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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 90387db7f4790746c58f

Receipt Date : 21-Jul-2023 11:29:57 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300094464

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY ONE OF ITS DIRECTOR PIYUSH MORE AND PRATEEK MORE (Vendee)

GRN Number : 2318366483

For PANCHRATNA PROMOTERS PRIVATE LIMITED For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
21/07/23 DIRECTOR

Prateek More
21/07/23 DIRECTOR



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट - 1 नियम 21/22 के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1 या 1 क सेब 5 के अधीन यथावत स्टाम्प सख्त या स्टाम्प शुल्क से विमुक्त या अन्य शुल्क अपेक्षित नहीं।

Mupali
नियंत्रण प्रशासिका

21/07/2023

21/07/23

Piyush More
21/07/23
Piyush More
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Snob Piyush More
21/07/23

Prateek More
21/07/23

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कट अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

Smt. Shama Jais
21/07/23

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Muro

DIRECTOR

21/07/23

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Raj

21/07/23

[Signature]
21/07/23

[Signature]
21/07/2023



[Signature]
21/7/23

[Signature]
21/07/2023

सांगति का मुख्य Development Statement
 मुद्रांक - 1001
 TDS -
 1140935K (Comm)
 21/07/23

प्रत्येक पञ्चमालन को श्रुति घोटला एवं खासपहाल तीन को सूची में वर्णित फोट एवं नाम दर्ज नहीं है।



Jay Kumar Jain
 21/07/2023

DEVELOPMENT AGREEMENT

This agreement is made and entered on this the 21st day of July 2023.

BETWEEN

(1) (a) SANJAY KUMAR JAIN, (D.O.B 01.04.1961, UID XXXX XXXX 7417, PAN AAPPJ7863B), Occupation business (1) (b) AJAY KUMAR JAIN (D.O.B 04.10.1962, UID XXXX XXXX 7709, PAN - AAPPJ7864G) by Occupation business (1) (c) VIJAY KUMAR JAIN (D.O.B 14.12.1965, UID XXXX XXXX 8324, PAN-AAPPJ7862A) by Occupation business all sons of late Raj Kumar Jain, Grand Sons of - Late Rai Bahadur Harak Chand Jain, Resident of Ratanlall Surajmull Compound, Main Road, Ranchi -834001, P.O-GPO Ranchi, P.S. - Hindpiri, District - Ranchi (Jharkhand) (1) (d) SMT. SNEH PRABHA JAIN (D.O.B 22.11.1944, UID XXXX XXXX 5616, PAN ABRPJ0293J by Occupation housewife wife of Late Raj Kumar Jain, Daughter of Late Hukum Chand Patni, Grand Daughter of Late Phool Chand Patni Resident of Ratanlall Surajmull Compound, Main Road, Ranchi -834001. P.O- GPO Ranchi, P.S. - Hindpiri, District - Ranchi (Jharkhand) (2) RAMESH KUMAR JAIN (HUF), PAN AAEHR7601E, by Occupation business Represented by Karta RAMESH KUMAR JAIN (D.O.B 24.01.1946, UID XXXX XXXX 1405, PAN AAVPJ1288N), son of - Late Rai Bahadur Harak Chand Jain, Grand Son of Late Surajmull Jain, Resident of - 5, Jubilee Road, 1st Floor, Northern Town, P.O & P.S - Bistupur, Jamshedpur, District - Purbi Singhbhum Jharkhand, (3) ASHOK KUMAR JAIN (HUF) PAN AAEHA6269F, by Occupation business Represented by Karta ASHOK KUMAR JAIN (D.O.B 01.04.1953, UID XXXX XXXX 3055, PAN AAWPJ3983B), son of Late Rai Bahadur Harak Chand Jain, Grand Son of Late

Vijay Kumar Jain
 21/07/2023

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 Index
 Middle
 Ring
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21/07/23
 Sneha Prabha Jain
 21/07/23

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
 21/07/2023

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

21/07/2023

DIRECTOR

21/07/2023



21/03/2023



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दिनांक 21/03/23 10/01

रजिस्ट्रेशन अफिलेयम 1908 भाग 10 के विषय में

श्री Sanjay K. Jain

पिता श्री R. K. Jain

निवास स्थान Main Road Ranch

पेशा Business लेखक के तौर पर

अन्य विवरण: द्वारा प्रस्तुत

मुद्रासहयता संघ... एवं... के अर्थ

लेखक/विशेष या सदस्यों में से एक श्री

के अधिकारों में दिनांक... के पुराहन

में अद्वय निबंधक कार्यालय... के निवास के लिए पेश किया

Murali

निबंधक पदाधिकारी का हस्ताक्षर

21/03/2023

Surajmull Jain, Resident of – Mohalla – Upper Bazar, P.O. & P.S. – Kotwali, District – Ranchi (Jharkhand) All together (01 to 03) hereinafter called the LANDOWNERS, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;

AND

PANCHRATNA PROMOTERS PRIVATE LIMITED (PAN – AAFCP4668P) (GSTIN: 20AAFCP4668P1ZZ) (CIN: U45200JH2010PTC014022), a Company incorporated under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3rd Floor Panchratna Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) MR. PRATEEK MORE, (DIN: 02817026), Date of Birth: 15.09.1986, UID: XXXX XXXX 0165, Mob. 9835139913, (2) MR. PIYUSH MORE (DIN: 2825386), Date of Birth: 14.05.1984, UID: XXXX XXXX 8604, Mob. 9386950092, both sons of Shri Kamal Kumar More, both grandson of Late Satyanarayan More, by faith- Hindu, by Caste- Agrawal/Marwari, by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand (Indian Citizen), hereinafter called the PROMOTER / SECOND PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the SECOND PART;

AND

IN THIS AGREEMENT UNLESS IT IS CONTRARY TO OR REPUGNANT TO THE CONTEXT THE TERMS OR EXPRESSION AFOREMENTIONED SHALL MEAN AND HAVE THE FOLLOWING MEANINGS:-

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

LAND PROPERTY- means the land measuring more or less 34007 Square Feet equivalent to 78.07 Decimals of chhaparbandi land in M.S. Plot No. 1785 (part) recorded in Khata No. 31, with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 436 Old Ward No. III within Ranchi Municipal Corporation situated at Village – Hindpiri, P.S. – Hindpiri, District – Ranchi, State – Jharkhand, which stands more fully and particularly described in schedule A below.

21/07/23

Surajmull Jain
21/07/23

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

21/07/2023

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More

21/07/2023
DIRECTOR



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BUILDING – shall mean the Multi-storied Residential building consisting of several units for residential use to be constructed on the land given in schedule- "A" of this agreement/deed by the Promoter at its own cost and expenses as per plan duly submitted at competent authority of R.M.C. Ranchi through B.C. Case No. RMC/BP/0764/W23/2022.

PROMOTER – shall mean the above named Second Party and their legal representative, successors, executors, administrators and assigns.

UNIT – 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 competent authority of R.M.C. Ranchi or any other competent authority of Jharkhand and shall include the plinth area of the unit , open space, stair case and also thickness of the wall (external, internal & pillars).

PARKING SPACE – Shall mean any Place in covered area open area /out of portion of schedule land reserved for parking of motor car, two wheeler, or any other vehicle.

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

SUPER BUILT-UP AREA – means and includes the carpet area, stair case, lobby, passages, thickness of the walls, common part, etc. of the proposed multi storied building.

LANDOWNERS' SHARE – It shall be 59% constructed super built-up area of the proposed residential building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land out of total super built up area in the proposed building mentioned in the Schedule "B" below as agreed upon the Landowners and Promoter.

PROMOTER'S SHARE – - It shall be 41% constructed super built-up area of the proposed residential building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land out of total super built up area in the proposed building mentioned in the Schedule "C" below as agreed upon the Landowners and Promoter.

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21/07/23 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

21/07/23 DIRECTOR

FORCE MAJEURE- shall be described as flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock out, lock down, epidemic/pandemic and/or any other act or action beyond the control of the Promoter.

AND WHEREAS land being M.S. Plot No. 1785 Holding No. 0270003787000Z0 and 0270003788002Z0 Ranchi Municipal Corporation situated at Village - Hindpiri, P.S. Hindpiri, Thana No. 209, District - Ranchi is recorded in the name of E I Railway Edegan Extention Min Janib Secretary Office Counsel.

AND WHEREAS aforementioned land which measures a total area 5.799 Acres of land was acquired by Prabodh Chandra Choudhary and Prabhat Chandra Choudhary by virtue of a registered Sale Deed No. 2155 dated 17.08.1934 executed by the then Secretary of State for India. The said deed is entered and registered in Book No. 1, Volume No. 26, Pages 267 to 275 for the year 1934 in the office of the DSR Ranchi. The said property sold the same with Mokarari right to said to Prabodh Chandra Choudhary and Prabhat Chandra Choudhary subject to the payment of rent to the landlord at the rate of Rupees Three and annas eight per acres as stipulated by the Indenture dated 02.09.1918 and made between Maharaja Pratap Udai Nath Sahdeo the landlord of the one part and J.W.M. Hawas of the other part which is entered and registered in the Office of Sub Registrar, at Ranchi.

AND WHEREAS by a registered deed of Partition made on 02.12.1935 between Prabodh Chandra Choudhary and the said Prabhat Chandra Choudhury, the said Probodh Chandra Choudhury was allotted the plot and parcel of land marked as Sub Plot 'C' in the plan annexed to the said Deed of Partition, measuring about 4 bighas and 8 Kathas, be the same more or less, with the buildings and their appurtenances and fixtures standing thereon and the said Prabhat Chandra Choudhury the brother of Shri Probodh Chandra Choudhury was allotted the rest of the premises No. 57, Main Road, Ranchi i.e. two plots and parcels marked as Sub Plots 'A' and 'B' in the plan annexed to the said Deed of Partition, measuring respectively about 8 bighas and 12 Chattaks and 6 bighas 19 chattaks be the same more or less respectively.

AND WHEREAS by a Deed made on the 29.03.1941 between the said Probodh Chandra Choudhury the said Prabhat Chandra Choudhuri, the said Prabhat Chandra

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21/07/23 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

21/07/23 DIRECTOR

Chaudhuri and Sachindra Nath Chaudhuri, the said Probodh Chandra Chudhuri declared that he was a benamindar of Sachindra Nath Choudhary and acted as agent and representative of said Sachindra Nath Chaudhuri in purchasing the premises No. 57, Main Road, Ranchi and that he only lent his name and that the consideration money for the said purchased was paid by the said Sachindra Nath Chaudhuri and Prabhat Chandra Chaudhuri out of their own earnings the letter being the real owners thereof.

AND WHEREAS by the said deed, the said Probodh Chandra Chudhuri disclaimed all rights, title, interest in respect of the said premises No. 57, Main Road, Ranchi.

AND WHEREAS in the said deed in consideration of the exchange by Prabhat Chandra Chaudhuri of the piece or parcel of land measuring approximately 4 Bighas 8 Kathas and 6 Chattaks being the back portion of the land marked as Sub Plot 'B' in the plan annexed to the Deed of Partition dated the 2nd December, 1935 and marked and bounded with violet border and by the letters in the plan annexed to the said Registered Deed dated the 29th day of March 1941, the said Sachindra Nath Chaudhuri transferred land measuring 2 Bighas 11 Kathas and 3 Chattaks being portion of Sub Plot marked 'C' in the plan annexed to the Registered Deed of Partition dated the 02.12.1935 violet border and by the letters LMNR in the plan annexed to the said Registered Deed dated 29.03.1941.

AND WHEREAS in consideration of the abovementioned exchange by Sachindra Nath Chaudhuri the said Prabhat Chandra Chaudhury conveyed transferred and assigned unto the said Sachindra Nath Chaudhuri 4 Bighas 8 Kathas and 6 Chattaks of land more or less being the back portion of Sub Plot marked 'B' in the registered deed of partition dated 02.12.1935 in the registered deed dated 23.03.1941.

AND WHEREAS said Sachindra Nath Chaudhuri son of Shri Probodh Chandra Chaudhuri sold the land measuring 6 Bighas 5 Kathas 3 Chhatak being portion of Plot No. 1785 to Harak Chand Jain, Tara Chand Jain, Gyan Chand Jain and Prakash Chand Jain sons of Shri Surajmull Jain vide Sale Deed no. 1150 dated 18.02.1959.

AND WHEREAS the legal heirs of Late Harak Chand Jain namely Raj Kumar Jain and Others as Plaintiffs filed an Arbitration Title Suit being Case No. A.T.S 48/1999 in the Court of Sub Judge I Ranchi against Tara Chand Jain and Others as Defendants

21/07/23

Sachin Kumar Jain
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dipak kumar jain
21/07/23

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Moha
21/07/23

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Raj Kumar
21/07/23

DIRECTOR

and came over peaceful possession over their respective shares vide Award dated 22.03.1999.

AND WHEREAS (1) Raj Kumar Jain, (2) Ramesh Kumar Jain, (3) Padam Kumar Jain, (4) Lalit Kumar Jain, (5) Ashok Kumar Jain, (6) Anil Kumar Jain all son of Late Rai Bahadur Jarak Chand Jain amicably partitioned their land in which (a) land under M.S. Plot No. 1785, Sub Plot No. 1785/A, measuring an area 15 Katha 08 Chattak, situated at Village- Hindpiri, P.S. Hindpiri, Thana No. 209, District Ranchi, State Jharkhand came in the share of Shri Padam Kumar Jain, (b) land under M.S. Plot No. 1785, Sub Plot No. 1785/B, measuring an area 15 Katha 09 Chattak, situated at Village - Hindpiri, P.S. Hindpiri, Thana No. 209, District Ranchi, State Jharkhand came in the share of Shri Anil Kumar Jain, (c) land under M.S. Plot No. 1785, Sub Plot No. 1785/C, measuring an area 15 Katha 09 Chattak, situated at Village- Hindpiri, P.S. Hindpiri, Thana No. 209, District Ranchi, State Jharkhand came in the share of Shri Lalit Kumar Jain, (d) land under M.S. Plot No. 1785, Sub Plot No. 1785/D, measuring an area 15 Katha 11 Chattak, situated at Village- Hindpiri, P.S. Hindpiri, Thana No. 209, District Ranchi, State Jharkhand came in the share of Shri Ramesh Kumar Jain, (e) land under M.S. Plot No. 1785, Sub Plot No. 1785/E, measuring an area 15 Katha 08 Chattak, situated at Village- Hindpiri, P.S. Hindpiri, Thana No. 209, District Ranchi, State Jharkhand came in the share of Shri Raj Kumar Jain and (f) land under M.S. Plot No. 1785, Sub Plot No. 1785/E, measuring an area 15 Katha 09 Chattak, situated at Village- Hindpiri, P.S. Hindpiri, Thana No. 209, District Ranchi, State Jharkhand came in the share of Shri Ashok Kumar Jain.

AND WHEREAS Shri Ashok Kumar Jain got his name mutated in the Circle Office Town Anchal Ranchi vide Mutation Case No. 332R27/2022-23 dated 26.07.2022 for the land measuring an area 17.37 Decimals and started paying rent to the State. Rent Receipt No. 0606686553 dated 27.07.2022 for the year 2022-23 stands recorded in his name. His name is entered in Register II in Circle Office in Vol. No 9, Page No 20.

AND WHEREAS Shri Ashok Kumar Jain also got his name mutated in the Circle Office Town Anchal Ranchi vide Mutation Case No. 384R27/2022-23 dated 03.08.2022 for the land measuring an area 8.7 Decimals and started paying rent to the

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Raj Kumar
21/07/23
DIRECTOR

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Shri Ramesh Jain
21/07/23

Shri Anil Kumar Jain
21/07/23

Shri Raj Kumar Jain
21/07/23

Shri Ashok Kumar Jain
21/07/2023

Shri Lalit Kumar Jain
21/07/23

21/07/23
21/07/23

State. Rent Receipt No. 0563998592 dated 04.08.2022 for the year 2022-23 stands recorded in his name. His name is entered in Register II in Circle Office in Vol. No 9, Page No 24

AND WHEREAS Shri Ramesh Kumar Jain got his name mutated in the Circle Office Town Anchal Ranchi vide Mutation Case No. 383R27/2022-23 dated 03.08.2022 for the land measuring an area 8.7 Decimals and started paying rent to the State. Rent Receipt No. 0200733661 dated 04.08.2022 for the year 2022-23 stands recorded in his name. His name is entered in Register II in Circle Office in Vol. No 9, Page No 23

AND WHEREAS Shri Ramesh Kumar Jain also got his name mutated in the Circle Office Town Anchal Ranchi vide Mutation Case No. 116R27 /1972-73 for the land measuring an area 17.3 Decimals and started paying rent to the State. His name is entered in Register II in Circle Office in Vol. No. 2, Page No. 155.

AND WHEREAS Shri Raj Kumar Jain died leaving behind his widow Sneh Prabha and three sons namely (1) Shri Sanjay Kumar Jain, (2) Shri Ajay Kumar Jain and (3) Shri Vijay Kumar Jain as his legal heir and successors who inherited the aforesaid land in question through family agreement dated 7-04-2020 & family agreement dated 20-07-2023

AND WHEREAS (1) Sneh Prabha Jain wife of Late Raj Kumar Jain, (2) Shri Sanjay Kumar Jain, (3) Shri Ajay Kumar Jain and (4) Shri Vijay Kumar Jain all sons of Late Raj Kumar Jain jointly got their names mutated in the Circle Office Town Anchal Ranchi vide Mutation Case No. 418R27/2022-23 dated 21.09.2022 for the land measuring an area 17.3 Decimals and started paying rent to the State. Rent Receipt No. 0370508463 dated 19.10.2022 for the year 2022-23 stands recorded in their names & Mutation Case No. 458 R27/ 2022-23 dated 21.09.2022 for the land measuring an area 8.7 Decimals and started paying rent to the State. Rent Receipt No. 0157203005 dated 20.06.2023 for the year 2022-23 stands recorded in their names. Their names are entered in Register II in Circle Office in Vol. No 9, Page No 29 & 31.

Sneh Prabha Jain
21/07/23

Raj Kumar Jain
21/07/23

Ajay Kumar Jain
21/07/23

Vijay Kumar Jain
21/07/2023

S. Prakash
21/07/23

S. Prakash
21/07/23

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mehta
21/07/23 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Raj Kumar Jain
21/07/23 DIRECTOR

AND WHEREAS the landowners above named 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, dept, lien charges and attachment and in marketable condition and they have 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.

AND WHEREAS the said landowners being interested to develop the land more fully described in schedule "A" below by amalgamating their land and by constructing Multistoried residential Building as per plan sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and in lieu of the land the Landowners wanted entitlement for 59% Super Built-Up Area more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid PROMOTER is satisfied from the documents made available to him the right, title and interest of the said LANOWNERS in the said land belonging to the landowners, and also satisfied with the commercial feasibility and viability of the development of the land by constructing Multi storied Residential Building.

AND WHEREAS the aforesaid Promoter offered to construct at its own cost a Multistoried residential Building over the Schedule "A" land as per plan map sanctioned by the competent authority of R.M.C., Ranchi, Jharkhand or any other authority which is required for the same and give the Land Owner's share out of the total super built-up area as mentioned above and also more fully described in schedule "B" below as agreed for the value of the said land and to sell the remaining super built-up area of the said proposed Building with undivided share of land to the prospective purchasers, (Promoter share mentioned in the Schedule- "C" below). The proposed building will be constructed by the Promoter within 42 months from the date of sanction of plan map with 06 months grace period and if such period is lost by any force Majeure etc. occurs then for the same the Landowners hereby agreed that the period here in above 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. It is also mentioned here that the Landowners shall hand over the said land, relevant documents, there after the Promoter shall prepare the plan map and submit the same before competent authority/R.M.C, Ranchi, Jharkhand

Sudh Anand Jain
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Prateek More
21/07/23 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

21/07/23 DIRECTOR

for sanction, and the period of this agreement will run from the date of sanction of plan map.

AND WHEREAS all costs towards the project Development including cost towards making of the drawing and map, sanction of map, Stamp Duty and Registration charges of the Registered Development Agreement including RERA charges if any , all civil work will be solely to the PROMOTER's account.

AND WHEREAS certain terms and conditions were agreed to by and among the Landowners and Promoter with regards 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 Promoter will develop and construct the multi-storied residential Building over the Schedule- "A" land as per the plan prepared by the Promoter and approved by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 42 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same with 06 month grace period and extended by such period lost by any force Majeure and Landowners 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 after execution of this agreement the Landowners shall give peaceful possession of schedule - "A" property to the Promoter and thereafter Promoter shall proceed for development of the said land.
2. The PROMOTER 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 Landowners share of the total super built up area more fully described in schedule "B" below. In respect of the remaining share of the total super built up area, the PROMOTER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The PROMOTER'S Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landowner's share of the total super built

Sudh Kumar Jain
21/07/23

Nikhil
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Pratik Kumar Jain
21/07/23

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For PANCHRATNA PROMOTERS PRIVATE LIMITED
Pratik More
21/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Pratik More
21/07/23
DIRECTOR

up area to be made ready, leave aside and allocated for the Landowners will include the portion comprising of residential building and also all other portions such as common part will be the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) and the roof right will also be the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction on the open land or over the roof of the proposed building the Land Owners shall have right to 59% and Promoter shall have right to 41%.

Suman Kumar Jain
21/07/23

3. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowners do hereby agree to convey, transfer assign to the Promoter's share of the property by executing and registering the appropriate sale deed at the cost of the Promoter and their nominee/nominees and Promoter shall simultaneously hand over the portion of the Landowner'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. The Promoter will apply for occupancy certificate in R.M.C. or competent authority of Ranchi after completion of the project.

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4. In furtherance of the intention of the agreement the Landowners do hereby entrust and empower the Promoter to do all or any of the following acts, deeds, matters and things: -

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- A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Promoter.
- B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material. All expenses to be borne by Promoter.
- C. To accept service of any writ summons or other legal process or notice and to appear and represent the Landowners 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

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DIRECTOR

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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 Landowners arising after the execution of the agreement between the Landowners and the Promoter. The Promoter shall take all measure at his own cost to protect the title, interest and the right of the Landowners against any cause of action arising due to the development work. The Promoter shall also be empowered & authorized to register the road widening area in the Eastern side of the plot to the competent authority (Ranchi Municipal Corporation) through this Registered Development Agreement.

Sneh Bhunia
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D. To enter into agreement for sale or otherwise allot Residential Unit tenements in the aforesaid Building to the purchasers except of the Land Owner's area as described in Schedule "B" and be entitled to the consideration thereof provided that such agreement of sale or otherwise , allotment of Flats , tenements in the aforesaid building to purchasers by Promoter shall not create any encumbrance and liability whatsoever upon the Landowners and the Landowners share mentioned in schedule B in any manner whatsoever.

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E. To mortgage said property or any portion thereof except the portion allotted to the Landowners as described in schedule "B" with and/or financial institutions to enable it's purchasers obtain loan for purchase of Residential units etc. as the said Promoter will decide at its sole discretion or purpose of the Promoter, provided that such agreement of sale or otherwise , allotment of Flats , tenements in the aforesaid building to purchasers by Promoter shall not create any encumbrance and liability whatsoever upon the Landowners and the Landowners share mentioned in schedule B in any manner whatsoever .The Landowners will not be responsible for any loan whatsoever aforesaid.

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F. The Promoter shall install for the benefit of the Landowners and others prospective purchasers/ occupier of the proposed building common facilities,

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utilities and amenities including, deep tube-well overhead storage tank, pump-set for lifting water to storage tanks, etc. of adequate quantity & capacity. The maintenance cost of such facilities will be borne by both Promoter, Landowners, and their prospective purchasers for their respective areas.

- G. The Promoter shall provide ancillary electric generation and supply of adequate and sufficient capacity and quantity for the benefit of the Landowners and prospective Purchaser of the proposed building more fully described in schedule D and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Promoter and the Landowners will enjoy all relevant facilities.

Sudh Akhwar Jain
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5. It is hereby made clear the Promoter shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landowner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the Promoter in planning, executing or construction of the proposed building and other works envisaged by this agreement.

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6. The Landowners hereby covenant with the Promoter as follows:-

- A. That the property is free hold and the Landowners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Promoter in respect of the Schedule - A property in this circumstances the Landowners shall execute further agreement with the Promoter for proper confirming of title of the Landowners.
- B. That Landowners 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 Landowners have not entered in to any agreement in respect of

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Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this 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 lispendence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Landowners 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.
- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Promoter alone till the completion of the building and the Landowners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Promoter.
- 7. 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 Promoter shall do and perform the following acts, deeds, matters and things :-

The Promoter shall indemnify the Landowners 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 Promoter related to or in connection with the execution of the works. The Promoter shall also indemnify the Landowners against any claim, action or proceeding which may be brought, or taken against the Landowner in respect of any damage caused to adjoining ground, building, electric poles etc. by the Promoter in performance of the work envisaged in this agreement the Promoter shall also indemnify the Landowner against any claim,

Sudhakar Kumar Jain
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Jitendra Kumar Jain
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Jitendra Kumar Jain
21/07/23 DIRECTOR

compensation, action or proceedings which may brought or taken against the Landowners in respect of any accident to workmen related to or in connection with execution of the work .

8. That the Landowners shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any bank or other financial institutions. The entire Liability of payment to the parties or loan taken from the bank or financial institutions or party shall be of the borrower.
9. That the Promoter shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.
10. That likewise the landowners shall have right to sell, transfer, enter into agreement of sale or transfer of the unit (s) to the extent of their share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser (s), transferee (s) and the landowners shall have also right to deliver possession of such vended unit (s) to the purchaser (s), transferee (s). The Promoter shall have no objection in the above.
11. That the landowners, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Promoter or any person claiming through or under them.
12. The name of the proposed Residential Building shall be "R.S. PANCHRATNA ALTIUS".
13. **SCHEDULE FOR MANAGEMENT:**
A schedule shall be formed by the parties herein due course for the management/administration of the new building including the portion in common use and showing the expenses of the management/administration of the amenities in the new building 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 Landowners allocation and the Promoter allocation shares. After the

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delivery of the possession in the manner stated above in the proposed multistoried Residential building the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 59% of the total charges will be paid by the Landowners or their tenants/purchasers and 41% of the total charges will be paid by the Promoter or his tenants/purchasers.

14. **BREACH OF DEVELOPMENT AGREEMENT:**

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Promoter or the Landowners the defaulting party will be liable for legal action and compensation as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi of Jharkhand State.

15. That the LANDOWNERS and the PROMOTER agrees that if any G.S.T./charges and/or any other taxes imposed by government of Jharkhand/India; State or Central Government or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LANDOWNERS and their PURCHASERS and PROMOTER and their PURCHASERS of the Unit jointly in the same proportion as their respective shares of super built-up area in the proposed building. It will be the sole liability of the Landowners and their Purchasers to pay the applicable G.S.T./Tax/Charges for the Landowners share of area i.e. 59% share before taking the possession over their share of Super Built up Area as per the prevailing G.S.T./Tax/Charges rules at that time .

16. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and to proceed in a summary manner with regard to adjudication of the disputes and differences between the parties. The Arbitration

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Jai Singh
21/07/23

Dipak Kumar Jain
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shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

SCHEDULE - "A"

The total land measuring more or less 34007 Square Feet equivalent to 78.07 Decimals of chhaparbandi land in M.S. Plot No. 1785 (part) recorded in Khata No. 31, with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 0270003787000Z0 and 0270003788002Z0, Ward No. 23 within Ranchi Municipal Corporation situated at Village - Hindpiri, P.S. - Hindpiri, District - Ranchi, State - Jharkhand, and butted and bounded as follows:

- North :- Part of Plot No. 1785 & Proposed Private Road
- South :- Pee Pee Compound
- East :- Part of Plot 1785 & Proposed Private Road
- West :- Part of Plot 1785 & Proposed Private Road

SCHEDULE - "B"

LANDOWNER'S SHARE:-

That in lieu of the land provided by the Landowners to the Promoter for constructing the Multi-storied Building, the Promoter shall give **59% of the super built-up area** of the proposed residential building to the Landowners for their respective land in proportion out of total super built up constructed area with proportionate undivided share of land and all common facilities and amenities. The roof right of the building shall also be in the same ratio (i.e. 59% Landowners share and 41% Promoter's share)(except the area of common usage such as Head room, Water tanks, Dish Antennas, etc). Parking will be divided in the same ratio (i.e. 59% Landowners share and 41% Promoter's share).

Parking demarcation and share division certificate to be provided by the PROMOTER to the LANDOWNERS.

It is also made clear that if any further construction on the open land or over the roof of the proposed building the Landowners shall have right to 59% and the Promoter shall have right to 41% of further construction.

LANDOWNER'S SHARE - RAMESH KUMAR JAIN (HUF)		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
FOURTH	401	3930
FOURTH	402	2710
FOURTH	403	3610
FIFTH	501	3400

Suresh Kumar Jain
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Vijay Kumar Jain
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Ramesh Kumar Jain
21/07/23

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FIFTH	502	2695
FIFTH	503	3450
SEVENTH	701	3400
SEVENTH	702	2695
SEVENTH	703	4250
ELEVENTH	1103	3450
TOTAL		33590

Along with Car parking in the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 6743 Sq. Ft. more or less

Sneh Prabha Jain
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LANDOWNER'S SHARE - ASHOK KUMAR JAIN (HUF)		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
FIRST	103	3765
EIGHTH	801	4575
EIGHTH	802	2710
EIGHTH	803	3750
NINTH	901	3400
NINTH	902	2695
NINTH	903	4250
FIFTEENTH & SIXTEENTH	1503 & 1603	7875
TOTAL		33020

Along with Car parking in the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 6628 Sq. Ft. more or less

Ashok Kumar Jain
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Ashok Kumar Jain
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LANDOWNER'S SHARE - SNEH PRABHA JAIN		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
FIRST	101	3910
TOTAL		3910

Along with Car parking in the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 785 Sq. Ft. more or less.

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Sneh Prabha Jain
21/07/23

Prateek Kumar
21/07/23

Ashok Kumar Jain
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LANDOWNER'S SHARE - SANJAY KUMAR JAIN		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
THIRTEENTH	1302	7295
TOTAL		7295
Along with Car parking in the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 1464 Sq. Ft. more or less.		

Sanjay Kumar Jain
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LANDOWNER'S SHARE - AJAY KUMAR JAIN		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
FIFTEENTH & SIXTEENTH	1501-1601	7925
TOTAL		7925
Along with Car parking in the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 1591 Sq. Ft. more or less.		

Ajay Kumar Jain
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LANDOWNER'S SHARE - VIJAY KUMAR JAIN		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
FOURTEENTH	1401	12250
TOTAL		12250
Along with Car parking in the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 2460 Sq. Ft. more or less.		

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Sanjay Kumar Jain
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Vijay Kumar Jain
21/07/23

DIRECTOR

Sanjay Kumar Jain
21/07/23

Sanjay Kumar Jain
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SCHEDULE- "C"

PROMOTER'S SHARE:-

It shall mean **41% of the super built-up area** of the proposed residential building to the Promoter out of total super built up constructed area with proportionate undivided share of land and all common facilities and amenities. The roof right of the building shall also be in the same ratio (i.e. 59% Landowners share and 41% Promoter's share)(except the area of common usage such as Head room, Water tanks, Dish Antennas, etc). Parking will be divided in the same ratio (i.e. 59% Landowners share and 41% Promoter's share).

PROMOTER'S SHARE		
FLOOR	UNIT NO.	SUPER BUILT-UP AREA
		SQ. FT.
FIRST	102	3730
FIRST	104	1845
SECOND	201	3930
SECOND	202	2710
SECOND	203	3610
THIRD	301	3400
THIRD	302	2695
THIRD	303	3450
SIXTH	601	3930
SIXTH	602	2710
SIXTH	603	3610
TENTH	1001	3930
TENTH	1002	2710
TENTH	1003	3610
ELEVENTH	1101	3400
ELEVENTH	1102	2695
TWELFTH	1201	3930
TWELFTH	1202	2710
TWELFTH	1203	3610
THIRTEENTH	1301	3400
FIFTEENTH & SIXTEENTH	1502 & 1602	5800
TOTAL		71415
Along with Car parking in the same ratio (i.e. 59% Land Owner's share and 41% Promoter's share) for their respective land in proportion out of total parking in the		

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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basement floor, few two wheeler parking and undivided proportionate share of land
14336 Sq. Ft. more or less.

² The government value of the above land is 8,90,73,100/- (Rupees Eight Crore Ninty Lakhs Seventy Three Thousand One Hundred only).

SCHEDULE- "D"

Schedule-D above referred to: The Residential Multistoried Building Specification

The Residential Multistoried Building Specification particularly The Unit.		
GENERAL SPECIFICATION		
1	Foundation/Structure/Super Structure	A) Earthquake resistant RCC mixed with chemicals. B) Footing, Foundation & Framed structure. C) Brick work in cement mortar in ratio 1:6. D) As per specification of structural consultant/Architect. E) ISO Certified branded cement (Nuvocon, ACC, etc.), Quality blue/black chips & branded TMT Rods (Tata Steel, Rungta, Electrosteel, Prestige etc). F) Use of Water proofing chemicals in foundation & in roof of each floor. G) Red Bricks/AAC of 1 st Quality as per Law or Equivalent grade & quality. H) Casting in ratio 1:2:3 or from Renowned Ready Mix Concrete (Nuvocon, First Choice, L&T, etc.) & proper water curing.
2	Boundary wall /Premises Main Entrance gate/ Exterior setback area & All Interior roads /Passage /walkways / Terrace	Boundary wall- 10" wide. At least 7' high with Pillar at every 8', Proper light arrangement all around ; Premises main entrance Gates- Two Nos Iron Steel designed gate with Proper Lighting on support pillars ; At least 12' wide & 8' height gates of Super Strength & designed by Fabricator ; Watch Guard room nearby Gate with proper lighting provision ; Exterior Setback area & all Internal roads.& Passage ,walkways etc-Cement based 3" Interlocking tiles or 5" RCC casting as best required ; Beautifully designed by architect ; Proper drainage & Septic Tank Arrangement ; landscaping with grass bed & Provision of lawns ; Provision of light on top of the building for complete visibility & lighting of building & all Pathways etc. Proper Lighting on roof area for security Purpose; Terrace-Crazy floor after Dhalai, Boundary of the roof to be beautifully designed by the architect of good height, 10"

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		mini width with 1-2" grill & Pipe Railing of adequate strength & safety .
3	Basement/ Lower Ground Floor for Parking	Mini 5" Concrete slab (Dhalai); Proper & adequate Ceiling Lightings; Kota stone or other modern advanced flooring mechanism; Ventilators for Air circulation; Iron/Grill for safety; Corrugated ramp casting for friction ; Chemical water Proofing treatment ; Design to Ensure no rain water entry & water clogging. Car Parking Proper Numbering & floor marking
4	External Wall Finish/Elevation	Brick wall Finish with Cement Plaster in ratio 1:6; Wall Finished with smooth coat of plaster of paris of External Acrylic Water Proof Weather Shield Paint on external wall. Painted with cement base Paint as per design. All walls cement plastered. Bold name of building on the top in stainless steel or other modern advanced mechanism; Beautiful Elevation of the walls as per the view; Drainage Pipes in closed ducts for better look.
5	Internal Wall Finish	All walls & ceilings cement plastered; Finished with a smooth coat of plaster of Paris; All walls shall be of good height as per plan
6	KITCHEN	The Kitchen will be provided with L shaped telephonic black/Colored Granite working Platform on casted slab of 2' width for cooking; Storage area under working platform ;Steel Sink of good Quality; Concealed pipelines, Tap fittings and Switches with Power Points shall be installed. Above the cooking top 4" glazed tiles dados with border shall be installed. Doormi Thapi with Veins with Granite Polish; Also need to have provision vents for installation for exhaust fan, Cooking Chimney in the Kitchens. Plumbing Point to be provided for Water Purifier etc; Adequate Power Points for installing Refrigerator, Microwave, and for operating other kitchen modern gadgets etc. The Unit OWNER shall have the right to change the specification provided that the difference in material cost is borne by the OWNER.
7	Flooring	A) Branded Best Quality ISI Marked Designer Vitrified Tiles inside the Flats. B) Granite/Green/White Marble on the Lobby/Passage/Stairs. C) White base chukdoormi Vein Marble slab with granite polish flooring with granite dado 6" designed in hall & living room area D) Other modern advance Premium flooring mechanism as per mutual consent and as best options available ; E) Anti Skid Ceramic tiles for Balconies F) Water Proofing in each floor The Unit OWNER shall have the right to change the specification provided that the difference in material cost is borne by the OWNER.

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 Panchratna Promoters Private Limited
 Director

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8	Staircase, Landing, Steps & Common Verandahs	Slab of Granite only on landings, Steps & common Verandah; Decorative Stainless steel Railings of adequate strength & height; Walls will be finished with Birla Potein, cement Primer, and Plastic Paint in all common walls
9	Toilets/Washrooms	White Glazed Vitreous Sanitary Ware, Western Pan, Anti-Skid Floor Tiles / Marble Floors in Toilets, Door height Wall Tiles, Sanitary ware, CP, & Fittings of Jaguar Continental /Kohler or equivalent Premium make ; Vents for Exhaust Fans ; Provision for fitting Geyser in all bathrooms; Hot & cold water Lines ; Fitted with adequate Taps & water Mixtures; PVC waste/Soil/Rain pipes etc. of Finolex or better make ; The Unit OWNER shall have the right to change the specification provided that the difference in material cost is borne by the OWNER.
10	Electrification / Electrical Wiring	<p>A) Concealed Electrical Wiring with Good quality ISI Mark fire & heat resistant PVC Copper Wires of Havells/ Polycab or equivalent Make & ISI Mark Premium quality modular Switches-Sockets &MCB; AC points& Cable TV Point in each rooms, dining area& living area; Facilitated with Intercom/Telephone/EPABX wiring & Points; Adequate Lighting points & Power Socket Points in each Room /Living Room /Dining area. (Tube Lights, Fans & other fixtures will not be provided).</p> <p>B) Power Backups for each Unit. & also for Lifts ,pumps, common area</p> <p>C) Provision of wiring & Points for installing Inverter in each Unit</p> <p>D) Sufficient load in Generator say 2 KVA (3 KVA or more on chargeable basis) for each Unit.</p> <p>E) Sufficient load from JBVNL per unit say mini 5KVA or more.</p> <p>F) Separate Meter for each Unit.</p> <p>G) 01 No. Dedicated High capacity Transformer (to take AC loads also).</p> <p>H) Electrical Panel Board with modern operation will be Installed All the areas shall be provided with concealed electrical copper wiring of approved quality fire & heat resistant and specification with the number of lights, fans and power points. There will also be electrical wiring for generator connection all around.</p>
11	Water Supply & Water Arrangement	5" Boring Machine Bored & number of boring and depth as per requirement and as per norms; Fitted with Submersible motor pump and panel of good quality & make as per requirement; Overhead water tank having Good Capacity & height as per requirement and as per norms; water supply through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of Galvanized Iron or PVC; Provision of Rain water harvesting as per law; Water Storage Tank at Ground level for security against Fire as per law & for emergency use; Drainage Pipes in closed ducts for better look.

Sneha Bhargava Jain
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12	Generator Facility	Soundless Generator of Kirloskar, Jackson Cummins, Ashok Leyland or equivalent of Adequate capacity keeping plan for requirement growth.
13	Lift	03 High Speed Lift in the building (Lift can carry heavy luggage); Lift of Good International Make Like Otis with safety entrance features;
14	Entrance Lobby	Elegant Lobbies with Imported tiles/ Stones & lift cladding in granite /imported marbles; Ceiling with Decorative lights in main entrance lobby of the building.
15	Fire Fighting System	Best Fire Fighting & Safety System as per standard norms.
16	DOORS	All doors shall have wooden frames of Sal woods fitted with flush shutter, standard water resisting make and complete with all fittings including Godrej/Dorset etc. Locks & handles, With ISI marked High Quality hinges, cleats, stoppers, tower bolts, spy eye and looking facilities. The doors to have 30" Thick ISI mark branded flush door as per door size or better; The OWNER shall have the right to change the specification provided that the difference in material cost is borne by the OWNER.
17	BALCONIES	All balconies, terraces and roofs shall be provided with three foot brick/concrete wall /MS/SS Grill decorative railing from the floor; Marble/Vitrified/Anti Skid Ceramic tiles Flooring. The OWNER shall have the right to change the specification provided that the difference in material cost is borne by the OWNER.
18	WINDOWS	All windows shall have Three way Track Aluminum Sliding, with glass pane of standard quality. Powder Coated /anodized Aluminum 3 track windows with mosquito SS or better mesh sliding shutters of Premium quality; Marble top on all window sills.
19	EV Charging Points	Provision for EV charging facility in car parking area & also bay for Guest car charging. Provide best capacity charging system as available with safety features & reputed make.
20	Other Common Amenities	Separate Guard Room; Space for Generator; Common Toilets; To install adequate numbers of Lightning Arrester as per norms.
21	CCTV / Cable Connection/ EPABX connection /	Will Provide desired Modern CCTV Camera system & Console for Security Purpose; Will Provide EPBAX of adequate Capacity for communication along with Provision of connectivity to all flats, buildings, lobby, main gate and important common area; Cable connection provision in each Unit;

for the use of the building

Shah Rishi 21/07/23

21/07/23

21/07/23

21/07/23

21/07/23

> The Residential Multi storied Building will be of Premium High Class & build, with materials of high Premium quality & make, with Good workmanship .The Multistoried Building shall have all fully functional up to date modern facilities & utilities , along with modern amenities including , but not limited to Gym; Swimming Pool ; Landscape gardens; Clubhouse with Indoor games ; Children's

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21/07/23 D. DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

21/07/23
DIRECTOR

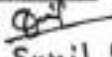
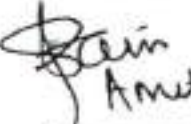
play area; Multipurpose Party hall ; Mini theater; Outdoor games ; common entertainment area; walking track ; Facility management office; etc. as per the sanction map.

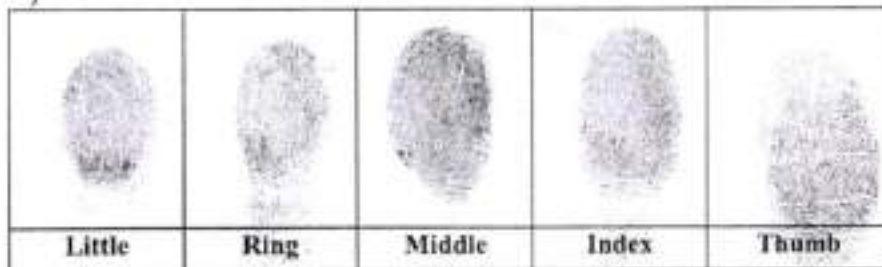
- Three Phase Electric meters installation & meter charges on actual basis or connection to be arranged by Promoter, cost to be borne by both the Landowners and the Promoter on ratio of shares basis. With Minimum 10KW provision per Unit & may be enhanced based upon requirement of Unit holders on cost basis.
- This Development agreement is executed as per provision u/s 5 (1) of Jharkhand Apartment Act between landowners and Promoters and both the parties will abide by all the rules and regulation of the act.
- That Landowners and Promoters have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment Act details of share is mentioned in the schedule B & C of this Development Agreement and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

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

Signed, Sealed and Delivered at Ranchi in presence of:

WITNESS:

1. 
Sunil Goyal
3/1-r Ganesh Agrawal
Chutia, Ranchi 21/07/23
2.  Do Ashok Kumar Jain s
Amrit Jain 21/07/23
SANJAY KUMAR JAIN 21/07/23



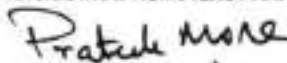
Sunil Kumar Jain
21/07/23

Sunil Goyal
21/07/23

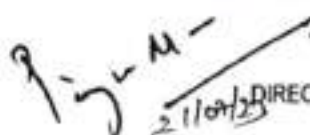
Sanjay Kumar Jain
21/07/23

21/07/23

For PANCHRATNA PROMOTERS PRIVATE LIMITED

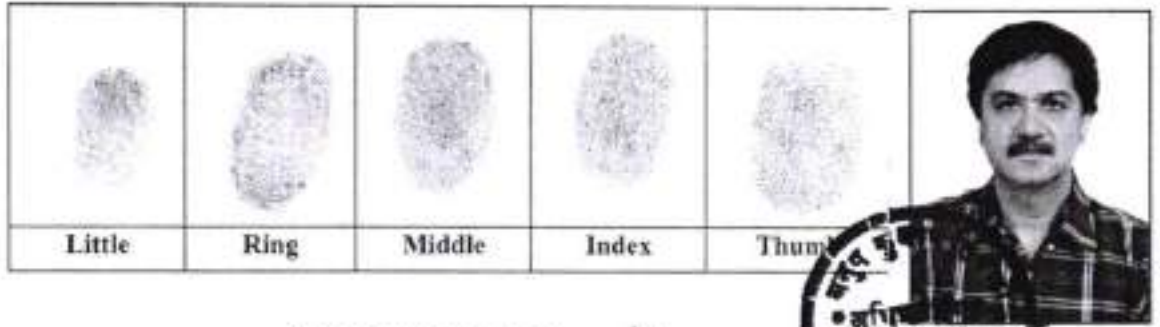

21/07/23 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED


21/07/23 DIRECTOR

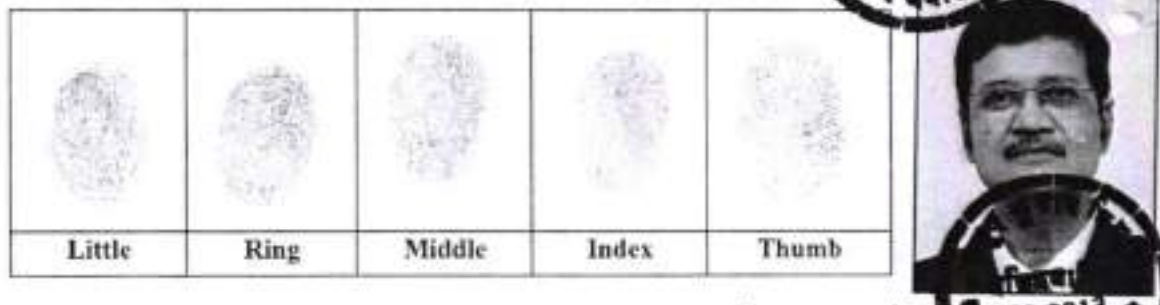
AJAY KUMAR JAIN

Ajay Kumar Jain
21/07/23 ✓



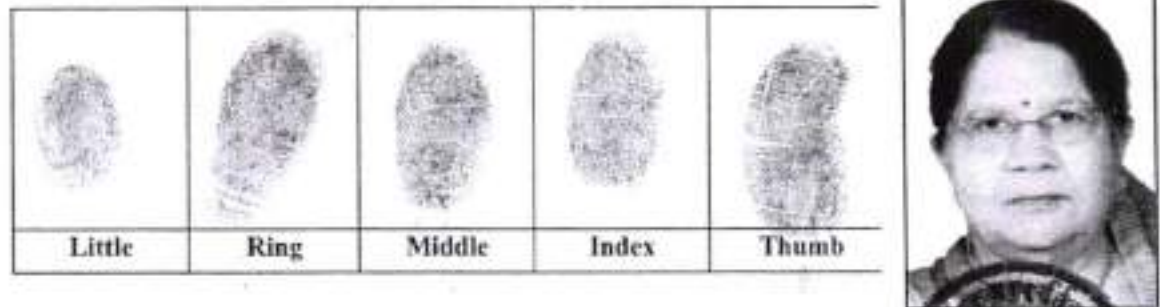
VIJAY KUMAR JAIN

✓
21/07/23



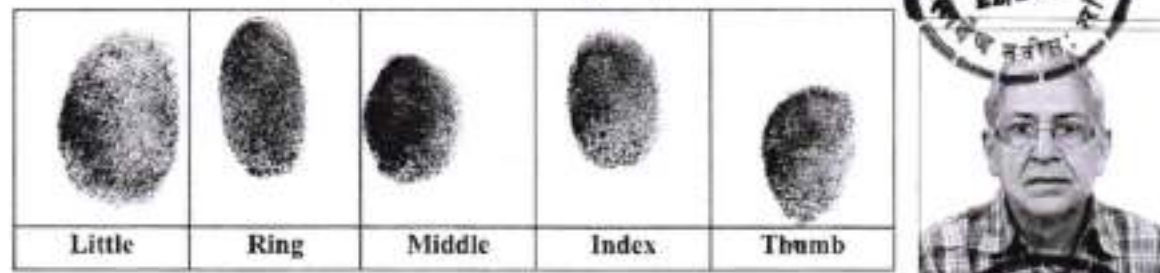
SNEH PRABHA JAIN

Sneh Prabh Jain
21/07/23 ✓



RAMESH KUMAR JAIN (HUF)

— — — — — 21/07/23



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21/07/23 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyum
21/07/23 DIRECTOR

Page 25 of 26

21/07

A
Ajay Kumar Jain
21/07/23

S
Ramesh Kumar Jain
21/07/23





21/07/22

ASHOK KUMAR JAIN
21/07/23
ASHOK KUMAR JAIN (HUF)

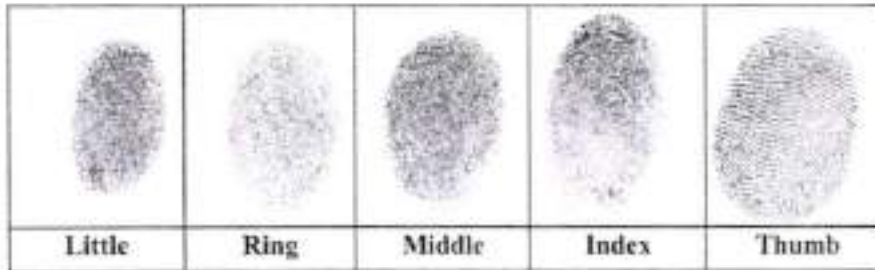


For PANCHRATNA PROMOTERS PRIVATE LIMITED

(1) PRATEEK MORE
PROMOTER
PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
21/07/23

DIRECTOR

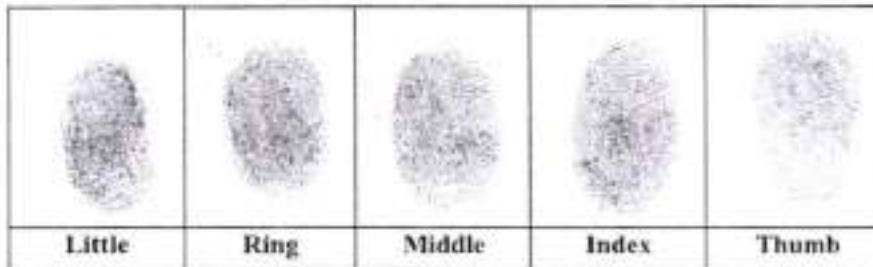


For PANCHRATNA PROMOTERS PRIVATE LIMITED

(2) PIYUSH MORE
PROMOTER
PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
21/07/23

DIRECTOR



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

Drafted by:- *A.K. Jain*

Typed by:- *A.K. Jain*
21-07-2023

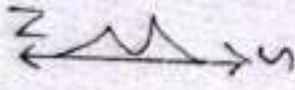
[Signature]
21/07/23

Ashok Kumar Jain
21/07/23

Smruti Akhwar Jain
21/07/23



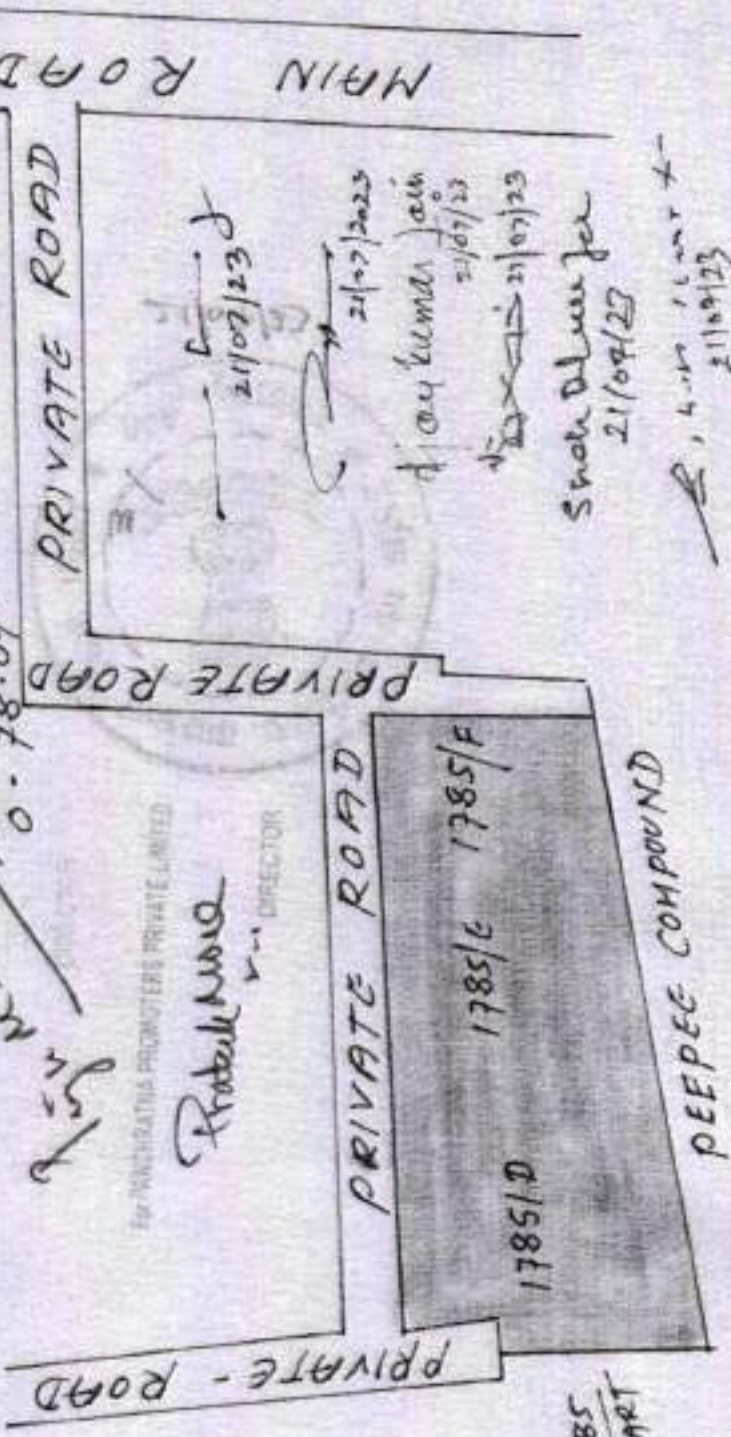
21/07/23



VILLAGE - HINDPIRI
 P.S. - HINDPIRI, P.S. NO - 209
 DIST - RANCHI
 M.S. PCOT NO - 1785 (PART)
 AREA SHOWN IN RED WASH

FOR PANCHRATHNA PROMOTERS PRIVATE LIMITED
 AREA AC-DEC
 No. 78.07

Prabul Kumar
 DIRECTOR



1785
 PART

Coof

समस्तुलक
पारिश्रमिक
वस्तुकार

प्रकाशित वस्ती प्रवर्तनाय
अधिकृत भारत
दिल्ली नगर निगम

प्लान नं. 10 (1) अ. 10
अधिकृत भारत
दिल्ली नगर निगम



दिल्ली नगर निगम
21/07/23

WAI-III



Sch XIV, F.No. 190V

रसीद मासगुजारी

नाम दर्जित । नाम मौजा मय

धान वी धाना नम्बर

V

फारम नम्बरी / फारम रेफरेंस

Page No. : 31

नाम रेफरेंस मय कलियुक्त जम्हानी

Vol. No. : 8

वी सङ्कलन नम्बर।

Receipt No. : 0157203005

राज्य / जिल्ला / तालुका / 209 | SNEH PRABHA JAIN, SANJAY KUMAR JAIN, AJAY KUMAR JAIN, VIJAY KUMAR JAIN

खेत संख्या	संभार संख्या	संख्या (एकड़ में)
65	1785	0 एकड़ 8.7 डिगमल 0 हक्टर

भरावी नकदी	भरावी भावनी	एकरीत हिराब तमन भावनी
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शेत का सातना मंग मय एकरीत (बकाया वी हात) मौजूदा रात का।

मंग बकाया	सातना	बकिया				हात (2023-2024)
		तीन वर्ष से ज्यादा	2 रा वर्ष	2 रा वर्ष	1 रा वर्ष	
मात (नकदी)	25.00					25.00
गुजारी (भावनी)	6.25					6.25
संरा	12.50					12.50
सुद	12.50					12.50
मुलकरकात	5.00					5.00
मौजान	61.25					61.25

एकरीत अदायकारी

अदायकारी बाक्य	बकिया	मौजालाक हात (2023-2024)				फारमिल
		तीन वर्ष से ज्यादा	2 रा वर्ष	2 रा वर्ष	1 रा वर्ष	
मात (नकदी)						25.00
गुजारी (भावनी)						6.25
संरा						12.50
सुद						12.50
मुलकरकात						5.00
मौजान अदायकारी						61.25

(1) मौजान कुल (लक्ष्य में) : Sixty One Rupees and Twenty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 61.25

सारीस भागता लक्ष्यत कुनिन्दा - 20-06-2023

छात्र महास का बकाया भातगुजारी पर (विवाप एते बकाया पर मिन पर डि डिपॉजिट कर जरी हो) सुद नहीं किया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्राम केवल धरणी की जानकारी के लिए है।

किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अदायकारी से संपर्क करें।

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

ऑनलाइन जाँचा



Sch XIV- F.No. 180v

इसीद मालगुजरी

नाम सर्वेक्षित नाम मीका मय

घाना की धान नकदर

V

करद मलकी / करद रेपरी Page No. : 29
 धम रेपत मय वरिदयत जमानदी Vol. No. : 9
 की सकुनात नम्बर: Receipt No. 6690769503

शहर हिन्दोडी 209 SNEH PRABHA JAIN, SANJAY KUMAR JAIN, AJAY KUMAR JAIN, VIJAY KUMAR JAIN		
खत संख्या	संसा संख्या	रकबा (रुकडु में)
0	1785	0 एकड 17.3 डिसीमल 0 ईकर

असादी नकदी	असादी भावदी	असादीत हिसाब लयन भावदी
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जोत का सातना मंग मय एकसीत (बकाया की रकम) मीबुदा संत का।

मंग बावदा	रकमाना	बकाया				हाल (2023-2024)
		होन वर्ष से जगदा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
मात (नकदी)	30.00					30.00
गुजारी (भावदी)	7.50					7.50
संल	15.00					15.00
सुद	15.00					15.00
मालफनकात	6.00					6.00
मोजान	73.50					73.50

एकसीत अदपकारी

अदापकारी बावदा	रकमाना	बकाया				मौतलक हाल (2023-2024)	फरजित
		होन वर्ष से जगदा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
मात (नकदी)	30.00					30.00	
गुजारी (भावदी)	7.50					7.50	
संल	15.00					15.00	
सुद	15.00					15.00	
मालफनकात	6.00					6.00	
मोजान अदापकारी	73.50					73.50	

(१) मौतलक कुल (रुफडी में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया - 73.50

तारीख अमला तहसीत कनिन्दा 24-06-2023

सात माहल का बकाया मालगुजरी मय (सिखम) ऐसे बकाया पर जिन पर कि सर्टिफिकेट जारी हो, सुद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रत्येक केवल प्रती की जानकारी के लिए है।

किसी भी प्रकार की अप्रुडिबे के लिए सम्बन्धित अंकाधिकारी से सलक की।

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

ऑनलाइन जाँच

Sch XV- F.No. 180v

रखींद मालगुजारी

नाम सहित । नाम मौजा गांव

धान की धान नम्बर

गाहट । हिन्दपैडी । 209 । ASHOK KUMAR JAIN

V

फारद मालगुजारी / फारद रैपती

नाम रेखात मय बलिदवत जमाबन्दी

वी संकुनात नम्बर ।

Page No. : 20

Vol. No. : 9

Receipt No. : 0873534547

खता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	1785	0 एकड़ 17.37 डिगमैल 0 सेक्टर

भराजी नकदी	भराजी भावती	हाजरीत हिसाब जमान भावती
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जोत का खताना मांग मय हाजरीत (बकाया वी हात) मौजूदा खत का।

मंडम बावत	सालाना	बकाल				हात (2023-2024)
		होन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ता वर्ष	
माल (नकदी)	30.00					30.00
गुजारी (भावती)	7.50					7.50
सेस	15.00					15.00
सुद	15.00					15.00
मालगुजारी	6.00					6.00
	73.50					73.50

हाजरीत अदायकारी

अदायकारी बावत	सालाना	बकाल				मौजदा हात (2023-2024)	फाजित
		होन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ता वर्ष		
माल (नकदी)	30.00					30.00	
गुजारी (भावती)	7.50					7.50	
सेस	15.00					15.00	
सुद	15.00					15.00	
मालगुजारी	6.00					6.00	
	73.50					73.50	

(1) मौजदा कुल (नकदी में) : Seventy Three Rupees and Fifty Paise

(2) नाम हिन्दपैडी -

(3) कुल बकाल - 73.50

हाजरीत अमला हाजरीत बुनिन्दा - 24-06-2023

खत माहज का बकाला माहजगुजारी पर हीवाज एसे बकाल पर जिन पर कि स्टैंडिकट करी हो, सुद की किल जका है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रकाश केवल प्रती की जानकारी के लिए है।

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

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

Print

ऑनलाइन जाँचा

Sch XIV- F.No. 180v
रसीद मातृगुजरी
नाम संकेत । नाम मीजा भय
धना वा धना कबल

V

फरद मलबी / फरद रैपडी Page No. : 24
नाम रैपत भय वलिदपत जमाबन्दी Vol. No. : 9
वी रसुनत नम्बः Receipt No. : 0744023522

कालर हिन्दपीही 209 ASHOK KUMAR JAIN		
खाल संख्या	खेसरा संख्या	रकबा (एकड़ में)
65	1785	0 एकड़ 8.7 डिशमैल 0 हंकार

अरावी नकदी	अरावी धावती	सकसैल हिशब लयन भावती
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खेत का सालाना मांग भय एकसैल (बकबा या हाल) नैजुद साल का।

मांग बावत	रसतमा	बकबा				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष	
मात (नकदी)	20.00					20.00
गुजारी (धावती)	5.00					5.00
सैस	10.00					10.00
सुद	10.00					10.00
मुतफरकाल	4.00					4.00
मीजान	49.00					49.00

सकसैल अदायकारी

अदायकारी बावत	रसतमा	बकबा				गोतलवा हाल (2023-2024)	फाजित
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष		
मात (नकदी)	20.00					20.00	
गुजारी (धावती)	5.00					5.00	
सैस	10.00					10.00	
सुद	10.00					10.00	
मुतफरकाल	4.00					4.00	
मीजान अदायकारी	49.00					49.00	

(१) मीजान कुल (हाकरी में) : Forty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बलाया- 49.00

सरीख अमला लखौत कुनिन्दा 24-06-2023

हाल मालत का बकबा मातृगुजरी पर (सिकस एरे बकबा या जिन पर कि सटोफिकर कारी हो) सुद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्राम केवल प्रामों की जानकारी के लिए है।

किसी भी प्रकार की जम्बुटियों के लिए सम्बन्धित अन्तर्दायकारी से संपर्क करें।

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

8

ऑनलाइन जाँचा

Sch XIV- F.No. 189v
 रबीन्द्र झाड़गुजारी
 नाम सर्वोत्त । नाम मौवा मम
 धना की धाना नम्बर

V

फारम नम्बरी / फारम नैपटी Page No. : 155
 नाम देयत मम बलिदयत प्रजापटी Vol. No. : 2
 बी संकुना नम्बरी Receipt No. : 0894446091

शहर हिन्दपौडी 228 रमेश कुमार जैन		
खाता संख्या	खोला संख्या	रकबा (एकड़ में)
0.508	130.151.1765	0 कट्टी 211 कट्टी 0 कट्टी

भरती नम्बरी	भरती भावती	सम्बन्धित डिवाइज सफा भावती
-------------	------------	----------------------------

खोले का खालना मीम मम उपरोक्त (ककामा की हात) मोडुल रात का।

मम बावत	संख्या	बकामा				साल (2023-2024)
		तीन वर्ष से ज्यादा	2 सा वर्ष	1 सा वर्ष	1 सा वर्ष	
मात (नकदी)	2.00					2.00
गुजारी (भावती)	0.50					0.50
सेवा	1.00					1.00
सुद	1.00					1.00
मुतफरकत	0.40					0.40
मौजान	4.90					4.90

उपरोक्त अदायकारी

अदायकारी बावत	बकामा				मौजाना रुप (2023-2024)	फारिफत
	तीन वर्ष से ज्यादा	2 सा वर्ष	1 सा वर्ष	1 सा वर्ष		
मात (नकदी)					2.00	
गुजारी (भावती)					0.50	
सेवा					1.00	
सुद					1.00	
मुतफरकत					0.40	
मौजान (अदायकारी)					4.90	

- (1) मौजान कुल (एकड़ में) : Four Rupees and Ninety Paise
 (2) नाम देहिना -
 (3) कुल बकामा - 4.90

तारीख भावता तदारीन कुनिना : 24-06-2023

झारखण्ड का बकराब मालगुजारी मम (सिखाम देस बकामा) मम जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं किया जाल है।



यह एक कम्प्युटर जनित प्रति है।
 यह प्रताप केवल जारी की जानकारी के लिए है।
 किसी भी प्रकार की अपुटिटी के लिए सम्बन्धित अधिकारिकारी से संपर्क करें।

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

ऑनलाइन जांचा

Sch XIV- F.No. 180v

रसीद मासगुजारी

नाम संकेत / नाम मौजा ग्राम

धाना की धाना नम्बर

V

कमद मसकी / फरद रेपदी Page No. : 23

नाम रेपत मास वसिदयत जसबन्दी Vol. No. : 9

की संकुनल नम्बर / Receipt No. 0613365129

ग्रामर | सिन्धीडी | 209 | RAMESH KUMAR JAIN

खत संख्या	खत संख्या	रकबा (एकडु मी)
65	1785	० एकडु ३.7 डिममील ० हेक्टर

अदाकारी नकदी	अदाकारी भावनी	संफरील हियास समान भावनी
--------------	---------------	-------------------------

पोत का सतना मास ग्राम संफरील (बकाया की हाल मौजूदा सत का)

मास बाधा	सातना	बकाया				हाल (2022-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष	
मास (नकदी)	20.00					20.00
गुजारी (भावनी)	5.00					5.00
सुद	10.00					10.00
मृतफरकात	10.00					10.00
मीजान	4.00					4.00
	49.00					49.00

संफरील अदाकारी

अदाकारी बावत	सातना	बकाया				मीजान/हाल (2022-2024)	फरजित
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष		
मास (नकदी)						20.00	
गुजारी (भावनी)						5.00	
सुद						10.00	
मृतफरकात						10.00	
मीजान अदाकारी						4.00	
						49.00	

(१) मीजान कुत (लफरी मी) : Forty Nine Rupees

(२) नाम देहिन्या -

(३) कुत बकाया- 49.00

सरीस अमला तहरील वुनिय 24-06-2023

सत सत का बकाया मासगुजारी पर देसबास देस बकाया पर जिन पर के सटोफकेट धारे हो, सुद नहीं किया फरज है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रकर केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अपुठियो के लिए सम्बन्धित अथवाधिकारी से संपर्क करें।

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

Print

ऑनलाइन जांच



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 20, 2023

भाग वर्तमान	2	पृष्ठ संख्या	155										
ग्राम का नाम	रौंठी	अनुसूचित नाम	सदर	अंचल का नाम	सहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौज का नाम	हिन्दपैड़ी	होस्टिंग संख्या	508	तौली संख्या	0	प्लान नम्बर	209	खाल का प्रकार	---				
रमेश कुमार जैन , पिता-हरकच चन्द्र जैन, जाति: -----													
खाला नम्बर	घांटी संख्या	रकबा	परिवर्तन के लिए प्राधिकार						संगत	सेंस			
0	130	0 कड़ैठ कड़ैठ कड़ैठ	दस्तावेज क्रम सं. 116 अर 27 द्वारा साल 1972-73						2	0.5			
508	1785	0 कड़ैठ 73 कड़ैठ कड़ैठ											
2	151	0 कड़ैठ कड़ैठ कड़ैठ											
	कुल परिवर्तन	0 कड़ैठ 11 कड़ैठ कड़ैठ											
साल	प्रति पत्र संख्या	साल से	साल तक	हागत बकाया	हागत बाबू साल	रोड सेस बकाया	रोड सेस बाबू साल	विद्युत सेस बकाया	विद्युत सेस बाबू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बाबू साल	कुपि सेस बकाया	कुपि सेस बाबू साल
12-14-2022	0445375560	1973-1973	2022-2023	100	2	25	0.5	60	1	50	1	20	0.4
06-24-2023	0894444091	2023-2024	2023-2024	0	2	0	0.5	0	1	0	1	0	0.4

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

Mutation Cases Not Found !

List Of Case Status Details

यह एक कंप्यूटर जनित प्रति
यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारियों से संपर्क करें
खाल का नक्शा देखने के लिए खाल नंबर दिखाएं करें

8
ऑनलाइन जाँचा

SP-223 - Form No. V 10
 COLLECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCERS IN ESTATES VISITED IN GOVERNMENT

As directed by the Government of Madras, dated 12/11/52, and as amended by the Government of Madras, dated 12/11/52, and as amended by the Government of Madras, dated 12/11/52.

Name of estate: 6/1 Circle/Area: 6/1 Date: 12/11/52

Serial number	Mutation case number as entered by the Registrar 27.	Village	Tenancy and its name number	Number of tenants to which the mutation relates	Authority under which mutation was effected	Whether mutation is made in whole or in part, and if in part, of what portion	Full names of exchange entered by mutation	Date of mutation as entered by the Registrar
1	996	(Kazhars)	(1111)	2	1111	60% - 1111 - 1111	1111 - 1111 - 1111	12/11/52
2	996	(Kazhars)	(1111)	2	1111	40% - 1111 - 1111	1111 - 1111 - 1111	12/11/52
3	996	(Kazhars)	(1111)	2	1111	100% - 1111 - 1111	1111 - 1111 - 1111	12/11/52

Myno. No.

Forwarded to the Karamachari, Palka No.

Dated

For information and necessary action

Signature

Signature

Signature



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate copy CRSLP/140111963

8/17/2022



नामांतरण शुद्धि-पत्र

जिला का नाम	रोही	अनुमंडल नाम	सदर	अर्चत का नाम	शहर	हल्का	हल्का-02						
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VCL)	9	पूर संख्या वर्तमान	23	धान न	209						
क्रमिक संख्या	केस न.	मौजा का नाम/राजस्व धाना न	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अधिभूत जिल्ले न	न्यायतल्ल संबन्धित हे पुर संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न पीट न डेस्कत	संख्या	रजिस्टर 2 संख्या तिथि अधुनिक			
11963	381 R27 2022 - 2023	हिन्दपीड़ी 209	रोही	03/08/2022	By Partition जमीन से सम्बन्धित दस्तावेज Dated	65	1	289	65	1785	87 डिस्पीस	30	✓
क्रिया का नाम (RAMESH KUMAR JAIN,पिता-LATE HARAK CHAND JAIN, पति—, पण-MAIN ROAD HINDPIRI RANCHE)		जमाबंदी रैफत का नाम रतनदेवी जैन-पति-फलाज चन्द जैन		विशेष का नाम RATAN DEVI JAIN,SURESH KUMAR JAIN, पिता-LATE PARKASH CHAND JAIN, पति—, पण-MAIN ROAD HINDPIRI RANCHE से SAROJ JAIN,CHETAN JAIN, पिता-LATE VIKASH JAIN, पति—, पण-MAIN ROAD HINDPIRI RANCHE से HEMANT JAIN, पिता-LATE PARKASH CHAND JAIN, पति—, पण-MADY ROAD HINDPIRI RANCHE									
राजस्व कर्मचारी हल्का-02 को आवश्यक कार्रवाही एवं सूचनाएं हस्तांतरित। यह एक कंप्यूटर जनित प्रति है यह प्रत्येक केवल प्रती की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में संक्षेप के रूप में नहीं किया जा सकता है।						Signature valid ✓ Digitally signed by AMIT BHAGAT अपराधिकारी शहर							

ऑनलाइन जांचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate copy: C/SCLP/48/11998

7/15/2023

नामांतरण मुद्रि-बच



विक्रेत का नाम	हैषी	अनुपदत्त नाम	सुरज	अपॉल का नाम	धर	इस्का	इस्का-02		
इस्टेट का नाम	झारखण्ड	भाग	कमिश्न (VCL)	पुरु संख्या	रॉयलन	29	खण्ड नं. 209		
क्रमिक संख्या	केस नं.	दस्तावेज का नाम/राजस्व धारा नं.	दस्तावेज का नाम	संकेत द्वारा और दिनांक	परीक्षण प्रकार	अभिप्रेत विधिमें गन्मातरण संबंधित है खसरा नं. पुरु संख्या रॉयलन	कारोबार विस्तृत दस्तावेज का नं. प्लॉट नं. क्षेत्रफल	प्रमाण	नियंत्रण 2 कोम विधि संख्या
11998	418 827 2022 - 2023	शुद्धपैदाई 209	हैषी	21/09/2022	By Partition जमीन से सम्बंधित दस्तावेज Deed	0 2 157	0 1281 17.3 डिसेमैटर	30	
केस का नाम (SNEH PRABHA JAIN-पति-LATE RAJ KUMAR JAIN, जन्मि—, पति-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCHE) एवं (SANJAY KUMAR JAIN-पति-LATE RAJ KUMAR JAIN, जन्मि—, पति-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCHE) एवं (AJAY KUMAR JAIN-पति-LATE RAJ KUMAR JAIN, जन्मि—, पति-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCHE) एवं (VIJAY KUMAR JAIN-पति-LATE RAJ KUMAR JAIN, जन्मि—, पति-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCHE)		सम्बंधी पेश का नाम राज कुमार कै.सि.सि.झारखण्ड कै.		विक्रेत का नाम RAJ KUMAR JAIN, पति-LATE HARAK CHAND JAIN, जन्मि—, पति-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCHE					
<p>तकसब कार्यवाही हुस्का-02 को अवलोकन कार्यवाही एवं सुनवाई इस्का-02। यह एक कंप्यूटर जनित प्रति है। यह प्रत्येक केस का जमावदार के लिए है। इसका उपयोग किसी भी न्यायालय में सक्षम के रूप में नहीं किया जा सकता है।</p> <p>कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।</p>				<p>Signature valid ✓</p> <p>Digitally signed by AMIT BHAGAT अवधिवाही धर</p>					



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

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7/15/2023

सामग्राय मुद्रि-कम



क्रिया का नाम	रीवी	अनुमोदन नाम	बंदर	अर्पण का नाम	घर	इलाका	इलाका-02		
इस्टेट का नाम	झारखण्ड	भूमि	कोमप (VOL)	9	पूरा संख्या दर्जमान	31	धन्य नं. 200		
अधिक संख्या	क्रमांक	मौल्य का नाम राजस्व धन्य नं.	धारा का नाम	स्वीकृत दिनांक और दिनांक	परिचालन प्रकार	अभिप्रेत विवरण नामांतरण संबंधित है क्या भू नं. बर्तमान वर्तमान	कालोबान विस्तृत सूचना क्या नं. घसीर नं. क्षेत्रफल	तृपण	रीजिस्ट्रार 2 अलाइम अद्युक्ति
12038	458 927 2022 - 2023	हिथपीडी-201	रीवी	21/04/2022	By Satisfaction करीब से सम्बंधित दस्तावेज Deed	85 1 327	63 1285 3.7 एकड़	25	
क्रिया का नाम (SNEH PRABHA JAIN) (LATE RAJ KUMAR JAIN, जर्जि—, पते-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCH) ए (SANGAY KUMAR JAIN) (LATE RAJ KUMAR JAIN, जर्जि—, पते-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCH) ए (AJAY KUMAR JAIN) (LATE RAJ KUMAR JAIN, जर्जि—, पते-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCH) ए (VIJAY KUMAR JAIN) (LATE RAJ KUMAR JAIN, जर्जि—, पते-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCH))		अनुमोदी देना का नाम रामकुमार जैन-रिवा इन्डियन ट्रेडिंग कंपनी		क्रिया का नाम RAJ KUMAR JAIN, पति-LATE HARAK CHAND JAIN, जर्जि—, पते-RATAN LAL SURAJ MAL COMPOUND HINDPURI RANCH					
<p>हस्ताक्षर कर्मचारी इलाका-02 को अवगत-कार्यवाही एवं सुकर्म्य हस्तागत। यह एक कंप्यूटर जनित प्रति है। यह प्रत्येक केवल प्रथम को जानकारी के लिए है। इलाका उपरोक्त किसी भी व्यावहारिक में सहाय के रूप में नहीं किया जा सकता है।</p> <p>कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाए इन्सान।</p>						<p>Signature valid ✓ Digitally signed by AMIT BHAGAT असहचिकारी यंत्र</p>			



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

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5/17/2022



नामांतरण शुद्धि-पत्र

जिला का नाम	रांची	अनुमंडल नाम	सदर	अपेट का नाम	शहर	हल्का	हल्का-02						
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL.)	9	पृष्ठ संख्या वर्तमान	20	धना न.	309						
क्रमिक संख्या	केस न.	सौदा का नाम/ राजस्व धना न.	धना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	जतिपूल विसर्ग नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	रजिस्टर 2 अद्यतन तिथि अद्यतित				
11912	332 /K.21 2022 - 2023	हिन्दपीड़ी 309	रांची	26/07/2022	By Partition जमीन से सम्बंधित दस्तावेज Dated	0	2	144	0	1281	17.37 डिग्रीमीटर	30	✓
केस का नाम (ASHOK KUMAR JAIN/पति-LATE HARAK CHAND JAIN, जति—, पता-UPPER BAZAR RANCHI)				जमाबंदी रैपट का नाम ललित कुमार जैन-पिता-हरक चन्द जैन				जिला का नाम ASHOK KUMAR JADNANIL KUMAR JAIN, पति- LATE HARAK CHAND JAIN, जति—, पता-BARIATU ROAD RANCHI					
राजस्व कर्मचारी हल्का-02 को अद्यतन कार्यवाही एवं सूचनाएं हस्तांतरित यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।						Signature valid ✓ Digitally signed by AMIT BHAGAT अंचलधिकारी शहर							



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

English copy CRSP/14011964

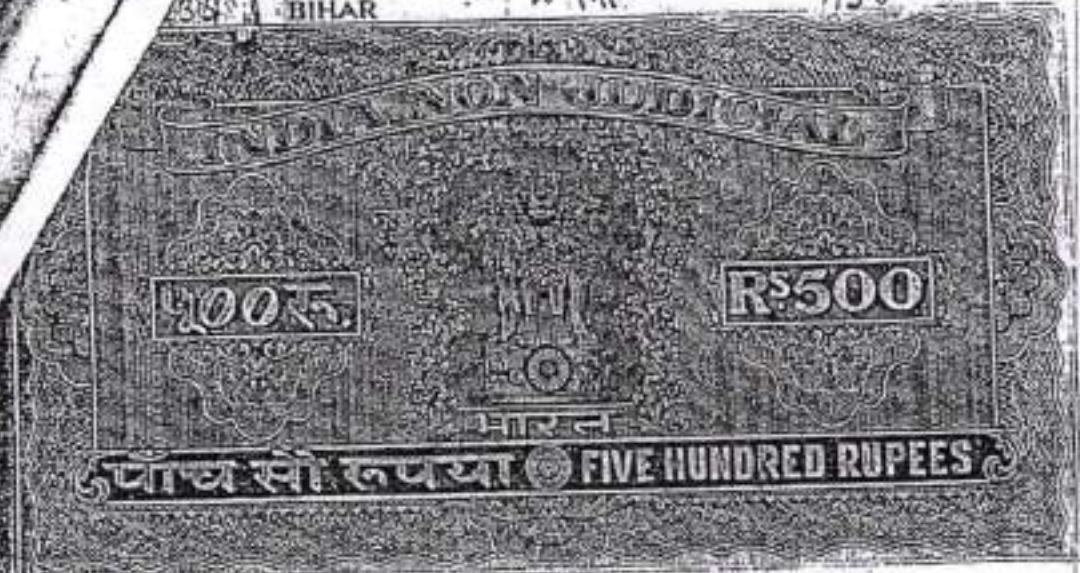
8/17/2022



नामांकन कुट्टि-पत्र

जिला का नाम	शेरी	अनुमंडल नाम	सदर	अर्पण का नाम	शहर	हल्का	हल्का-02	
स्टेट का नाम	झारखण्ड	भाग	वर्मान(VOL)	9	पूरा संख्या वर्मान	24	शाना नं. 209	
क्रमिक संख्या	केस नं.	मौजा का नाम/राजस्व धाना नं.	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत निसर्ग नामांतरण संबंधित है	कारोबार विस्तृत सूचना	रजिस्ट्रार 2
11964	384 /K27 2022 - 2023	हिन्दपीड़ी 209	शेरी	03/08/2022	By Partition जमीन से सम्बंधित दस्तावेज Dated	संख्या भाग नं. वर्मान 65 1 289	कारोबार विस्तृत सूचना संख्या नं. पीट नं. क्षेत्रफल 65 1284 8.7 ठिसरील	28
केता का नाम (ASHOK KUMAR JAIN,पिता-LATE HARAK CHAND JAIN, जति—, पता-HINDPURI PS HINDIRI DIST RANCHI)		जमाबंदी रैपट का नाम रतनदेवी जैन-पति-पकाश चन्द जैन		विशेषता का नाम RATAN DEVI JAIN,SURESH KUMAR JAIN, पिता-LATE PARKASH CHAND JAIN, जति—, पता-HINDPURI PS HINDIRI DIST RANCHI या SAROJ JAIN,CHETAN JAIN, पिता-LATE YKASH JAIN, जति—, पता-HINDPURI PS HINDIRI DIST RANCHI या HEMANT JAIN, पिता-LATE PARKASH CHAND JAIN, जति—, पता-HINDPURI PS HINDIRI DIST RANCHI				
राजस्व कर्मचारी हल्का-02 को आसपासक कार्रवाई एवं सुकराण हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में शक्य के रूप में नहीं किया जा सकता है।						Signature valid Digitally signed by ANIT BHAGAT अपराधिकारी शहर		

BIHAR 1157 500 Rs.



500 रु.

RS 500

पाँच सौ रुपया FIVE HUNDRED RUPEES

Handwritten notes on the left margin, including '75000/-' and 'Ranchi'.

Small text in Hindi script, likely a stamp or official note.

Handwritten calculations: 378/5, 6/15, 12, 385711 N 69-0.

Vertical handwritten signature or name on the left side of the text block.

This DEED OF SALE made this 14th day of February, One Thousand Nine Hundred Fifty-nine, by SACHINERA NATH CHAUDHURI, son of Shri Prabodh Chandra Chaudhuri, by caste Bengali Kayastha, by profession Barrister-at-Law, resident of 52/5, Ballygunge Circular Road, Calcutta, of the ONE PART hereinafter called the VENDOR in favour of HARAK CHAND JAIN, TARA CHAND JAIN, GYAN CHAND JAIN and PRANLASH CHAND JAIN sons of Shri Surajwall Jain deceased by caste Jain by occupation merchants residents of Ranchi, District

Contd...Page 2

No 319 9.1.55

N. J. St. ...
Sri ...
W. N. J. ...

Sachindranath Chandra
14th February 1959

9.1.55
State ...



It is admitted of the above ...
is personally known to me.

Amount of Rs 73000/- is paid in ...
to the State Bank of India, Ranchi ...
10 B. 50834 dated 14.2.1959

Received a sum of Rs 73000/- (Seventy-three thousand ...
only) in Bank of ... of State Bank of India, Ranchi ...
from Calcutta

Sachindranath Chandra 14/2/59
14/2/59
e-156

BIHAR

500Rs.



1-2-

Ranchi in the State of Bihar of the OTHER PART hereinafter called the PURCHASERS.

The expressions VENDOR and PURCHASERS shall unless excluded by or repugnant to the context include their respective heirs, executors, administrators, assigns and other successors.

WHEREAS by an Indenture of Sale made on 27th day of August, 1934, registered at the office of the Sub Registrar, Ranchi, the then Secretary of State for India, being seized and possessed of or otherwise well and sufficiently entitled to all those the pieces and parcels of the leasehold lands premises and the buildings and erections thereon situated at Mouza Hindpiri within Ward No. 111 of the Municipal Town of Ranchi, Pergana Khukhra, Thana and District Ranchi containing by estimation 5.799 acres of land be the same more or less and being portion of old Holding

Contd....Page 3

BIHAR

500 Rs.



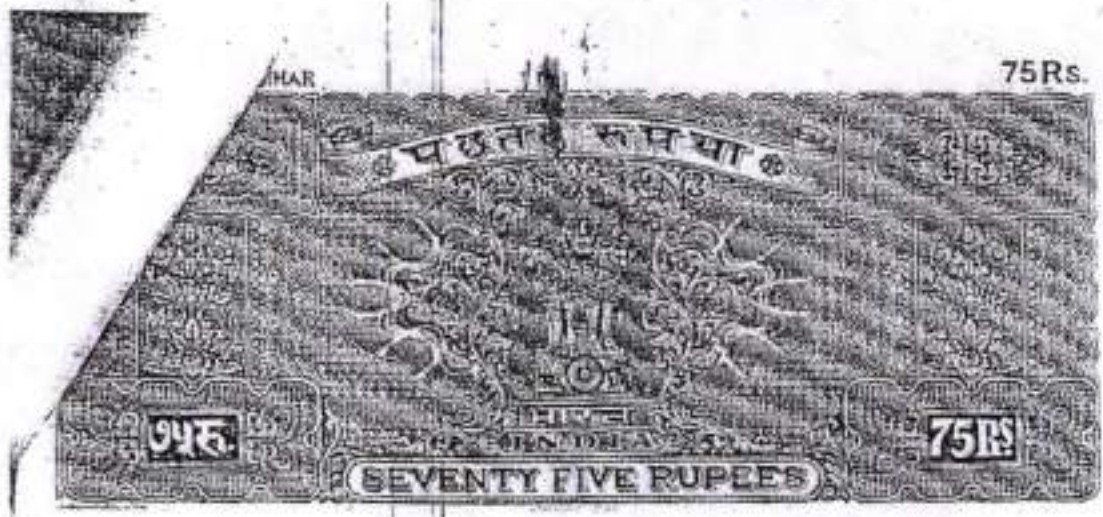
1-3-

No. 49 and the then Holding No. 846 and Plot No. 1785 and known as premises No. 57, Main Road, in the Municipal town of Ranchi as fully and particularly described in the Schedule thereto sold the same with Mokerari rights thereto to Prabhat Chandra Chaudhuri and his brother Probodh Chandra Chaudhuri, the father of the VENDOR, of Calcutta for the consideration mentioned therein subject to the payment of Mokerari rent to the landlord at the rate of rupees three and annas eight per acre as stipulated by the Indenture dated the second day of September, One Thousand Nine Hundred & Eighteen and made between Maharaja Pratap Uday Nath Sah Deo the landlord of the one part and J. W. M. Hayes of the other part and registered at the office of the Sub Registrar at Ranchi.

AND WHEREAS by a registered Deed of Partition made on the 2nd day of December, 1935, between the said Probodh Chandra Chaudhuri the father of the VENDOR and the said Prabhat

Contd....Page 4

Prabhat Chandra Chaudhuri



1-4-1

Chandra Chaudhuri, the said Probodh Chandra Chaudhuri was allotted the plot and parcel of land marked as sub plot 'C' in the plan annexed to the said Deed of Partition, measuring about 4 bighas and 8 kathas, be the same more or less, with the buildings and their appurtenances and fixtures standing thereon and the said Prabhat Chandra Chaudhuri the brother of Shri Probodh Chandra Chaudhuri was allotted the rest of the premises No. 57, Main Road, Ranchi, i.e., two plots and parcels marked as sub plots 'A' and 'B' in the plan annexed to the said Deed of Partition, measuring respectively about 8 bighas and 18 chhattaks and 6 bighas 18 chhattaks be the same more or less respectively.

Sachin Nath Chaudhuri

AND WHEREAS by a Deed made on the 29th day of March, 1961, between the said Probodh Chandra Chaudhuri, the said Prabhat Chandra Chaudhuri and Sachindra Nath Chaudhuri the VENDOR, the said Probodh Chandra Chaudhuri declared that he was a Nominee of Mr. Sachindra Nath Chaudhuri the VENDOR and acted as agent and representative of said Sachindra Nath Chaudhuri in purchasing the premises No. 57, Main Road,

Contd....Page 5

Ranchi, and that he only lent his name and that the consideration money for the said purchase was paid by the said Sachindra Nath Chaudhuri and Prabhat Chandra Chaudhuri out of their own earnings the latter being the real owners thereof.

AND WHEREAS by the said Deed, the said Probodh Chandra Chaudhuri disclaimed all rights, title, interest in respect of the said premises No. 57, Main Road, Ranchi.

AND WHEREAS in the said Deed in consideration of the exchange by Prabhat Chandra Chaudhuri of the piece or parcel of land measuring approximately 4 Bighas 8 Kathas and 6 Chhattaks being the back portion of the land marked as sub plot 'B' in the plan annexed to the Deed of Partition dated the 2nd December, 1935, and marked and bounded with violet border and by the letters HOPROK in the plan annexed to the said Registered Deed dated the 29th day of March, 1941, the said Sachindra Nath Chaudhuri the VENDOR conveyed, transferred and assigned unto the said Prabhat Chandra Chaudhuri, his heirs, executors and administrators and assigns all those pieces or parcels of lands measuring approximately 2 Bighas 11 Kathas and 3 Chhattaks valued at Rs. 1,000/- odd being a portion of the sub plot marked 'C' in the plan annexed to the Registered Deed of Partition dated the 2nd December, 1935, and marked and bounded with violet border and by the letters LKMR in the plan annexed to the said Registered Deed dated the 29th March, 1941.

AND WHEREAS in consideration of the above-mentioned exchange by Sachindra Nath

Contd....Page 6

Sachindra Nath Chaudhuri

Chaudhuri the VENDOR, the said Prabhat Chandra Chaudhuri conveyed, transferred and assigned unto the said Sachindra Nath Chaudhuri the VENDOR his heirs, executors, administrators and assigns 4 Bighas 8 Kathas and 6 Chittaks of land more or less being the back portion of sub plot marked 'B' in the Registered Deed of Partition dated the 2nd December, 1935, and marked by the letters R6P6R6 in the Registered Deed dated the 29th March, 1941.

AND WHEREAS the portion allotted to Prabhat Chandra Chaudhuri after the aforesaid exchange has been included in the premises No. 57-A, Main Road, Ranchi, and the portion allotted to Sachindra Nath Chaudhuri, the VENDOR after the aforesaid exchange has been included in the premises No. 57-B, Main Road, Ranchi, and the parties continued to occupy the respective allotments together with all buildings, structures and erections thereon separately to the exclusion of each other.

AND WHEREAS by the said Deed dated the 29th March, 1941, a common passage was left for use of and access to the sub plots 'B' and 'C' in the plan annexed to the Deed of Partition dated the 2nd December, 1935, measuring more or less 5 Kathas and 14 Chittaks having 312 feet long along the northern and southern sides and 20 feet wide both on the eastern and western sides, situated on the North East corner of the above sub plots and the VENDOR was given full rights of enjoyment thereof which were assured to the VENDOR and the said Prabhat Chandra Chaudhuri undertook to maintain, keep in good order and sanitary condition and free from all

Sachin Nath Chaudhuri

refuse the above road and common passage fully and particularly described in Part II of the Schedule annexed hereto.

AND WHEREAS the above-named PURCHASERS Harak Chand Jain, Tara Chand Jain, Gyan Chand Jain and Prakash Chand Jain offered to purchase the lands buildings messuages hereditaments and premises being No. 57-B, Main Road, Ranchi, allotted to the exclusive share of the VENDOR along with all rights appurtenant thereto for a sum of Rupees seventyfive thousand only.

AND WHEREAS the VENDOR accepted the said offer and agreed to sell the same for the said consideration.

AND WHEREAS a sum of Rs. 2,000/- was deposited as advance by way of earnest money and the above agreement was confirmed by the VENDOR by his letter dated the 15th September, 1958.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the said agreement and confirmation thereof by letter dated the 15th September, 1958, and in consideration of the sum of Rs. 2,000/- (Rupees two thousand only) paid to the VENDOR as earnest money and in part payment of the purchase money and in consideration of the sum of Rs. 73,000/- (Rupees seventythree thousand only) paid to the VENDOR by the PURCHASERS at or before the execution of this present making together the sum of Rs. 75,000/- (Rupees seventyfive thousand only) paid to the VENDOR as per Memo of Consideration written hereunder (the receipt whereof the VENDOR doth hereby acknowledge and of and from the same and every part thereof

Handwritten signature

doth hereby release the PURCHASERS as also the said piece and parcel of Mekarari land, hereditaments, premises, buildings, wells, all boundary walls along with standing trees hereby conveyed expressed or intended so to be for ever) the VENDOR doth hereby grant, transfer, sell and convey to and unto the PURCHASERS. All those pieces and parcels of Mekarari lands hereditaments, premises, buildings and messuages and erections whatsoever along with standing trees walls etc. by estimations about six higher five kathas and three chattaks more or less being the premises No. 57-B, Main Road, Ranchi, within the Municipality of Ranchi, the area conveyed by this conveyance is shown in red wash and by letters 'A', 'B', 'C' and 'D' in the four corners in the plan annexed hereto more fully and particularly described in Part I of the Schedule hereunder or in any other manner whatsoever the said pieces and parcels of Mekarari lands hereditaments premises buildings messuages and erections whatsoever together with standing trees or any part or portion thereof now or is or at any time heretofore were or was situated butted, bounded, called, known, numbered or distinguished together with all ditches and fixtures of every kind, sewers, ways, passages, drains, water courses and all the every manner former or other rights, lights, liberties, privileges, easements, quasi-easements, profits, appendages, appurtenances whatsoever to the said piece or parcel (Mekarari) lands hereditaments messuages erections and premises or any part thereof belonging or in any way appertaining to or usually held or enjoyed therewith or reputed to belong thereto and in particular all rights

Sachin Kumar

assignments quasi-assignments in respect of the common passage and road marked as plot 'W' in the plan annexed to the deed dated the 29th March, 1941, fully described in Schedule '2' thereto being 20 feet wide and 212 feet long running in a straight course from the Main Road to the premises 57-B, hereby sold and fully and particularly described in the Part II of the Schedule annexed hereto. AND ALL the Estate rights, title, interest claim and demand whatsoever of the VENDOR unto and upon the said lands hereditaments messuages premises and buildings and erections whatsoever together with standing trees and every part thereof.

TO HAVE AND TO HOLD the said pieces and parcels of Mokerari lands hereditaments messuages and premises and buildings and erections whatsoever together with standing trees and all the singular other premises hereby conveyed or expressed or intended so to be unto and to the use of the PURCHASERS absolutely for ever.

And the VENDOR doth hereby covenant with the PURCHASERS that notwithstanding any act, deed or thing by the VENDOR done or executed or knowingly suffered to the contrary he the said VENDOR now hath good right, full power and absolute authority to grant, transfer, sell and convey all the singular and other premises hereby created, transferred sold and conveyed or expressed or intended so to be unto and to the use of the PURCHASERS in manner aforesaid.

And that the PURCHASERS shall and may at all times hereafter peacefully and quietly

Contd....Page 10

Deed with
Deed

possess by exercising all and every act of ownership and using the same in all and every manner thought fit, proper and advantageous by the PURCHASERS and enjoy the said pieces or parcels of (Mokarari) lands, buildings, hereditaments, messuages erections and premises and every part or portion thereof and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatever from or by the said VENDOR or by any other person or persons lawfully or equitably claiming from under or in trust for him.

And that in consideration aforesaid, the VENDOR doth hereby particularly grant, transfer, sell and convey to and unto the PURCHASERS all the several rights acquired by the Register Deed dated the 29th March, 1941, over common passage and road fully and particularly described in Part II of the Schedule annexed hereto the said common passage and road being shown in yellow in the plan hereto annexed.

And that the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title, benefits and interest vested or contingent in to or upon the said pieces or parcel of lands, hereditaments messuages, premises erections and buildings together with standing trees or any part or portion thereof from under the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS do and execute or cause to be done and executed all such acts, deeds or things whatsoever for further and perfectly assuring the said several

Deed of Sale

pieces or parcels of lands hereditaments, messuages, premises erections and buildings together with standing trees and every part thereof and all rights appurtenant hereto hereby conveyed or expressed or intended to be unto and to the use of the PURCHASERS in the manners aforesaid as shall or reasonably required; be it stated that the PURCHASERS will have to pay the proportionate rent payable in respect of the premises No. 57-B, Main Road, Ranchi; to the landlord, and to pay the requisite Municipal Tax or Taxes assessed or to be assessed for the said pieces or parcels of the lands together with all the standing buildings, structures and trees therein. And the Purchasers will at their costs get their names mutated for the same in the office and records of the landlord and the Ranchi Municipality instead and in place of the VENDOR paying requisite mutation fee or fees.

SCHEDULE REFERRED TO ABOVE.

Part I.

All that the pieces or parcels of Mokerari land containing by estimation an area of Six Eight Five Kathas and Three Chhataks be the same more or less, together with all buildings, structures, outhouses, garages, sheds, walls, path and trees situated and standing therein or any part thereof together with all boundary walls and fences and fully shown in the plan annexed hereto and described by letters A B C D painted in Red Wash and including all boundary walls and hedges, situated in all sides being the premises No. 57-B, Main Road, Ranchi, within the Municipal limits of Ranchi Municipality and being South-

Sanjiv Kumar

State Bank of India, Bombay
thousand only drawn by on the
the sum of rupees, seven hundred
paid today by account credit for
15th September, 1958.
of deposited money on the
by earnest money, deposit payment

Name of consideration.

respective Kathon to Chaitan wara on land.
described in Part I of the schedule above written
corner of lands and premises sold hereby and
Main Road, Hanohi, meeting at the North Eastern
from the Main Road to the plot of land being 67-B,
in the annexed plan running in a straight course
and situated long painted yellow wash and marked
common passage and road 30 feet wide

II.

and 2 feet wide.
The measurements in feet in the plan

Open land - Open land.
Trust.

1958, from Hanohi Kath Chaudhari
of date dated the 11th August,
On the East :- Purchasers' lands acquired by deed

On the South:- Open land.

Hath Chaudhari Trust Estate.

premises No. 67-A of Hath Chaudhari
On the North:- The remaining portion of the

and bounded as follows:-

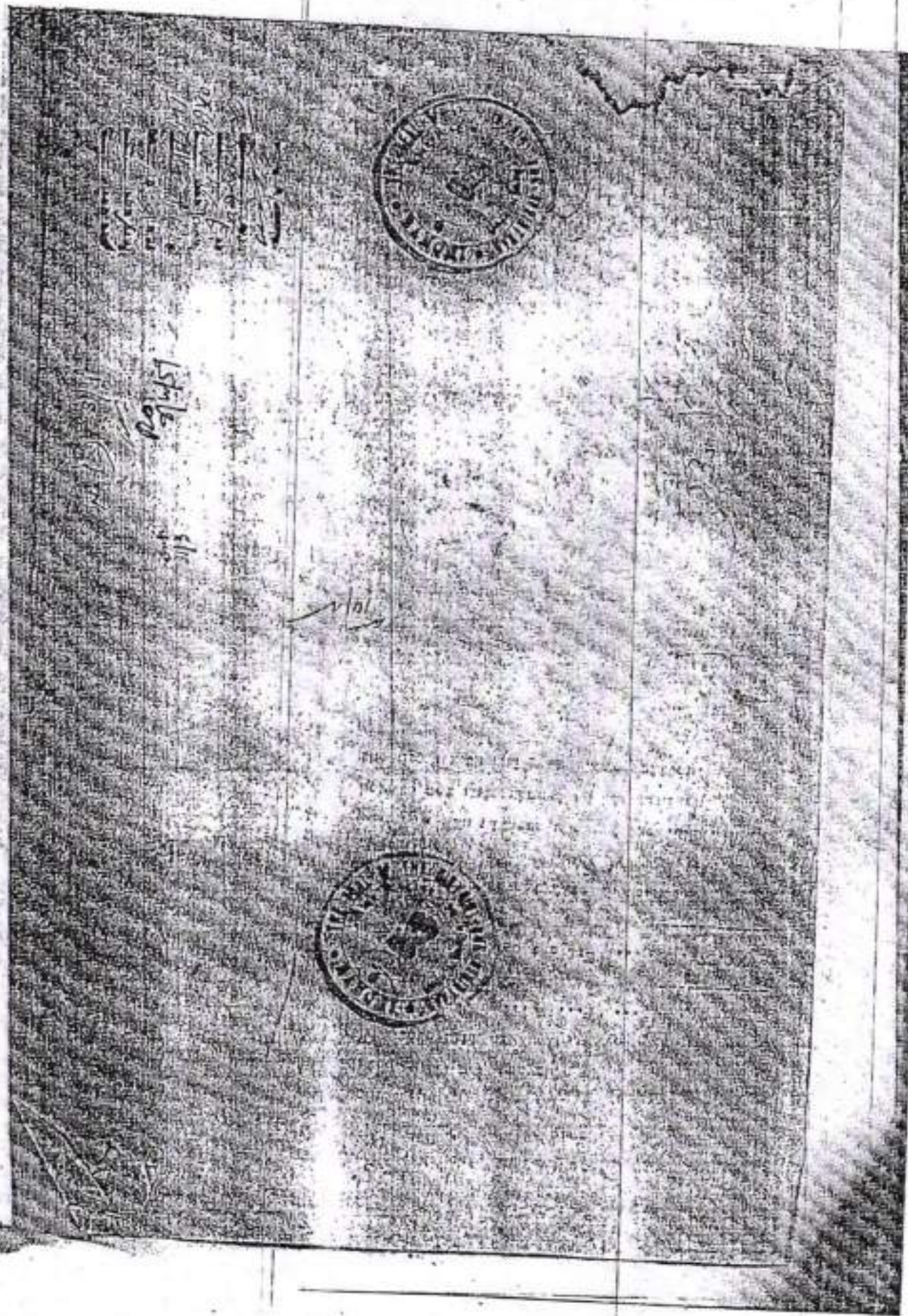
bearing the present Holding No. 278 and situated

1958 of Ward III of the Hanohi Municipality

-Western portion of Municipal Survey Plot No.

Sachindevi K...

|||||



Branch, Ranchi, in favour
of the VENDOR and the sum
bearing No. 2508345
dated 14/2/53 payable by
the State Bank of India,
Calcutta.

Dr. ...

Rs. 75,000/-

Total - Rs. 75,000/-

(Rupees seventyfive thousand)

In witness whereof the VENDOR hath
hereto set and subscribed his hand and seal
the day month and year above written.

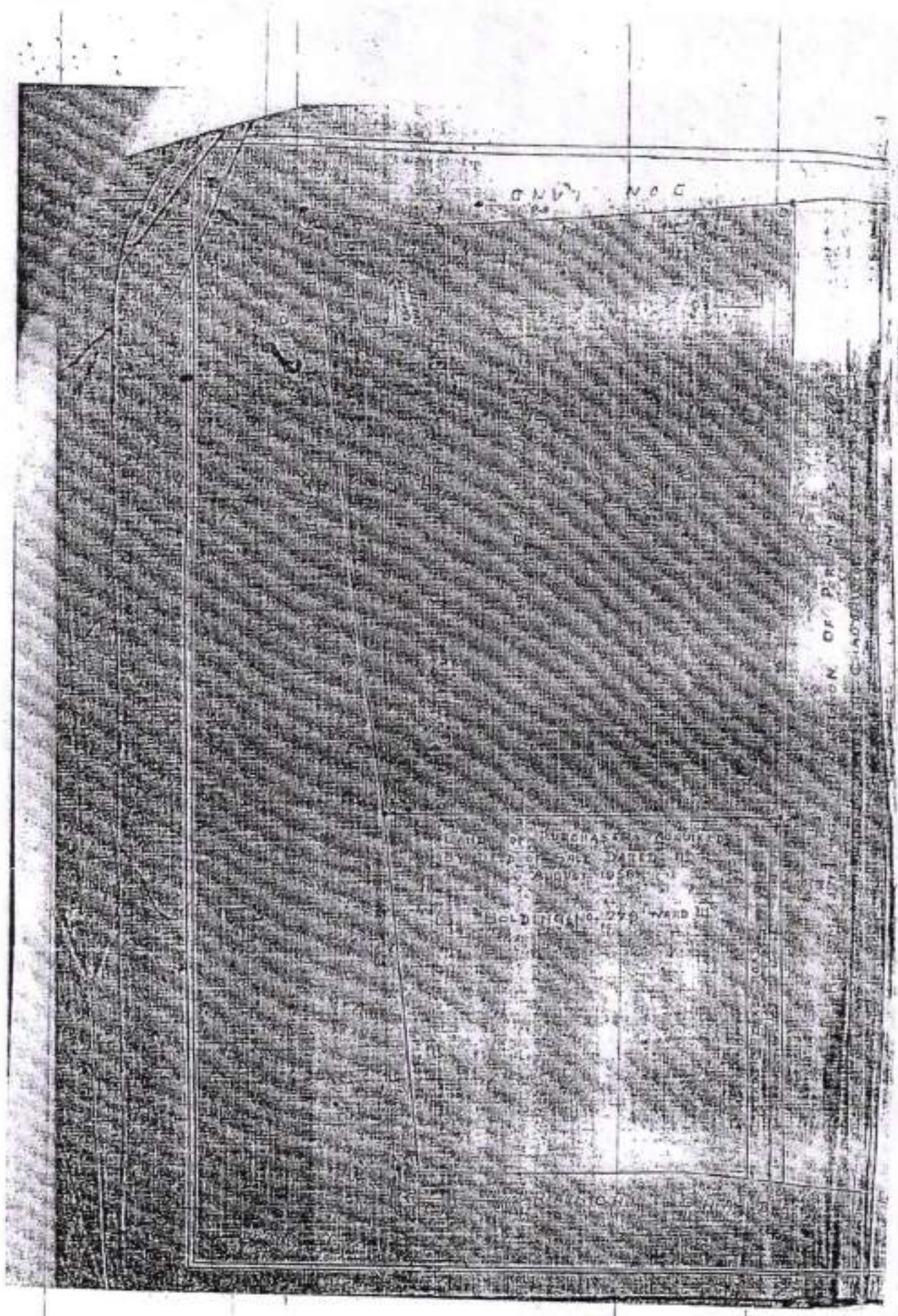
Shri ...
14th February 1953
Signed, sealed and delivered at Ranchi

In the presence of witnesses:

1. *Pradyumn Kumar ...*
At Commission's Compound, Ranchi
2. *Roy Hari ...*
Ranchi 14-2-53
3. *Shri ...*
14-2-1953 Ranchi
4. *Pradyumn ...*
Ranchi 14-2-1953

Typed by:-

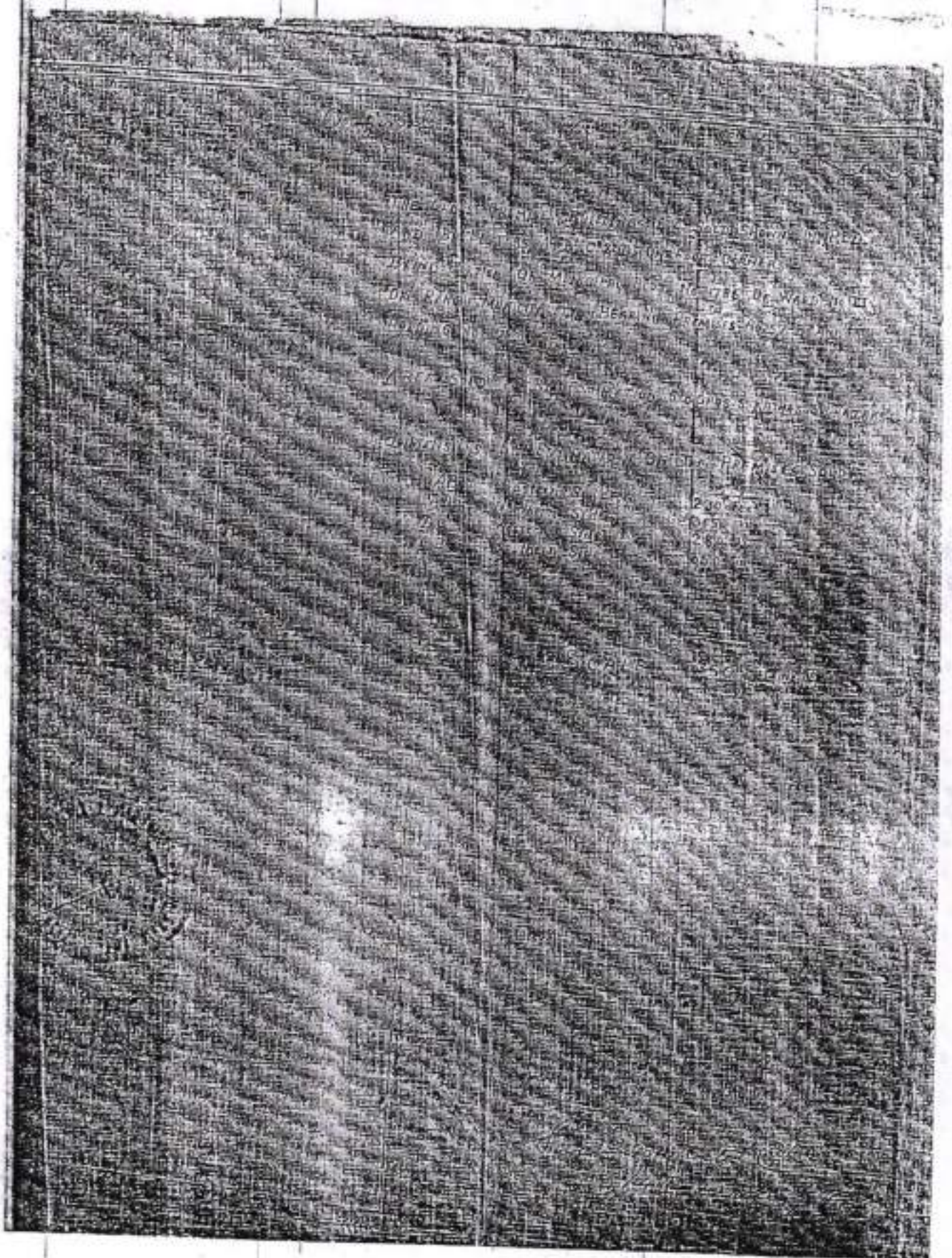
...



GNVY NCG

SECTION OF P...

... OF PURCHASES ...
... DATED ...
... AUGUST 1967 ...
... HOLDING NO. 270 WARD III



Plg Copy

Each page 1 47 71976 (19)

Schedule VIII, High Court of Madras, 1951

DEGREE IN ORIGINAL SUIT.

Order 22, Rule 10, Order 23, Rule 1, Order 24, Rule 1, Order 25, Rule 1, Order 26, Rule 1, Order 27, Rule 1, Order 28, Rule 1, Order 29, Rule 1, Order 30, Rule 1, Order 31, Rule 1, Order 32, Rule 1, Order 33, Rule 1, Order 34, Rule 1, Order 35, Rule 1, Order 36, Rule 1, Order 37, Rule 1, Order 38, Rule 1, Order 39, Rule 1, Order 40, Rule 1, Order 41, Rule 1, Order 42, Rule 1, Order 43, Rule 1, Order 44, Rule 1, Order 45, Rule 1, Order 46, Rule 1, Order 47, Rule 1, Order 48, Rule 1, Order 49, Rule 1, Order 50, Rule 1, Order 51, Rule 1, Order 52, Rule 1, Order 53, Rule 1, Order 54, Rule 1, Order 55, Rule 1, Order 56, Rule 1, Order 57, Rule 1, Order 58, Rule 1, Order 59, Rule 1, Order 60, Rule 1, Order 61, Rule 1, Order 62, Rule 1, Order 63, Rule 1, Order 64, Rule 1, Order 65, Rule 1, Order 66, Rule 1, Order 67, Rule 1, Order 68, Rule 1, Order 69, Rule 1, Order 70, Rule 1, Order 71, Rule 1, Order 72, Rule 1, Order 73, Rule 1, Order 74, Rule 1, Order 75, Rule 1, Order 76, Rule 1, Order 77, Rule 1, Order 78, Rule 1, Order 79, Rule 1, Order 80, Rule 1, Order 81, Rule 1, Order 82, Rule 1, Order 83, Rule 1, Order 84, Rule 1, Order 85, Rule 1, Order 86, Rule 1, Order 87, Rule 1, Order 88, Rule 1, Order 89, Rule 1, Order 90, Rule 1, Order 91, Rule 1, Order 92, Rule 1, Order 93, Rule 1, Order 94, Rule 1, Order 95, Rule 1, Order 96, Rule 1, Order 97, Rule 1, Order 98, Rule 1, Order 99, Rule 1, Order 100, Rule 1

Suit No. 1234

195-49/99 of 18

Plg Kuma jain, Govind Kuma jain, ...
Nobok Kuma jain and Govind Kuma jain ...
Chandji jain. ...
Mural Kuma jain, ...

Note-- The addresses given above are the addresses for service by the court under rules 10 and 27 of Order VII, or under rules 11 and 12 of Order VIII, of the Code of Civil Procedure, with the exception of who did not appear or admit to the suit.

Order for-- (as per ...)
Advocate ...
Properties of the ...



415-42/09

Name of the Plaintiffs and Name of the Defendants below.

All sons of Sri Thro Chandra
 Ratan Devi Jain wife of late
 Yoo Jolly and on behalf of
 Master Chetan Jain
 A minor Under age of 18 years
 All resident of Gwalior Road
 District Raichol.

And Srimati
 Kishan Kumar Jain,
 minor son of
 Plaintiff
 District Raichol.

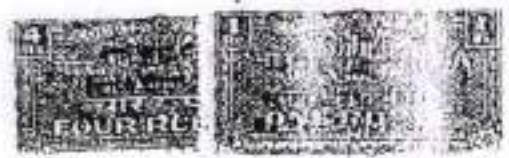
Salmati - Ratan Devi Jain
 Resident of Gwalior Road
 District Raichol.

M. A. D.
 14.4.79
 Gwalior

Kishan Kumar Jain
 Plaintiff, Dist. Raichol.
 District Raichol.

Maharaj 14.4.79.

Subj. I
 21. 7. 79.



High Court (3) 17 (1911) 1901
 This suit coming on this 12. day of April 1999
 Sri. Raghunath Sharan Ramesh
 Sri. Anil Kumar Shrivastava
 and Sri. Sri. Balraj Kumar

for final disposal before
 in the presence of
 for the Plaintiff
 for the defendant

It is ordered and directed that parties have come up with joint petition and prayed for final disposal of this suit. As no objection has been made by the defendant to the joint petition and it is acceptable and made final disposal of this suit. Award cost to the plaintiff.

and that the amount of Rs. _____
 be paid by the _____

to the _____

on account of the _____ with interest thereon at the rate of _____ per cent.
 annum from this date to date of realization.

Enter here the date
 the judgment was given

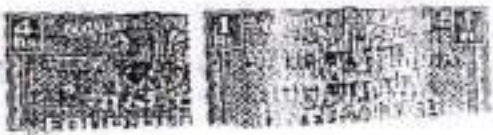
Given under my hand and the seal of this court, this _____ day of _____ 1999

M. V. ANAND
 14-4-99
 Muziris

Satisfied
 14-4-99
 (SEAL OF COURT)

21-01-99

Plaintiff.	Amount Rs. P.	Defendant.	Amount Rs. P.
1. Stamp for complaint		Stamp for power	
2. Do for power		Do for petition or affid- avit	
3. Do for petition or affidavit		Cost for exhibits	
4. Cost for exhibits		Plaintiff's fee	
5. Pleader's fee as Rs.		Defendant's fee	
6. Subsistence:-		(a) for defendant or his agent	
(a) for plaintiff or his agent		(b) for witness	
(b) for witness		Commissioner's fee	
7. Commission of Rs. _____		For court fee	
8. Serving of process		Copying or typing charges	
9. Copying or typing charges			
Total		Total	



18/1/97
100Rs

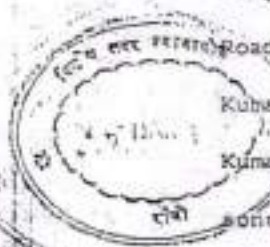


Post of the ...
Smbhodge I

18/1/97

AWARD

10/7/97
21/3/97

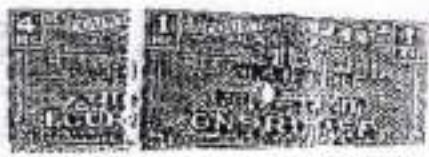


WHEREAS I, S.K.PODDAR, son of Late Rameshwar Lalji Poddar, by occupation Advocate, Resident of Kanke Road, Ranchi, have been appointed as arbitrator by Sri Kuber Jain, Ramesh Kumar Jain, Padam Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain, and Anil Kumar Jain, all sons of Late Rai Bahadur Harek Chandji Jain, AND Tara Chand Jain, son of Late Surajulji Jain, Nirmol Kumar Jain, Narendra Kumar Jain and Sunil Kumar Jain, all sons of Sri Tara Chandji Jain AND Srimati Jatan Devi Jain wife of Late Prakesh Chandji Jain, Suresh Kumar Jain and Hemant Kumar Jain sons of Late Prakesh Chandji Jain, AND Srimati Beroja Jain wife of Late Vikas Kumar Jain, for self and on behalf of her minor son, Master Chetan Jain,

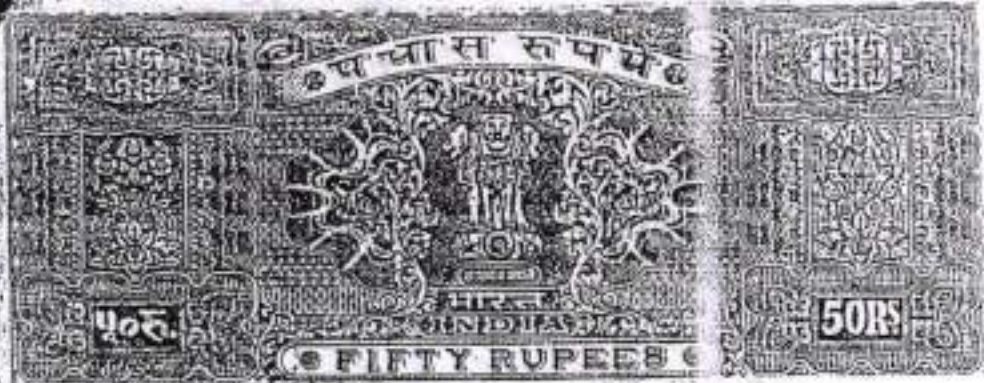
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50 Rs.



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being his natural guardian, a minor under the age of 18 years, by their Agreement dated 10th of February-1999.

AND WHEREAS the following disputes have been referred to me :-

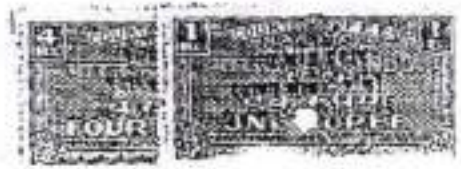


What are the respective shares and/or interest of the Parties in the Property consisting of Buildings, Land and Structure appertaining to the Revisional Survey Plot Nos. 130 and 151 under Khata No.31 and portion of G.S. Plot No. 1785 of Village Hindpiri, P.S. Hindpiri, District Ranchi, corresponding to Municipal Holding No. 436 in Ward No.III of the Ranchi Municipality having an area of Seven Bighas Nineteen Kathas Eleven Chataks.

Pursuant to the said appointment, I asked the Parties to submit their claim, if they would have so

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contd.. 3 ..



liked. The Parties, however, did not file any written claim before me.

I have heard the Parties at length. Fortunately, in course of the hearing, all the parties expressed their eagerness to settle all the disputes amicably.

Raj Kumar Jain, Rakesh Kumar Jain, Pawan Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain and Anil Kumar Jain requested me that if it is held that they have also share and interest in the property, the land and building should allot to them jointly.

I have heard the Parties in detail. I have also examined all the papers, documents and I give the following Award :



1. I hold that ^{Ramesh} ~~Raj~~ Kumar Jain shall be entitled to hold and possess as absolute owner - 1008 Sq.ft.

The Property has been described in Schedule 'A' below and shown in Red Wash in the sketch map attached hereto as part hereof.

2. I hold that ^{Raj} ~~Ramesh~~ Kumar Jain shall be entitled to hold and possess as absolute owner - 1008 Sq.ft.

The Property has been described in Schedule 'B' below and shown in GREEN WASH in the sketch map attached hereto as part hereof.

3. I hold that Sunil Kumar Jain shall be entitled to



Ramesh



hold and possess as absolute owner - 1241 Sq.ft.

The Property has been described in Schedule 'C' below and shown in YELLOW WASH in the sketch map attached hereto as part hereof.

4. I hold that Mirmal Kumar Jain shall be entitled to hold and possess as the absolute owner - 1241 Sq.ft.

The Property has been described in Schedule 'D' below and shown in PINK WASH in the sketch map attached hereto as part hereof.

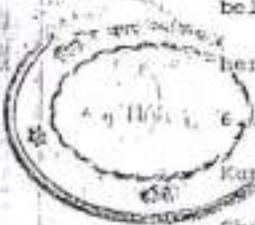
5. I hold that Suresh Kumar Jain shall be entitled to hold and possess as the absolute owner - 1585 Sq.ft.

The Property has been described in Schedule 'E' below and shown in the BLUE WASH in the Sketch map attached hereto as part hereof.

6. I hold that Srimati Saroja Jain, wife of Vikash Kumar Jain for self and on behalf of her minor son, Master Chetan Jain, being his natural guardian, shall be entitled to hold and possess as the absolute owner - 1586 Sq.ft.

The Property has been described in Schedule 'F' below and shown in BLACK WASH in the sketch map attached hereto as part hereof.

7. I hold that the Property described in Schedule 'G' below comprising of Building and Vacant land and shown in BROWN WASH in the sketch map attached hereto as part



S. K. Jain

hereof shall remain amongst the six brothers namely, Raj Kumar Jain, Ramesh Kumar Jain, Panna Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain, and Anil Kumar Jain, all sons of Late Rai Bahadur Harek Chand Jain, each shall have undivided equal shares in the said building and vacant land (Total Area - 25,474 Sq.ft).

The rental income from the building shall be distributed among the six brothers equally.

In the First Floor, three rooms are in occupation of Lalit Kumar Jain and he shall continue to occupy the said rooms for office purposes only without any liability to pay rent.

Anil Kumar Jain may also use any two adjacent rooms on the First Floor of the building for his office purposes without any liability to pay rent for the same.

Rest of the rooms on the First Floor shall be occupied by each of the four brothers for their office purposes only without any liability to pay rent for the same.

8. The Property described in Schedule - 'H' below and shown in GREY WASH in the sketch map shall also remain JOINT among the aforesaid six Brothers, (Area 64,031 Sq. ft.). These six Brothers may at any time allocate the Property among themselves in equal share and for their convenience they may also curve out other road



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from out of the said Property.

9. It may be mentioned here that the Share of Sri Tara Chand Jain in the Property is 1/8th, to that of Srimati Ratan Devi 1/16th, Hemant Kumar Jain 1/16th and to that of Suresh Kumar Jain 1/16th and Late Vikash Kumar Jain 1/16th in the Property.

However, Sri Tara Chand Jain has declined to take any share in the Property. His sons namely, Sunil Kumar Jain and Nirmal Kumar Jain have been allotted Property described in Schedule 'C' and 'D' respectively below. They have also accepted the said allotments.

Srimati Ratan Devi Jain and Sri Hemant Kumar Jain have declined to take any share in the Property as they have sufficient Properties in other places.

Suresh Kumar Jain and Late Vikash Kumar Jain have been allotted Properties described in Schedule 'E' AND 'F' respectively below.

10. I hold that except the aforesaid parties, no other Party has any share in the Property, subject matter of reference.

11. Each of the parties to whom the Properties have been allotted shall hold and possess the same as the absolute owners thereof. The Parties to whom the Property



D. K. Sharma

7

has been allotted shall be entitled to get their names mutated in the Government Revenue Records as well as in the Records of the Ranchi Municipal Corporation. They shall be entitled to use and enjoy the Property without any claim or hinderance by other parties or persons claiming through or under them.

12. The Property described in Schedule 'I' below comprises of Twenty five (25 ft) wide Road shall be held jointly by owner and occupier of the Properties, which have been described in Schedule 'A', Schedule 'B', Schedule 'C', Schedule 'D', Schedule 'E' Schedule 'F' and Schedule 'G' below respectively. None of the Parties shall put any obstruction to the common use and enjoyment of the Property described in SCHEDULE 'I' below (Area of Common Road - 17375 Sq.ft)

SCHEDULE - 'A'

(Allotted to ²⁰⁰⁴ ~~2003~~ Kumar Jain)

In Village Hindpuri, town Ranchi, P.S.Hindpuri, District Ranchi, portion of R.S.Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S.Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of the Ranchi Municipality, area 1088 Sq.ft. which has been shown in RED WASH in the map attached hereto as part hereof.



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SCHEDULE - 'B'

(Allotted to Ramesh Kumar Jain)

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of Ranchi Municipality, Area 1088 Sq.ft which has been shown in GREEN WASH in the map attached hereto as part hereof.

SCHEDULE - 'C'

(Allotted to Sunil Kumar Jain)

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot No. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of the Ranchi Municipality, Area 1261 Sq.ft which has been shown in YELLOW WASH in the map attached hereto as part hereof.

SCHEDULE - 'D'

(Allotted to Hiral Kumar Jain)

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of the Ranchi Municipality, Area 1241 Sq.ft. which has been shown in PINK WASH in the map attached hereto as part hereof.



Ramesh Kumar Jain

GOVERNMENT OF INDIA
MINISTRY OF REVENUE
RANCHI, WEST BENGAL

SCHEDULE - 'E'

(Allotted to Suresh Kumar Jain)

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436 Ward No. III of the Ranchi Municipality, area 1585 Sq.ft which has been shown in BLUE WASH in the map attached hereto as part hereof.

SCHEDULE - 'F'

(Allotted to Smt. Saroj Jain for self and on behalf of her minor son Master Chetan Jain)

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot No. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of Ranchi Municipality, Area 1586 Sq.ft which has been shown in BLACK WASH in the map attached hereto as part hereof.

SCHEDULE - 'G'

(Undivided one sixth share each allotted to Raj Kumar Jain, Ramesh Kumar Jain, Padam Kumar Jain, Lalit Kumar Jain, Ashok Kumar Jain, and Anil Kumar Jain)

In Village Hindpiri, town Ranchi, P.S. Hindpiri, District Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata No. 31 and portion of M.S. Plot No. 1785 corresponding to portion of Municipal Holding No. 436, Ward No. III of the



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Ranchi Municipality, total area 25474 Sq.ft shown in
BROWN WASH in the map attached hereto as part hereof.

The area of the undivided one-sixth share each allotted
in 4246 Sq.ft approximately.

SCHEDULE - H

(Undivided One-sixth Share each allotted to Raj Kumar
Jain, Ramesh Kumar Jain, Lalit Kumar Jain, Ashok
Kumar Jain, Anil Kumar Jain, Padam Kumar Jain

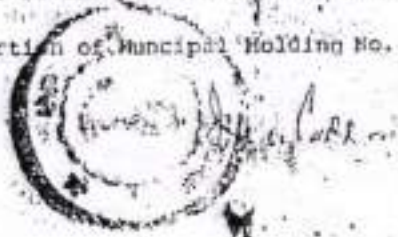
In Village Hindpuri, Town Ranchi, P.S. Hindpuri, District
Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata
No. 31 and portion of M.S. Plot No. 1785 corresponding
to portion of Municipal Holding No. 436, Ward No. III of
the Ranchi Municipality, total area 64631 Sq.ft shown in
GREY WASH in the map attached hereto as part hereof. The

Area of the undivided one sixth Share each allotted is
10772 Sq.ft. approx.

SCHEDULE - 'I'

(Right of uninterrupted area and enjoyment of 25' wide
Road to the owners and occupiers of the Properties
described in Schedule 'A', 'B', 'C', 'D', 'E', 'F'
'G' and 'H')

In Village Hindpuri, Town Ranchi, P.S. Hindpuri, District
Ranchi, portion of R.S. Plot Nos. 130 and 151 under Khata
No. 31 and portion of M.S. Plot No. 1785 corresponding to
portion of Municipal Holding No. 436, Ward No. III of Ranchi

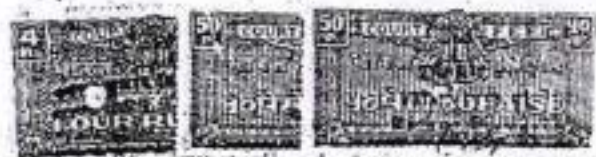


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POST OFFICE
RANCHI
JHARKHAND
INDIA

Municipality, area 17575 Sq. ft shown in oblique line
in the map attached hereto as part hereof.

John P. ...
2/25/1911



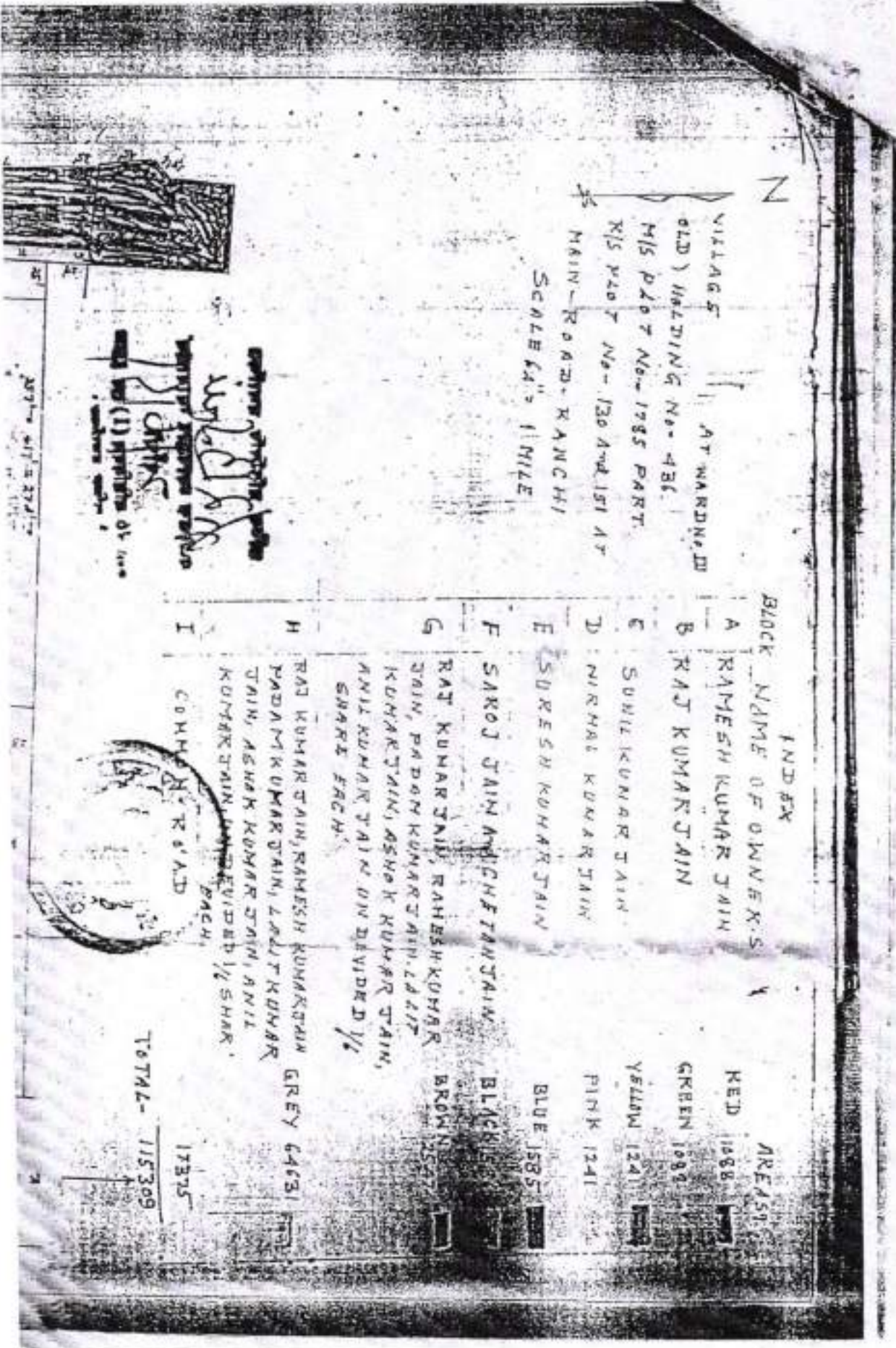
21.6.55
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2.00
 70.00
 20.00
 92.00



21.6.55

DATE OF APPLICATION 21/6/55
 DATE OF NOTIFICATION 21/6/55
 DATE OF FILING CHARGES 21/6/55
 DATE OF DEED 21/6/55
 DATE OF 21/6/55



N
 VILLAGES AT WARD NO. 10
 OLD) HOLDING No. 431.
 M/S PLOT No. 1785 PART.
 X/S PLOT No. 130 AND 151 AT
 MAIN ROAD - KANCHI
 SCALE 1" = 1 MILE

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 (1) ...
 ...

BLOCK	NAME OF OWNERS	AREA
A	RAMESH KUMAR JAIN	RED 1588
B	RAJ KUMAR JAIN	GREEN 1082
C	SUBH KUMAR JAIN	YELLOW 1241
D	NIRMAI KUMAR JAIN	PINK 1241
E	SURESH KUMAR JAIN	BLUE 1585
F	SAKID JAIN AND SHEFALI JAIN	BLACK
G	RAT KUMAR JAIN, RAHESH KUMAR JAIN, PADOM KUMAR JAIN, LALIT KUMAR JAIN, ASHOK KUMAR JAIN, ANIL KUMAR JAIN UNDIVIDED 1/2 SHARE EACH.	BROWN 1257
H	RAJ KUMAR JAIN, RAMESH KUMAR JAIN, PADOM KUMAR JAIN, LALIT KUMAR JAIN, ASHOK KUMAR JAIN, ANIL KUMAR JAIN UNDIVIDED 1/2 SHARE EACH.	GREY 6463
I	COMMON ROAD	17375

TOTAL - 115309





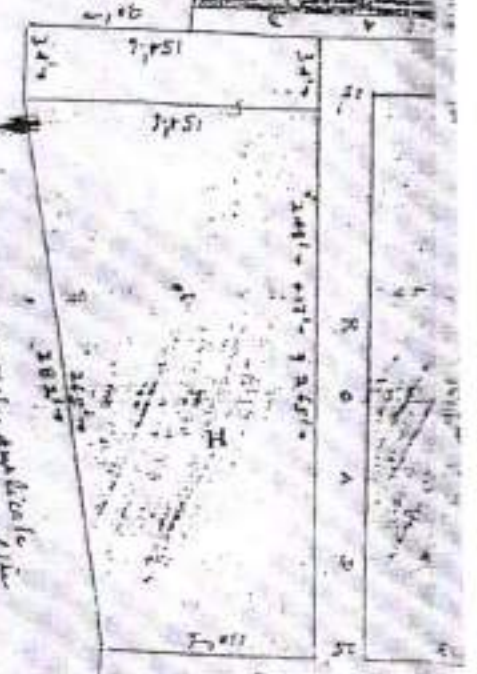
Turned by
H. D. Smith

unfilled flat site applicable
is exact and Town map
alignment map. H. D. Smith

1880/11-9-1886
22-3-97

Part of the Monument
S. V. R. S. Park
S. V. R. S. Park

21 11 97



CHAS. CHAFFIN ROAD

5 APR 2011

Dr. B. K. Das

भारतीय पैर न्यायिक

बीस रुपये

Rs.20

₹ 20

TWENTY RUPEES

INDIA NON-JUDICIAL

झारखण्ड JHARKHAND

DEED OF PARTITION

02AA 015085

THIS DEED OF PARTITION IS MADE ON THIS THE 5th DAY OF
April 2011 AT RANCHI

15 APR 2011
BETWEEN

1. Raj Kumar Jain, Son of - Late Rai Bahadur Harak Chandji Jain, Resident of - Mohalla - Main Road, P. O. & P. S. - Hindpiri, District - Ranchi (Jharkhand) hereinafter referred to as the FIRST PARTY of the FIRST PART,

AND

Ramesh Kumar Jain, Son of - Late Rai Bahadur Harak Chandji Jain, Resident of - Mohalla - Main Road, P. O. & P. S. - Hindpiri, District - Ranchi (Jharkhand)



Raj Kumar Jain

.....

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Ramesh Kumar Jain

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