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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9b1f50e7903f24482c75

Receipt Date : 30-Jan-2025 10:37:12 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500011344

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : BINOD PRAKASH (Vendee)

GRN Number : 2500507659



भारतीय अधिनियम 1899 के अन्तर्गत भारतीय: For Office Use
1899 की अनुसूची 1 या 1 क्रम सं०.....के
अधीन यथावत स्टाम्प-सहित (या स्टाम्प शुल्क से
विमुख या स्टाम्प शुल्क अपेक्षित नहीं)

अ.सं.क. ६९५४ २११२५
३१/०१/२०२५

31-1-25

Bishwanath
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अवर निबंधक, राँची

राहरी क्षेत्र-2, (डोरान्डा) राँची

Balmiki Sahu
DSR, URBAN-2
DORANDA, RANCHI

31.01.2025

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

(1)



दस्तावेज के साथ संलग्न
भू-अभिलेखों का ऑनलाईन
सत्यापन किया।
Renu
31/01/25

A

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Ranchi on this 31st day of January 2025 AD of the Christian Era;

BETWEEN

LAL PRAMOD NATH SHAHDEO son of Sri Lal Mrityunjay Nath Shahdeo, by caste General (uncovered under CNT Act 1908) by faith Hindu, by occupation-Business, resident of New Latma, P.S. Jagannathpur, Dist. Ranchi (Jharkhand), (hereinafter: referred to as the First Party/Land Owner) of the FIRST PART and; (which expression shall mean and include his legal heirs, executors, administrators and assigns);

रिजिस्ट्रार
मि. ए. ए. ए.
31/01/25

UID - XXXXXXXXX7153 PAN-XXXXX5270A

608428/प्रतिबंध।
मुद्रांक 100/-
अध. माली दफ्तर पंजी
के मिलाकर।
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प्रतिबंधित सूची से मिलान
किया दस्तावेज प्रतिबंधित
सूची से मुक्त है।

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31.1.25

विभागाध्यक्ष अधिष्ठाता
कॉ. 195 टॉ. दि. 19.2.16
का अनुपालन किया जा रहा
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31.1.25





लाल प्रमोद नाथ काटवे



31/01/2025

श्री. लाल प्रमोद नाथ काटवे निवास स्थान
लाल प्रमोद नाथ काटवे पेशा
लाल प्रमोद नाथ काटवे की सेवाकारी सम्बन्ध या अवर निबंधक
लाल प्रमोद नाथ काटवे द्वारा अनाधिकृत पुस्तक नामा
 सं०.....20..... के अधीन रखे कारियों या
 धारकों में से एक श्री.....के प्रतिकर्ता है
 ने सा०.....के पुर्वाहन.....या
में निबंधन के लिए पेश किया।

अवर निबंधक, राँची
 शहरी क्षेत्र-2, (डोरण्डा) पंचायत
 Balmiki Sahu
 DSR, URBAN-2
 DORANDA, RANCHI
 31.01.2025

AND

M/s. R.K. CONSTRUCTION a partnership firm having its office at Raj Mansion, Near Hinoo Bridge, Hinoo, Ranchi, P.S. Doranda, Dist. Ranchi, State-Jharkhand (Partnership Deed No. 335/87 dated 02.03.2013 entered in Book No. I, Volume No. 2, patges from 585 to 598 for the year 2013 in DSR, Ranchi) through its partners (1) Mr. Binod Prakash son of Late Raj Keshwar Singh and (2) Bintoo Kumari wife of Mr. Binod Prakash both by faith-Hindu, by Caste General (uncovered under CNT Act 1908) , by occupation-Business, resident of Raj Mansion, Near Hinoo Bridge, Hinoo, Ranchi, P.S. Doranda, Dist. Ranchi, State-Jharkhand, Indian Citizen (hereinafter referred to as Developer) or as the party of the SECOND PART; (which expression shall mean and include their legal heirs, executors, administrators and assigns); PAN-XXXXXX3770D

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UID -XXXXXXXX1078, 2) XXXXXXXXXXX7437.

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

- **LAND OWNER:** mean the said *LAL PRAMOD NATH SHAHDEO* and his respective heirs, successors, administrators and assigns.

- **DEVELOPER**: mean the said **R.K. CONSTRUCTION** and its successor-in-interest.
- **LAND PROPERTY**: mean and include the land of Khata No. 191, Plot No. 341,(Sub Plot No. 341/A & 341/B), Area-45 Decimals situated at Mouza-Hesag, Thana No. 247, P.S. Jagannathpur, Dist. Ranchi more fully described in Schedule-A below.
- **BUILDING**: shall mean the multistoreyed building consisting several units for residential use to be constructed on the schedule A land by the developer at its own cost and expenses as per the plan sanctioned by competent authority of Ranchi Municipal Corporation, Ranchi or other competent authority (RMC/BP/W51/2022) with the specification as specified in Schedule-'C' hereunder named as **PRACHI ENCLAVE**.
- **FLAT/UNIT**: shall mean a covered area available for independent use and occupation, that is entire covered areas as sanctioned by RMC/RRDA or any other competent authority and shall include the plinth area of the unit, Plinth area consisting of Bedroom, Living room, bath room, kitchen, balcony/verandah open terrace and also thickness of the walls (external and internal pillars).

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- **PARKING SPACE**: shall mean any place in covered area reserved for parking of motor car, two-wheelers or any other vehicle at ground floor more particularly described in appended schedule.
 - **COMMON PART**: shall mean common passage, corridors, staircase, passage ways, lift, common lavatories, pump room, tube well over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings including the roof and terrace of the building, more particularly described in the Schedule.
 - **SUPER BUILT UP AREA**- means and include the carpet area of the unit, wall, verandah, balconies, cupboard area, the proportionate area of staircase, guard room, generator room etc. and other common area of the proposed multi storied building complex.
 - **SALEABLE SPACE**- mean and include the space building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
 - **OWNER'S SHARE**- shall be 21% of the constructed super built up area out of the total constructed area in the proposed building as per the specifications mentioned in the

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The Land

All that piece and parcel of land measuring an area 45 (Forty five) Decimals situated at Mouza-Hesag, Ward No. 54, Thana No. 247, P.S. Jagannathpur, Dist. Ranchi, which details area as under:-

<u>Khata No.</u>	<u>RS Plot No.</u>	<u>Sub Plot No.</u>	<u>Area</u>
191	341	341/A & B	45 Decimals

WHEREAS the land of R.S. Khata No. 191 situated at Mouza- Hesag, P.S. Jagannathpur, Dist. Ranchi is recorded in the name of Mosomat Haliman wife of Sheikh Rojan, Sheikh Laloo son of Sheikh Hasmin as Kayami Right. Successors of the said Recorded tenant namely Mosomat Majidan and others sold and transferred his share of land of the said Plot to Dr. Bhal Chandra Yashwant Gadgil by virtue of a Registered Deed of Sale being Book No. I, Volume No. 56, pages from 298 to 304, Deed No. 7556 dated 09.12.1964, registered before the Dist. Sub Registrar, Ranchi.

After purchase, Dr. Bhal Chandra Yashwant Gadgil came in peaceful possession over the aforesaid land and further sold and transferred a portion of the said plot to Sudhir Kumar son of Kashi Nath Sah, resident of Deputy Para, Ranchi by virtue of a registered Deed of Sale being Book No. I, Volume No. 93A, pages from 325 to 333, Deed No. 7556 dated 09.12.1964, registered before the Dist. Sub Registrar, Ranchi. After purchase, Sudhir Kumar came in peaceful possession over the aforesaid

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land and further sold and transferred 22 Decimals land of the said Plot to Lal Pramod Nath Shahdeo (The Landowner/First Party) by virtue of a registered Deed of Sale being Deed No. 6706/6241 dated 27.05.2002, registered before the Dist. Sub Registrar, Ranchi. After purchase, (The Landowner/First Party) is coming in peaceful possession over the aforesaid land and got his name mutated in the office of the Circle Officer, Namkum vide Mutation Case No. 555 R-27/2002-03 and paying rent regularly to the state, which Jamabandi is recorded in Register-II, Vol. No. 16, at page No. 45 and rent has been regularised upto 2024-25 vide Rent Receipt No. 0186443427.

Dr. Bhal Chandra Yashwant Gadgil had sold and transferred a portion of the said Plot to Ganesh Prasad son of Late Laloo Sahu, by Caste-Jayswal, resident of Lalpur, Ranchi by virtue of a registered Deed of Sale being Deed No. 7556 dated 09.12.1964, registered before the Dist. Sub Registrar, Ranchi. After purchase, Ganesh Prasad came in peaceful possession over the aforesaid land and further sold and transferred 23 Decimals land of the said plot to Lal Pramod Nath Shahdeo (The Landowner/First Party) by virtue of a registered Deed of Sale being Book No. I, Volume No. 460, pages from 409 to 430, Deed No. 11975/10272 dated 07.05.2011, registered before the Dist. Sub Registrar, Ranchi. After purchase, (The Landowner/First Party) is coming in peaceful possession over the aforesaid land and got his name mutated in the office of the Circle Officer, Namkum vide

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Mutation Case No. 521 R-27/2011-12 and paying rent regularly to the state, which Jamabandi is recorded in Register-II, Vol. No. 28, at page No. 53 and rent has been regularised upto 2024-25 vide Rent Receipt No. 0067916011.

AND WHEREAS the 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 is in marketable condition and have in themselves good right, full power and as absolute authority and have right to transfer the whole and part of the Schedule 'A' property.

AND WHEREAS the owners are interested in getting Multi storied residential building complex namely PRACHI ENCLAVE, over the schedule 'A' property and to acquire 21% super built up area in the same as consideration in exchange for full and final value of the land.

AND WHEREAS the Developer herein have approached the land owner with an intention to develop the said property and construct a multi storied residential complex at their own costs and expenses and also subject to the plan of the proposed development being sanctioned by the RRDA/RMC or any other competent authority as per the specification given in the

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Schedule 'D' below and give 21% out of the total super built up area mentioned in schedule 'B' below as agreed for the value of the said land and to sell the remaining 79% of the super built up area of the said proposed Building with undivided share of land to the prospective purchaser, developer share mentioned in the schedule 'C' below.

AND WHEREAS the Developer shall have such right to deal 79% of the super built up area in residential building with 79% of parking space along with the proportionate share of Schedule A Land and appropriate the entire sale proceeds against its cost and profit for constructing a multi storied building complete. By virtue of this registered development agreement, the developer shall sign and execute all the necessary sale deeds of the flats mentioned in schedule C. which is 26 flats out of total 32 flats as mentioned in schedule C (Developers Share)

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 21/10/2025
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AND WHEREAS the proposed building will be constructed by the developer within four years from the date of sanction of plan map force with grace period of 6 months and by such period as lost by any majure and owner also agreed for the same. However the period stipulated hereinabove may be extended mutually for such period as the parties deem fit and proper.

And where as certain terms and conditions were agree to by

and among the owner and developer with regards to the construction, transfer of said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

1. That this agreement shall be deemed to have commenced with effect from the date of execution of this agreement by the parties.

2. That the developer will develop and construct multi-storied residential building over the schedule "A" land after demolish the old structure (building) as per the plan prepared by the developer and approved by the Ranchi Municipal Corporation and as per laws applicable in relation to constructions of building/apartments at its own cost. That the building /Apartment will be constructed within four years from the date of sanctioned of plan map from the competent authority and other authority of Ranchi with 6 months grace period and also extended by such period lost by any force majeure and owners also agreed for the same.

3. That the owners are entitled to and will retain 21% of the constructed super built-up area out of total super built-up area of the said proposed multi-storied building complex proportionate car parking space and undivided proportionate share of land described in schedule "B" Below.

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4. That the owners do hereby put the developer in actual physical possession and handed over all relevant documents relating to property described in schedule "A" below for the purpose of construction of the proposed multi-storied building complex and developer has right to put his sign board over the said land for construction.

5. That the developer shall without delay draw plan for construction of the proposed multi-stories buildings complex and will get it done by architect without delay.

6. The developer shall have full right to deal with the rest of the supper built-up area 79% other than the owner's shares alongwith proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction as of the said project.

7. In furtherence of intention of the agreement, the owner do hereby entrust and empower the developer to do all or any of the following acts, deed, matters and things.

A) To appoint architect, surveyor, engineers and contractors and other person or persons. All expense will be borne by the developer

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B. To make application to the appropriate authorities for electrical/water connection and permit or quotas for cement, steel and other controlled building materials.

C. To accept service of any writ summons or other legal process or notice and to appear and represent the owners in any court or before any magistrate, Judicial Tribunal and other Tribunals in connection with the development of said property on part or parts of the property and for any purposes aforesaid to sign, execute or deliver or file necessary court vakalatnamas, claims, complaints orders, application, paper writing in case of any legal proceeding in the court of law against the interest of the owners arising after the execution of the agreement between the owners and the developer shall take all measure at his own cost to protect the title interest and the right of the owners against any cause of action arising due to the development work and reasonable advice of the owners in the regard shall be obtained by the developer at all times.

To enter into agreement for sale or otherwise allot flats tenements in the aforesaid Building/building to purchasers except of the owner's area as described in schedule "B "and be entitled to the consideration thereof.

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E.To mortgage the said property or any portion thereof except the portion allotted to the owners as described in schedule "B" with and/or financial institutions to obtain loan for purchase of flats etc as the said -developer will decide at its 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 owners and other prospective purchasers of the proposed buildings deep tube-well over head storage tank, public water supply connection, pump-set for lifting water to storage tanks.

H.The developer shall maintain and provided ancillary electric generator and supply for the benefit of the owners and prospective purchases of the proposed building complex and owners shall be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the developer.

9.That in pursuance of this agreement if the Land Owner take any advance it would be adjusted in their share.

10.It is hereby made clear the developer shall act as independent party and not as agent of the owners for the

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thereof either as a partner or any partnership or company or in any joint family or otherwise.

E. That the Land Owner shall compensate all and whatsoever loss or damage that may be suffered by the Developer because of any defect and or deficiency on Land Owner's title and or possession of the landed property and for causing wrongful loss

to the developer and wrongful gain to himself by misrepresentation.

12. That all outgoing, demands, rates, taxes, etc. arising from the date of this agreement shall be paid by the developer alone and the owners shall be liable for such amounts remaining unpaid till the date of this agreement.

13. That there is no existing agreement regarding the development or the sale of the said land and that all other arrangements, if

any, prior to this agreement have been cancelled and are being, suspended by this agreement.

14. 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

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developer shall indemnify the owners 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 work. The developer shall also indemnify the owners against any claim, action or proceeding which may be any demands brought or taken against the owners in respect of 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 owners against any claim, compensation, action or proceedings which may brought or taken against the owners in respect of any accident to workmen related to or connection with executing of the work.

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අනුමතයක් මගින් සිදු කළ යුතුය

15. It is hereby expressly agreed by and between the parties hereto that during the execution of work (i.e. erection of building), it will be the responsibility of the land owner and the Developer jointly to defend all actions and proceedings relating to the construction of the building.

16. SCHEDULE FOR MANAGEMENT:

A schedule shall be "formed by the parties herein due course for the new. building complex including the portion in

Expenses of the common use and showing the management/administration of the amenities in the new building including the new user thereof and such scheme and rules and regulation formed under the scheme shall be binding on the occupant of the new building including the owners allocation and the developer allocation shares.

17. All dispute and differences between the owner and developer with regard to their respective right and liabilities or about the intends, meaning purposes of these present shall be referred to the arbitrator to be nominated by the owner and the developer. The arbitration proceedings shall be governed by the provisions of arbitration and Conciliation Act, 1956. The courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction.

18 BREACH OF DEVELOPMENT AGREEMENT:

In the event of breach of development agreement and or abuse/misuse of general power of attorney either by the developer or the owners the defaulting party will be liable for legal and compensation as may be decided by the Arbitrator/competent court.

19. That this development agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

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14 are in block B bearing flat Nos. 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 401, 402, 403, & 404 along with undivided proportionate share of land. The Developer shall have the above mentioned portion of the proposed multi storied residential complex after allotment of the owners share as mentioned in Schedule "B" above.

SCHEDULE "D" Building Specification and facilities:

Foundation	: RCC isolated column footings
Floor	: All rooms, balconies, passage and bathroom shall be finished with marble/ceramic tiles 18" by 24".
Structure	: RCC frame structure
Kitchen	: Granite working platform and Ceramic tiles in dado upto 24" height over the platform.
Doors	: Commercial Flush doors with wooden door frame with standard fittings with synthetic enamel paints over a coat of primer
Windows	: Glazed aluminum frame sliding windows and fixed fabricated grills painted with synthetic enamel paint over a coat of primer.
Bathroom	: All bathrooms shall be fitted with WC Pans, Wash basins, taps etc of good

By 31/01/2025
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quality. The bathroom shall have concealed water pipes for hot & cold water and ceramic tiles in dado upto 7'

Walls : 10/5" brick work in cement mortar with POP finish on internal wall and ceiling. Cement based paint on external walls.

Electrical Fittings : Concealed wiring with copper conductors with standard fittings such as switch, MCB isolators 15 Amps switch and socket.

Water Supply : 24 hours supply from own deep bore well to be stored in over head water tank

Telephone & TV : 1 telephone line point and 1 TV cable point in living room and master bedroom

Lift : Passenger's traction lifts will be provided

Exterior Finish : Snowcem paint for exterior finish

Fire fighting system : With security features

Handwritten note: *or 100 only sum & 1000* with a checkmark and a date 31/04/2025

Developer ShareBlock A

<u>Sl.no</u>	<u>Flat No.</u>	<u>Carpet Area</u>	<u>Super Built up Area</u>
1	101	1311 sq.ft	1796 sq.ft
2	102	1311 sq.ft	1796 sq.ft
3	103	953 sq.ft	1305 sq.ft
4	104	986 sq.ft	1350 sq.ft
5	301	1311 sq.ft	1796 sq.ft
6	302	1311 sq.ft	1796 sq.ft
7	303	953 sq.ft	1305 sq.ft
8	304	986 sq.ft	1350 sq.ft
9	401	1311 sq.ft	1796 sq.ft
10	402	1311 sq.ft	1796 sq.ft
11	403	953 sq.ft	1305 sq.ft
12	404	986 sq.ft	1350 sq.ft

Block B

<u>Sl.no</u>	<u>Flat No.</u>	<u>Carpet Area</u>	<u>Super Built up Area</u>
1	101	1323 sq.ft	1812 sq.ft
2	102	1405 sq.ft	1924 sq.ft
3	103	1163 sq.ft	1593 sq.ft
4	104	998 sq.ft	1367 sq.ft
5	201	1323 sq.ft	1812 sq.ft
6	202	1405 sq.ft	1924 sq.ft
7	203	1163 sq.ft	1593 sq.ft
8	204	998 sq.ft	1367 sq.ft
9	303	1163 sq.ft	1593 sq.ft
10	304	998 sq.ft	1367 sq.ft
11	401	1323 sq.ft	1812 sq.ft
12	402	1405 sq.ft	1924 sq.ft
13	403	1163 sq.ft	1593 sq.ft
14	404	998 sq.ft	1367 sq.ft

21/05/2025
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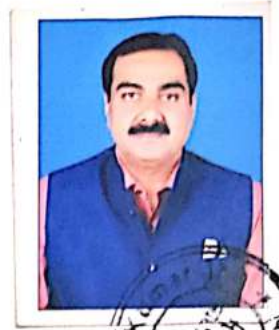
Area of FlatsOwner ShareBlock A

<u>Sl.No</u>	<u>Flat No.</u>	<u>Carpet Area</u>	<u>Super Builtup Area</u>
1	201	1311 sq.ft	1796 sq.ft
2	202	1311 sq.ft	1796 sq.ft
3	203	953 sq.ft	1305 sq.ft
4	204	986 sq.ft	1350 sq.ft

Block B

<u>Sl.No</u>	<u>Flat No.</u>	<u>Carpet Area</u>	<u>Super Builtup Area</u>
1	301	1323 sq.ft	1812 sq.ft
2	302	1405 sq.ft	1924 sq.ft

After 90% of work & 11/23/24
 31/01/2025



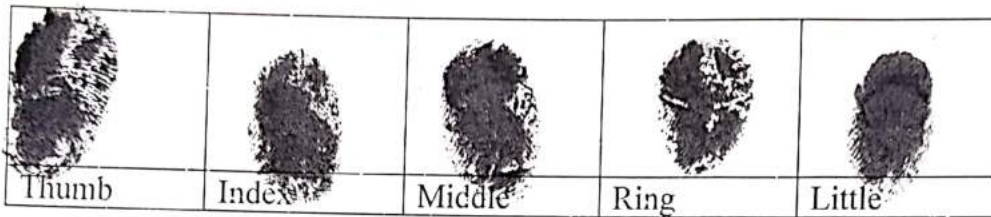
Witness:

1. Ragnath Pady S/o Surojaram Pady Land Owner:
Hirnoo Akeli

2. Sanjit Sengupta
s/o Late Sheshankar Sengupta
KANKAR, RANCHI

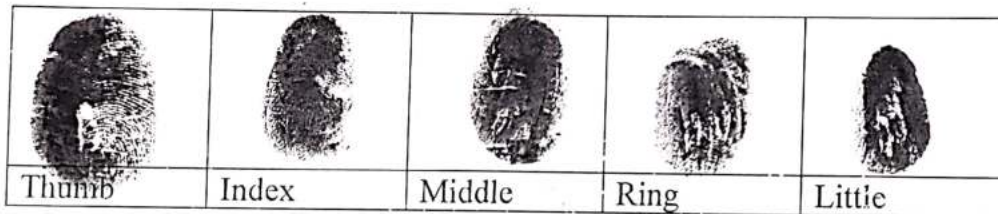
Developer 1 (WITH PHOTO)

[Signature]
31/1/25
SIGNATURE



Developer 2 (WITH PHOTO)

[Signature]
31.1.25
SIGNATURE



पं. रजनीश कुमार
31.01.2025

Drafted by: *[Signature]*
Typed by: *[Signature]*

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

[Signature]



Token No.: 202500011344

CERTIFICATE

Office of the SRO - Ranchi Urban2

This **Development Agreement** was presented before the registering officer on date **31-Jan-2025** by **LAL PRAMOD NATH SHAHDEO**, S/O, D/O, W/O **Lal Mrityunjay Nath Shahdeo** resident of Resident of New Latma, P.S. Jagannathpur, Dist. Ranchi Jharkhand ,-

This deed was registered as Document No:- **2025/RANU2/165/BK1/154** in Book No :- **BK1**, Volume No :- 17 from Page No :- 513 to 600 at, office of **SRO - Ranchi Urban2**

Date:- **31-Jan-2025**

31/01/25
Registering Officer
Balmiki Sahu
DSR, URBAN-2
DORANDA RANCHI