

2526

2385



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

|                           |   |
|---------------------------|---|
| Certificate No.           | : IN-JH22374917380418R                              |
| Certificate Issued Date   | : 16-Oct-2019 02:18 PM                              |
| Account Reference         | : NONACC (SV) JH9000404/ RANCHI/ JH-RNC             |
| Unique Doc. Reference     | : SUBIN-JHJH900040431303028723382R                  |
| Purchased by              | : ARYAN ASHASHREE CONSTRUCTION                      |
| Description of Document   | : Article 5 Agreement or memorandum of an Agreement |
| Property Description      | : DEVELOPMENT AGREEMENT                             |
| Consideration Price (Rs.) | : 0<br>(Zero)                                       |
| First Party               | : DILIP KUMAR GUPTA AND OTHERS                      |
| Second Party              | : ARYAN ASHASHREE CONSTRUCTION                      |
| Stamp Duty Paid By        | : ARYAN ASHASHREE CONSTRUCTION                      |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)                         |

17/10/19

Aryan Ashashree Construction (AR)  
Ranchi, Jharkhand  
10/10/19



Please write or type below this line

बचत नियम 21 के अधीन तथा छोटानापुर  
डिप्टी एक्ट 1908 को धरा .....के अधीन  
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची  
I या I का सं-5 के अधीन यथा-तः स्टाम्प  
(स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
बाधित नहीं)

Ranchi Sahy 19/10/19  
D. K. Gupta  
Savitri Sahy  
Swati Gupta

Aryan Ashashree Construction (AR)  
Ranchi, Jharkhand

निबंधन प्रमाणिकारी  
एच.टी. खंन-3, एन.टी. रांची  
19-10-2019

SR 0003653288

Notice & Alert:

1. The e-stamp is issued by the Government of Jharkhand through the e-stamp system. It is valid for all purposes. It is not subject to any stamp duty. It is not subject to any stamp duty. It is not subject to any stamp duty.

जाति - बनिआ  
D. Agreement  
U. Com

557050 x 148.83 dec

मि. इरिना - पति के मिता -  
 बनिआ  
 पति - यति निरु - इरिना के  
 पति - 132 नदी मिता  
 Ar  
 19-10



Aryan Ashashree Construction (AR)  
 Partner  
 Rajesh Sahu  
 Aryan Ashashree Construction (AR)  
 Partner  
 19/10/19

**DEVELOPMENT AGREEMENT**

This agreement is made and entered on this ..... day of October, 2019 at Ranchi.

**BETWEEN**

(1) RAJESH SAHU (PAN-AGKPS0489H, AADHAR No. 9692 6321 9917 & Mob. No. 9471736131) S/o Late Jagdish Sahu and Grand S/o Late Horin Sahu (2) SMT. SANJIVINI SAHU (PAN-AIOPS4497H, AADHAR No. 6116 0895 1832 & Mob. No. 9955358118) wife of Sri Rajesh Sahu, D/o Ram Gopal Sharma and Grand D/o Late Durga Dutt Vyas (3) DILIP KUMAR GUPTA (PAN-ACEPG3413H, AADHAR No. 9761 7399 0372 & Mob. No. 9431108182) S/o Late Kanchan Lal Sahu & Grand S/o Late Jhunu Saw and (4) SMT. SUNITA GUPTA (PAN-ACEPG3744K AADHAR No. 2542 5707 1310 & Mob. No. 9431108182) W/o Sri Dilip Kumar Gupta, D/o Nand Kishore Prasad and Grand D/o Late Koleshwar Prasad, all by faith Hindu, by caste Rauniar Bania, by occupation Business, resident of Mahavir Chowk, Upper Bazar, P.S. Kotwali, District Ranchi, PIN-834001, State Jharkhand, Indian Citizens (hereinafter called the LAND OWNERS / FIRST PARTIES) of the FIRST PART;

Thumb  
 Index  
 Middle  
 Ring  
 Little

① Rajesh sahu  
 19/10/19  
 ③ [Signature] 19/10/19

② Sanjivini sahu  
 19/10/19  
 ④ Sunita gupta  
 19/10/19

Contd. .... P/2

1A

Finger Impression of left Hand, Photograph & Signature of the LAND OWNERS.



|  |      |        |       |       |
|--|------|--------|-------|-------|
|  |      |        |       |       |
|  | Ring | Middle | Index | Thumb |

Rajesh Sahay  
19/10/19



|  |      |        |       |       |
|--|------|--------|-------|-------|
|  |      |        |       |       |
|  | Ring | Middle | Index | Thumb |

Sarswati Devi  
19/10/19



|  |      |        |       |       |
|--|------|--------|-------|-------|
|  |      |        |       |       |
|  | Ring | Middle | Index | Thumb |

Sunidhi Gupta  
19/10/19

(2)

AND

**ARYAN ASHASHREE CONSTRUCTION (AR) (PAN-ABNFA6682L)** a partnership concern having its office at 1-A, Vatika Apartment, Line Tank Road, P.S. Kotwali, Dist. Ranchi, State Jharkhand, though its partners namely (1) **RAJESH SAHU (AADHAR No. 9692 6321 9917 & Mob. No. 9471736131)** S/o Late Jagdish Sahu and Grand S/o Late Horin Sahu, by faith Hindu, by caste Rauniyar Bania, by occupation Business, resident of Mahabir Chowk, Upper Bazar, P.S. Kotwali, District Ranchi, PIN-834001 and (2) **AMRENDRA KUMAR SINHA (AADHAR No. 3435 3857 2312 & Mob. No. 9431115321)** S/o Late Bama Shankar Prasad and Grand S/o Late Jay Narayan Prasad, by faith Hindu, by caste Kayastha, by occupation Business, resident of "ALKA NIWAS", Manda Tanr, Morhabadi, P.S. Bariatu, Dist. Ranchi, State-Jharkhand, State Jharkhand, Indian Citizen (hereinafter called the DEVELOPER) of the SECOND PART.

WHEREAS the said Land Owners have already entered in a Development agreement with Developer on 28.07.2014 for construction of Multi storied building as per plan sanctioned by the competent authority Ranchi Municipal Corporation Ranchi vide B.C. No. BP/W03/0423/17 dated 09.10.2017 over the schedule-A land and at present the said Development agreement is necessary for registration as per notification by the State of Jharkhand.

AND WHEREAS this Development Agreement is being executed between the Land Owners/First Parties and Developer/Second Party under the provision of Section-5(1) of the Jharkhand Apartment Act (Flat) Ownership Act 2011 and both parties are bound to abide by the terms & conditions mentioned in the said Jharkhand Apartment Act (Flat) Ownership Act 2011.

AND WHEREAS both parties have also agreed that under the provision of Sub Section-2 of Section-5 of the Jharkhand Apartment Act (Flat/s) Ownership Act 2011, both parties are free to execute/allot, Allotment Letter/Agreement for sale / execute the register sale deed with respect to Flat/Units of their respective share in favour of

Rajesh Sahu  
Sanjivni Sahu

Ship Kumar  
Sunita Gupta

Aryan Ashashree Construction (AR)  
Rajesh Sahu  
19/10/19 Partner

Aryan Ashashree Construction (AR)  
Amrendra Kumar Sinha  
19/10/19 Partner

(3)

prospective purchasers as mention in the schedule-B for Land Owners' allocation and schedule-C for Developer's allocation of this Development Agreement and they are also free to receive consideration amount of the unit/s/flat/s of their respective shares and no party have any objection in this Agreement.

IN THIS AGREEMENT - unless it be contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings:-

LAND OWNERS - shall mean the Owners above named and their respective legal heirs, successors, in-interest, executors administrators, legal representatives and other assigns.

LAND PROPERTY- means the land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 28.36 Kathas (i.e. 46.87 decimals) out of Area 31.48 Kathas (i.e. 52.04 decimals) and Plot No. 47 marked as Sub Plot No. 47/Part, Area 61.68 Kathas (i.e. 101.96 decimals), **Total Area 1.54 Acres** situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi bearing Holding No. 0030002414000Z0, 0030002412000Z0, 0030002415000Z0 and 0030002413000Z0, Ward No. 03 of Ranchi Municipal Corporation, Ranchi, Dist. Ranchi more fully and particularly described in Schedule-A below.

BUILDING - shall mean the new Multi-storied building consisting several units for residential use to be constructed on the land given in schedule-'A' of this deed by the Developer at his/their own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of Ranchi Municipal Corporation, Ranchi or any authority of Ranchi.

DEVELOPER - shall mean the above named Second Party and Their legal representative, successors, executors, administrators and assigns.

UNIT / FLAT - shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan / map by Ranchi Municipal Corporation Ranchi or any authority of Ranchi and shall include the plinth area of the unit, Plinth area consisting of Bedroom, Living room, bath room, kitchen, balcony / verandah open terrace.

Anjan Adhishree Construction (AR)

Rajesh Sahu  
Partner  
19/10/19

Anjan Adhishree Construction (AR)

Partner  
19/10/19

- ① Rajesh Sahu
- ② Sanjivini Sahu
- ③ Dip Kumar -
- ④ Surita Gupta

(4)

PARKING SPACE - shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooters or any other vehicle.

COMMON PART- shall mean common passage corridors, stair case, lift, common lavatories pump room, tub well, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

SUPPER BUILT UP AREA - means and includes the carpet area, verandah, balconies stair case, common part, etc. of the proposed multi storied building.

LAND OWNERS' SHARE - It shall be 45% constructed super built-up area with relevant portion and common passage and other undivided share, common facilities and Parking space and undivided share of Land. Out of total constructed area in the proposed building mentioned in the Schedule-"B" below and agreed upon the Land Owner and Developer.

DEVELOPER'S SHARE - It shall means 55% constructed super built-up area in the proposed building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof parking space with undivided share of land after providing LAND OWNER'S share more fully described in Schedule "C".

FORCE MAJEURE - shall described flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.

WHEREAS the Revisional Survey Record of Right of Khata No. 132, Plot No. 46, Area 67 decimals and Plot No. 47, Area 1.02 Acres situated at Village Morhabadi, P.S. Ranchi Present P.S. Bariatu, Thana No. 192, District Ranchi is recorded in the name of Amolak Chand S/o Mohan Lal Poddar, by caste Bania as Makaanbari.

AND WHEREAS one Nagarmal Poddar S/o Jeetmul Poddar took a permanent chhapparbandi settlement having transferable and heritable chhapparbandi right of the land of R.S. Khata No. 132, Plot No. 46, Area 0.67 Acres and Plot No. 47, Area 1.02 Acres, Total Area 1.69 Acres of Village Morhabadi, P.S. Ranchi Present P.S. Bariatu, Thana

Aryap Ashasthree Construction (ARI)

Rajesh Sahy

Partner  
19/10/19

Aryap Ashasthree Construction (ARI)

S. S. S.

Partner  
19/10/19

- ① Rajesh Sahy
- ② Sanjivini Sahy
- ③ Dip, Fern part
- ④ Sweeta gupta

(5)

No. 192, District Ranchi by virtue of Hukumnama dated 30.09.1926 in the name of Amol Chand Poddar alias Amolakh Chand S/o Mohan Lal Poddar who is the nephews of Nagarmal Poddar and same has been confirmed by the Kabuliat which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. NO. 38, Page No. 171 to 193 being deed No. 3230 for the year 1926.

AND WHEREAS the said Nagarmal Poddar sold as permanent Chaparbandi Transferable and Heritable right of the said land of Khata No. 132, Plot No. 46 Area - 0.67 Acre and Plot No. 47 Area - 1.02 total area - 1.69 Acre of Village - Morhabadi, P.S. - Ranchi, Thana No. 192, District - Ranchi to Hanuman Prasad Poddar S/o of Late Seth Radha Krishna ji Poddar by virtue of registered deed of Sale dated 23.12.1953 and after vesting the Jamindari the said Hanuman Prasad Poddar got his name mutated in the office of Town Anchal Ranchi and paid rent to the State regularly. The said Amolok Chand Poddar alias Amolakh Chand is acknowledged and token of his Benamidar of Nagar Mai Poddar has signed this document for the satisfaction of the Purchaser.

AND WHEREAS the said Hanuman Prasad Poddar executed a WILL on 9.6.1980 which was revoked and cancelled and by the Last WILL dated 31.07.1989 Shri Hanuman Prasad Poddar has appointed his daughter in law Smt. Soha Devi Poddar W/o Shree Nand Kumar Poddar to his sole executrix of the said last WILL who shall be entitle to / obtained probate. In the said WILL Hanuman Prasad Poddar (now deceased) do hereby give demise and bequeath aforesaid property including other properties to his son Shree Nand Kumar Poddar and grand son Shree Arvind Kumar Poddar and by the probate Case No. 215/1994 the same has been confirmed by the Competent Court of Law.

AND WHEREAS a proceeding under the provision of Urban Land (Ceiling and Regulation) Act. 1976 being U.L.C. Case No. 6/1976 in the Court of D.C. cum Competent Authority, Ranchi initiated against the Shree Nand Kumar Poddar son of Late Hanuman Prasad and Shree Arvind Kumar Poddar son of Shree Nand Kumar Poddar with respect to the aforementioned R.S. Plot No. 46 and 47 and after considering all aspect and matter the R.S. Plot No. 46 and 47 has been exempted from the provision of Urban Land (Ceiling and Regulation) Act. 1976

Arjan Ashishree Construction (PVT)

Rajesh Sahy  
19/10/19

Arjan Ashishree Construction (AR)

Partner  
19/10/19

- ① Rajesh Sahy
- ② Sanjivini Saha
- ③ Diganta Kumar Jha
- ④ Swita Gupta

(6)

vide letter No. 10/Shahri 12/88/233RA dated 23.01.1989 of the State of Bihar department of Revenue and land reform with condition that the land of the said plot area - 5482.8 square meter shall be used for agriculture purpose and prior transfer of the land (Sale and Gift) permission is required from the State.

AND WHEREAS the said Shree Nand Kumar Poddar son of Late Hanuman Prasad and Shree Arvind Kumar Poddar son of Shree Nand Kumar Poddar have obtained permission in respect of Khewat No. -2 R.S. Khata No. 132, Plot No. 46 & 47, Area -1 Acre 54 Decimal land Village - Morhabadi, P.S. - Bariatu, P.S. No. 192, District - Ranchi for transfer by way of sale of partition from the Hon'ble Minister, Revenue and land Reforms Department of State of Jharkhand vide case No. 4/2005 order dated 25.02.2006.

WHEREAS Land Owner No. 01 is the absolute owner and in possession over the land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 7.87 Kathas and Plot No. 47 marked as Sub Plot No. 47/Part, Area 15.42 Kathas, Total Area 23.29 Kathas situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi and same has been purchased from Shree Nand Kumar Poddar son of Late Hanuman Prasad and Shree Arvind Kumar Poddar son of Shree Nand Kumar Poddar by virtue of registered sale deed No. 8744 dated 24.05.2007 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 344, Page No. 517 to 541 for the year 2007.

AND WHEREAS after purchase the said land the said Land Owner No. 01 mutated his name in the office of Town Anchal, Ranchi now Baraguin Anchal, Ranchi vide mutation case No. 4037 R-27/2007-08 and paying revenue rent to the state regularly which Jamabandi is recorded in Register-II, Vol. No. 17 at Page No. 145 and rent has been paid upto 2017-18 vide Rent Receipt No. 1493304724. He also mutated his name in the office of Ranchi Municipal Corporation, Ranchi and paying taxes in respect of Holding No. 0030002414000Z0, Ward No. 03.

WHEREAS Land Owner No. 02 is the absolute owner and in possession over the land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 7.87 Kathas and Plot No. 47 marked as Sub Plot No. 47/Part, Area 15.42 Kathas, Total Area 23.29 Kathas

Ajay Ashishree Construction (AR)

Rajesh Sahy  
Partner

19/10/19

Ajay Ashishree Construction (AR)

Sandeep Kumar  
Partner

19/10/19

- ① Rajesh Sahy
- ② Sanjivini Sam
- ③ Dip Kumar Sam
- ④ Swita gupta

(7)

situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi and same has been purchased from Shree Nand Kumar Poddar son of Late Hanuman Prasad and Shree Arvind Kumar Poddar son of Shree Nand Kumar Poddar by virtue of registered sale deed No. 7704 dated 10.05.2007 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 304, Page No. 419 to 442 for the year 2007.

AND WHEREAS after purchase the said land the said Land Owner No. 02 mutated her name in the office of Town Anchal, Ranchi now Baragain Anchal, Ranchi vide mutation case No. 3895 R-27/2007-08 and paying revenue rent to the state regularly which Jamabandi is recorded in Register-II, Vol. No. 17 at Page No. 147 and rent has been paid upto 2017-18 vide Rent Receipt No. 1493305025. She also mutated her name in the office of Ranchi Municipal Corporation, Ranchi and paying taxes in respect of Holding No. 0030002412000Z0, Ward No. 03.

WHEREAS Land Owner No. 03 is the absolute owner and in possession over the land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 7.87 Kathas and Plot No. 47 marked as Sub Plot No. 47/Part, Area 15.42 Kathas, Total Area 23.29 Kathas situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi and same has been purchased from Shree Nand Kumar Poddar son of Late Hanuman Prasad and Shree Arvind Kumar Poddar son of Shree Nand Kumar Poddar by virtue of registered sale deed No. 10236 dated 12.06.2007 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 400, Page No. 405 to 432 for the year 2007.

AND WHEREAS after purchase the said land the said Land Owner No. 03 mutated his name in the office of Town Anchal, Ranchi now Baragain Anchal, Ranchi vide mutation case No. 4817 R-27/2007-08 and paying revenue rent to the state regularly which Jamabandi is recorded in Register-II, Vol. No. 17 at Page No. 148 and rent has been paid upto 2017-18 vide Rent Receipt No. 1493304551. He also mutated his name in the office of Ranchi Municipal Corporation, Ranchi and paying taxes in respect of Holding No. 0030002415000Z0, Ward No. 03.

Aryan Ashastree Construction (AR)

Rajesh Sahu

Partner  
19/10/19

Aryan Ashastree Construction (AR)

A. S. S.

Partner  
19/10/19

- ① Rajesh Sahu
- ② Sarojivini Sahu
- ③ Dip, Kumar Jaiswal
- ④ Swati Gupta

(8)

WHEREAS Land Owner No. 04 is the absolute owner and in possession over the land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 7.87 Kathas and Plot No. 47 marked as Sub Plot No. 47/Part, Area 15.42 Kathas, Total Area 23.29 Kathas situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi and same has been purchased from Shree Nand Kumar Poddar son of Late Hanuman Prasad and Shree Arvind Kumar Poddar son of Shree Nand Kumar Poddar by virtue of registered sale deed No. 7757 dated 11.05.2007 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. 1, Vol. No. 307, Page No. 23 to 46 for the year 2007.

AND WHEREAS after purchase the said land the said Land Owner No. 04 mutated her name in the office of Town Anchal, Ranchi now Baragain Anchal, Ranchi vide mutation case No. 3896 R-27/2007-08 and paying revenue rent to the state regularly which Jamabandi is recorded in Register-II, Vol. No. 17 at Page No. 146 and rent has been paid upto 2017-18. She also mutated her name in the office of Ranchi Municipal Corporation, Ranchi and paying taxes in respect of Holding No. 0030002413000Z0, Ward No. 03.

AND WHEREAS the above named Land Owners intended to develop their land by constructing multistoried building and amalgamated the same.

AND WHEREAS the Land Owners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and have in his good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner more fully described in schedule "A" below as per plan sanctioned by the competent authority of Ranchi Municipal Corporation, Ranchi which required for the same and to acquire 45% sq ft. super Built-up area for their respective land more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land. It is also made clear that the plan map will be prepared with mutual consent of the parties hereto and for construction of the said proposed building the land owner shall co-operate in all respect to the developer.

① Rajesh Sahy      ② Sanjivini Sam.  
③ D. K. Gupta      ④ Swati Gupta

Anjan Ashishree Construction (AR)  
Rajesh Sahy  
19/11/16

Anjan Ashishree Construction (AR)  
Sanjivini Sam.  
19/11/16

(9)

AND WHEREAS the aforesaid Developer offered to construct at their own cost a Multi Storied residential buildings over the Schedule - A land as per plan map sanctioned by competent authority of Ranchi Municipal Corporation Ranchi or any authority of Ranchi and give the LAND OWNER'S share 45% out of the total super built up area as mentioned above and more fully described in schedule-"B" below as agreed for the value of the said land and to sale the remaining super built up area 55% of the said proposed Building with undivided share of land to the prospective purchaser, (Developer share mentioned in the schedule-"C" below). The proposed building will be constructed by the Developer within 60 months from the date of sanction of plan map with 06 months grace period and by such period lost by any force Majeure etc. occurs then for the same the Land Owners hereby agreed that the period hereinabove may be extended so lost. However the period stipulated here in above may be extended mutually for such period as the parties may deem fit and proper.

Aryan Ashastree Construction (AR)

Kaish Sahu Partner 19/10/19

AND WHEREAS certain terms and conditions were agreed to by and between the Land Owners and Developer with regard to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder :-

1. That pursuant to the above mentioned consideration the Developer will develop and construct the Multi-storied residential buildings over the Schedule-A land as per the plan prepared by the Developer and approved by the Ranchi Municipal Corporation Ranchi or any authority of Ranchi and as per laws applicable in relation to construction of buildings at their own risk and costs. That the Building will be constructed within 60 months from the date of sanction of plan map from the Ranchi Municipal Corporation Ranchi or any authority of Ranchi with 06 months grace period and extended by such period lost by any force Majeure and Land Owners also agreed for the same However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that at the time execution of this agreement the Land Owners shall give peaceful possession with of schedule - A property to the

Aryan Ashastree Construction (AR)

Partner 19/10/19

Kaish Sahu

Somitini Sam.

Sweta Gupta

Developer and thereafter Developer shall proceed for development of the said land. The roof right of Landowners and Developer in the said proposed building will be the same ratio i.e. 50% each.

2. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied residential building over the schedule - A land and after construction to leave aside, allocate and make ready for the LAND OWNER'S share of the total constructed area more fully described in schedule "B" below. In respect of the remaining share of the total constructed area, the DEVELOPER will be free to dispose off the same to any other person or persons on such terms and conditions as it may decide in their sole discretion. The DEVELOPER share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid LAND OWNER'S share of the total constructed area to be made ready, leave aside and allocated for the Land Owner will include the portion comprising of residential building and also all other portions such as parking space will be the same ratio (i.e. 45% Land Owner's share and 55% Developer's share). However it is also made clear that if in future the competent authority of Ranchi Municipal Corporation Ranchi or any authority of Ranchi permitted to further construction over the roof of the proposed building shall be constructed by the Developer at its own cost and the Land Owner shall have right to 45% and Developer shall have right to 55%.

Piyon Ashishtraa Construction (ARI)

Rajesh Sahy

Partner / 19/10/19

3. That the Land Owners do hereby put the developer in actual physical possession and handed over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied building and Developer have right to put their sign board over the said land for construction.

Arvind Ashishtraa Construction (ARI)

Arvind Sahy

Partner / 19/10/19

4. The Developer shall have full right to deal with Developer share of allocation i.e. 55% along with proportionate undivided share in land and appropriate the entire sale proceeds against his costs of construction and profits of the said project for which the Land Owners shall be bound to sign conveyance

- ① Rajesh Sahy
- ② Savitri Sahy
- ③ Dip Kumar Gupta
- ④ Swati Gupta

(11)

in favour of the purchasers/nominees of the Developer personally and the Developer shall sign as Vendor and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building / unit with and according to terms and conditions of this agreement.

5. In exchange of the consideration and the terms and conditions herein agreed to an detailed hereinafter the Land Owners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and, Developer shall simultaneously hand over the portion of the LAND OWNER'S share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
6. In furtherance of the intention of the agreement the Land Owner do hereby entrust and empower the developer to do all or any of the following acts, deeds, matters and things :-
- A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
- B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
- C. To accept service of any writ summons or other legal process or notice and to appear and represent the Land Owners in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Land Owner arising after the

Anam Ashasthree Construction (AR)

Kajesh Sahu

Partner

19/10/19

Anam Ashasthree Construction (AR)

Sandivini Sam

Partner

19/10/19

- ① Kajesh Sahu      ② Sandivini Sam  
③ ~~\_\_\_\_\_~~      ④ Sweta Gupta

execution of the agreement between the Land Owner and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Land Owner against any cause of action arising due to the development work.

- D. To enter into agreement for sale or otherwise allot residential unit tenements in the aforesaid Building/ Buildings to purchasers except of the LAND OWNER'S area as described in Schedule "B" and be entitled to the consideration thereof.
- E. To mortgage the said property or any portion thereof except the portion allotted to the Land Owner as described in schedule "B" with and/or financial institutions to obtain loan for purchase of residential unit as the said Developer will decide at their sole discretion or purpose of the Developer.
- F. To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.
- G. The Developer shall install and maintain for the benefit of the Land Owner and others prospective purchasers of the proposed building deep tube-well over head storage tank, public water supply connection, pump-set for lifting water to storage tanks and the Land Owner will enjoy all relevant facilities.
- H. The Developer shall provided ancillary electric connection and Generator and supply for the benefit of the Land Owner and prospective Purchaser of the proposed building and the Land Owner will be entitled to the benefit and use thereof.
- 7. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owner for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Land Owner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.

Aryan Ashritha Construction (Pvt)  
Rajesh Sahu  
Partner  
19/10/19

Aryan Ashritha Construction (Pvt)  
Partner  
19/10/19

- ① Rajesh Sahu
- ② Sanjivini Samu.
- ③ ~~Indira~~ Indira Gupta
- ④ Swita Gupta

8. The Land Owner hereby covenants with the Developer as follows:-

- A. That the property is free hold and the Land Owner have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A property in this circumstances the Land Owner shall execute further agreement with the Developer for proper confirming of title of the Land Owner. If any litigation or hindrance whatsoever shall be found by the Developer in future in that event the same shall be liability of the Land Owner only.
- B. That Land Owner have not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Land Owner have not entered in to any agreement in respect of Schedule - A property with any person, partnership firm, company or any proprietorship concern prior to this development agreement.
- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
- D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Land Owner no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.

Aryan Ashreshree Construction (AR)

Rajesh Sahu  
Partner

12/10/19

Aryan Ashreshree Construction (AR)

Partner

12/10/19

- ① Rajesh Sahu
- ② Sanjivini Sahu
- ③ Dip Kumar Mahto
- ④ Swati Gupta

F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone and the Land Owner shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer.

9. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

The Developer shall indemnify the Land Owner from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Land Owner against any claim, action or proceeding which may be brought, or taken against the Land Owner in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Land Owner against any claim, compensation, action or proceedings which may brought or taken against the Land Owner in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNER area that if, after receiving their share of built-up area as per Schedule- "B", the LAND OWNER will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with residential unit in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or their nominee/nominees.

10. In due course of search by the Developer if found the Schedule - A property is encumbered or any defect of the title of the Land Owner in that circumstances Land Owner will liable alone and he will get the Schedule A land free from all encumbrance, litigation whatsoever from on expense and sources.

Anjan Achashree Construction (AR)

Rajesh Sahu

Partner

19/10/19

Anjan Achashree Construction (AR)

[Signature]

Partner

19/10/19

①

Rajesh Sahu

②

Sansivini Sam

③

Dip Kuma Gupta

④

Switagupta

11. SCHEDULE FOR MANAGEMENT :

A schedule shall be formed by the parties herein due course for the management/administration of the new buildings including the portion in common use and showing the expenses of the management/ administration of the amenities in the new buildings including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Land Owner allocation and the Developer allocation shares.

12. BREACH OF DEVELOPMENT AGREEMENT :

In the event of breach of this Development Agreement, either by the Developer or the Land Owner the defaulting party will be liable for legal action and compensational as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.

13. That the LAND OWNER agrees that if any current and recurring levy or service charges, goods and service taxes are imposed by the C.O., R.M.C. or any other public body/bodies or any competent authority for the development/betterment of the area in which the premises is located or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LAND OWNER and his PURCHASER and DEVELOPER and their PURCHASER of the Unit jointly in the same proportion as their respective shares of built-up area in the proposed building.

14. Courts at Ranchi along shall have jurisdiction to entertain any type of dispute, all actions, suits and proceeding arising out of this agreement.

15. AND WHEREAS 5.17 decimals donated by the Land Owners from the plot No. 46 for road widening out of Total Area 1.54 Acres.

Aryan Ashishree Construction (AR)  
Partner  
Rajesh Sahu  
11.11.19

Aryan Ashishree Construction (AR)  
19.11.19

- ① Rajesh Sahu
- ② Sanjivini Sahu
- ③ ~~Sanjivini Sahu~~
- ④ Sunita Gupta

**SCHEDULE - A**

All that piece and parcel of land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 28.36 Kathas (i.e. 46.87 decimals) out of Area 31.48 Kathas (i.e. 52.04 decimals) and Plot No. 47 marked as Sub Plot No. 47/Part, Area 61.68 Kathas (i.e. 101.96 decimals), Total Area 1 Acre 48.83 Decimals situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi bearing Holding No. 0030002414000Z0, 0030002412000Z0, 0030002415000Z0 and 0030002413000Z0, Ward No. 03 of Ranchi Municipal Corporation, Ranchi having permanent heritable and transferable Chapperbandi right. which is butted and bounded as follows :-

**Boundary of Plot No. 46**

- North : R.S. Plot No. 131
- South : R.S. Plot No. 45 and Proposed Road
- East : Proposed Road
- West : Proposed Road and R.S. Plot No. 47

**Boundary of Plot No. 47**

- North : Proposed Road
- South : Proposed Road
- East : Proposed Road & R.S. Plot No. 131 & 46
- West : Proposed Road

**SCHEDULE-"B"**

That in lieu of the land provided by the Land Owner to the Developer for constructing the Multi-storied Building namely "ASHA SHREE HEIGHTS" the Developer shall give 45% Super Built-up area of the proposed multi storied building to the Land Owner for his respective land with undivided share of land and roof right shall be in the same ratio and undivided share of schedule-"A" land with car parking space in Ground Floor and all common area, common facilities, amenities of entire schedule-A land.

Anjan Ashishree Construction (AR)  
Rajesh Sahu  
Partner  
19/10/19

Anjan Ashishree Construction (AR)  
A. Saha  
Partner  
19/10/19

Rajesh Sahu                      Sanjivini Saha.  
 Dip Kumar Gupta              Sweta Gupta

**LAND OWNER SHARE'S FLATS (BLOCK-A)**

| <u>Sl. No.</u> | <u>Flat No.</u> | <u>Floor</u>    | <u>Carpet Area</u> | <u>built-up Area</u> | <u>Super built-up Area</u> |
|----------------|-----------------|-----------------|--------------------|----------------------|----------------------------|
| 1.             | 101             | 1 <sup>st</sup> | 822                | 997                  | 1290                       |
| 2.             | 102             | 1 <sup>st</sup> | 822                | 997                  | 1290                       |
| 3.             | 103             | 1 <sup>st</sup> | 838                | 1030                 | 1370                       |
| 4.             | 104             | 1 <sup>st</sup> | 838                | 1030                 | 1370                       |
| 5.             | 105             | 1 <sup>st</sup> | 838                | 1030                 | 1370                       |
| 6.             | 106             | 1 <sup>st</sup> | 838                | 1030                 | 1370                       |
| 7.             | 107             | 1 <sup>st</sup> | 822                | 997                  | 1290                       |
| 8.             | 108             | 1 <sup>st</sup> | 822                | 997                  | 1290                       |
| 9.             | 301             | 3 <sup>rd</sup> | 822                | 997                  | 1290                       |
| 10.            | 302             | 3 <sup>rd</sup> | 822                | 997                  | 1290                       |
| 11.            | 303             | 3 <sup>rd</sup> | 838                | 1030                 | 1370                       |
| 12.            | 304             | 3 <sup>rd</sup> | 838                | 1030                 | 1370                       |
| 13.            | 305             | 3 <sup>rd</sup> | 838                | 1030                 | 1370                       |
| 14.            | 306             | 3 <sup>rd</sup> | 838                | 1030                 | 1370                       |
| 15.            | 307             | 3 <sup>rd</sup> | 822                | 997                  | 1290                       |
| 16.            | 308             | 3 <sup>rd</sup> | 822                | 997                  | 1290                       |
| 17.            | 501             | 5 <sup>th</sup> | 822                | 997                  | 1290                       |
| 18.            | 502             | 5 <sup>th</sup> | 822                | 997                  | 1290                       |
| 19.            | 503             | 5 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 20.            | 504             | 5 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 21.            | 505             | 5 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 22.            | 506             | 5 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 23.            | 507             | 5 <sup>th</sup> | 822                | 997                  | 1290                       |
| 24.            | 508             | 5 <sup>th</sup> | 822                | 997                  | 1290                       |

Anjan Ashcharya Construction (AR)

Rajesh Sahay  
Partner

19/10/19

**LAND OWNER SHARE'S FLATS (BLOCK-B)**

| <u>Sl. No.</u> | <u>Flat No.</u> | <u>Floor</u>    | <u>Carpet Area</u> | <u>built-up Area</u> | <u>Super built-up Area</u> |
|----------------|-----------------|-----------------|--------------------|----------------------|----------------------------|
| 1.             | 106             | 1 <sup>st</sup> | 875                | 1038                 | 1370                       |
| 2.             | 201             | 2 <sup>nd</sup> | 875                | 1038                 | 1380                       |
| 3.             | 202             | 2 <sup>nd</sup> | 875                | 1038                 | 1380                       |
| 4.             | 203             | 2 <sup>nd</sup> | 614                | 756                  | 1005                       |
| 5.             | 204             | 2 <sup>nd</sup> | 607                | 740                  | 984                        |

Anjan Ashcharya Construction (AR)

Rajesh Sahay  
Partner

19/10/19

① Rajesh Sahay.      ② Sanjivini Sam.

③ [Signature]      ④ Swita Gupta

(18)

|     |     |                 |     |      |      |
|-----|-----|-----------------|-----|------|------|
| 6.  | 205 | 2 <sup>nd</sup> | 875 | 1038 | 1380 |
| 7.  | 206 | 2 <sup>nd</sup> | 875 | 1038 | 1370 |
| 8.  | 401 | 4 <sup>th</sup> | 875 | 1038 | 1380 |
| 9.  | 402 | 4 <sup>th</sup> | 875 | 1038 | 1380 |
| 10. | 403 | 4 <sup>th</sup> | 614 | 756  | 1005 |
| 11. | 404 | 4 <sup>th</sup> | 607 | 740  | 984  |
| 12. | 405 | 4 <sup>th</sup> | 875 | 1038 | 1380 |
| 13. | 406 | 4 <sup>th</sup> | 875 | 1038 | 1370 |
| 14. | 701 | 7 <sup>th</sup> | 875 | 1038 | 1380 |
| 15. | 702 | 7 <sup>th</sup> | 875 | 1038 | 1380 |
| 16. | 703 | 7 <sup>th</sup> | 614 | 756  | 1005 |
| 17. | 704 | 7 <sup>th</sup> | 607 | 740  | 984  |
| 18. | 705 | 7 <sup>th</sup> | 875 | 1038 | 1380 |
| 19. | 706 | 7 <sup>th</sup> | 875 | 1038 | 1370 |

Nyam Ashastreea Construction (AR)  
 Rajesh Sahay  
 Partner  
 19/10/19

**PENTHOUSE (Block-B)**

|              |                                   | Built-up area | Super built-up area |
|--------------|-----------------------------------|---------------|---------------------|
| Penthouse -1 | 8 <sup>th</sup> & 9 <sup>th</sup> | 4489 sq. ft.  | 5387 sq. ft.        |
| Penthouse -2 | 8 <sup>th</sup> & 9 <sup>th</sup> | 4457 sq. ft.  | 5397 sq. ft.        |

**LAND OWNER SHARE'S FLATS (BLOCK-C)**

| Sl. No. | Flat No. | Floor           | Carpet Area | built-up Area (in sq. ft.) | Super built-up Area (in sq. ft.) |
|---------|----------|-----------------|-------------|----------------------------|----------------------------------|
| 1.      | 201      | 2 <sup>nd</sup> |             | 651                        | 781                              |
| 2.      | 202      | 2 <sup>nd</sup> |             | 538                        | 646                              |
| 3.      | 203      | 2 <sup>nd</sup> |             | 540                        | 648                              |
| 4.      | 204      | 2 <sup>nd</sup> |             | 663                        | 796                              |
| 5.      | 205      | 2 <sup>nd</sup> |             | 316                        | 379                              |
| 6.      | 206      | 2 <sup>nd</sup> |             | 328                        | 394                              |
| 7.      | 207      | 2 <sup>nd</sup> |             | 346                        | 415                              |
| 8.      | 208      | 2 <sup>nd</sup> |             | 320                        | 384                              |
| 9.      | 301      | 3 <sup>rd</sup> |             | 651                        | 781                              |
| 10.     | 305      | 3 <sup>rd</sup> |             | 316                        | 379                              |
| 11.     | 306      | 3 <sup>rd</sup> |             | 328                        | 394                              |

Nyam Ashastreea Construction (AR)  
 Partner  
 19/10/19

- ① Rajesh Sahay
- ② Sonalvini Sahay
- ③ Dipakumar Jyoti
- ④ Sunita Gupta

**SCHEDULE- "C"**  
**DEVELOPER'S SHARE**

The developer the remaining portion 55% of the proposed multi storied building namely "ASHA SHREE HEIGHTS" and roof right shall be in the same ratio and undivided share of schedule-"A" land with car parking space in Ground Floor and all common area, common facilities, amenities of entire schedule-A land.

**DEVELOPER'S SHARE FLATS (BLOCK-A)**

| <u>Sl. No.</u> | <u>Flat No.</u> | <u>Floor</u>    | <u>Carpet Area</u> | <u>built-up Area</u> | <u>Super built-up Area</u> |
|----------------|-----------------|-----------------|--------------------|----------------------|----------------------------|
| 1.             | 201             | 2 <sup>nd</sup> | 822                | 997                  | 1290                       |
| 2.             | 202             | 2 <sup>nd</sup> | 822                | 997                  | 1290                       |
| 3.             | 203             | 2 <sup>nd</sup> | 838                | 1030                 | 1370                       |
| 4.             | 204             | 2 <sup>nd</sup> | 838                | 1030                 | 1370                       |
| 5.             | 205             | 2 <sup>nd</sup> | 838                | 1030                 | 1370                       |
| 6.             | 206             | 2 <sup>nd</sup> | 838                | 1030                 | 1370                       |
| 7.             | 207             | 2 <sup>nd</sup> | 822                | 997                  | 1290                       |
| 8.             | 208             | 2 <sup>nd</sup> | 822                | 997                  | 1290                       |
| 9.             | 401             | 4 <sup>th</sup> | 822                | 997                  | 1290                       |
| 10.            | 402             | 4 <sup>th</sup> | 822                | 997                  | 1290                       |
| 11.            | 403             | 4 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 12.            | 404             | 4 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 13.            | 405             | 4 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 14.            | 406             | 4 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 15.            | 407             | 4 <sup>th</sup> | 822                | 997                  | 1290                       |
| 16.            | 408             | 4 <sup>th</sup> | 822                | 997                  | 1290                       |
| 17.            | 601             | 6 <sup>th</sup> | 822                | 997                  | 1290                       |
| 18.            | 602             | 6 <sup>th</sup> | 822                | 997                  | 1290                       |
| 19.            | 603             | 6 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 20.            | 604             | 6 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 21.            | 605             | 6 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 22.            | 606             | 6 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 23.            | 607             | 6 <sup>th</sup> | 822                | 997                  | 1290                       |
| 24.            | 608             | 6 <sup>th</sup> | 822                | 997                  | 1290                       |
| 25.            | 701             | 7 <sup>th</sup> | 822                | 997                  | 1290                       |
| 26.            | 702             | 7 <sup>th</sup> | 822                | 997                  | 1290                       |
| 27.            | 703             | 7 <sup>th</sup> | 838                | 1030                 | 1370                       |
| 28.            | 704             | 7 <sup>th</sup> | 838                | 1030                 | 1370                       |

Aryan Ashasree Construction (ARI)

Rajesh Sahu

Partner

19/10/19

Aryan Ashasree Construction (ARI)

19/10/19

Rajesh Sahu

Somjitvni Saran

19/10/19

Sweta Gupta

| (20) |     |                 |     |      |      |
|------|-----|-----------------|-----|------|------|
| 29.  | 705 | 7 <sup>th</sup> | 838 | 1030 | 1370 |
| 30.  | 706 | 7 <sup>th</sup> | 838 | 1030 | 1370 |
| 31.  | 707 | 7 <sup>th</sup> | 822 | 997  | 1290 |
| 32.  | 708 | 7 <sup>th</sup> | 822 | 997  | 1290 |

**PENTHOUSE (Block-A)**

|              |                                   |  | Built-up area | Super built-up area |
|--------------|-----------------------------------|--|---------------|---------------------|
| Penthouse -1 | 8 <sup>th</sup> & 9 <sup>th</sup> |  | 4489 sq. ft.  | 5387 sq. ft.        |
| Penthouse -2 | 8 <sup>th</sup> & 9 <sup>th</sup> |  | 4457 sq. ft.  | 5357 sq. ft.        |

**DEVELOPER'S SHARE FLATS (BLOCK-B)**

| Sl. No. | Flat No. | Floor           | Carpet Area | built-up Area | Super built-up Area |
|---------|----------|-----------------|-------------|---------------|---------------------|
| 1.      | 101      | 1 <sup>st</sup> | 875         | 1038          | 1380                |
| 2.      | 102      | 1 <sup>st</sup> | 875         | 1038          | 1380                |
| 3.      | 103      | 1 <sup>st</sup> | 614         | 756           | 1005                |
| 4.      | 104      | 1 <sup>st</sup> | 607         | 740           | 984                 |
| 5.      | 105      | 1 <sup>st</sup> | 875         | 1038          | 1380                |
| 6.      | 301      | 3 <sup>rd</sup> | 875         | 1038          | 1380                |
| 7.      | 302      | 3 <sup>rd</sup> | 875         | 1038          | 1380                |
| 8.      | 303      | 3 <sup>rd</sup> | 614         | 756           | 1005                |
| 9.      | 304      | 3 <sup>rd</sup> | 607         | 740           | 984                 |
| 10.     | 305      | 3 <sup>rd</sup> | 875         | 1038          | 1380                |
| 11.     | 306      | 3 <sup>rd</sup> | 875         | 1038          | 1370                |
| 12.     | 501      | 5 <sup>th</sup> | 875         | 1038          | 1380                |
| 13.     | 502      | 5 <sup>th</sup> | 875         | 1038          | 1380                |
| 14.     | 503      | 5 <sup>th</sup> | 614         | 756           | 1005                |
| 15.     | 504      | 5 <sup>th</sup> | 607         | 740           | 984                 |
| 16.     | 505      | 5 <sup>th</sup> | 875         | 1038          | 1380                |
| 17.     | 506      | 5 <sup>th</sup> | 875         | 1038          | 1370                |
| 18.     | 601      | 6 <sup>th</sup> | 875         | 1038          | 1380                |
| 19.     | 602      | 6 <sup>th</sup> | 875         | 1038          | 1380                |
| 20.     | 603      | 6 <sup>th</sup> | 614         | 756           | 1005                |
| 21.     | 604      | 6 <sup>th</sup> | 607         | 740           | 984                 |
| 22.     | 605      | 6 <sup>th</sup> | 875         | 1038          | 1380                |
| 23.     | 606      | 6 <sup>th</sup> | 875         | 1038          | 1370                |

Anjan Asheshree Construction (AR)

Rajesh Sahu  
Partner T

10/11/19

Anjan Asheshree Construction (AR)

Smita  
Partner T

19/10/19

- ① Rajesh Sahu
- ② Smita Sahu
- ③ Dip Kumar
- ④ Swita Gupta

**DEVELOPER'S SHARE FLATS (BLOCK-C)**

| <u>Sl. No.</u> | <u>Flat No.</u> | <u>Floor</u>    | <u>Carpet Area</u> | <u>built-up Area</u> | <u>Super built-up Area</u> |
|----------------|-----------------|-----------------|--------------------|----------------------|----------------------------|
| 1.             | 101             | 1 <sup>st</sup> |                    | 651                  | 781                        |
| 2.             | 102             | 1 <sup>st</sup> |                    | 538                  | 646                        |
| 3.             | 103             | 1 <sup>st</sup> |                    | 540                  | 648                        |
| 4.             | 104             | 1 <sup>st</sup> |                    | 663                  | 796                        |
| 5.             | 105             | 1 <sup>st</sup> |                    | 316                  | 379                        |
| 6.             | 106             | 1 <sup>st</sup> |                    | 328                  | 394                        |
| 7.             | 107             | 1 <sup>st</sup> |                    | 346                  | 415                        |
| 8.             | 108             | 1 <sup>st</sup> |                    | 320                  | 384                        |
| 9.             | 302             | 3 <sup>rd</sup> |                    | 538                  | 646                        |
| 10.            | 303             | 3 <sup>rd</sup> |                    | 540                  | 648                        |
| 11.            | 304             | 3 <sup>rd</sup> |                    | 663                  | 796                        |
| 12.            | 307             | 3 <sup>rd</sup> |                    | 346                  | 415                        |
| 13.            | 308             | 3 <sup>rd</sup> |                    | 320                  | 384                        |

**VALUE OF LAND (FOR THE PURPOSE OF REGISTRATION)**

LAND AREA 1 ACRES 48.83 DECIMALS @ RS. 5,57,050/- PER DECIMAL TOTAL VALUE OF PROPERTY WORTH RS. 8,29,05,900/-

**SCHEDULE- "D"****Specification for the Building :-**

as per previous development agreement dated 23.04.2014

**CERTIFICATE**

It is certified that the property mentioned in the Schedule do not comes under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L. It is further certified that the land is not a Schedule Tribes land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai.

① Rajesh Sahay

② Dip Kumar Jyoti

③ Sanjivini Sam

④ Swita Gupta

Aryan Ashashree Construction (AR)

Rajesh Sahay

19/10/19

Aryan Ashashree Construction (AR)

Rajesh Sahay

19/10/19

IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presence of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of :

WITNESSES :

LAND OWNERS

1. Rajesh Kumar  
S/o Late Pradeep Kumar  
Madhukam Ranchi

2. Tejprabha Lal  
S/o Sri Rakesh Singh  
Harma Lal Lal

① Rajesh sahu  
19/10/19

② Sanjivini sahu  
19/10/19

③ Dip Kumar Jaiswal  
19/10/19

④ Swita gupta  
19/10/19

Anyan Authentic Construction (AR)  
Rajesh sahu  
19/10/19  
Anyan Authentic Construction (AR)  
Dip Kumar Jaiswal  
19/10/19

Finger Impression of left Hand, Photograph & Signature of the DEVELOPER



Ayan Ashashree Construction (AR)  
Rajesh Sahy  
Partner  
19/10/11

|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |



Ayan Ashashree Construction (AR)  
Rajesh Sahy  
Partner  
19/10/11

|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

Typed and Composed by :-

Arun Kumar  
(Krishna Computers)

Mahendra Prasad Gupta  
Drafted by  
Rajesh Sahy  
Advocate  
Ew No 680599

Dist. No. 142

Sunita Gupta  
19/10/11

Sanjay Kumar

Token No.: 20190000086725

## CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **19-Oct-2019** by **Dilip Kumar Gupta, S/O, D/O, W/O Late Kanchan Lal Sahu** resident of Mahavir Chowk, Upper Bazar, Kotwali, Ranchi ..

This deed was registered as Document No:- **2019/RANU3/2526/BK1/2385** in Book No :- **BK1**, Volume No :- **283** from Page No :- **233** to **354** at, office of **SRO - Ranchi Urban3**

Date:- **19-Oct-2019**

Registering Officer





सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH29107264314541S  
 Certificate issued Date : 24-Jun-2020 10:15 AM  
 Account Reference : SHCIL (FI)/jhshcil01/ RANCHI/ JH-RNC  
 Unique Doc. Reference : SUBIN-JHJHSHCIL0143422957667354S  
 Purchased by : ARYANASHASHREE CONSTRUCTION  
 Description of Document : Article 5 Agreement or memorandum of an Agreement  
 Property Description : DEED OF RECTIFICATION OF DEVELOPMENT AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : RAJESH SAHU AND OTHERS  
 Second Party : ARYAN ASHASHREE CONSTRUCTION A R  
 Stamp Duty Paid By : ARYAN ASHASHREE CONSTRUCTION A R  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line.....

नबधन नियम 21 के अधीन तथा छोटानापुर  
इनेसी एक्ट 1908 की धारा .....के अधीन  
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची  
I या I का सं. 5...के अधीन यथावत स्टाम्प  
(स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क  
बापेक्षित नहीं)

निबंधन पराधिकारी  
राहरी क्षेत्र-3, ककि, राँची  
27-6-2020

0008140807

Aryan Ashashree Construction (AR)

Aryan Ashashree Construction (AR)

Rajesh Sahu  
Partner

Rajesh Sahu

Sanjivini Sahu

Switagupta

27/6/2020

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at 'www.shcinstamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

जाति - राबिनार

Inspection No - 119 dt 27-6-2020

Blk - No I Val - No - 283 Page No

233 to 354 Road No - 2385 / 2019

Rectification

A  
27/6



SARNVAL  
Advocate  
Ranchi

Anyan Ashrestree Construction (AR)

Anyan Ashrestree Construction (AR)

Rajesh Sahu  
Partner

**DEED OF RECTIFICATION OF DEVELOPMENT  
AGREEMENT**

THIS DEED OF RECTIFICATION of Development Agreement is made on this the 27 day of June, 2020 at Ranchi.

**BETWEEN**

(1) RAJESH SAHU (PAN-AGKPS0489H, AADHAR No. 9692 6321 9917 & Mob. No. 9471736131) S/o Late Jagdish Sahu and Grand S/o Late Horin Sahu (2) SMT. SANJIVINI SAHU (PAN-AIOPS4497H, AADHAR No. 6116 0895 1832 & Mob. No. 9955358118) wife of Sri Rajesh Sahu, D/o Ram Gopal Sharma and Grand D/o Late Durga Dutt Vyas (3) DILIP KUMAR GUPTA (PAN-ACEPG3413H, AADHAR No. 9761 7399 0372 & Mob. No. 9431108182) S/o Late Kanchan Lal Sahu & Grand S/o Late Jhunu Saw and (4) SMT. SUNITA GUPTA (PAN-ACEPG3744K AADHAR No. 2542 5707 1310 & Mob. No. 9431108182) W/o Sri Dilip Kumar Gupta, D/o Nand Kishore Prasad and Grand D/o Late Koleshwar Prasad, all by faith Hindu, by caste Rauniar Bania, by occupation Business, resident of Mahavir Chowk, Upper Bazar, P.S. Kotwali, District Ranchi, PIN-834001, State Jharkhand, Indian Citizens (hereinafter called the LAND OWNERS / FIRST PARTIES) of the FIRST PART.

Contd. ....P/2

Sunita Gupta

Dilip, Kameshwar  
27/6/2020

Rajesh Sahu  
Sanjivini Sahu  
27/6/2020

Handwritten notes and stamps on the right side of the page, including the word "Third" and several circular stamps.

Finger Impression of left Hand, Photograph & Signature of the LAND OWNERS

Sanjivani Sahu. 27/11/2020



|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

SAJIVANI  
Advocate  
Rajesh Ranchi

Rajesh Sahu 27/11/2020



|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

SAJIVANI  
Advocate  
Rajesh Ranchi

Swita Gupta 27/11/2020



|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

SAJIVANI  
Advocate  
Rajesh Ranchi

Aryan Ashashree Construction (AR)  
Rajesh Sahu  
27/11/2020 Partner

Aryan Ashashree Construction (AR)  
  
27/11/2020 Partner

AND

**ARYAN ASHASHREE CONSTRUCTION (AR) (PAN-ABNFA6682L)** a partnership concern having its office at 2<sup>nd</sup> Floor, Arctic Mall, Bariatu Road, P.S. Bariatu, Dist. Ranchi, State Jharkhand, though its partners namely **(1) RAJESH SAHU (AADHAR No. 9692 6321 9917 & Mob. No. 9471736131)** S/o Late Jagdish Sahu and Grand S/o Late Horin Sahu, by faith Hindu, by caste Rauniyar Bania, by occupation Business, resident of Mahabir Chowk, Upper Bazar, P.S. Kotwali, District Ranchi, PIN-834001 and **(2) AMRENDRA KUMAR SINHA (AADHAR No. 3435 3857 2312 & Mob. No. 9431115321)** S/o Late Bama Shankar Prasad and Grand S/o Late Jay Narayan Prasad, by faith Hindu, by caste Kayastha, by occupation Business, resident of "ALKA NIWAS", Manda Tanr, Morhabadi, P.S. Bariatu, Dist. Ranchi, State-Jharkhand, State Jharkhand, Indian Citizen (hereinafter called the DEVELOPER) of the SECOND PART.

Aryan Ashashree Construction (AR)  
Rajesh Sahu  
Partner

AND WHEREAS a development agreement has been executed between the First Parties and the Second Parties for construction of multi storied building namely "ASHA SHREE HEIGHTS" as per plan sanctioned by R.M.C., Ranchi vide B.C. No. BP/W03/0423/17 dated 09.10.2017 in the land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 28.36 Kathas (i.e. 46.87 decimals) out of Area 31.48 Kathas (i.e. 52.04 decimals) and Plot No. 47 marked as Sub Plot No. 47/Part, Area 61.68 Kathas (i.e. 101.96 decimals), Total Area 1 Acre 48.83 Decimals situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi bearing Holding No. 0030002414000Z0, 0030002412000Z0, 0030002415000Z0 and 0030002413000Z0, Ward No. 03 of Ranchi Municipal Corporation, Ranchi by virtue of Registered Development Agreement dated 19.10.2019, which was registered at Sub Registrar Office, Ranchi Town Area-3 and entered in Book No. I, Volume No. 283, Page No. 233 to 354, Deed No. 2385 for the year 2019.

Aryan Ashashree Construction (AR)  
Amrendra Kumar Sinha  
Partner

Smita Gupta

Rajesh Sahu

Dr. K. K. Jaiswal

Sanjivani Sahu

27/6/2020

27/6/2020

AND WHEREAS as per development agreement dated 19.10.2019 both the parties distributed their respective share in shape of flats between them.

But, due to inadvertence and typological error at page No. 17 in place of Land Owner share's flats (Block-B), Owner share's flats (Block-A) has been in-correctly typed and Land Owner share's flats (Block-A), Owner share's flats (Block-B) has been in-correctly typed. Similarly at page No. 18 in place of PENTHOUSE (Block-A), PENTHOUSE (Block-B) has been incorrectly typed. At page No. 19 Developer's share flats (Block-B), Developer's share flats (Block-A) has been incorrectly typed, at page No. 20 PENTHOUSE (Block-B), PENTHOUSE (Block-A) has been incorrectly typed. Developer's share flats (Block-A), Developer's share flats (Block-B) has been incorrectly typed in the said Registered Development Agreement. As such by this rectification deed at page No. 17 in correctly typed Land Owner share's flat (Block-A) is being rectified as Land Owners shares flat (Block-B), Land Owners shares flats (Block-B) is being rectified as Land Owners shares flat (Block-A), At page No. 18 incorrectly typed PENTHOUSE (Block-B) is being rectified as PENTHOUSE (Block-A), at page No. 19 Developer's share flats (Block-A) is being rectified as Developer's share flats (Block-B), at page No. 20 Penthouse (Block-A) is being rectified as Penthouse (Block-B), Developer's share flats Block-B is being rectified as Developer's share flats Block-A in this deed of rectification.

That there is no any rectification in name, address, Khata No., Plot No., Area, Map, Amount and material changing regarding the said Development Agreement by this rectification deed with aforesaid original Development Agreement Deed.

AND WHEREAS it is desirable to rectify this mistake, the both parties have agreed and hereby execute this rectification deed by way of endorsement on the Original Registered Development Agreement Deed No. 2385 dated 19.10.2019 which was Registered at Sub Registrar, Ranchi Town Area-3 and entered on Book No. I, Vol. No. 283, Page No. 233 to 354 for the year 2019.

Aryan Ashishree Construction (AP)  
Rajendra Sahay  
Partner

Aryan Ashishree Construction (AP)  
Soni  
Partner

Dij, Kumar Singh  
Sunita Gupta  
27/11/2020

Sonivini Sam  
Rajendra Sahay  
27/11/2020

SCHEDULE-A

All that piece and parcel of land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 28.36 Kathas (i.e. 46.87 decimals) out of Area 31.48 Kathas (i.e. 52.04 decimals) and Plot No. 47 marked as Sub Plot No. 47/Part, Area 61.68 Kathas (i.e. 101.96 decimals), Total Area 1 Acre 48.83 Decimals situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi bearing Holding No. 0030002414000Z0, 0030002412000Z0, 0030002415000Z0 and 0030002413000Z0, Ward No. 03 of Ranchi Municipal Corporation, Ranchi having permanent heritable and transferable Chapperbandi right. which is butted and bounded as follows :-

Boundary of Plot No. 46

North : R.S. Plot No. 131  
 South : R.S. Plot No. 45 and Proposed Road  
 East : Proposed Road  
 West : Proposed Road and R.S. Plot No. 47

Boundary of Plot No. 47

North : Proposed Road  
 South : Proposed Road  
 East : Proposed Road & R.S. Plot No. 131 & 46  
 West : Proposed Road

SCHEDULE-"B"

That in lieu of the land provided by the Land Owner to the Developer for constructing the Multi-storied Building namely "ASHA SHREE HEIGHTS" the Developer shall give 45% Super Built-up area of the proposed multi storied building to the Land Owner for his respective land with undivided share of land and roof right shall be in the same ratio and undivided share of schedule-"A" land with car parking space in Ground Floor and all common area, common facilities, amenities of entire schedule-A land.

Aryan Asheshree Construction (AR)  
 Partner  
 Rajesh Sahu

Aryan Asheshree Construction (AR)  
 Partner  
 [Signature]

[Signature]  
 Swita Gupta  
 27/10/2022

Santwini Samra  
 Rajesh Sahu  
 27/10/2022

IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presence of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of:

WITNESSES:

1. Rajesh Kumar 27/6/2020  
S/O Late Pradeep Kumar  
Kantur Road Ranchi

2. Amit Kumar 27/6/2020  
S/O Smt. R. S. Lal  
Harmukh  
Ranchi

LAND OWNERS

Dip Kumar 27/6/2020  
Rajesh Sahu  
27/6/2020

Santirini Sam.  
27/6/2020  
Swati Gupta  
27/6/2020

Aryan Ashish Construction (Pvt)  
  
Partner  
27/6/2020

Aryan Ashish Construction (Pvt)  
Rajesh Sahu  
27/6/2020

Finger Impression of left Hand, Photograph & Signature of the DEVELOPER



SARINVAI  
Advocate  
Court, Ranchi

Aryan Ashashree Construction (Pvt.)

Rajesh Sahy Partner

27/6/2020

|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |



SARINVAI  
Advocate  
Court, Ranchi

Aryan Ashashree Construction (Pvt.)

Rajesh Sahy Partner

27/6/2020

|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence

Typed and Composed by :-

August 09  
(Krishna Computers)

Swita Gupta

27/6/2020

Drafted by

Rajesh Sahy  
Advocate  
Court, Ranchi

Sanjivini Sam

## CERTIFICATE

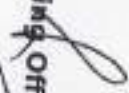
### Office of the SRO - Ranchi Urban3

This Rectification was presented before the registering officer on date 27-Jun-2020 by **DILIP KUMAR GUPTA, S/O, D/O, W/O LATE KANCHAN LAL SAHU** resident of MAHAVIR CHOWK UPPER BAZAR KOTWALI RANCHI ..

This deed was registered as Document No:- 2020/RANU3/1076/BK1/1001 in Book No :- BK1, Volume No :- 127 from Page No :- 199 to 322 at, office of SRO - Ranchi Urban3

Date:- 27-Jun-2020

Registering Officer

  
27/6/20

640

578



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 0e93d570fbc47838de2b  
**Receipt Date :** 17-Feb-2025 08:00:29 pm  
**Receipt Amount :** 100/-  
**Amount In Words :** One Hundred Rupees Only  
**Token Number :** 202500021795  
**Office Name :** SRO - Ranchi Urban3  
**Document Type :** Development Agreement  
**Payee Name :** AMRENDRA KUMAR SINHA ( Vendee )  
**GRN Number :** 2500795254



अनुसूची 21 के अधीन तथा भारतीय स्टाम्प एक्ट 1908 की धारा ..... के अधीन भारतीय स्टाम्प अधिनियम 1899 के अनुसूची 1 या 1 का सं. 5 के अधीन यथावत स्टाम्प स्टाम्प शुल्क से विमुक्त वा स्टाम्प शुल्क तय है।

**RUPESH KUMAR SINHA**  
 AMRENDRA KUMAR SINHA  
 RANCHI URBAN 3, JHARKHAND

*Rajesh Sahay*  
*Sarini Ni Saha*  
*Amrendra Kumar Sinha*  
*Swinita Gupta*  
 24.2.2025

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। प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

D. Agreement

V. Com

707100 x 148.83 dec

सकाल के अग्रिम, शो निो रिस-इवि-  
अग्रिम विभाग- अग्र शो निो रिस-इवि-  
अग्र निो रिस-इवि. 30-11-17 के अग्रिम-  
रि।



20/05  
Ranchi  
Enrol.No. 50402

Enrol.No. 50402  
Ranchi

**NAND KUMAR**

Ar  
24-2

DEVELOPMENT AGREEMENT IN CONTINUATION OF  
EARLIER DEVELOPMENT AGREEMENT DATED 19.10.2019

UNDER GROUP DEVELOPMENT SCHEME

THIS DEED OF Development Agreement is made on this the 24<sup>TH</sup> day of February, 2024 at Ranchi.

BETWEEN

(1) RAJESH SAHU (PAN-AGKPS0489H, AADHAR No. XXXX XXXX 9917 & Mob. No. 9471736131) S/o Late Jagdish Sahu and Grand S/o Late Horin Sahu (2) SMT. SANJIVINI SAHU (PAN-AIOPS4497H, AADHAR No. XXXX XXXX 1832 & Mob. No. 9955358118) wife of Sri Rajesh Sahu, D/o Ram Gopal Sharma and Grand D/o Late Durga Dutt Vyas (3) DILIP KUMAR GUPTA (PAN-ACEPG3413H, AADHAR No. XXXX XXXX 0372 & Mob. No. 9431108182) S/o Late Kanchan Lal Sahu & Grand S/o Late Jhunu Saw and (4) SMT. SUNITA GUPTA (PAN-ACEPG3744K AADHAR No. XXXX XXXX 1310 & Mob. No. 9431108182) W/o Sri Dilip Kumar Gupta, D/o Nand Kishore Prasad and Grand D/o Late Koleshwar Prasad, all by faith Hindu, by caste- Genral (not Govern under CNT Act 1908), by occupation Business, resident of Mahavir Chowk, Upper Bazar, P.S. Kotwali, District Ranchi, PIN-834001, State Jharkhand, Indian Citizens (hereinafter called the LAND OWNERS / FIRST PARTIES) of the FIRST PART;

Sanjivini sasu Sunita gupta

मार्गदर्शिका पंजी से  
गिलान किया।  
प्रतिबंधित सूची में  
नं. 132 नहीं मिला।

(1)

Aryan Ashastree Construction (AR)  
Rajesh Sahu  
Partner

Aryan Ashastree Construction (AR)

Rajesh Sahu  
Sanjivini Gupta  
24-2-2025



Finger Impression of left Hand, Photograph & Signature of the EXECUTANTS



R.K.S. [Signature]  
Civil Court, Ranchi  
Enrol.No. 504/07

|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

Smitavhi Sam

24-2-2025



|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

J. Kum. 1470

24-2-2025



R.K.S. [Signature]  
Civil Court, Ranchi  
Enrol.No. 504/07

|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

Sunita gupta

24-2-2025

AND

**ARYAN ASHASHREE CONSTRUCTION (AR) (PAN-ABNFA6682L)** a partnership concern having its office at 2<sup>nd</sup> Floor, Arctic Mall, Bariatu Road, P.S. Bariatu, Dist. Ranchi, State Jharkhand, though its partners namely (1) **RAJESH SAHU (AADHAR No. XXXX XXXX 9917 & Mob. No. 9471736131)** S/o Late Jagdish Sahu and Grand S/o Late Horin Sahu, by faith Hindu, by caste- Genral (not Govern under CNT Act 1908), by occupation Business, resident of Mahabir Chowk, Upper Bazar, P.S. Kotwali, District Ranchi, PIN-834001 and (2) **AMRENDRA KUMAR SINHA (AADHAR No. XXXX XXXX 2312 & Mob. No. 9431115321)** S/o Late Bama Shankar Prasad and Grand S/o Late Jay Narayan Prasad, by faith Hindu, by caste- Genral (not Govern under CNT Act 1908), by occupation Business, resident of "ALKA NIWAS", Manda Tanr, Morhabadi, P.S. Bariatu, Dist. Ranchi, State-Jharkhand, State Jharkhand, Indian Citizen (hereinafter called the DEVELOPER) of the SECOND PART.

AND WHEREAS a development agreement has been executed between the First Parties and the Second Parties for construction of multi storied building namely "**ASHA SHREE HEIGHTS**" as per plan sanctioned by R.M.C., Ranchi vide **B.C. No. BP/W03/0423/17** dated 09.10.2017 **in the land of R.S. Khata No. 132, Plot No. 46** marked as Sub Plot No. 46/Part, Area 28.36 Kathas (i.e. 46.87 decimals) out of Area 31.48 Kathas (i.e. 52.04 decimals) and Plot No. 47 marked as Sub Plot No. 47/Part, Area 61.68 Kathas (i.e. 101.96 decimals), Total Area 1 Acre 48.83 Decimals situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi bearing Holding No. 0030002414000Z0, 0030002412000Z0, 0030002415000Z0 and 0030002413000Z0, Ward No. 03 of Ranchi Municipal Corporation, Ranchi by virtue of Registered Development Agreement dated 19.10.2019, which was registered at Sub Registrar Office, Ranchi Town Area-3 and entered in Book No. 1, Volume No. 283, Page No. 233 to 354, Deed No. 2385 for the year 2019 and Rectification Deed No. 1001 dated 27.06.2020, which was registered at Sub Registrar Office, Ranchi Town Area-3 and entered in Book No. 1, Volume No. 127, Page No. 199 to 322, for the year 2020.

AND WHEREAS as per registered development agreement dated 19.10.2019 AND Rectification dated 27.06.2020 both the parties distributed their respective share in shape of flats between them.

Now, as per sanction of Group Development Scheme Appendix-E/Bye Laws Clause No. 7.1, Ranchi Municipal Corporation

Aryan Ashashree Construction (AR)  
*Rajesh Sahu*  
Partner

(2) Aryan Ashashree Construction (AR)  
*Amrendra Kumar Sinha*  
Partner

*Rajesh Sahu Samisim Samu. T. J. K. M. J. M. J.*

*24-2-2025*

Ranchi Re-sanction the building Plan Case No. BP/W03/0423/17/ALT3 Dated 01.10.2023 for grant of License on dated 28.12.2024. The Pent House mentioned in Previous Sanction Plan has been Changed in shape of Flats, Hence, The Pent House mentioned in the said registered Development Agreement is being constructed as per Re-sanction of the building Plan Case No. BP/W03/0423/17/ALT3 Dated 01.10.2023 for grant of License on dated 28.12.2024 in Flats in following manners :-

**SCHEDULE-A**

All that piece and parcel of land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 28.36 Kathas (i.e. 46.87 decimals) out of Area 31.48 Kathas (i.e. 52.04 decimals) and Plot No. 47 marked as Sub Plot No. 47/Part, Area 61.68 Kathas (i.e. 101.96 decimals). Total Area 1 Acre 48.83 Decimals situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi bearing Holding No. 0030002414000Z0, 0030002412000Z0, 0030002415000Z0 and 0030002413000Z0, Ward No. 03 of Ranchi Municipal Corporation, Ranchi having permanent heritable and transferable Chapparbandi right, which is butted and bounded as follows :-

**Boundary of Plot No. 46**

North : R.S. Plot No. 131  
South : R.S. Plot No. 45 and Proposed Road  
East : Proposed Road  
West : Proposed Road and R.S. Plot No. 47

**Boundary of Plot No. 47**

North : Proposed Road  
South : Proposed Road  
East : Proposed Road & R.S. Plot No. 131 & 46  
West : Proposed Road

**SCHEDULE-"B"**

That in lieu of the Flats approved by the Re-Sanction Plan, the Developer is constructing the Multi-storied Building namely "ASHA SHREE HEIGHTS" and the Share Division of Flats among the

Aryan Ashashree Construction (AR)  
Rajesh Sahay  
Partner

(3)

Aryan Ashashree Construction (AR)  
Partner

Sansivini Saha  
1/17/2025  
Swita Gupta

Rajesh Sahay

24-2-2025

Land owners and Developer in place of Pent House mentioned in Previous Sanction Plan are in following manners:-

| <b>LAND OWNER SHARE'S FLATS (BLOCK-A)</b> |                 |                 |                    |                      |                            |
|---|-----------------|-----------------|--------------------|----------------------|----------------------------|
| <u>Sl. No.</u>                            | <u>Flat No.</u> | <u>Floor</u>    | <u>Carpet Area</u> | <u>built-up Area</u> | <u>Super built-up Area</u> |
| 1.  | 802             | 8 <sup>th</sup> |                    |                      | 1380 Sq.Ft.                |
| 2.  | 803             | 8 <sup>th</sup> |                    |                      | 1005 Sq.Ft.                |
| 3.  | 805             | 8 <sup>th</sup> |                    |                      | 1380 Sq.Ft.                |
| 4.  | 902             | 9 <sup>th</sup> |                    |                      | 1380 Sq.Ft.                |
| 5.  | 906             | 9 <sup>th</sup> |                    |                      | 1380 Sq.Ft.                |

| <b>LAND OWNER SHARE'S FLATS (BLOCK-B)</b> |                 |                  |                    |                      |                            |
|---|-----------------|------------------|--------------------|----------------------|----------------------------|
| <u>Sl. No.</u>                            | <u>Flat No.</u> | <u>Floor</u>     | <u>Carpet Area</u> | <u>built-up Area</u> | <u>Super built-up Area</u> |
| 1.  | 801             | 8 <sup>th</sup>  |                    |                      | 1290 Sq.Ft.                |
| 2.  | 804             | 8 <sup>th</sup>  |                    |                      | 1370 Sq.Ft.                |
| 3.  | 806             | 8 <sup>th</sup>  |                    |                      | 1370 Sq.Ft.                |
| 4.  | 808             | 8 <sup>th</sup>  |                    |                      | 1290 Sq.Ft.                |
| 5.  | 903             | 9 <sup>th</sup>  |                    |                      | 1370 Sq.Ft.                |
| 6.  | 905             | 9 <sup>th</sup>  |                    |                      | 1370 Sq.Ft.                |
| 7.  | 907             | 9 <sup>th</sup>  |                    |                      | 1290 Sq.Ft.                |
| 8.  | 1001            | 10 <sup>th</sup> |                    |                      | 1290 Sq.Ft.                |
| 9.  | 1004            | 10 <sup>th</sup> |                    |                      | 1370 Sq.Ft.                |
| 10.                                       | 1006            | 10 <sup>th</sup> |                    |                      | 1370 Sq. Ft.               |
| 11.                                       | 1008            | 10 <sup>th</sup> |                    |                      | 1290 Sq.Ft.                |
| 12.                                       | G-6             | Ground           |                    |                      | 1370 Sq.Ft.                |
| 13.                                       | G-8             | Ground           |                    |                      | 1290Sq.Ft.                 |

Rajesh Sahay Sanjivni Sonu D. K. Kulkarni Smita Gupta  
 24-2-2025

Aryan Ashashree Construction (AR)  
 Rajesh Sahay  
 Partner

Aryan Ashashree Construction (AR)  
  
 Partner

| LANDOWNERS SHARE'S FLATS (BLOCK-C) (E.W.S & L.I.G.) |           |                 |             |                            |                                  |
|---|-----------|-----------------|-------------|----------------------------|----------------------------------|
| Sl. No.   | Flat No.  | Floor           | Carpet Area | built-up Area (in sq. ft.) | Super built-up Area (in sq. ft.) |
| 1.  | 103(2BHK) | 1 <sup>st</sup> |             |                            | 648 Sq.Ft.                       |
| 2.  | 106(1BHK) | 1 <sup>st</sup> |             |                            | 394 Sq.Ft.                       |
| 3.  | 107(1BHK) | 1 <sup>st</sup> |             |                            | 415 Sq.Ft.                       |
| 4.  | 108(1BHK) | 1 <sup>st</sup> |             |                            | 390 Sq.Ft.                       |
| 5.  | 301(2BHK) | 2 <sup>nd</sup> |             |                            | 802 Sq.Ft.                       |
| 6.  | 302(2BHK) | 2 <sup>nd</sup> |             |                            | 644 Sq.Ft.                       |
| 7.  | 303(2BHK) | 2 <sup>nd</sup> |             |                            | 648 Sq.Ft.                       |
| 8.  | 304(2BHK) | 2 <sup>nd</sup> |             |                            | 820 Sq.Ft.                       |
| 9.  | 305(1BHK) | 2 <sup>nd</sup> |             |                            | 379 Sq.Ft.                       |
| 10.   | 306 1BHK) | 2 <sup>nd</sup> |             |                            | 394 Sq.Ft.                       |
| 11.   | 307(1BHK) | 1 <sup>st</sup> |             |                            | 415 Sq.Ft.                       |
| 12.   | 308(1BHK) | 2 <sup>nd</sup> |             |                            | 390 Sq.Ft.                       |
| 13.   | 403(2BHK) | 4 <sup>th</sup> |             |                            | 648 Sq.Ft.                       |
| 14.   | 404(2BHK) | 4 <sup>th</sup> |             |                            | 820 Sq.Ft.                       |
| 15.   | 406(1BHK) | 4 <sup>th</sup> |             |                            | 379 Sq.FT.                       |

| DEVELOPER'S SHARE'S FLATS (BLOCK-C) (E.W.S & L.I.G.) |           |                 |             |                            |                                  |
|--|-----------|-----------------|-------------|----------------------------|----------------------------------|
| Sl. No.  | Flat No.  | Floor           | Carpet Area | built-up Area (in sq. ft.) | Super built-up Area (in sq. ft.) |
| 1.   | 101(2BHK) | 1 <sup>st</sup> |             |                            | 802 Sq.Ft.                       |
| 2.   | 102(2BHK) | 1 <sup>st</sup> |             |                            | 644 Sq.Ft.                       |
| 3.   | 104(2BHK) | 1 <sup>st</sup> |             |                            | 820 Sq.Ft.                       |
| 4.   | 105(1BHK) | 1 <sup>st</sup> |             |                            | 379 Sq.Ft.                       |
| 5.   | 201(2BHK) | 2 <sup>nd</sup> |             |                            | 802 Sq.Ft.                       |
| 6.   | 202(2BHK) | 2 <sup>nd</sup> |             |                            | 644 Sq.Ft.                       |
| 7.   | 203(2BHK) | 2 <sup>nd</sup> |             |                            | 648 Sq.Ft.                       |
| 8.   | 204(2BHK) | 2 <sup>nd</sup> |             |                            | 820 Sq.Ft.                       |
| 9.   | 205(1BHK) | 2 <sup>nd</sup> |             |                            | 394 Sq.Ft.                       |
| 10.  | 206 1BHK) | 2 <sup>nd</sup> |             |                            | 394 Sq.Ft.                       |
| 11.  | 207(1BHK) | 1 <sup>st</sup> |             |                            | 415 Sq.Ft.                       |
| 12.  | 208(1BHK) | 2 <sup>nd</sup> |             |                            | 390 Sq.Ft.                       |
| 13.  | 401(2BHK) | 4 <sup>th</sup> |             |                            | 802 Sq.Ft.                       |
| 14.  | 402(2BHK) | 4 <sup>th</sup> |             |                            | 644 Sq.Ft.                       |
| 15.  | 405(1BHK) | 4 <sup>th</sup> |             |                            | 379 Sq.FT.                       |
| 16.  | 407(1BHK) | 4 <sup>th</sup> |             |                            | 415 Sq.Ft.                       |
| 17.  | 408(1BHK) | 4 <sup>th</sup> |             |                            | 390 Sq. Ft.                      |

Sanjivini Group  
 P. Singhania Marg, Jaipur  
 Swarnita Gupta  
 24-2-2025

| DEVELOPER'S SHARE FLATS (BLOCK-A) |          |                 |             |               |                     |
|-----------------------------------|----------|-----------------|-------------|---------------|---------------------|
| Sl. No.                           | Flat No. | Floor           | Carpet Area | built-up Area | Super built-up Area |
| 1.                                | 801      | 8 <sup>th</sup> |             |               | 1380 Sq.ft.         |
| 3.                                | 804      | 8 <sup>th</sup> |             |               | 984 Sq.ft.          |
| 2.                                | 806      | 8 <sup>th</sup> |             |               | 1380 Sq.ft.         |
| 4.                                | 901      | 9 <sup>th</sup> |             |               | 1380 Sq.ft.         |
| 5.                                | 903      | 9 <sup>th</sup> |             |               | 1005 Sq.ft.         |
| 6.                                | 904      | 9 <sup>th</sup> |             |               | 984 Sq.ft.          |
| 7.                                | 906      | 9 <sup>th</sup> |             |               | 1380 Sq.ft.         |

| DEVELOPER'S SHARE FLATS (BLOCK-B) |          |                  |             |               |                     |
|-----------------------------------|----------|------------------|-------------|---------------|---------------------|
| Sl. No.                           | Flat No. | Floor            | Carpet Area | built-up Area | Super built-up Area |
| 1.                                | 802      | 8 <sup>th</sup>  |             |               | 1290 Sq.ft.         |
| 2.                                | 803      | 8 <sup>th</sup>  |             |               | 1370 Sq.ft.         |
| 3.                                | 805      | 8 <sup>th</sup>  |             |               | 1370 Sq.ft.         |
| 4.                                | 807      | 8 <sup>th</sup>  |             |               | 1290 Sq.ft.         |
| 5.                                | 901      | 9 <sup>th</sup>  |             |               | 1290 Sq.ft.         |
| 6.                                | 902      | 9 <sup>th</sup>  |             |               | 1290 Sq.ft.         |
| 7.                                | 904      | 9 <sup>th</sup>  |             |               | 1370 Sq.ft.         |
| 8.                                | 906      | 9 <sup>th</sup>  |             |               | 1370 Sq.ft.         |
| 9.                                | 908      | 9 <sup>th</sup>  |             |               | 1290 Sq.ft.         |
| 10.                               | 1002     | 10 <sup>th</sup> |             |               | 1290 Sq.ft.         |
| 11.                               | 1003     | 10 <sup>th</sup> |             |               | 1370 Sq.ft.         |
| 12.                               | 1005     | 10 <sup>th</sup> |             |               | 1370 Sq.ft.         |
| 13.                               | 1007     | 10 <sup>th</sup> |             |               | 1290 Sq.ft.         |
| 14.                               | G-5      | Ground           |             |               | 1370 Sq.ft.         |
| 15.                               | G-7      | Ground           |             |               | 1290 Sq.ft.         |

**BLOCK-D**

Total Area Super built-Up Area is : 1985 Sq. Ft.

Out of this Land Owner's Super Built-up Area Share is : 894 Sq. Ft.  
and Developer's Super Built-up Area Share is : 1091 Sq. Ft.

AND WHEREAS it is desirable to amend the Distribution of Flats, the both parties have agreed and hereby execute

Aryan Ashashree Construction (AR)  
Rajesh Sahay  
Partner

(6)

Aryan Ashashree Construction (AR)  
Partner

Rajesh Sahay, Sanishree Sam, Rajiv Kumar, Jyoti. Sunita gupta

24.2.2025

this continuance of earlier deed of Development by way of endorsement on the Original Registered Development Agreement Deed No. 2385 dated 19.10.2019 which was Registered at Sub Registrar, Ranchi Town Area-3 and entered on Book No. I, Vol. No. 283, Page No. 233 to 354 for the year 2019 and Rectification Deed No. 1001 dated 27.06.2020, which was registered at Sub Registrar Office, Ranchi Town Area-3 and entered in Book No. I, Volume No. 127, Page No. 199 to 322, for the year 2020 .

**SCHEDULE-A**

All that piece and parcel of land of R.S. Khata No. 132, Plot No. 46 marked as Sub Plot No. 46/Part, Area 28.36 Kathas (i.e. 46.87 decimals) out of Area 31.48 Kathas (i.e. 52.04 decimals) and Plot No. 47 marked as Sub Plot No. 47/Part, Area 61.68 Kathas (i.e. 101.96 decimals), Total Area 1 Acre 48.83 Decimals situated at Village Morhabadi, P.S. Bariatu, Thana No. 192 District Ranchi bearing Holding No. 0030002414000Z0, 0030002412000Z0, 0030002415000Z0 and 0030002413000Z0, Ward No. 03 of Ranchi Municipal Corporation, Ranchi having permanent heritable and transferable Chapperbandi right. which is butted and bounded as follows :-

**Boundary of Plot No. 46**

North : R.S. Plot No. 131  
South : R.S. Plot No. 45 and Proposed Road  
East : Proposed Road  
West : Proposed Road and R.S. Plot No. 47

**Boundary of Plot No. 47**

North : Proposed Road  
South : Proposed Road  
East : Proposed Road & R.S. Plot No. 131 & 46  
West : Proposed Road

Aryan Ashashree Construction (AR)  
*Rajesh Sahay*  
Partner

Aryan Ashashree Construction (AR)  
*[Signature]*  
Partner

*Sunil Kumar Gupta*  
*[Signature]*  
*24-2-2025*  
*Rajesh Sahay*  
*Sansivini Samu*

SCHEDULE-"B"

That in lieu of the land provided by the Land Owner to the Developer for constructing the Multi-storied Building namely "ASHA SHREE HEIGHTS" the Developer shall give 45% Super Built-up area of the proposed multi storied building to the Land Owner for his respective land with undivided share of land and roof right shall be in the same ratio and undivided share of schedule-"A" land with car parking space in Ground Floor and all common area, common facilities, amenities of entire schedule-A land.

That other terms and conditions here will be same terms and conditions of previous Development Agreement.

That both Parties also agreed that the earlier terms and conditions of the previous Development Agreement shall be binding upon them.

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., E.C.L. or any other purpose. It is further certified that the said land is not a Schedule Tribe's Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Masna, Sarna, or Pahnai. The said land is not under the provision of C.N.T Act.

IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presence of witnesses of the <sup>1</sup>date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of :

WITNESSES :

1. Tripwari Lal  
1/0 Lala R. S. Lal.  
Harmu Road,  
Ranchi

2. Rajesh Kumar  
S. Lal Pradeep Kumar  
Rafu Road Ranchi

LAND OWNERS

Rajesh Kumar  
Santivini Kumar  
Sunita gupta  
24-2-2025

Finger Impression of left Hand, Photograph & Signature of the  
**DEVELOPER**



*R.K. Barnwal*  
Advocate  
Civil Court, Ranchi  
Enrol. No. - 504/07

Aryan Ashashree Construction (AR)  
*Rajendra Sahu*  
Partner

24-2-2025

|               |             |               |              |              |
|---------------|-------------|---------------|--------------|--------------|
|               |             |               |              |              |
| <i>Little</i> | <i>Ring</i> | <i>Middle</i> | <i>Index</i> | <i>Thumb</i> |



*R.K. Barnwal*  
Advocate  
Civil Court, Ranchi  
Enrol. No. - 504/07

Aryan Ashashree Construction (AR)  
*Rajendra Sahu*  
Partner

|               |             |               |              |              |
|---------------|-------------|---------------|--------------|--------------|
|               |             |               |              |              |
| <i>Little</i> | <i>Ring</i> | <i>Middle</i> | <i>Index</i> | <i>Thumb</i> |

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

Typed and Composed by :- *R.K. Barnwal*

Drafted by

*August 10*  
(Krishna Computers)  
*Rajendra Sahu*  
Sanskriti Sam.

**R.K. BARNWAL**  
Advocate  
Civil Court, Ranchi  
Enrol. No. - 504/07

*R.K. Barnwal*

24/2/2025

*Handwritten signature*  
 Kem. 11/11/25  
 Swita gupta  
 24-2-2025

Token No.: 202500021795

## CERTIFICATE

### Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **24-Feb-2025** by **RAJESH SAHU, S/O, D/O, W/O Late Jagdish Sahu** resident of Shradha Nand Road, P.S. Kotwali, Dist. Ranchi

This deed was registered as Document No:- **2025/RANU3/640/BK1/578** in Book No :- **BK1**, Volume No :- 71 from Page No :- 291 to 494 at, office of **SRO - Ranchi Urban3**

Date:- **24-Feb-2025**

Registering Officer

**RUPESH KUMAR SINHA**

**SUB REGISTRAR**

**RNC URB-3, KANKE AREA**