



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 18925e41064435809261

Receipt Date : 07-Mar-2025 11:29:50 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Ranchi

Stamp Duty Paid By : PAWAN KUMAR JHA

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : PAWAN KUMAR JHA

Second Party Name : C G DEVELOPERS

GRN Number : 2501128970

Authorized Under Notaries Act-1956 by Govt. of Jharkhand, Ranchi (India)

77/5/2025

:- This stamp paper can be verified in the jharnibandhan site through receipt number :-



Pawan Kumar

Nity Jha

This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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।



07 MAR 2025

NATWAR LAL
NOTARY PUBLIC
RANCHI

DEVELOPMENT AGREEMENT

This Development Agreement is made and entered into on 07.03.2025 Friday.

BETWEEN

PAWAN KUMAR JHA (PAWAN KUMAR) (PAN No. AJFPK7231D) resident of New Nagra Toli, Ranchi 834001 thereafter, called the First Party).

AND

C G DEVELOPERS, (GSTIN-20AAHFC6558Q2Z0) (PAN No. AAHFC6558Q) a Partnership Firm, situated at Opp. Kaveri Restaurant, 62 Circular Road, Ranchi-834001, through his Partners Pawan Kumar Jha (Pawan Kumar) and Nitu Jha (PAN No.:-AFXPJ4692M) (hereinafter, called the Second Party).

Both of whom are collectively known as "Parties."

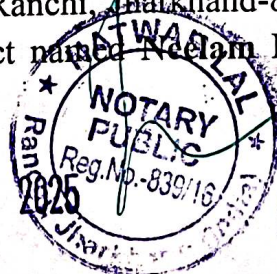
The expression First Party and Second Parties shall unless repugnant to or expressly excluded by the subject or context below and include their respective heirs, executors, administrators, successors-in-interest, legal representative and assign.

WHEREAS the First Party and the Second Party are desirous to enter into a Development Agreement, setting out the working arrangements that each of the two agree and are necessary to complete the Project.

AND WHEREAS the Parties wish to develop all that piece and parcel of land measuring an area 10 Katha, Plot No. 854, Khata no 34, Thana no 193 New Holding No 008000103580020, Ward No 8, New Ward No. 9 of Ranchi Municipal Corporation, situated at Bariyatu, (Project name-Neelam Residency) District Ranchi, State Jharkhand.

This Development Agreement sets out the terms of understanding between the Parties:

1. That the purpose of this Development Agreement is to provide a framework, scope of work. terms and conditions, responsibilities of the Parties associated with their work on the project.
2. That the Parties desire and wish to develop a residential complex in Bariyatu, Ranchi, Jharkhand-834001 hereinafter referred to as the said Project name Neelam Residency The First Party holds 10



07 MAR 2025

NATWAR LAL
NOTARY PUBLIC
RANCHI;

Pawan Kumar

Nitu Jha

7/3/2025

- kathas of land in the said Project and the Second party will in sufficient funds in the said project.
3. That the Parties hold different sharing in the said project and the expenses related to the development of the said project **Neelam Residency** will be appropriated among the parties according to their share in the said project.
 4. That the Parties have proposed and agreed that the work related to the sanctioning of the Building Plan by Ranchi Municipal Corporation would be undertaken by the Second Party on behalf of both parties and the expenses related to the same will be borne by both parties and the first party will re-imburse it's share in the expenses to the first party
 5. That all the decisions with respect to the said project will be taken by the consent of both the **parties**.
 6. That this Development Agreement will be legally binding on both the Parties.
 7. That the parties have agreed to this Development Agreement with their free consent without any coercion, undue influence from any corner.

Witnesses :-

1. *Slyam Kumar*
Nagora Ashi.
Ranchi.

2. *Manish Kr Sahu*
Chutia Ranchi
7/3/2025

Pawan Kumar
CG DEVELOPERS
First Party
Partner

Nitya Jha
CG DEVELOPERS
Second Party
Partner

Ujjwal (Advocate)
7/3/2025

Signature Attested on
Identification of Lawyer



NATWAR LAL
NOTARY PUBLIC
RANCHI

NEELAM RESIDENCY

BARIATU - RANGCHI



C.G. DEVELOPERS

62, CIRCULAR ROAD, LALPUR, RANGCHI - 834001 (JHARKHAND)

Phone : 9304229991, 9905705249, 0651-3184415

E-mail : cgdevelopers.ranchi@gmail.com



Ranchi Municipal Corporation
Certificate For Empanelled Builder

Entity Name	: C G DEVELOPERS	Enrolment Number	: DEV/2075/0042/2024
Category of Entity	: Partnership Firm	Enrolment Date	: 13/04/2024
CIN Number	: DEV/2075/0042/2024	Registration Number	: DEV/2075/0042/2024
Establishment Year	: 2017	Issue Date of Registration Number	: 13/04/2024
Address	: 62, Circular Road, Lalpur, Ranchi 834001	Validity of Registration no.	: 13/04/2025
		Phone Number	: 9304229991

This is to declare that **C G DEVELOPERS** having enrolment number **DEV/2075/0042/2024** , has been successfully registered with us with satisfactory compliance of registration criteria and to certify that registration number **DEV/2075/0042/2024** has been allocated to you as empanelled **Partnership Firm** under this local body to act as authorized **Partnership Firm** for conducting its activity as per its MOA (Memorandum of Association).

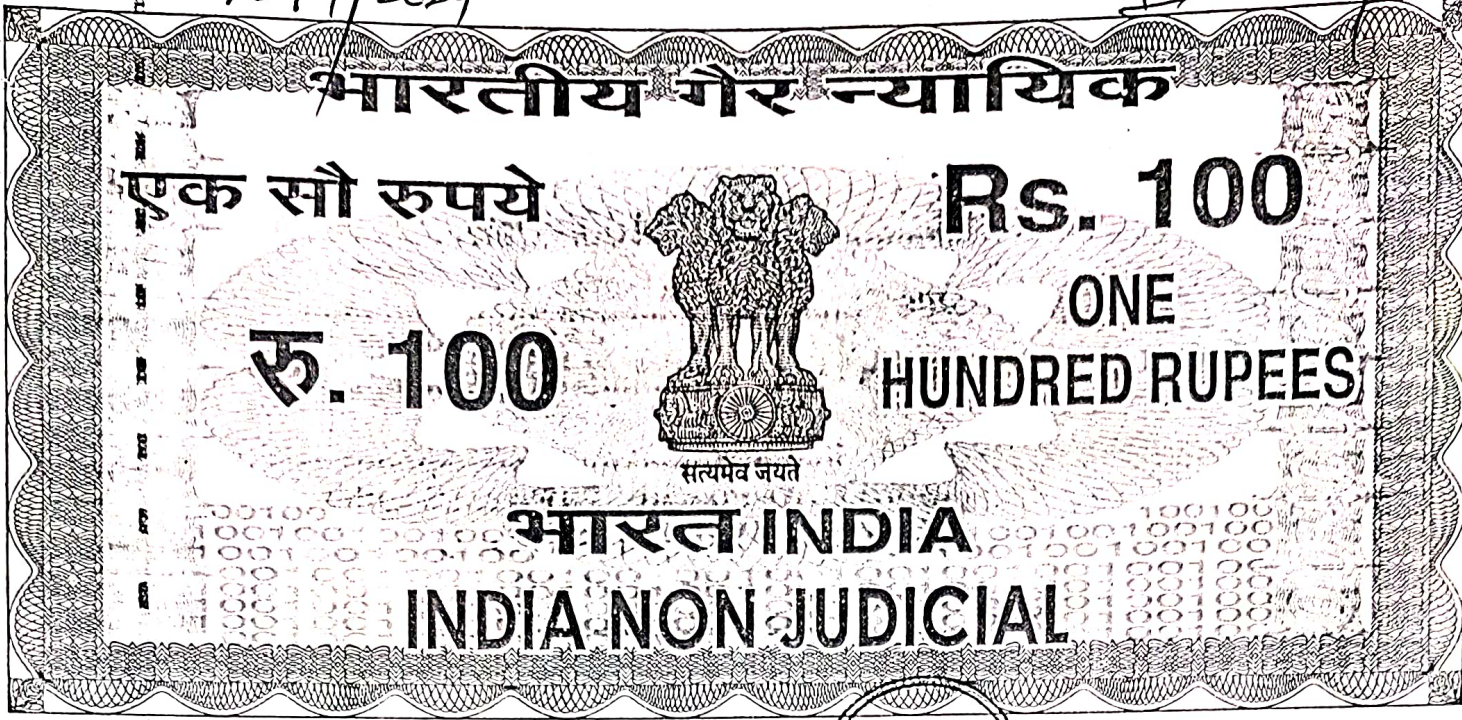
The validity of this certificate is subject to meeting the terms and conditions as specified under Annexure-I of Jharkhand Building Bye-laws 2016 and renewal of validity period of this certificate.



Name : ARUN KUMAR
Designation : Municipal
Commissioner, Main
Organization :
GOVERNMENT OF
Authorized Signatory

1574/2024

IV - 0047/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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6/2
12-03
2/335250
12/24

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

• 6 FEB 2024

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on 6th day of February, 2024;

BETWEEN

18386

14 DEC 2023

No..... ₹ 100/- Date.....

Name : Sk ABDUL NASIR, Advocate
Calcutta High Court

Address : N.S. Building (F-7)
2nd Floor, I.K.S. Roy Road, Kolkata
Mob: 983126441*

Vendor :

Amre Collectorate, 24Pgs. (South)

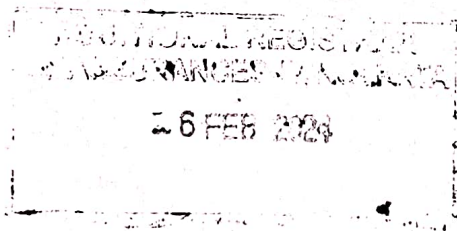
SUBHANKAR DAS

STAMP VENDOR

Amre Police Court, KOI-27



[Handwritten signature]



(1) **ATISH CHANDRA SINHA**, son of Late Kumar Bimal Chandra Sinha, (2) **ADHISH CHANDRA SINHA**, son of Late Kumar Amaresh Chandra Sinha, (3) **BIKASH CHANDRA SINHA**, son of Late Kumar Brindaban Chandra Sinha and executor to his Estate, all by caste Hindu, residents of 59A, Barackpur Trunk Road, Kolkata-700 002, hereinafter called the **VENDORS/1ST PARTIES** (which terms or expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include their heirs, executors, administrators, assigns, trustees and legal representatives) of the **ONE PART**.

AND

SRI PAWAN KUMAR, having PAN NO. AJFPK7231D, Aadhaar No.4650 9834 2407, son of Late I.S. Jha, by faith- Hindu, resident of Village + Post Office- Tarauni, District - Durbhanga at **present address** s/o. Indu Shekhar Jha, New Nagra Toli, Bchind Women's Collage (Science Blovk) Lalpur, Ranchi, P.O. Lalpur, P.S. Lalpur, Jharkhand- 834001, hereinafter called the **PURCHASER/2ND PARTIES** (which terms or expression shall unless excluded by or repugnant to the subject of context be

deemed to mean and include his heirs, executors, administrators, assigns, trustees and legal representatives) of the **OTHER PART**.

WHEREAS the Vendor/1st Parties herein executed a one sale Deed of landed property measuring more or less 10 Kathas situated at Village - Bariatu, P.S. Ranchi Thana No.193 at District Ranchi out of R.S. Plot No.854 of Khata No.34 and shown in the map attached and marked as and plot No.31 standing thereon and right to use the 20' feet wide common road and executed on 07.08.1982 registered at the office of the ARA, Kolkata and recorded in Book No.I, Volume No.229, pages from 28 to 41, Being No.6862 for the year 1982 (hereinafter called the Principal Deed) i.e. **ALL THAT**

AND WHEREAS that in the said Deed dated 7th day of August 1982 recorded as Deed No.6862 for the year 1982, due to inadvertent and bonafide mistake at Page No.2 and para No.4 & 5 to the name of the purchaser it has been written as Sri Pawan

Kumar Jha, son of Late I.S. Jha which should be read as Sri Pawan Kumar, son of Indu Shekhar Jha.

AND WHEREAS I state and declare that at all places in the sale Deed wherever is written, it should be read the name of the purchaser should be read as Sri Pawan Kumar, son of Indu Shekhar Jha.

AND WHEREAS that the area, position, boundary classification of the property transferred under the sale Deed as described in Schedule of the principal Sale Deed recorded as Sale Deed No.6862 for the year 1982 shall remain unchanged.

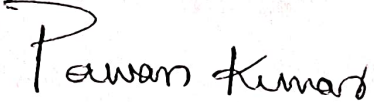
AND WHEREAS that as declared aforesaid, the principal Sale Deed shall remain in full force and effect.


AND WHEREAS that it is specifically mentioned that whenever the principal Deed would be acted upon this declaration will definitely from a part of the principal sale Deed.

That the above declarations are true to my knowledge and belief and I swear this Declaration on behalf of the Second Party on this 6th day of February, 2024.

Witnesses :-

1. SK Abdul Nasir
Advocate
High Court, Calcutta.


SIGNATURE OF DECLARANT


2. W. S. Roy, Adv.
Cell-1,
3

Drafted by me



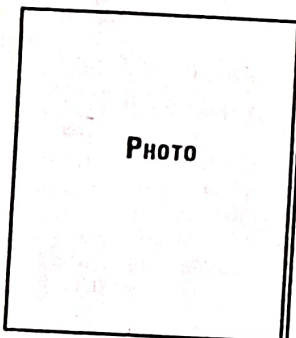
Sk. Abdul Nasir
Advocate
High Court, Calcutta,
Enrolment No. WB/619/2004.

SPECIMEN FORM FOR TEN FINGERPRINTS



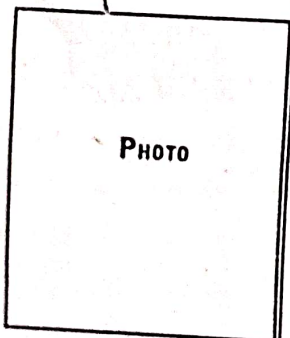
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Pawan Kumar



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____





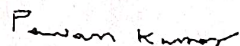
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



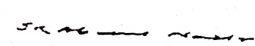
Major Information of the Deed

Deed No :	IV-1904-00047/2024	Date of Registration	06/02/2024
Query No / Year	1904-3000335250/2024	Office where deed is registered	
Query Date	06/02/2024 12:13:41 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sk Abdul Nasir High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831264415, Status :Solicitor firm		
Transaction	[4305] Other than Immovable Property, Declaration		
Set Forth value	Additional Transaction		
Stampduty Paid(SD)	Market Value		
Rs. 100/- (Article:4)	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name PAWAN KUMAR (Presentant) Son of Late I S Jha Executed by: Self, Date of Execution: 06/02/2024 , Admitted by: Self, Date of Admission: 06/02/2024 ,Place : Office	Photo  06/02/2024	Finger Print  Captured LTI 06/02/2024	Signature  06/02/2024
, Lalpur, Ranchi, City:- , P.O:- Lalpur, P.S:-LALPUR, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/02/2024 , Admitted by: Self, Date of Admission: 06/02/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
SK ABDUL NASIR Son of N A High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 06/02/2024	 Captured 06/02/2024	 06/02/2024

06/02/2024 ,Query No:-19043000335250 / 2024 Deed No :IV-00047/2024.
 Document is digitally signed.

Identifier Of PAWAN KUMAR

Endorsement For Deed Number : IV - 190400047 / 2024

On 06-02-2024

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 12:03 hrs on 06-02-2024, at the Office of the A.R.A. - IV KOLKATA by PAWAN KUMAR, Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 06/02/2024 by PAWAN KUMAR, Son of Late I S Jha, Lalpur, Ranchi, P.O: Lalpur, Thana: LALPUR, Ranchi, JHARKHAND, India, PIN - 834001, by caste Hindu, by Profession Others

Indetified by SK ABDUL NASIR, Son of N A, High Court, Calcutta, P.O: G P O, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 18386, Amount: Rs.100.00/-, Date of Purchase: 14/12/2023, Vendor name: S Das

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Deed-2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1904-2024, Page from 1124 to 1138

being No 190400047 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.02.06 14:02:16 -08:00
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06/02/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.