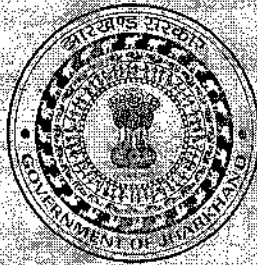


464

420



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2c3d927965e002335a6c

Receipt Date : 10-Feb-2025 01:18:39 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500017710

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Morias Construction Company Private Limited Thro Its Director Ashish Kumar (Vendee)

GRN Number : 2500667122



For Office Use

भारतीय स्टाम्प अधिनियम 1899 के अनुसूची

या. का स. 5 के अधीन यथावत स्टाम्प

स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क

पंजीकृत है।

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

RUPESH KUMAR SINHA

SUB REGISTRAR

RNC-URB3, RANCHI

10-2-2025

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

Ashish Kumar
10-2-25

Durga Sultana
10-2-2025

D. Agreement

M.R. Com (U. Com. M.R.)

848520 x (6.9) dec



कर्नदरिफा वंजी से

मिलान किया।

एत प्रतिबंधित सूची में

आता नं० _____ नहीं मिला।

M.S. plot no. 82 & 83

नहीं मिला।

10-2

ANAND KUMAR

DEVELOPMENT AGREEMENT

THIS DEVELOPER AGREEMENT is made and entered into at Ranchi on this the 10th day of **FEBRUARY 2025 AD** of the Christian era.

BETWEEN

SMT DURGA SULTANIA, AADHAR: XXXX XXXX 8278, PAN: AFWPS5357M, Mobile No.9934177470, D.O.B 05/02/1956, wife of Sri Omprakash Sultania, daughter of Dwarka Prasad Agarwal, granddaughter of Late Makhan Lal Bohra, by faith-Hindu, by occupation-Housewife, by caste - comes under General category not comes under C.N.T. Act, resident of Flat No.2202, Block-B, Sri Ram Garden, Opp. Reliance Mart, Kanke Road, P.O.-Ranchi University, P.S. Gonda, District Ranchi, State- Jharkhand, hereinafter called the **LAND OWNER** (which in term or expression unless excluded by or repugnant to the subject or context below shall mean and include her legal heirs, successors, inheritors, representatives, administrators executors and assigns) of the **FIRST PART**.

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

AND

M/S MORIAS CONSTRUCTION COMPANY PRIVATE LIMITED, (PAN: AABCM9684N), having its registered office at G1-S1, Shree Gopal Complex, Court Road, P.S. Kotwali, District Ranchi, through its Managing Director Sri. **ASHISH KUMAR** son of Late Satya Narayan Vaish, Grandson

Director

Ashish Kumar

Durga Sultania





KRI H

SWAMI
Advocate

Durga Sultana 10/2/25
10/2/25



10 - 2 - 2025

निबंधन कार्यालय श्री ...
 द्वारा श्री ...
 प्रति श्री ...
 अवर निबंधक द्वारा प्रमाणित
 (प्रस्तावना सं. ...)
 अधिकारी या दायेंदारों में से एक श्री
 अधिकारियों में निबंधन के लिए पेज क्र. ...



निबंधन पदाधिकारी
श्री ...

10 - 2 - 2025

Morias Construction Co. Pvt. Ltd.

Manish Kumar

Director

of Late Babu Ram Vaish, PAN: AELPK5826M, AADHAR:XXXX XXXX 8443, Ph. No. 9431170126, by faith - Hindu, by category General (Uncovered under CNT Act, 1908), by occupation - Business resident of Cozy Corner, Burdwan Compound, P.S. Lalpur, District Ranchi, in the State of Jharkhand hereinafter referred to as DEVELOPER/BUILDER (which in term or expression unless excluded by or repugnant to the subject or context below shall mean and include his legal heirs, successors, inheritors, representatives, administrators, executors, and assigns) of the **OTHER PART.**

HISTORY OF LAND:

WHEREAS Rameshwar Nath, Kameshwar Nath and Akhileshwar Nath all sons of Late Gorakhnath sold all that piece and parcel of land measuring one Bigha two Katha twelve Chhataks under M.S. Plot Nos. 82 and 83 of village Morabadi, Thana No. 192, District Ranchi in favour of Ram Kinkar Kundu, son of Ishwar Chandra Kundu through deed of Sale dated 20.12.1946.

AND WHEREAS Ram Kinkar Kundu sold the above said land in favour of Smt Renu Sinha wife of Dr. Atul Chandra Sen through registered deed of sale No. 4806 registered on 04.12.1957 and entered in Book No. I, Volume No. 3, at Pages 343 to 349 for the year 1958 of Sub Registry office, Ranchi.

AND WHEREAS after the death of both Smt. Renu Sen and her husband Dr. A.C. Sen, two sons of Late Smt.Renu Sen and Late Dr. A.C. Sen, namely Dr. Arun Kumar Sen and Subir Kumar Sen became owner in possession of the aforesaid property together with the house constructed thereupon by their parents.

AND WHEREAS Dr. Arun Kumar Sen and Subir Kumar Sen both sons of Late Smt. Renu Sen and Dr. A.C. Sen sold the land situated at village Morabadi, Than No.192, District Ranchi under M.S. Plot No.82 and M. S. Plot No. 83 measuring an area of 11 Katha 6 Chatak in favour of Smt. Durga Sultania, wife of Sri O.P. Sultania through registered Deed of Sale dated 05.01.1985 vide Deed No. 205 entered in Book-1, Volume-20 at Pages 80 to 87 for the year 1985 of the office of Registrar of Assurance, Calcutta.

Morias Construction Co. Pvt. Ltd.

Akhil Kumar
10/2/2025

Akhil Kumar
Director
3

Durga Sultania
10/2/2025

AND WHEREAS after purchase of land the owner Smt. Durga Sultania came in possession of the same and mutated her name with respect of above said land vide Mutation Case No. 736 R 27/2018-2019 of Bargain Anchal, Ranchi and also mutated her name in Ranchi Municipal Corporation vide Holding No.24/A1, New Holding No. 0030001462000A1, of Ward No.3.

AND WHEREAS the Land owner is the absolute owner and in possession of all that piece and parcel of land admeasuring area 11 Katha 6 Chatak under M.S. Plot No. 82 and M.S. Plot No. 83, Holding No.0030001462000A1, Ward No.3 of Ranchi Municipal Corporation, Ranchi, situated at Mouza- Morhabadi, Thana No.192, P.S. Ranchi now Bariatu, District Ranchi.

AND WHEREAS the LAND OWNER is in exclusive possession with absolute right, title, interest and the same is free from all encumbrances, debts, liens, charges or attachment and in marketable condition and she has good right, full power and absolute authority having perfect title to transfer the whole or part of SCHEDULE- "A" property.

AND WHEREAS the LAND OWNER is interested in getting MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING along with all the facilities and amenities, to be developed and constructed over SCHEDULE "A" land and to acquire a part of super built-up area in the same as absolute owner as consideration in exchange for full and final value of the SCHEDULE "A" property.

AND WHEREAS the DEVELOPER aforesaid runs its construction business under the name and style of Morias Construction Company Private Limited having its registered office at G1-S1, Shree Gopal Complex, Court Road Ranchi, P.S. Kotwali, District Ranchi.

AND WHEREAS the LAND OWNER is interested for development of area of SCHEDULE "A" land, have negotiated with the DEVELOPER for development of the land by constructing Multistoried Commercial cum Residential Building as per the provisions of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the DEVELOPER has agreed to develop SCHEDULE "A" land by way of constructing a MULTISTORIED COMMERCIAL CUM

Ashish Kumar
10/2/2025

Durga Sultania
10/2/2025

RESIDENTIAL BUILDING, as per approval of the map by competent authority/authorities over SCHEDULE "A" land

AND WHEREAS the DEVELOPER has offered to give LAND OWNER an area equivalent to 50% (Fifty percent) of the total constructed area, 50% (Fifty percent) of parking space along with all facilities and amenities in the proposed MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING along with undivided proportionate share in land against the SCHEDULE "A" property.

AND WHEREAS the DEVELOPER shall have such right to deal by way of sale, Gift, Mortgage, Lease, Rent etc. with remaining 50% (Fifty percent) of the total constructed area and 50% (Fifty percent) of the parking space with all facilities and amenities in the proposed MULTISTORIED RESIDENTIAL BUILDING along with undivided proportionate share in Land property and appropriate the entire sale proceeds against its cost and profit for constructing a MULTISTORIED RESIDENTIAL BUILDING and to sign, execute, register proper deeds in favour of purchasers, donnees, lessees, etc. for which the LAND OWNER shall also be bound to sign all conveyance in favour of the nominee or nominees of the DEVELOPER if required either personally or through their power of attorney holder and the DEVELOPER shall sign as confirming party to such conveyance.

AND WHEREAS the LAND OWNER after considering the offer and estimating the same as fair and reasonable according to prevailing market position has agreed to offer SCHEDULE "A" land to the DEVELOPER for its development by way of constructing MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING as per the sanction of the map by R.M.C., Ranchi and/or any other competent authority authorities.

AND WHEREAS the Ranchi Municipal Corporation, Ranchi has sanctioned the commercial cum residential building plan vide sanction No.RMC/BP/0605/W03/2024.

AND WHEREAS for making Development of SCHEDULE "A" land, the LAND OWNER and the DEVELOPER have mutually agreed to enter into this agreement.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the LAND OWNER and DEVELOPER hereto as follows:

ARTICLE -I:

Morias Construction Co. Pvt. Ltd.
Anish Kumar
Director
Durga Sultania
19/2/2025
10/2/2025

- i. **LAND OWNER** means the said Smt. Durga Sultania along with their power of attorney-holder, respective, legal heirs, representatives, successors, inheritors, administrators, executors and assigns.
- ii. **DEVELOPER** shall mean the said Morias Construction Co. Pvt. Ltd. and its successors-in-interest and assigns.
- iii. **LANDED PROPERTY** shall mean all the piece and parcel of land more particularly described in SCHEDULE "A".
- iv. **BUILDING** shall mean the MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING to be constructed on landed property in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation and / or any other Competent Authorities and as per the specification mentioned in Schedule-D.
- v. **COMMERCIAL UNIT** shall mean a covered space calculated on super built up/carpet area basis.
- vi. **RESIDENTIAL FLAT** shall mean a covered space calculated on super built-up area basis.
- vii. **PARKING SPACE** shall mean any place in covered area or open area reserved for parking of motor car at ground floor and/or basement floor.
- viii. **COMMON FACILITIES** Common facilities and amenities shall include corridor, hall ways, stair ways, passage ways, guard room, lift drive ways, common lavatories, pump room, tube wells, overhead tanks, head room of stair case, water pumps and motors and other facilities which may be mutually agreed upon between the parties and required for establishment, location enjoyments, provisions, maintenance and or management of the BUILDING, area in roof and terrace of the BUILDING specifically left for common usage etc.
- ix. **COMMON EXPENSES** shall mean & include a proportionate share of the cost, charges and expenses for maintenance, upkeep, repairs, proportionate share of Municipal Taxes, Property Taxes and / or other Taxes and levies related to or connected with the said BUILDING and the landed property.

Morias Construction Co. Pvt. Ltd.

Arvind Kumar

Arvind Kumar

Director

Durga Sultania

10/2/2025

6

10/2/2025

- x. **SALEABLE SPACE** shall mean and include the space in BUILDING available for independent use and occupation after making due provisions for common facility and the space required thereof.
- xi. **LAND OWNER'S ALLOCATION** shall mean 50% (Fifty percent) of the total constructed area along with undivided proportionate share in land against the SCHEDULE "A" land, 50% (Fifty percent) of parking space along with all facility and amenities in the Proposed BUILDING. The LAND OWNER'S share shall be allotted as described in Schedule-B.
- xii. **DEVELOPER'S ALLOCATION** shall mean 50% (Fifty percent) of the total constructed area with undivided proportionate share in land against the SCHEDULE "A" land, 50% (Fifty percent) of parking space along with all facility and amenities in the proposed BUILDING. The DEVELOPER'S SHARE shall be allotted as described in Schedule-C.
- xiii. **TRANSFER** with its grammatical variation shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING to purchaser thereof, although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactment.
- xiv. **TRANSFeree** shall include any natural or Juristic person like Company, Association or persons competent to enter into contract and to whom any space in the BUILDING has been transferred.
- xv. **SUPER BUILT UP AREA** shall mean and include the carpet area, wall area, verandah / balcony / cupboard area the proportionate area of stair case, the proportionate area of lift, lift room, guard room and generator room, head room of stair case water tanks etc.
- xvi. **BUILT UP AREA** shall mean and include the carpet area of the Flat space wall area / balcony / cupboard area.
- xvii. **TRANSFER OF LAND** shall actually take place upon handing over of the possession of the proposed BUILDING. Till such date the

Morias Construction Co. Pvt. Ltd.

Arvind Kumar

Arvind Kumar Duge Surtia

7

Director

10/2/2025

10/2/2025

DEVELOPER shall act as an agent of the LAND OWNER for DEVELOPMENT of the LAND.

- xviii. Words imparting singular shall include plural and vice versa.
- xix. Words imparting masculine gender shall include feminine and neuter genders, like wise words impart feminine gender shall include masculine and neuter genders and similarly words imparting neuter genders shall include masculine and feminine gender.

ARTICLE -II – COMMENCEMENT:

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

ARTICLE -III – CONTINUATION:

This agreement shall be in force for a period of 30 (Thirty) months from the date of sanction of the plans from the competent Authorities. with an additional grace period of 6 (Six) months, starting from date of sanctioning of the map, provided that the stipulated period 36 (Thirty-Six) months includes completion of structure in all manner including all facilities, amenities, handing over LAND OWNER'S share in finished condition along with completion of relevant document with regard to LAND OWNER'S share, SCHEDULE "B" property.

ARTICLE- IV-GRACE PERIOD:

Fixed period 36 (Thirty-Six) months can be extended to further 6 (Six) months on mutual consent and circumstance so require.

ARTICLE-V-NAME OF APARTMENT/ BUILDING:

Name of the APARTMENT / MULTISTORIED BUILDING proposed to be constructed shall be **SIDDHI-VINAYAKA**.

ARTICLE VI - THE SCHEME:

The scheme as formulated by the DEVELOPER and agreed by the LAND OWNER provides as follows:

1. The DEVELOPER will select purchaser(s) agreeing to acquire on an ownership basis space in residential portion flats, parking spaces etc. along with other common parts, common amenities and common facilities appertaining to the same in respect of DEVELOPER'S share /allocation only.

Morias Construction Co. Pvt. Ltd.

Arshith Kumar

Director

Arshith Kumar

10/2/2025

Durga Sultania

10/2/2025

2. The DEVELOPER shall get plan sanctioned from R.M.C and the LAND OWNER hereby empower the DEVELOPER to sign any document required for sanction of plan.
3. After the delivery of the possession of the flats and parking spaces in the aforesaid BUILDING by the DEVELOPER to the LAND OWNER the latter shall enjoy all the right and privileges and will be subjected to the same liabilities as other Flat owners or the prospective purchasers as provided in the DEVELOPER'S sale agreement or otherwise.
4. Upon handing over of the possession or the Commercial Units, Flats & parking spaces to the LAND OWNER, the LAND OWNER agree to pay to the DEVELOPER, the proportionate share of common expenses of all taxes, out goings and other charges, hereunder written from and after the said handing over till the DEVELOPER hands over possession and management of the common parts to Flat Owners or association to be formed for the purpose. AND after DEVELOPER'S handing over possession and management of the common parts to commercial units, flats and parking space to owners or their association, the DEVELOPER as well as LAND OWNER shall pay their proportionate share of common expenses, all taxes, out-goings and or other charges in respect of the portions of residential space occupied by them to management of the common parts to flats and parking space OWNERS or the association.

ARTICLE VII-BUILDER'S RIGHT:

1. The LAND OWNER hereby grant subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said BUILDING in accordance with the plan to be sanctioned by Ranchi Municipal Corporation (R.M.C.), with or without amendment and / or modification made or caused by the DEVELOPER and to commercially exploit the same by entering into agreement for sale and / or transfer. The DEVELOPER hereby covenants not to deviate from the plan sanctioned by R.M.C. if such deviation is ever noticed and due to which the LAND OWNER suffer

Morias Construction Co. Pvt. Ltd.
Ashish Kumar
Director

Ashish Kumar
10/2/2025

Durga Sultana
10/2/2025

any financial or other losses, the DEVELOPER shall indemnify the LAND OWNER for the same.

2. The DEVELOPER shall be at liberty to sell at any rate of his allotted portion i.e. 50% (Fifty percent) of the total constructed area along with undivided proportionate share in land against the SCHEDULE "A" land and 50% (Fifty percent) of parking space with proportionate share in land along with all facility and amenities in the Proposed BUILDING.

ARTICLE- VII -ALLOCATION:

The share of the owners and the Developer is allocated/ marked in accordance to SCHEDULE-D. Owner and the Developer shall each get such percentage of constructed area as mentioned below in SCHEDULE-B & SCHEDULE-C respectively. Areas allotted to the Developers and Owners shall have similar advantages and disadvantages.

ARTICLE- VIII - HANDING OVER THE POSSESSION OF LAND AND PAPERS RELATING TO LAND:

The LAND OWNER shall hand over photocopy of all the original papers related to the landed property along with the up to date rent receipt and correction slip issued by the Circle Office, Town Anchal, Ranchi up to date rent receipts issued by Ranchi Municipal Corporation as well as peaceful and vacant possession of land to the DEVELOPER to facilitate him to start his development/construction works and the owner, in case of need, will show the original papers to the authorities/financial institutions etc.

ARTICLE -IX – MISCELLANEOUS:

1. The LAND OWNER and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the DEVELOPER and the LAND OWNER or as a Joint Venture between the parties hereto in any manner or as an association of persons between the parties hereto in any manner.
2. It is understood that time to time to facilitate the construction of the BUILDING by the DEVELOPER and transfer of Commercial units, flats and parking spaces, various deeds, matters and things not herein specified may be required to be done by the DEVELOPER

and for which the DEVELOPER may need the authority of the LAND OWNER and various application and other documents may be required to be signed or made by the LAND OWNER relating to which specified provisions may not have been mentioned herein. The LAND OWNER hereby undertake to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the LAND OWNER also undertake to sign and execute all such additional application and / or other document as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of LAND OWNER, and/or go against the spirit of this agreement. The LAND OWNER will execute and register a General Power of Attorney in favour of the DEVELOPER so that there may not be any delay or difficulty because of any other incapacitating cause on the part of LAND OWNER or any of them. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the LAND OWNER if delivered by hand and duly acknowledged by the LAND OWNER or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the registered office of the DEVELOPER.

3. Nothing in these presents shall be construed as demise or assignment or conveyance in law by the LAND OWNER of the landed property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the DEVELOPER shall be entitled to borrow money from a bank or banks or other financial institutions without creating any financial liability on the LAND OWNER or affecting their state and interest in the landed property and is being expressly agreed and understood that in no event the LAND OWNER shall be responsible for and/ or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the DEVELOPER shall keep the

Morias Construction Co. Pvt. Ltd.

Arshith Kumar

Director

Arshith Kumar

10/12/2025

11

Durga Sultaria

10/12/2025

LAND OWNER indemnified against all action, suits, proceedings and cost, charges and expenses if arises due to construction of development work. If any defect is noticed in the title with respect to the SCHEDULE A land, the LAND OWNER will be responsible for all expenses.

4. The LAND OWNER will be liable to pay all the duties and taxes like GST, service tax, sales tax etc. levied by the Government from time to time of her part of Allocations to the concerned authorities. As and from the date of handing over the possession of the "LAND OWNER'S ALLOCATION", the DEVELOPER and / or its transferee and the LAND OWNER and / or their transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.
5. There is no existing agreement regarding the development or sale of the said premises / SCHEDULE "A" and that all other arrangements, except Power of Attorney, prior to this agreement have been cancelled and are being suspended by this agreement. The LAND OWNER assure and guarantee that the LANDED PROPERTY is free from any encumbrance, attachment, charges, claim or deemed whatsoever by or from anyone whosoever and that they have absolute authority, perfect right and indefeasible title to enter into agreement with the DEVELOPER.
6. It shall be obligatory on the part of owners of the Commercial Units & flats to become member of the Owner's association or society formed by the members staying in the said BUILDING and this association of the owners will repair and maintain the property shall pay all the charges or various Govt. Duties and levies and taxes or any other outgoing relating to the said BUILDING. The OWNER'S association shall be apex body relating to interest of all the OWNERS and shall work for peaceful uses by its members and the OWNERS/OCCUPANTS will be liable to pay their respective charges against maintenance of BUILDING, statutory Taxes, duties or any other common expenses relating to the said BUILDING.

7. The LAND OWNER shall, from the date of taking possession, maintain the said Commercial Units & Flats etc. at their own cost to keep the same in a good and tenantable condition and shall not do or cause to do anything in or to the said BUILDING or part thereof which may be against the bye law of local authority/authorities or any of the statutory body/bodies which may cause hardship to other co-occupant, alter or make additions in or about the said BUILDING or part thereof.
8. The municipal taxes, land revenue and electricity etc. will be borne by the DEVELOPER from the date of possession of the said Land till the handing over of the possession of the LAND OWNER'S SHARE in the said BUILDING.
9. That the cost of installation of soundless generator, transformer, electric panels, armored cables and electric energy meters as derived by the Developer will be proportionately borne by the LAND OWNER of her share of allocation and shall be payable to the Developer by the LAND OWNER or their nominee before handing over of LAND OWNER share of allocation. That there may be variance in the plans annexed with this agreement and the plans sanctioned by the Ranchi Municipal Corporation. The LAND OWNER hereby agree that the plans sanctioned by the Ranchi Municipal Corporation will be final and he will abide by such variance if any.
10. That in case the Developer either abandons the project, cease building activities for any unreasonable period of time, or fail to look after the Land Owner's interest, or commit any breach of the terms of this agreement, the Land Owner in the event of any of the above condition shall have the right to cancel this agreement to enter into Schedule-A property, appropriate the entire structure and materials thereon free from all encumbrances and liens caused by the Developer and shall be free to use the same in any manner as the Land Owner please and the Developer shall not raise any objection to the same but be entitled to the cost of materials and for the works done if any in furtherance of this agreement calculated as per Government (PWD or CPWD) schedule rate of work.

11. That the number of Commercial Units/Flats/parking spaces to be allotted to the LAND OWNER may vary but in no case the LAND OWNER shall be entitled to more than 50% (Fifty percent) in commercial, residential & the Parking Part & the fraction of area may be exchanged in terms of the prevailing market rates.

ARTICLE -X - LEGAL PROCEDURES:

1. It is hereby expressly agreed by and between the parties hereto that it will be responsibility of the LAND OWNER and the DEVELOPER jointly to defend all actions and proceedings in respect of title of the aforesaid land property, if circumstances require for same.
2. The LAND OWNER will give a registered Power of Attorney in favour of the said DEVELOPER or its nominee, through which the said DEVELOPER is authorized to develop land according to feasibility, sell his allocated portion of share, fix up purchasers and in general, carry all the necessary activities required for the purpose of construction and disposal of the commercial units, flats and the parking area.
3. That the Jharkhand Apartment (Flat & Ownership Act 2011) will be binding upon the LAND OWNER and the DEVELOPER.
4. Court of Ranchi will alone have the jurisdiction in all legal matters arising out of and concerning this transaction.
5. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.
6. This agreement is prepared in two copies which are true & exact copy of each other and one each to be retained by the parties.

SCHEDULE "A" (LANDED PROPERTY)

All that piece and parcel of the land admeasuring area 10 Katha 3.75 Chhatak (7369.00 sft) under M.S. Plot No.82 & M.S. Plot No.83, situated at Mouza - Morhabadi, Holding No.0030001462000A1, P.S. Bariatu, Thana No.192, District Ranchi in the State of Jharkhand, butted and bounded as follows: -

North: Part Plot of Smt. Prava Devi
South: Amar Singh.
East: Morabadi Road.

Morias Construction Co. Pvt. Ltd.
Amit Kumar
Director

Amit Kumar
10/2/2025

14

Durga Sultana
10/2/2025

West: House of Sardar Sohan Singh.

SCHEDULE "B" (OWNERS ALLOCATION)

Out of total area to be developed against the SCHEDULE "A" Land, the LAND OWNER shall be entitled to get 50% (Fifty percent) in commercial & residential area along with undivided proportionate share in land against the SCHEDULE "A" land, 50% (Fifty percent) of parking space along with all facilities and amenities in the proposed MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING. The LAND OWNER share of Commercial Units & Flats will be as follows:

Shop No. 001 on the Ground Floor.

Shop No, 102,103,104,105,106,107 on the First Floor.

Flat No. 201,202, & 203 on the Second Floor.

Flat No. 302 on the Third Floor.

Flat No, 402 on the Fourth Floor.

Along with 5 (Five) No. parking on the Basement Floor.

SCHEDULE "C" (DEVELOPER'S ALLOCATION)

Out of total area to be developed against the SCHEDULE "A" Land, the DEVELOPER shall be entitled to get 50% (Fifty percent) in commercial & residential area along with undivided proportionate share in land against the SCHEDULE "A" land, 50% (Fifty percent) of parking space with all facilities and amenities in the proposed MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING along with undivided proportionate share in land. The DEVELOPER'S share of Commercial Units & Flats will be as follows:

Shop No. 002 & 003 on the Ground Floor.

Shop No, 101 on the First Floor.

Flat No. 301 & 303 on the Third Floor.

Flat No, 401 & 403 on the Fourth Floor.

Along with 6 (Six) No. parking on the Basement Floor.

SCHEDULE "D" (SPECIFICATION)

The specification of the BUILDING shall be as follows:

- i) **Floor:** The all areas of Commercial units & Flats shall be finished with Glazed Vitrified Floor Tiles and skirting. The Owners shall have the right to change the specification provided that the difference in cost is borne by the Owners.

Morias Construction Co. Pvt. Ltd.

Arvind Kumar

Director

Arvind Kumar

10/2/2025

15

Durga Sultania

10/2/2025

- ii) **Walls:** In all rooms except for the portions covered by ceiling, dado, skirting, the walls and ceiling shall be smoothly finished with cement plaster, further smoothen by application of Plaster of Paris with a coat of Primer. The Owners shall have the right to change the specification provided that the difference in cost is borne by the Owners.
- iii) **Kitchen:** The kitchens will be provided with Granite top for cooking. Steel sink, concealed pipelines, tap fittings, and switches shall be installed. Above the cooking top 2'6" glazed tiles dados shall be installed by the Developer. The Developer shall provide vents for installation of exhaust fan in the kitchens. The Owner shall have the right to change the specification provided that the difference in cost is borne by the Owner.
- iv) **Bathrooms:** The bathroom walls shall have six feet (from the floor) dado all around with glazed tiles. All bathrooms shall be fitted with commodes/ WC Pans, washbasins of the standard quality. Taps, showers of the standard quality and design shall be fitted. Each of the bathrooms shall be provided with vents for installation of exhaust fans.
- v) **Electrical Wiring:** All the Areas shall be provided with concealed electrical copper wiring of approved quality and specification with the number of lights, fan and power points. There will also be Electrical wiring for Generator connection.
- vi) **Doors:** All doors shall have Wooden frames of Sal wood fitted with flush shutters of standard water resisting make and complete with all fittings including hinges, cleats, stoppers, tower bolts, spy eye & locking facilities.
- vii) **Balconies:** All balconies, terraces and roofs shall be provided with three-foot Brick/concrete /M.S. Grill railing from the floor.
- viii) **Windows:** All windows shall be Three Track Aluminum Sliding, with glass pane of standard quality. The Owners shall have the right to change the specification provided that the difference in cost is borne by the Owners.

Morias Construction Co. Pvt. Ltd.

Arvind Kumar

Director

Arvind Kumar
10/2/2025

16

Durga Sultania
10/2/2025

- ix) **Cable connections:** Each of the residential flats described in the sub-paragraph an above shall be provided with connections for telephone.
- x) **LIFT:** The building will have Lifts of adequate capacity.

CALCULATION OF REGISTRATION FEE AS PER GOVERNMENT RATE:

Area of Land	Commercial Cost of Total Land as per Govt. Rate	Registration Fees
7369.00 sft	Rs. 1,43,48,473.00	Rs 3,59,737.00

*equivalent
= 16.91 Recimal*

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedule is not the Government land. The same was neither acquired by the Government for civil or military purposes nor it is Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L. or E.C.L.

It is further certified that the land does not belong to Adivasi and this land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal.

IN WITNESS WHEREOF the parties hereto have executed this agreement on the day month and year first above written in presence of witnesses.

Morias Construction Co. Pvt. Ltd.

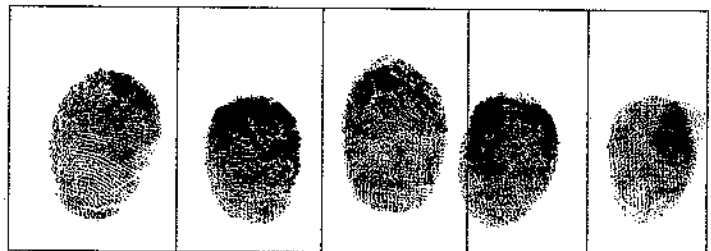
Arvind Kumar

Director

Durga Sultania

10-2-25

Signature of LAND OWNER



Left
Thumb

Left
Index

Left
Middle

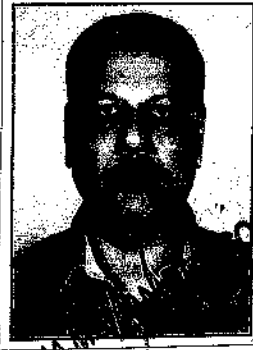
Left
Ring

Left
Little

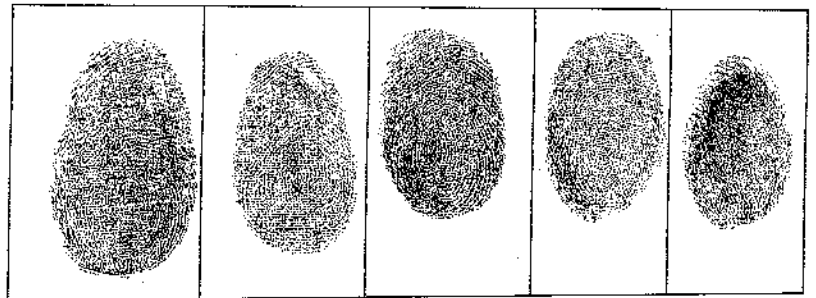
Arvind Kumar

10/2/2025

Arvind Kumar
10.2.25
Signature of DEVELOPER Director



*OSWAMI
Advocate*
KRISHNA
10/2/2025



Left Thumb Left Index Left Middle Left Ring Left Little

WITNESSES:

1. Chandradeo osam, splela osam, chanko Ranchi
2. Arvind Kumar S/O Karpalokath Much Moswandi Ranchi

Certified that the fingers print of left hand of the person whose photographs are affixed in these presents have been obtained before me.

Deepak Singh
Advocate

Arvind Kumar
10.2.25

Morias Construction Co. Pvt. Ltd.
Arvind Kumar
Director



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 10, 2025

पंजी 11 प्रति

भाग वर्तमान	24	पृष्ठ संख्या	43												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	मोरहाबादी	होलिंग संख्या	170	तौजी संख्या		थाना नम्बर	192	खाता का प्रकार	---						
दुर्गा सुलतानिया, पिता-ओम प्रकाश सुलतानिया, जाति-----															
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस		
170	82	11 कठB छ. 0 डि			नामान्तरण मुकदमा संख्या 736/2018 - 2019							20	0		
170	83	0 कठB छ. 0 डि													
कुल परिमाण		11 कठB छ. 0 डि													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल		
2024-06-08 20:48:25	0407344848	2018- 2019	2024- 2025	120	20	30	5	60	10	60	10	24	4		

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

Mutation Cases Not Found !!

List Of Case Status Details

ऑनलाइन जाँच

व्यवसाय देखें



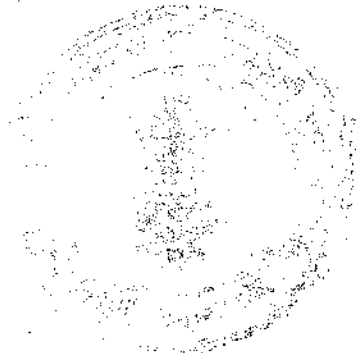
BACK

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

Morias Construction Co. Pvt. Ltd.

M. Kumar

Director



बड़ागाई मोरहाबादी 192 दुर्गा सुलतानिया		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
170	82,83	11 कठा 6 छटाक 0 डिसमील

अराजी नकदी	अराजी भावली	तफसील हिस्साब लगान भावली
------------	-------------	--------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा (2018-2019) - (2020-2021)	३ रा वर्ष (2021-2022)	२ रा वर्ष (2022-2023)	१ ला वर्ष (2023-2024)	
माल (नकदी)	20.00	60.00	20.00	20.00	20.00	20.00
गुजारी (भावली)	5.00	15.00	5.00	5.00	5.00	5.00
सेस	10.00	30.00	10.00	10.00	10.00	10.00
सूद	10.00	30.00	10.00	10.00	10.00	10.00
मुतफरकात	4.00	12.00	4.00	4.00	4.00	4.00
मीजान	49.00	147.00	49.00	49.00	49.00	49.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा (2018-2019) - (2020-2021)	३ रा वर्ष (2021-2022)	२ रा वर्ष (2022-2023)	१ ला वर्ष (2023-2024)		
माल (नकदी)	60.00	20.00	20.00	20.00	20.00	
गुजारी (भावली)	15.00	5.00	5.00	5.00	5.00	
सेस	30.00	10.00	10.00	10.00	10.00	
सूद	30.00	10.00	10.00	10.00	10.00	
मुतफरकात	12.00	4.00	4.00	4.00	4.00	
मीजान अदायकारी	147.00	49.00	49.00	49.00	49.00	

(१) मीजान कुल (लफजों में) : Three Hundred Forty Three Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 343.00

तारीख अमला तहसील कुनिन्दा : 08-06-2024

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



Morias Construction Co. Pvt. Ltd.

Arshdeep Kumar

Director

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शक्ति-पत्र

Duplicate-copy CRSLP14236679

8/12018

जिला का नाम राँची

अनुमंडल नाम सदर

अंचल का नाम

बझागाईं

हल्का हल्का-04

इस्टेट का नाम झारखण्ड

श्रेणी
वर्तमान(VOL) 24

प्लॉट संख्या वर्तमान 43

थाना नं. 192



क्रमिक संख्या	केस नं.	मौजा का नाम/ राजस्व थाना नं.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	खाता नं.	भाग वर्तमान	प्लॉट संख्या वर्तमान	खाता नं.	कारोबार विस्तृत सूचना प्लॉट नं.	क्षेत्रफल	लभान	रजिस्टर 2 अद्यतन तिथि अम्युशिन
6679	736	/R27 मोरहाबादी/ 192	राँची	31/07/2018	By Sale Registration Deed 205 Dated 05/01/1985	170 2 167	170	2	167	170	82	11 कठ		
						170 2 167	170	2	167	170	83	6 छटाक	20	

क्रेता का नाम :

(दुर्गा सुलतानिया) राजस्व-आम प्रकाश सुलतानिया, जाति-पता-टीशर हिल रोड मोरहाबादी राँची)

जम्हाबी स्थित का नाम :
रेणु सेन -चनि-एस 0 सी 0 सेन

विक्रेता का नाम :

डॉ अरुण कुमार सेन, एस कुमार सेन, सिखा सेन, पिला-स्व एस सी सेन, जाति-पता-पी एवेनु कलकत्ता

राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनाएं हस्तांतरित। यह एक कंप्यूटर जनित प्रति है।

यह पत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid



Morias Construction Co. Pvt. Ltd. Digitally signed by

KMMW

KMMW

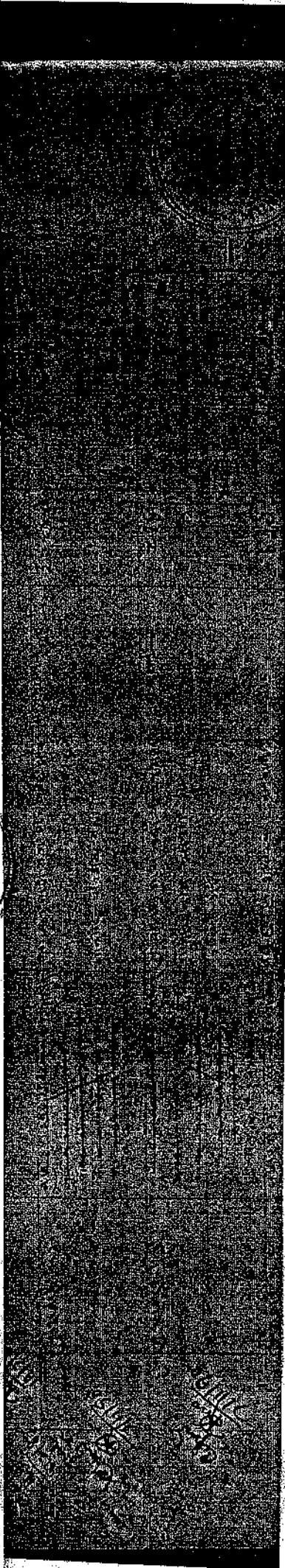
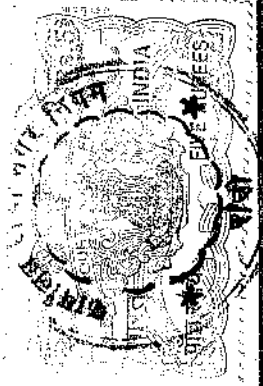
Director BINOD PRAJAPATI

अंचलाधिकारी

बझागाईं



W.T.



Section 107 of the Survey Act, 1926 of the Government of India

Morias Construction Co. Pvt. Ltd.
Director

प्रमाणित सचची प्रकृतिसय
हरियाणा
अभिलेख पाल
सचची नगर निगम

समवलक
हरियाणा
6.5.2024

82 ----- 814
7/11/90
मुरहावादी रोड नगेन्द्र नाथ गंगोली वल्द बाबु वाग आम 3 - 649

नथन्दर गंगोली कौम कायशत
शाकीन बास्थीली गंज कलक्ता-

83 ----- 429
7/11/90
मुरहावादी रोड मः गोरुड नाथ वल्द मुः क्साव प्रती कदीम

नाथ कौम कायस्थ शाः महला
गोपाल गंज

बाबु हरीहर शीघ वल्द बाबु टाड़
रंजीत

Morias Construction Co. Pvt. Ltd.
Arvind Kumar
Director



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP18149340320241202
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 2024-12-18
Ward No : 3
Holding No : 24/A1

Received From Mr / Mrs / Miss : SMT. DURGA SULTANIA

Mobile No. : 9334219303

Address : TAGORE HILL ROAD, DOWN NEAR RELIANCE MART, MORABADI

A Sum of Rs. : 3198.00

(in words) : Three Thousand One Hundred And Ninety Eight Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	2311.20
RWH Penalty	1	2024-2025	4	2024-2025	1155.60
				1% Monthly Penalty	78.00
				Online Rebate	173.34
				Special Rebate	173.34
				Total Amount	3198.00
				Round Off Amount	-0.12
				Total Paid Amount	3198.00



Morias Construction Co. Pvt. Ltd.

[Signature]

Director

For Details Please Visit : udhd.jharkhand.gov.in
OR Call us at 1800 8904115 or 0651-3500700

In Association with
Sri Publication & Stationers Pvt. Ltd.

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

अवर निबंधक का कार्यालय, शहरी क्षेत्र संख्या-03, काँके प्रक्षेत्र, राँची।

दस्तावेजों की जाँच हेतु चेक लिस्ट

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

जाँच लिपिक का हस्ताक्षर
तिथि सहित
ANAND KUMAR

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Morias Construction Co. Pvt. Ltd.

Anand Kumar

Director



Pre Registration Docket

Date :- 09-02-2025 06:18 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 202500017710

Appointment :- 10-Feb-2025 Time:- 10:50

Article	Development Agreement
Pre Registration Date	08-Feb-2025
No. Of Pages	34
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,59,737.

Property Id: **1393077**

Valuation No. : 1905801 / 2025	:- 2024-2025	Date : 08-February-2025 09:24:AM	
State : Jharkhand	District : Ranchi	Tahsil : Baragal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 3 - Main Road			
Plot Number - 82,83			
Holding Number - 0030001462000A1			
Khata Number - -			
Volume Number - 24			
Page Number - 43			
Property Rates			
Commercial Land (Y)			
₹848520/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	16.91 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.91 x 848520=14348473.2	₹1,43,48,473/-
A	Total		₹1,43,48,473/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,43,48,500/-
Total Amount in Words : One Crore Forty Three Lakhs Forty Eight Thousands Five Hundred Rupees Only			

Morias Construction Co. Pvt. Ltd.

(Signature)

Director

Land measurement, Sub Part and House No.	Property Boundaries East: Morabadi Road, West: House of Sardar Sohan Singh, South: Amar Singh, North: Part Plot Of Smt Prava Devi
Area	Land area : 16.91 Decimal
Other Description of the Property	Pin Code - 834008, Flat Number/Commercial Space Number - -, Building Name - -
Government/Market Value	14348473.2
Transaction Amount	14348500

CLAIMANT	Morias Construction Company Private Limited-Ms. Morias Construction Company Private Limited Thro Its Director Ashish Kumar, ,Father/Husband Name Satya Narayan Vaish,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-20-Nov-1991,Permission Case No.- , Aadhaar No. *****8443, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-- ,Address - Cozy Corner, Burdwan Compound P.S.- Lalpur, Dist.- Ranchi, Pin Code-834001
EXECUTANTS	-Mrs. Durga Sultania, ,Father/Husband Name Dwarka Prasad Agarwal,, Party Category-Individual , PAN No.- Date Of Birth-05-Feb-1956,Permission Case No.- , Aadhaar No. *****8278, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-- ,Address - Flat No., 2202 Block B, Sri Ram Garden, Opp. Reliance Mart Kanke Road, P.S.- Gonda, Dist.- Ranchi, Pin Code-834008

Witness Information	Mr. Chandradeo Oraon , Address - Melani Chanho, Murto, Ranchi-, Father/Husband Name-Lela Oraon
---------------------	---

Identifier Details	Mr. Chandradeo Oraon , Address - Melani Chanho, Murto, Ranchi-, Father/Husband Name-Lela Oraon
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,020
Total		1,020

Fee Rule:Development Agreement		
1	A1	3,58,713
2	LL	3
3	PR	1
Total		3,58,717

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

[Handwritten Signature]

Deed Writer / Advocate

[Handwritten Signature]

Vendee / Claimant

[Handwritten Signature]

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Morias Construction Co. Pvt. Ltd.

[Handwritten Signature]

Director



Document Registration Summary 1

Date :-10-Feb-2025

- Government/Market Value: ₹14348500/-
- Transaction Amount: ₹14348500 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1157525

Receipt Date : 10-02-2025

Presenter Name : -

On Date 10-02-2025 Presented at SRO - Ranchi Urban3

Signature of Presenter

Durga Sultana

SRO - Ranchi Urban3

PR	₹1
SP	₹1020
LL	₹3
A1	₹358713
Stamp Duty	₹100

Total ₹359837

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MoriasConstructionCompanyPrivateLimitedThroitsDirectorAshishKumar	• GRN Number : 2500667122 • DEPT Transaction Id : 2c3d927965e002335a6c • Transaction Type :	100
PR	1	1	0	GRAS	MoriasConstructionCompanyPrivateLimitedThroitsDirectorAshishKumar	• GRN Number : 2500647069 • DEPT Transaction Id : 14918d9a1ffadba015f1 • Transaction Type :	1
SP	1020	1020	0	GRAS	MoriasConstructionCompanyPrivateLimitedThroitsDirectorAshishKumar	Stamp Duty • GRN Number : 2500647069 • DEPT Transaction Id : 14918d9a1ffadba015f1 • Transaction Type :	1020
A1	358713	358713	0	GRAS	MoriasConstructionCompanyPrivateLimitedThroitsDirectorAshishKumar	• GRN Number : 2500647069 • DEPT Transaction Id : 14918d9a1ffadba015f1 • Transaction Type :	358713
LL	3	3	0	GRAS	MoriasConstructionCompanyPrivateLimitedThroitsDirectorAshishKumar	• GRN Number : 2500647069 • DEPT Transaction Id : 14918d9a1ffadba015f1 • Transaction Type :	3
Sub Total	359741	359837	-96				

Article : Development Agreement Number of Pages : 68

Signature of Operator *[Signature]*

Signature of Head Clerk *[Signature]*

Signature of Registering Officer *[Signature]*

Morias Construction Co. Pvt. Ltd.
Ashish Kumar
Director

14918d9a1ffadba015f1



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202500017710

Deed Type	Development Agreement
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 358713, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.14348473/- , Transaction Amount :- Rs.14348500/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Main Road, Morabadi Word No 3 Property Boundaries :- East: Morabadi Road, West: House of Sardar Sohan Singh, South: Amar Singh, North: Part Plot Of Smt Prava Devi Plot Number - 82,83 Holding Number - 0030001462000A1 Khata Number - - Volume Number - 24 Page Number - 43 Area Of Land :- 16.91 Decimal

Sh./Smt.Durga Sultania s/o/d/o/w/o Dwarka Prasad Agarwal has presented the document for registration in this office

today dated :- 10-Feb-2025 Day :- Monday Time :- 14:39:18 PM







Durga Sultania(Individual)

Party Name	Document Type	Document Number
Durga Sultania	PAN/UID	*****8278

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Morias Construction Co. Pvt. Ltd.

 Director

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Durga Sultania Address1 - Flat No., 2202 Block B, Sri Ram Garden, Opp. Reliance Mart Kanke Road, P.S.- Gonda, Dist.- Ranchi, Address2 - - Jharkhand PAN No.: Permission Case No.-	No	Yes	Durga Sultania Address:- Flat No - 2202, B Block, Opp Reliance Mart, Sri Ram Garden, Kanke Road, Ranchi, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India	EXECUTANTS Age:69				<i>Durga Sultania</i>
2	Morias Construction Company Private Limited Thro Its Director Ashish Kumar Address1 - Cozy Corner, Burdwan Compound P.S.- Lalpur, Dist.- Ranchi, Address2 - - Jharkhand PAN No.: Permission Case No.-	No	Yes	Ashish Kumar Address:- house no. 14, , cosy corner, area- burdwan compound ps- laipur, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India	CLAIMANT Age:				<i>Ashish Kumar</i>

Identification:

Morias Construction Co. Pvt. Ltd.
Ashish Kumar
 Director

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Chandradeo Oraon S/o-D/o Lela Oraon Address1 - Melani Chanho, Murto, Ranchi, Address2 - , , Jharkhand PAN No.:			<i>Chandradeo Oraon</i>

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Chandradeo Oraon Address1 - Melani Chanho, Murto, Ranchi, Address2 - , , Jharkhand			

Signature of Operator

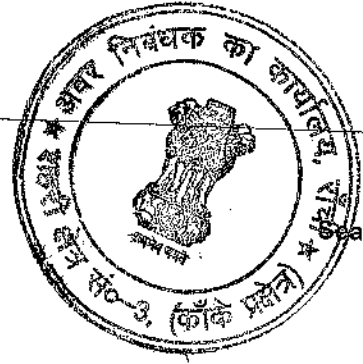
[Signature]

Seal and Signature of Registering Officer

[Signature]

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Durga Sultania**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Chandradeo Oraon**) Son/Daughter/Wife of (**Lela Oraon**) resident of (**Melani Chanho, Murto, Ranchi**) and by occupation (**Business**).



Signature of Registering Officer

[Signature]

Date:- 10-Feb-2025

Seal and Signature of Registering Officer

[Signature]

Morias Construction Co. Pvt. Ltd.
[Signature]
 Director

Token No.: 202500017710

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **10-Feb-2025** by **Durga Sultania, S/O, D/O, W/O Dwarka Prasad Agarwal** resident of Flat No., 2202 Block B, Sri Ram Garden, Opp. Reliance Mart Kanke Road, P.S.- Gonda, Dist.- Ranchi .-

This deed was registered as Document No:- **2025/RANU3/464/BK1/420** in Book No :- **BK1**, Volume No :- 51 from Page No :- 487 to 554 at, office of **SRO - Ranchi Urban3**

Date:- **10-Feb-2025**

Registering Officer

RUPESH KUMAR SINHA
SUB REGISTRAR

RNC URB-3, KANKE AREA

Morias Construction Co. Pvt. Ltd.

Rupesh Kumar

Director



सर्वोच्च सरकार
GOVERNMENT OF INDIA



दुर्गा सुल्तानिया
Durga Sultania
DOB: 05-02-1956
Gender: Female



8340 5446 8278

आधार - आम आदमी का अधिकार



सर्वोच्च सरकार
GOVERNMENT OF INDIA

W/O ओमप्रकाश सुल्तानिया, फ्लैट न
- 2202, बी ब्लॉक, श्री राम गार्डन,
रिलायन्स मार्ट के सामने, कान्के रोड,
रांची, मोरबादी, रांची युनिवर्सिटी,
कान्के, रांची, झारखण्ड, 834008

Address:
W/o Omprakash Sultania, Flat No -
2202, B Block, Sri Ram Garden,
Opp Reliance Mart, Kanke Road,
Ranchi, Morabadi, Ranchi
University, Kanke, Ranchi,
Jharkhand, 834008



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 061


Morias Construction Co. Pvt. Ltd.

Arvind Kumar

Director

सिख रिपब्लिक
REPUBLIC OF INDIA

भारत सरकार
GOVT. OF INDIA




दुर्गा सुल्तानिया
DURGHA SULTANIA

द्वारका प्रसाद अग्रवाल
DWARAKA PRASAD AGRAWAL

06/07/1968

Permanent Account Number
AFWP8357M

Date of Issue
 Signature



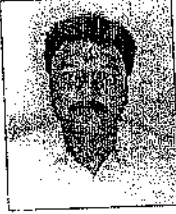
Morias Construction Co. Pvt. Ltd.

Handwritten Signature

Director



भारत सरकार
GOVERNMENT OF INDIA



आशीष कुमार
Ashish Kumar
जन्म तिथि / DOB: 01/01/1965
पुरुष / MALE
Mobile No.: 9431170126
4992 7898 8443
VID : 9130 8256 2892 5847

मेरा आधार, मेरी पहचान

Ashish Kumar

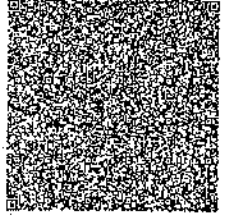


भारत सरकार
GOVERNMENT OF INDIA



पता:
S/O: सत्य नारायण वैश्य, हाउस नं. 14, कोजी कॉर्नर,
पुरिया- वर्धमान कंपाउंड थाना- लालपुर, रांची जि.पि.ओ.,
रांची,
झारखण्ड - 834001

Address:
S/O: Satya Nareyan Vaish, house no. 14, cosy
corner, area- burdwan compound ps- talpur,
Ranchi G.P.O., Ranchi, Jharkhand - 834001



4992 7898 8443
VID : 9130 8256 2892 5847



1947



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Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHISH KUMAR

SATYA NARAYAN VAISH

01/01/1965

Permanent Account Number

AELPK5826M

Ashish Kumar

Signature

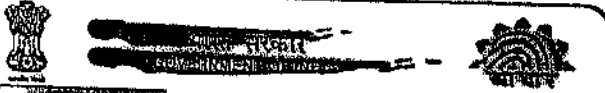


Ashish Kumar

Morias Construction Co. Pvt. Ltd.

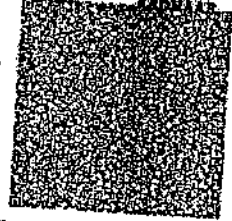
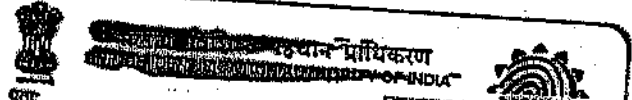
Ashish Kumar

Director



अशीष कुमार
 Ashish Kumar
 जन्म तिथि / DOB: 01/01/1965
 पुरुष / MALE
 Mobile No.: 9431470126
4992 7898 8443
 VID : 9130 8256 2892 5847

मेरा आधार, मेरी पहचान



पते
 S/O: सत्य नारायण वैद्य, हाउस नं. 14, कोठी कॉम्प्लेक्स,
 एरिया- बंधवान कॉम्पौण्ड पाल्पुर, रांची जिला, जार्खण्ड,
 भारत - 834001
 Address:
 S/O: Sabya Narayan Vaidh, house no. 14, coe
 corner, area- bonthwan compound pa- talpur,
 Ranchi G.P.O., Ranchi, Jharkhand - 834001

4992 7898 8443
 VID : 9130 8256 2892 5847



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Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHISH KUMAR

SATYA NARAYAN VAISH

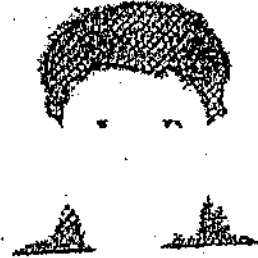
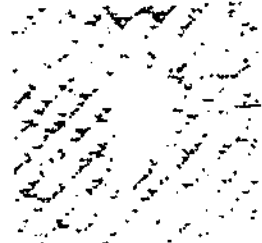
01/01/1965

Formant Account Number

AELPK5826M

Ashish Kumar

Signature

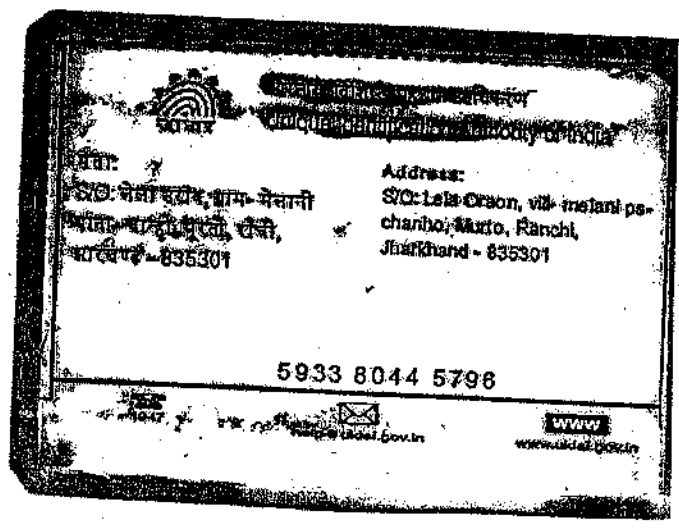
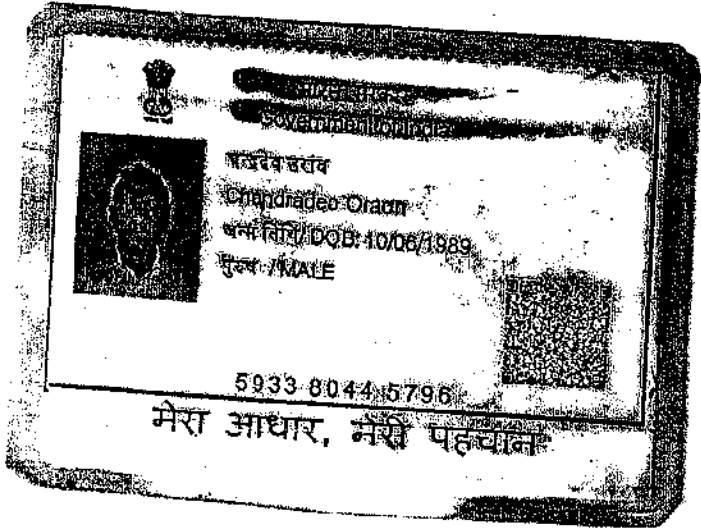


01082017

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director



Chandradeo Oraon

Morias Construction Co. Pvt. Ltd.
Murli Kumar
Director