAR SINGH, ,Father/Husband Name Shyam Kishore Singh,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Jan-2018,Permission Case No.- , Aadhaar No. *****5812, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Hari Nagar, Tatisilway, Silwai, Ranchi, Pin Code-835103
	TALENT CONSTRUCTION AND DEVELOPERS-Mr. TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SAHIN RABBANI, ,Father/Husband Name LATE ZAHID HUSSAIN,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Jan-2018,Permission Case No.- , Aadhaar No. *****7879, Country-India, State Name-Jharkhand, District Name-SAHIBGANJ, City/Village/Town Name-SAHIBGANJ, Locality-.,Address - Barhait Bazar, Barhait, Sahebganj., Pin Code-816102
	TALENT CONSTRUCTION AND DEVELOPERS-Mr. TALENT CONSTRUCTION Through RAJIV KUMAR SINGH, ,Father/Husband Name Late Dhaneshwar Singh,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Jan-2018,Permission Case No.- , Aadhaar No. *****7261, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - E- 4A, Mecon Vatika, Kalyanpur, Hatiya, Ranchi, Pin Code-834003
	TALENT CONSTRUCTION AND DEVELOPERS-Mr. TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SHIV KUMAR VERMA, ,Father/Husband Name JAWAHAR SINGH,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Jan-2018,Permission Case No.- , Aadhaar No. *****6071, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Ajmeri Tower, Tiwari Tank Road, Opposite Gurudwara, Main Road, Hindpiri, Ranchi, Pin Code-834001

Witness Information	Mr. Tushar Kumar Vadher , Address - New Basti Pinzra Pole Gaushala Near Mega Mart Ranchi-, Father/Husband Name- Chandrkant Vadher
---------------------	--

Identifier Details	Mr. Tushar Kumar Vadher , Address - New Basti Pinzra Pole Gaushala Near Mega Mart Ranchi-, Father/Husband Name- Chandrkant Vadher
--------------------	--

1	Stamp Duty	4
---	------------	---

1	SP	1,800
Total		1,800
Fee Rule:Development Agreement		
1	A1	11,91,478
2	E	2,000
3	LL	5
4	PR	2
Total		11,93,485

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.

Sushruth

Deed Writer / Advocate

PRP INFRA PROJECT

Ranjay Kumar

Partner

Vendee / Claimant

Shro Gaur

Prakash Singh
Mangant U. Singh

Vendor / Executant

Jahar R. Ghosh



Document Registration Summary 1

Date :-13-Jul-2024

- Government/Market Value: ₹47659100/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 1054830

Receipt Date : 13-07-2024

Presenter Name: -

E	₹2000
PR	₹2
SP	₹1800
LL	₹5
A1	₹1191478
Stamp Duty	₹100

On Date 13-07-2024 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Total

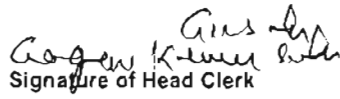
₹1195385

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PrpInfraProjectRepresentedThroughItsPartnerPankajKumar	GRN Number : 2401463548 DEPT Transaction Id : e14181f194d14c5b024f Transaction Type :	100
E	2000	2000	0	GRAS	PrpInfraProjectRepresentedThroughItsPartnerPankajKumar	GRN Number : 2401464568 DEPT Transaction Id : 26a13f675e1cffd96796 Transaction Type :	2000
PR	2	2	0	GRAS	PrpInfraProjectRepresentedThroughItsPartnerPankajKumar	GRN Number : 2401464568 DEPT Transaction Id : 26a13f675e1cffd96796 Transaction Type :	2
SP	1800	1800	0	GRAS	PrpInfraProjectRepresentedThroughItsPartnerPankajKumar	GRN Number : 2401464568 DEPT Transaction Id : 26a13f675e1cffd96796 Transaction Type :	1800

A1	1191478	1191478	0	GRAS	PrpInfraProjectRepresentedThroughItsPartnerPankajKumar,	GRN Number : 2401464568 DEPT Transaction Id : 26a13f675e1cffd96796 Transaction Type :	1191478
LL	5	5	0	GRAS	PrpInfraProjectRepresentedThroughItsPartnerPankajKumar	GRN Number : 2401464568 DEPT Transaction Id : 26a13f675e1cffd96796 Transaction Type :	5
Sub Total	1195289	1195385	-96				

Article : Development Agreement Number of Pages : 120


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi







OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

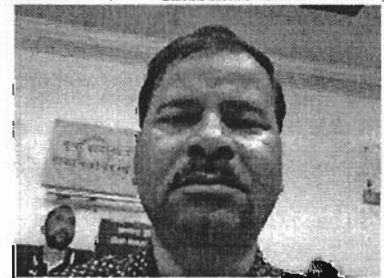
Deed Endorsement

Token No :- 202400036574

Deed Type	Development Agreement
Number of Pages	120
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1800, A1 :- Rs. 1191478, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.35456184/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Chutia Location :- Other Road, Chutia Word No 13 Property Boundaries :- East: Plot No. 11/Part, West: Plot No. 2167/Part, South: Road, North: Plot No. 11/part Khata Number - 154Plot Number - 11Volume Number, - 25Page Number - 10Holding Number - 01300047360003Z0 Area Of Land :- 36.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.12202837/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Konka Location :- Other Road, Konka Word No 13 Property Boundaries :- East: Plot No. 11/Part, West: Plot No. 2167/Part, South: Road, North: Plot No. 11/part Khata Number - -Plot Number - 2167Volume Number - 30Page Number - 40Holding Number - 0130004737002Z0 Area Of Land :- 12.39 Decimal

Sh./Smt.TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SHIV KUMAR VERMA s/o/d/o/w/o JAWAHAR SINGH has presented the document for registration in this office

today dated :- 13-Jul-2024 Day :- Saturday Time :- 15:10:35 PM









TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SHIV KUMAR VERMA(Company / Colonizer)

Party Name	Document Type	Document Number
TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SHIV KUMAR VERMA	PAN/UID	*****6071





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	TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SHIV KUMAR VERMA Address1 - Ajmeri Tower, Tiwari Tank Road, Opposite Gurudwara, Main Road, Hindpiri, Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Shiv Kumar Verma Address:- Verma Niwas, , Road No-10B, Krishnapuri, Chulia, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:			
2	TALENT CONSTRUCTION AND DEVELOPERS Through SATYAJIT KUMAR SINGH Address1 - Hari Nagar, Tatisilway, Silwai, Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Satyajit Kumar Singh Address:- , , Adarsh Nagar, Tatisilwai, Silwai, , Ranchi, 835103, Tatisilway, Jharkhand, India		EXECUTANTS Age:			
3	TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SAHIN RABBANI Address1 - Barhait Bazar, Barhait, Sahebganj., Address2 - , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Sahin Rabbani Address:- , Po- Barhait, Barhait bazar, , Barhait, Barhait, Sahebganj, 816102, Barhait, Jharkhand, India		EXECUTANTS 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
4	TALENT CONSTRUCTION Through RAJIV KUMAR SINGH Address1 - E-4A, Mecon Vatika, Kalyanpur, Hatiya, Ranchi, Address2 - . . . , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Rajiv Kumar Singh Address:- E- 4 A, , Mecon Vatika, Kalyanpur, Hatiya, Namkum, Ranchi, 834003, Hatia, Jharkhand, India	EXECUTANTS	Age:			
5	PRP INFRA PROJECT Through Its Partner Pankaj Kumar Address1 - New Netaji Nagar, Makchund Toli, Ranchi, Address2 - . . . , Jharkhand PAN No.: ,Permlssion Case No.-	No	Yes	Pankaj Kumar Address:- . . New Netaji Nagar, Makchund Toli, Ranchi G.P.O., Ranchi, 834001, Ranchi G.P.O., Jharkhand, India	CLAIMANT	Age:			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Tushar Kumar Vadher S/o-D/o Chandrkant Vadher Address1 - New Basti Pinzra Pole Gaushala Near Mega Mart 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	Tushar Kumar Vadher Address1 - New Basti Pinzra Pole Gaushala Near Mega Mart Ranchi, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Vaibhav Mani Tripathi
DSR, Ranchi

Above mentioned, (TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SHIV KUMAR VERMA , TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SAHIN RABBANI , TALENT CONSTRUCTION Through RAJIV KUMAR SINGH , TALENT CONSTRUCTION AND DEVELOPERS Through SATYAJIT KUMAR SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (Tushar Kumar Vadher) Son/Daughter/Wife of (Chandrkant Vadher) resident of (New Basti Pinzra Pole Gaushala Near Mega Mart Ranchi) and by occupation (Business).

Signature of Registering Officer

Date:- 13-Jul-2024

Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi





Token No.: 202400036574

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date **13-Jul-2024** by **TALENT CONSTRUCTION AND DEVELOPERS Through Its Partner SHIV KUMAR VERMA, S/O, D/O, W/O JAWAHAR SINGH** resident of Ajmeri Tower, Tiwari Tank Road, Opposite Gurudwara, Main Road, Hindipiri, Ranchi, ...

This deed was registered as Document No:- **2024/RAN/6356/BK1/5780** in Book No :- **BK1**, Volume No :- **725** from Page No :- **281** to **400** at, office of **SRO - Ranchi**

Date:- **13-Jul-2024**

Registering Officer

Vaibhav Mani Tripathi

DSB Ranchi



