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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 01e4143dd55061cebaef

Receipt Date : 24-Oct-2025 11:36:16 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500137858

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Akash Jalan Partner Of PREMFORD  
NOUVEAU LLP ( Vendee )

GRN Number : 2505018868



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 क्लिप 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 क से..... 5..... की अर्थात् अधिकांश स्टाम्प  
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

Dilip Kumar Singh  
DSR, Ranchi

निवेदन प्रोसेसिंग  
24/10/2025

24/10/2025

Pradeep M W

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।

Dilip Kumar Singh

Suman Kumar  
Sukha Agrawal

24/10/2025

M. D. Mangal

Sarvesh Bajaj



प्राप्त पाशुपालन वो भूमि घोडाला  
एवं खाशमहल लीज की सूची  
में वर्णित प्लॉट एवं नाम दर्ज  
नहीं है।

*[Handwritten signature]*

सम्पत्ति का मूल्य - *Development Process*  
मुद्रांक - *100/-*  
T.D.S. - *[Handwritten]*



गैर मजरुवा प्रतिबंधित सूचि से  
खाता *78804*  
का मिलान किया दर्ज नहीं पाया

मार्ग दर्शिका पंजी से मिलान किया  
जमीन का दर/डी. *100/-*  
कच्चा कमान का दर/वर्ग फीट  
पट्टल कमान का दर/वर्ग फीट  
दर/वर्ग फीट



**DEVELOPMENT AGREEMENT**

This Agreement is made here at Ranchi on this 24 day of October, 2025

**BETWEEN**

**1. Mr. MURARI LAL MANGAL** Date of Birth - 18.04.1966 son of Late Gigraj Agarwal and grandson of Late Nathu Ram Agarwal, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act 1908 under section 46(6)], by occupation Business, resident of Flat No. 506, Panchwati Residency. Chandani Chowk, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen,

PAN No. ACNPM6445J (Murari Lal Mangal)

AADHAR No. XXXX XXXX 3748 (Murari Lal Mangal)

MOBILE No. 9431352238 (Murari Lal Mangal)

*Sunil Kumar*  
24/10/2025

*M. L. Mangal*  
(MURARI LAL MANGAL)

*Shikha Agrawal*  
24/10/2025

*[Handwritten signature]*



*[Vertical handwritten notes and stamps]*

*Sarvesh Bajaj*  
24.10.25



Sinha  
24/10/25



M. d. Mangal  
(MUSARI LAL MANGAL)  
24/10/2025

क्रमांक 24/10/25 सम्य 10701  
अभियोग अधिनियम 1908 धारा 52 के नियम 32  
की Musari Lal Mangal  
पिता श्री/सहो. G. Agarwal  
निवास स्थान Kanke Road Ranchi  
व्यवसाय Business जो लेखक/कार्य के आवेदन या  
अन्य निबंधन द्वारा प्रमाणित  
मुख्यकारनाम एवं वर्ष के अधीन  
लेखक/कार्य या आवेदनों में से एक की  
के अधिकारों से दि० के पुराण/अपसहन  
में अन्य निबंधन दायरालय में  
निबंधन के लिए पेश किया



निबंधन परामर्शिका का हस्ताक्षर

24/10/2025

Dilip Kumar Singh  
DSR, Ranchi

**2. DEEPAK SARAWAGI (HUF)**, Date of Incorporation - 02.03.2006 a Hindu Undivided Family through its Karta **Mr. DEEPAK SARAWAGI** son of Late Raj Kumar Sarawagi and grandson of Late Nathmal Ji Sarawagi, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act 1908 under section 46(6)], by occupation Business, resident of Flat No. 409, Panchwati Residency, Chandani Chowk, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen; and

PAN No. AAJHD4332H [Deepak Sarawagi (HUF)]

AADHAR No. XXXX XXXX 9590 [Deepak Sarawagi]

MOBILE No. 9431170644 [Deepak Sarawagi]

**3. SUNIL KUMAR LOHIA HUF**, Date of Incorporation - 01.06.2000 a Hindu Undivided Family represented through its Karta **Mr. SUNIL KUMAR LOHIA** son of Late Girdhari Lal Lohia and grandson of Late Lun Karan Lohia, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act 1908 under section 46(6)], by occupation Business, resident of Flat No. 502, 1-Block, Hari Om Tower, Lalpur, Police Station Lalpur, District Ranchi in the State of Jharkhand, an Indian Citizen;

PAN No. AAQHS0200N (Sunil Kumar Lohia HUF)

AADHAAR No. XXXX XXXX 4214 [Sunil Kumar Lohia]

MOBILE No. 9334723501 [Sunil Kumar Lohia]

**4. Mrs. SHIKHA AGARWAL** Date of Birth - **06.07.1982** wife of Sri Manoj Kumar Agarwal, daughter of Sri Musaddi Lal Agarwal and granddaughter of Late Laturmal Agarwal, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act 1908 under section 46(6)], by occupation Housewife, resident of Near Gaushala Chowk, Gorakhnath Lane, Upper Bazaar, Police Station Kotwali, District Ranchi in the State of Jharkhand, an Indian Citizen;

PAN No. AKLPA8110C [Shikha Agarwal]

AADHAR No. XXXX XXXX 3314 [Shikha Agarwal]

MOBILE No. 7979802861 [Shikha Agarwal]

**5. SUNIL KUMAR KEJRIWAL** Date of Birth - 11.12.1965 son of Late Purshotam Lal Kejriwal and grandson of Late Ghanshyam Das Kejriwal, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act 1908 under section 46(6)], by occupation Bussiness, resident of Manshi Kothi, Lower Bardwan Compound, Gyan Ranjan

PREMFORD NOUVEAU LLP  
partner  
Sunil Sarawagi  
Shikha Agarwal

Sunil - 11/10/17

Saxena Bajaj  
24.10.25

Pradeep M N

Sunil (Kumar) Kejriwal

24/11/2025

M. J. Mangal



Path, Lalpur, Police Station Lalpur, District Ranchi, State Jharkhand, Indian Nationality;

PAN NO. AHWPK2705K [Sunil Kumar Kejriwal]

ADDHAAR No. XXXX XXXX 0918 [Sunil Kumar Kejriwal]

MOBILE No. 94311082202 [Sunil Kumar Kejriwal]

**6. Mr. SARVESH BAJAJ** Date of Birth - 21.07.1979 son of Sri Suresh Kumar Bajaj and grandson of Late Radheshyam Bajaj, by faith & religion. Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act 1908 under section 46(6)], by occupation Business, resident of Flat No. 303, Narmada Apartment, Dam Side Road No. 2, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen; and

PAN No. AXPPB0587R [Sarvesh Bajaj]

AADHAR No. XXXX XXXX 0802 [Sarvesh Bajaj]

MOBILE No. 9431101358 [Sarvesh Bajaj]

**7. Mr. PRADEEP KUMAR RAJGARIA** Date of Birth - 20.08.1961 son of Late Govind Ram Rajgaria and grandson of Late Brij Lal Rajgaria, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act 1908 under section 46(6)], by occupation Business, resident of Kamla Kant Road, Harmu Road, Ranchi, Police Station Sukhdeo Nagar, District Ranchi in the State of Jharkhand, an Indian Citizen;

PAN No. ABNPR2377K [Pradeep Kumar Rajgaria]

AADHAAR No. XXXX XXXX 7243 [Pradeep Kumar Rajgaria]

MOBILE No. 9431105812 [Pradeep Kumar Rajgaria]

hereinafter referred to as the Landowners/ Owners / Landowners Promoters/ First Party of the First Part.

AND

**M/s PREMFORD NOUVEAU LLP** (Date of Incorporation - 03.02.2024) (PAN: ABEFP9356P), Through its Designated Partner/Akash Jalan, (AADHAAR : XXXX XXXX 5963, MOBILE NO. - 9534900000), Son of Narayan Jalan, Grandson of Late Ganesh Prasad Jalan, by occupation-Business, by Faith - Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act 1908 under section 46(6)], office address-502, Premsons, Kanke Road, Ranchi, Indian Citizen authorized vide Board of Resolution dated 25.09.2025 hereinafter referred to as the Developers/ Developer Promoter /Second Party of the Second Part.

*Sunil Kumar Kejriwal*  
*24/11/2025*  
*Pradeep M*

*M. d. v. prasad*

*PREMFORD NOUVEAU LLP*  
*Partner*  
*Sarvesh Bajaj*  
*Pradeep Kumar Rajgaria*  
*Shikha Agrawal*  
*Sunil Kumar Kejriwal*

*Sarvesh Bajaj*  
*24.10.25*



The expression of the terms Owners and the Developers, whenever they occur in the body of this agreement shall mean and include their respective heirs, executors, administrators and assign unless and until is repugnant to the context or meaning thereof.

WHEREAS owners are the absolute owner of land measuring an Area of **1 Acre 59 Decimals** situated at Village/Mouza Bukru, Police Station Kanke now Pithoriya, Revenue Thana No. 54, District Ranchi in the State of Jharkhand morefully described in schedule below (hereinafter referred to as the "Land Property/ said Property").

AND WHEREAS initially the land comprised within Revisional Survey Plot No. 6 measuring an Area 59 Decimals appertaining to Revisional Survey Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi, Revenue Thana No. 54, District Ranchi has recorded in Revisional Survey record of right as Bakast Malik under Khewat No. 2/12, which is Samilat Malikan of Khewat Nos. 2/7 and 2/11. AND Jodhan Ram Tiwary son of Kashi Nath Tiwary was the Khewatdar of Khewat No. 2/7, and Basudeo Ram Tiwary son of Dina Ram Tiwary was the Khewatdar of Khewat No. 2/11.

AND WHEREAS the said recorded Khewatdar Jodhan Ram Tiwary alias Duryodhan Ram Tiwary died leaving behind his two sons namely (1) Jainandan Ram Tiwary, and (2) Ram Deni Tiwary as his legal heirs and successors, after that they inherited all landed property which is left by their father and came in a peaceful possession over the same with their perfect right, title and interest.

AND WHEREAS the another recorded Khetwatdar Basudeo Ram Tiwary also died leaving behind his two sons namely (1) Bindeshwar Ram Tiwary, and (2) Adit Ram Tiwary as his legal heirs and successors, after that they inherited all landed property which is left by their father and came in a peaceful possession over the same with their perfect right, title and interest.

AND WHEREAS the aforesaid (1) Jainandan Ram Tiwary son of Late Jodhan Ram Tiwary, (2) Bindeshwar Ram Tiwary, and (3) Aditya Ram Tiwary, both sons of Late Basudeo Ram Tiwary, jointly sold and transferred their respective share of land measuring an Area 0.45 Acres out of 0.59 Acres of Revisional Survey Plot No. 6 under Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Harendra Kumar Tiwary son of Sri Indra Kumar Tiwary, through registered deed of sale on 04th day of January 1963, vide Sale Deed No. 74, which is entered in Book No. 1, Volume No. 21, Page Nos. 215 to 217 for the year 1963 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

AND WHEREAS the said Harendra Kumar Tiwary son of Sri Indra Kumar Tiwary, died in his bachelor life leaving behind his father namely Sri Indra Kumar Tiwary as an inheritance, who possessed the same with his perfect right,

Sunder karmakar w.d.  
24/10/2025

M. S. Mangal

for and Mm

Subho Behera

Sri Indra Kumar Tiwary

Sarvesh Bajaj

24.10.25

Signature of Subho Behera



title and interest, and thereafter the said Sri Indra Kumar Tiwary sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, measuring an Area 0.45 Acres, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Md. Shabbir son of Abdus Sattar, through registered deed of sale on 01st day of July' 1974, vide Sale Deed No. 10840 for the year. 1974 which is registered in the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

AND WHEREAS the aforesaid Ram Deni Tiwary son of Pandit Jodhan Ram Tiwary sold and transferred his share of land measuring an Area 0.14 Acres out of 0.59 Acres of Revisional Survey Plot No. 6 under Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Latifur Rahman son of Nabi Ahmad @Nabi Miayn, through registered deed of sale on 27th day of June' 1973, vide Serial No. 9649 & Sale Deed No. 9399, which is entered in Book No. 1, Volume No. 28, Page Nos. 285 to 287 for the year 1973 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

AND WHEREAS the said Latifur Rahman son of Nabi Ahmad @ Nabi Miayn turn sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, having its Area 0.14 Acres alongwith other landed property, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Md. Shabbir son of Abdus Sattar, through registered deed of sale on 01st day of 1974, vide Serial No. 11095 & Sale Deed No. 10839 for the year 1974, and put him on a peaceful possession thereof.

AND WHEREAS after that the said Md. Shabbir son of Abdus Sattar mutated his name in the office of Circle Officer, Karike Anchal, Ranchi with respect to the land under Khata No. 75, Revisional Survey Plot No. 6, having its Area 0.59 Acres and for other Plots also and he had paid revenue rent to the Competent Authority in his name.

AND WHEREAS the said Md. Shabbir son of Abdus Sattar turn sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, marked as Sub Plot Nos. 6A & 6B, having its total Aren 0.59 Acres, alongwith other landed property, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of the Fahimuddin Haidery son of Late Noor Mohammed, through registered deed of sale, vide Deed No. 1757/05 dated 01/02nd day of February 2005 which is entered in Book No. 1, Volume No. 40, Page Nos. 211 to 230 for the year 2005 at the office of the District Sub Registrar, Ranchi, and vide Rectification Deed No. 79/06, which is entered in Book No. 1, Volume No. 3, Page Nos. 431 to 456 for the year 2006 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof;

Suresh Kumar Tiwary

24/10/25

Fahimuddin

PREMFORD NOUVEAU LLP  
5  
Partner

M. D. Mangal

Saswathi Bepoi  
24.10.25

Shabbir son of Abdus Sattar  
24/10/25

AND WHEREAS after the purchase of the aforesaid land the said Fahimuddin Haidery son of Late Noor Mohammed came in peaceful possession over the same as an absolute owner thereof, and he mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi vide Mutation Case No. 51 R 27/2006-07 and paying revenue rent to the competent authority regularly in his own name;

Deepak Sarwagi

AND WHEREAS the said Fahimuddin Haidery son of Late Noor Mohammed sold and transferred the land measuring an Area 10 Decimals more or less of Revisional Survey Plot No. 6, Sub Plot No. 6/Part, under Khata No. 75, alongwith other landed property, situated at Village/Mouza Bukru, Police Station Kanke now Pithoriya, Revenue Thana No. 54, District Ranchi in the State of Jharkhand in favour of the **Murari Lal Mangal, Deepak Sarwagi (HUF), Sunil Kumar Lohia (HUF), Mrs. Shikha Agarwal, Sunil Kumar Kejriwal, (Land owner No. 1, 2, 3, 4 and 5 respectively)**, through registered Deed of Sale on 03.03.2022 vide Deed No. 2022/RANR/1869/BK1/1770, which is entered in Book No. BK1, Volume No. 167, Page Nos. 195 to 266, for the year 2022 at the office of the SRO, Ranchi Rural, Ranchi and put them on a peaceful possession thereof;

Shikha Agarwal

AND WHEREAS after the purchase of the aforesaid land the aforesaid **Murari Lal Mangal, Deepak Sarwagi (HUF), Sunil Kumar Lohia (HUF), Mrs. Shikha Agarwal, Sunil Kumar Kejriwal, (Land owner No. 1, 2, 3, 4 and 5 respectively)** came in peaceful possession over the same as an absolute owner, thereof and they mutated their name in the office of Circle Officer, Kanke Anchal, Ranchi vide Mutation Case No. 9743/2021-2022 which is entered in Register II, Volume No. 11, Page No. 19 and paying revenue rent to the competent authority regularly in their own name;

Sunil Kumar Lohia

AND WHEREAS initially the land comprised within Revisional Survey Plot No. 6 measuring an Area 59 Decimals appertaining to Revisional Survey Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi, Revenue Thana No. 54, District Ranchi has recorded in Revisional Survey record of right as Bakast Malik under Khewat No. 2/12, which is Samilat Malikan of Khewat Nos. 2/7 and 2/11. AND Jodhan Ram Tiwary son of Kashi Nath Tiwary was the Khewatdar of Khewat No. 2/7, and Basudeo Ram Tiwary son of Dina Ram Tiwary was the Khewatdar of Khewat No. 2/11.

AND WHEREAS the said recorded Khewatdar Jodhan Ram Tiwary alias Duryodhan Ram Tiwary died leaving behind his two sons namely (1) Jainandan Ram Tiwary, and (2) Ram Deni Tiwary as his legal heirs and successors, after that they inherited all landed property which is left by their father and came in a peaceful possession over the same with their perfect right, title and interest.

Dasvishu Bector  
24.10.25

AND WHEREAS the another recorded Khetwatdar Basudeo Ram Tiwary also died leaving behind his two sons namely (1) Bindeshwar Ram Tiwary, and (2) Adit Ram Tiwary as his legal heirs and successors, after that they inherited all

Suresh Kumar Tiwary

24.11.2028 6

Pradeep Kumar

PREMFORD M.d. Mangal

[Signature]

Partner

landed property which is left by their father and came in a peaceful possession over the same with their perfect right, title and interest.

AND WHEREAS the aforesaid (1) Jainandan Ram Tiwary son of Late Jodhan Ram Tiwary, (2) Bindeshwar Ram Tiwary, and (3) Aditya Ram Tiwary, both sons of Late Basudeo Ram Tiwary, jointly sold and transferred their respective share of land measuring an Area 0.45 Acres out of 0.59 Acres of Revisional Survey Plot No. 6 under Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Harendra Kumar Tiwary son of Sri Indra Kumar Tiwary, through registered deed of sale on 04th day of January 1963, vide Sale Deed No. 74, which is entered in Book No. 1, Volume No. 21, Page Nos. 215 to 217 for the year 1963 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

*Handwritten signature*

AND WHEREAS the said Harendra Kumar Tiwary son of Sri Indra Kumar Tiwary, died in his bachelor life leaving behind his father namely Sri Indra Kumar Tiwary as an inheritance, who possessed the same with his perfect right, title and interest, and thereafter the said Sri Indra Kumar Tiwary sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, measuring an Area 0.45 Acres, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Md. Shabbir son of Abdus Sattar, through registered deed of sale on 01st day of July' 1974, vide Sale Deed No. 10840 for the year. 1974 which is registered in the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

*Shukha Agrawal*

AND WHEREAS the aforesaid Ram Deni Tiwary son of Pandit Jodhan Ram Tiwary sold and transferred his share of land measuring an Area 0.14 Acres out of 0.59 Acres of Revisional Survey Plot No. 6 under Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Latifur Rahman son of Nabi Ahmad @Nabi Miayn, through registered deed of sale on 27th day of June' 1973, vide Serial No. 9649 & Sale Deed No. 9399, which is entered in Book No. 1, Volume No. 28, Page Nos. 285 to 287 for the year 1973 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

*Serial 1011/1973*

AND WHEREAS the said Latifur Rahman son of Nabi Ahmad @ Nabi Miayn turn sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, having its Area 0.14 Acres alongwith other landed property, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Md. Shabbir son of Abdus Sattar, through registered deed of sale on 01st day of 1974, vide Serial No. 11095 & Sale Deed No. 10839 for the year 1974, and put him on a peaceful possession thereof.

*Kasweth Bajaj 24.10.25*

AND WHEREAS after that the said Md. Shabbir son of Abdus Sattar mutated his name in the office of Circle Officer, Karike Anchal, Ranchi with respect to

*Shri Ram Kumar Tiwary*

*Fooded M*

*2411-1-2025*

**PREMFORD NOUVEAU LLP**  
*Partners*

*M. S. Mangal*

the land under Khata No. 75, Revisional Survey Plot No. 6, having its Area 0.59 Acres and for other Plots also and he had paid revenue rent to the Competent Authority in his name.

AND WHEREAS the said Md. Shabbir son of Abdus Sattar turn sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, marked as Sub Plot Nos. 6A & 6B, having its total Area 0.59 Acres, alongwith other landed property, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of the Fahimuddin Haidery son of Late Noor Mohammed, through registered deed of sale, vide Deed No. 1757/05 dated 01/02nd day of February 2005 which is entered in Book No. 1, Volume No. 40, Page Nos. 211 to 230 for the year 2005 at the office of the District Sub Registrar, Ranchi, and vide Rectification Deed No. 79/06, which is entered in Book No. 1, Volume No. 3, Page Nos. 431 to 456 for the year 2006 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof;

AND WHEREAS after the purchase of the aforesaid land the said Fahimuddin Haidery son of Late Noor Mohammed came in peaceful possession over the same as an absolute owner thereof, and he mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi vide Mutation Case No. 51 R 27/2006-07 and paying revenue rent to the competent authority regularly in his own name;

AND WHEREAS the said Fahimuddin Haidery son of Late Noor Mohammed sold and transferred the land measuring an Area 37 Decimals more or less of Revisional Survey Plot No. 6, Sub Plot No. 6/Part, under Khata No. 75, alongwith other landed property, situated at Village/Mouza Bukru, Police Station Kanke now Pithoriya, Revenue Thana No. 54, District Ranchi in the State of Jharkhand in favour of the **Murari Lal Mangal, Deepak Sarwagi (HUF), Sunil Kumar Lohia (HUF), Mrs. Shikha Agarwal, Sunil Kumar Kejriwal, (Land owner No. 1, 2, 3, 4 and 5 respectively)**, through registered Deed of Sale on 03.03.2022 vide Deed No. 2022/RANR/1872/BK1/1773, which is entered in Book No. BK1, Volume No. 167, Page Nos. 409 to 480, for the year 2022 at the office of the SRO, Ranchi Rural, Ranchi and put them on a peaceful possession thereof;

AND WHEREAS after the purchase of the aforesaid land the aforesaid **Murari Lal Mangal, Deepak Sarwagi (HUF), Sunil Kumar Lohia (HUF), Mrs. Shikha Agarwal, Sunil Kumar Kejriwal, (Land owner No. 1, 2, 3, 4 and 5 respectively)** came in peaceful possession over the same as an absolute owner, thereof and they mutated their name in the office of Circle Officer, Kanke Anchal, Ranchi vide Mutation Case No. **9741/2021-2022** which is entered in Register II, Volume No. **11**, Page No. **18** and paying revenue rent to the competent authority regularly in their own name;

Md. Shabbir

Fahimuddin Haidery

24/11/22

Deepak Sarwagi  
24.10.25

Sunil Kumar Lohia  
24/10/25

Shikha Agarwal

M. L. Mangal

8

PREMFORD NOUVEAU  
Partner

AND WHEREAS initially the land comprised within Revisional Survey Plot No. 6 measuring an Area 59 Decimals appertaining to Revisional Survey Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi, Revenue Thana No. 54, District Ranchi has recorded in Revisional Survey record of right as Bakast Malik under Khewat No. 2/12, which is Samilat Malikan of Khewat Nos. 2/7 and 2/11. AND Jodhan Ram Tiwary son of Kashi Nath Tiwary was the Khewatdar of Khewat No. 2/7, and Basudeo Ram Tiwary son of Dina Ram Tiwary was the Khewatdar of Khewat No. 2/11.

AND WHEREAS the said recorded Khewatdar Jodhan Ram Tiwary alias Duryodhan Ram Tiwary died leaving behind his two sons namely (1) Jainandan Ram Tiwary, and (2) Ram Deni Tiwary as his legal heirs and successors, after that they inherited all landed property which is left by their father and came in a peaceful possession over the same with their perfect right, title and interest.

AND WHEREAS the another recorded Khetwatdar Basudeo Ram Tiwary also died leaving behind his two sons namely (1) Bindeshwar Ram Tiwary, and (2) Adit Ram Tiwary as his legal heirs and successors, after that they inherited all landed property which is left by their father and came in a peaceful possession over the same with their perfect right, title and interest.

AND WHEREAS the aforesaid (1) Jainandan Ram Tiwary son of Late Jodhan Ram Tiwary, (2) Bindeshwar Ram Tiwary, and (3) Aditya Ram Tiwary, both sons of Late Basudeo Ram Tiwary, jointly sold and transferred their respective share of land measuring an Area 0.45 Acres out of 0.59 Acres of Revisional Survey Plot No. 6 under Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Harendra Kumar Tiwary son of Sri Indra Kumar Tiwary, through registered deed of sale on 04th day of January 1963, vide Sale Deed No. 74, which is entered in Book No. 1, Volume No. 21, Page Nos. 215 to 217 for the year 1963 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

AND WHEREAS the said Harendra Kumar Tiwary son of Sri Indra Kumar Tiwary, died in his bachelor life leaving behind his father namely Sri Indra Kumar Tiwary as an inheritance, who possessed the same with his perfect right, title and interest, and thereafter the said Sri Indra Kumar Tiwary sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, measuring an Area 0.45 Acres, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Md. Shabbir son of Abdus Sattar, through registered deed of sale on 01st day of July' 1974, vide Sale Deed No. 10840 for the year. 1974 which is registered in the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

AND WHEREAS the aforesaid Ram Deni Tiwary son of Pandit Jodhan Ram Tiwary sold and transferred his share of land measuring an Area 0.14 Acres out

Synopsis (Karni) 1st/25  
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PREMFORD NOUVEAU LLP  
M. D. V. M. B. S. D.  
Partner

Shikha Agrawal  
D. P. S. S. S. S. S.

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of 0.59 Acres of Revisional Survey Plot No. 6 under Khata No. 75 of Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Latifur Rahman son of Nabi Ahmad @Nabi Miayn, through registered deed of sale on 27th day of June' 1973, vide Serial No. 9649 & Sale Deed No. 9399, which is entered in Book No. 1, Volume No. 28, Page Nos. 285 to 287 for the year 1973 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof.

AND WHEREAS the said Latifur Rahman son of Nabi Ahmad @ Nabi Miayn turn sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, having its Area 0.14 Acres alongwith other landed property, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Md. Shabbir son of Abdus Sattar, through registered deed of sale on 01st day of 1974, vide Serial No. 11095 & Sale Deed No. 10839 for the year 1974, and put him on a peaceful possession thereof.

AND WHEREAS after that the said Md. Shabbir son of Abdus Sattar mutated his name in the office of Circle Officer, Karike Anchal, Ranchi with respect to the land under Khata No. 75, Revisional Survey Plot No. 6, having its Area 0.59 Acres and for other Plots also and he had paid revenue rent to the Competent Authority in his name.

AND WHEREAS the said Md. Shabbir son of Abdus Sattar turn sold and transferred the land under Khata No. 75, Revisional Survey Plot No. 6, marked as Sub Plot Nos. 6A & 6B, having its total Aren 0.59 Acres, alongwith other landed property, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of the Fahimuddin Haidery son of Late Noor Mohammed, through registered deed of sale, vide Deed No. 1757/05 dated 01/02nd day of February 2005 which is entered in Book No. 1, Volume No. 40, Page Nos. 211 to 230 for the year 2005 at the office of the District Sub Registrar, Ranchi, and vide Rectification Deed No. 79/06, which is entered in Book No. 1, Volume No. 3, Page Nos. 431 to 456 for the year 2006 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof;

AND WHEREAS after the purchase of the aforesaid land the said Fahimuddin Haidery son of Late Noor Mohammed came in peaceful possession over the same as an absolute owner thereof, and he mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi vide Mutation Case No. 51 R 27/2006-07 and paying revenue rent to the competent authority regularly in his own name;

AND WHEREAS the said Fahimuddin Haidery son of Late Noor Mohammed sold and transferred the land measuring an Area 2 Decimals more or less of Revisional Survey Plot No. 6, Sub Plot No. 6/Part, under Khata No. 75, alongwith other landed property, situated at Village/Mouza Bukru, Police Station Kanke now Pithoriya, Revenue Thana No. 54, District Ranchi in the

*Asad Saneel*

*Shikha Agarwal*

*24/10/25*

*Sarvesh Bajaj*  
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*Sumer Kumar Raina*  
*24/10/25*  
*Pradeep M*

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*Premford Nouveau LLP M. S. M...*  
*Partner*

State of Jharkhand in favour of the **Pradeep Kumar Rajgaria (Land owner No. 7)**, through registered Deed of Sale on 03.03.2022 vide Deed No. 2022/RANR/1875/BK1/1776, which is entered in Book No. BK1, Volume No. 168, Page Nos. 69 to 136, for the year 2022 at the office of the SRO, Ranchi Rural, Ranchi and put him on a peaceful possession thereof;

AND WHEREAS after the purchase of the aforesaid land the aforesaid **Pradeep Kumar Rajgaria (Land owner No. 7)** came in peaceful possession over the same as an absolute owner, thereof and he mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi vide Mutation Case No. 9735/2021-2022 which is entered in Register II, Volume No. 11, Page No. 17 and paying revenue rent to the competent authority regularly in his own name;

AND WHEREAS initially the land comprised within Revisional Survey Plot No. 5 under Khata No. 221 measuring an Area 01 Acre 10 Decimals and others plot of Village/Mouza Bukru, Police Station Ranchi, Revenue Thana No. 54, District Ranchi has recorded in the name of Saheb Ali son of Sekh Badli as a Kayami Land in Revisional Survey Records of Rights;

AND WHEREAS the said recorded raiyat Saheb Ali died leaving behind his five sons namely (1) Sk. Qevamuddin, (2) Sk. Azimuddin, (3) Sk. Hanil, (4) Sk. Bashiraddin, and (5) Sk. Nizamuddin as his legal heirs and successors, after that they all the successors partitioned the aforesaid property with their MEETS AND BOUNDS and possessed the land in equal share. AND the said Sk. Nizamuddin also died leaving behind his widow namely Fahiman Khatoon as his sole legal heir and successors.

AND WHEREAS the aforesaid (1) Sk. Qeyamuddin, (2) Sk. Azimuddin, (3) Sk. Hanif, and (4) Sk. Bashiraddin, jointly sold and transferred their share i.e., 0.88 Acre of Revisional Survey Plot No. 5 under Khata No. 221 of Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Latifur Rahman son of Nabi Ahmad Nabi Mian, through registered deed of sale, vide Sale Deed No. 10846 for the year 1973, and put him on a peaceful possession thereof.

AND WHEREAS the said Latifur Rahman son of Nabi Mian turn sold and transferred the land under Khata No. 221, Revisional Survey Plot No. 5, having its Area 0.88 Acres alongwith other landed property, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of Md. Shabbir son of Abdus Sattar, through registered deed of sale, vide Sale Deed No. 10839 dated 01.07.1974, and put him on a peaceful possession thereof

AND WHEREAS the another successors of recorded raiyat namely Fahiman Khatoon wife of Late Sk. Nizamuddin, sold and transferred her share of land measuring an Area 0.22 Acres of Revisional Survey Plot No. 5 under Khata No. 221, situated at Village/Mouza Bukru, Police Station Ranchi now Kanke,

Sri. Pradeep Kumar Rajgaria

24/10/25

Pradeep Kumar

PREMFORD NOUVEAU LLP

Partner

Pradeep Kumar Rajgaria

Shikha Agrawal

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Revenue Thana No. 54, District Ranchi infavour of Md. Shabbir son of Abdus Sattar, through registered deed of sale, vide Sale Deed No. 12149 dated 22.07.1974, and put him on a peaceful possession thereof.

AND WHEREAS the said Md. Shabbir son of Abdus Sattar mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi with respect to the land under Khata No. 221, Revisional Survey Plot No. 5, having its Area 1.10 Acres and for other Plots also and he had paid revenue rent to the Competent Authority in his name.

AND WHEREAS the said Md. Shabbir son of Abdus Sattar turn sold and transferred the land under Khata No. 221, Revisional Survey Plot No. 5, marked as Sub Plot Nos. 5A & 5B, having its Area 0.22 Acres & 0.88 Acres, i.e. total Area 01 Acres 10 Decimals alongwith other landed property, situated at ManchVillage/Mouza Bukru, Police Station Ranchi now Kanke, Revenue Thana No. 54, District Ranchi infavour of the Fahimuddin Haidery son of Late Noor Mohammed, through registered deed of sale, vide Deed No. 1.57/05 dated 01/02nd day of February 2005 which is entered in Book No. 1. Volume No. 40, Page Nos. 211 to 230 for the year 2005 at the office of the District Sub Registrar, Ranchi, and put him on a peaceful possession thereof, but due to the typing mistake in the aforesaid deed the Khata Number was wrongly typed in the Schedule of the aforesaid Deed as 75 in the place of Khata No. 221, for which a rectification Deed executed on 14th day of July 2006 by the Fahimuddin Haidery, vide Rectification Deed No. 79/06, which is entered in Book No. 1, Volume No. 3, Page Nos. 431 to 456 for the year 2006 at the office of the District Sub Registrar, Ranchi,

AND WHEREAS after the purchase of the aforesaid land the said Fahimuddin Haidery son of Late Noor Mohammed came in peaceful possession over the same as an absolute owner, thereof and he mutated his name in the office of Circle Officer, Kanke Anchal, Ranchi vide Mutation Case No. 51 R 27/2006-07 and paying revenue rent to the competent authority regularly in his own name;

AND WHEREAS the said Fahimuddin Haidery son of Late Noor Mohammed sold and transferred the land measuring an Area 1 Acre 10 Decimals more or less of Revisional Survey Plot No. 5, under Khata No. 221 situated at Village/Mouza Bukru, Police Station Kanke now Pithoriya, Revenue Thana No. 54, District Ranchi in the State of Jharkhand in favour of the **Murari Lal Mangal, Deepak Sarwagi (HUF), Sarvesh Bajaj, Sunil Kumar Kejriwal, (Land owner No. 1, 2, 6 and 5 respectively)**, through registered Deed of Sale on 27.11.2021 vide Deed No. 2021/RANR/8177/BK1/7791, which is entered in Book No. BK1, Volume No. 783, Page Nos. 1 to 80, for the year 2021 at the office of the SRO, Ranchi Rural, Ranchi and put them on a peaceful possession thereof;

*Shikha Agrawal*  
*Sardar Sarooj*

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*Sarvesh Bajaj*  
*24.10.25*

*Syner (Karnar) 19-10-20*  
*24/10/2025*

*M. d. Sarwagi*

PREMFORD NOUVEAU LLP

*Pradeep M*

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*Pradeep M*  
Partner

AND WHEREAS after the purchase of the aforesaid land the aforesaid **Murari Lal Mangal, Deepak Sarwagi (HUF), Sarvesh Bajaj, Sunil Kumar Kejriwal, (Land owner No. 1, 2, 6 and 5 respectively)** came in peaceful possession over the same as an absolute owner, thereof and they mutated their name in the office of Circle Officer, Kanke Anchal, Ranchi vide Mutation Case No. **9047/2021-2022** which is entered in Register II, Volume No. **11**, Page No. **12** and paying revenue rent to the competent authority regularly in their own name;

AND WHEREAS the Owners are desirous of erection of units in form of several bungalows/ units along with common facilities and amenities within one complex (hereinafter referred to as the "Complex") according to the plans sanction from Competent Authority in this regard but are not fully equipped to do so and have therefore approached the Developer. The Developer on verifying the property documents and being assured by the Owners that the said property is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, dues, notices, religious or family disputes, etc., and that the said property is self-acquired property. The Developer has agreed to cooperate with the Owners for construction of a super structure on the said land property.

AND WHEREAS the Landowners, with the financial assistance and support of the Developer, have obtained sanction of the plans from the Ranchi Regional Development Authority under B.C. Case No. RRDA/GH/0339/2025 dated 26.09.2025 (hereinafter referred to as the "Sanctioned Map/ Plan").

AND WHEREAS the parties hereby agree that the Developer shall be entitled to enter into separate development agreements with other land owners of adjacent lands for the integrated development of such lands together with the Schedule Land, forming a single consolidated project within a common boundary. The Landowners shall have no objection to such integration, provided that their rights under this Agreement remain unaffected.

AND WHEREAS now the landowners and developer are executing this Development Agreement on the terms and conditions that are set forth hereinafter.

**Now this Deed Witnessed as follows:**

1. That the landowner on execution of this agreement shall handover peaceful physical possession of the schedule property to the developer.
2. That the Owners have furnished all relevant documents, deeds, and records pertaining to the title of the said property to the Developer, and the Developer, upon due verification and scrutiny, is satisfied with the ownership and marketability of the title. Accordingly, the Developer is entering into this Development Agreement with the Owners on the basis of such satisfaction. The Owners shall, from time to time, duly respond

Sunil Kumar Kejriwal  
Partner

NOUVEAU LLP  
Partner

M. L. Mangal

Shikha Agrawal  
Deepak Sarwagi

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Sarvesh Bajaj  
24.10.25

to any further queries or objections raised by the Developer in relation to the title of the said property and shall continue to ensure that the title remains good, clear, and marketable to the reasonable satisfaction of the Developer. If any document, deed, or record not disclosed by the Owners at the time of execution of this Agreement is subsequently discovered and is found to materially affect or impair the title of the said property, then the Owners shall be solely and exclusively responsible for resolving such defect, including bearing all costs, expenses, and consequences arising therefrom.

*Shikha Agrawal*

3. The Owners shall sign all the necessary documents to enable the Developer to obtain all necessary permissions and sanctions as may be required time to time.
4. That the Owners hereby commit to deliver the actual physical possession of the said property to the Developer post execution of this agreement accompanied by an Special Power of Attorney to the Developer for doing and performing the following acts, deeds and things in relation to the said property:

*Shikha Agrawal*

- A) That the Developer shall at its own costs henceforth, manage, supervise and look after the said property.
- B) That the Developer shall be authorized, with the prior written consent of the Owners, to amend, modify, or ratify the sanctioned plans or maps of the Project and to resubmit the same before the RRDA, Ranchi and/or any other competent authority in the names of the Owners, for the purpose of obtaining necessary approvals, permissions, or sanctions as may be required for the execution and completion of the Project. Where such revisions or modifications result in the creation of additional saleable area or confer any other benefits, the resultant benefits, rights, and entitlements shall be shared between the Developer and the Land Owners in the same allocation ratio as provided in this Agreement.
- C) That the Developer has the right and authority to act on the basis of the sanctioned building plans obtained from the competent authority. For all purposes connected with the implementation of the said sanctioned plans, the Developer shall be entitled to sign and execute any application, affidavit, bond, security bond, or other documents as may be required for the execution and completion of the project in accordance with the approved layout and specifications.

*24/10/15*

- D) That upon registration of the project with the JhaRERA Authorities, the Developer shall have the right and authority to sell any portion or unit of the project, together with the impartible and undivided proportionate share in the land appurtenant thereto, subject to mutual consent of the Landowners. The Developer shall be empowered to enter into

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*Sumit Kumar Singh*

*Partner*

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*PREMFORD NOUVEAU LTD*  
*M. S. Mangel.*

*Partner*

agreements for sale with prospective purchasers at mutually agreed or fixed rates, receive advance payments, and issue receipts in respect thereof. It is expressly agreed that the revenue generated from such sales, leases, or rentals shall be apportioned between the Developer and the Landowners in the ratio specified in Schedule B of this Agreement.

E) That the Developer, with the prior consent of the Landowners, shall have the right and authority to sign, execute, and present for registration any agreement for sale, sale deed, or any other instrument in respect of any portion or unit of the said property, in favour of the intending purchaser(s). The Developer shall also be entitled to present such documents before the appropriate registering authority and to admit execution thereof, including in respect of the impartible and undivided proportionate share of land appurtenant to the said unit or portion.

F) That the Developer shall have the right and authority to engage labourers, masons, contractors, architects, builders, etc for construction of the proposed complex comprising of several Units/ Bungalows as per the Sanctioned Map/ Plan along with the facilities and amenities specified in Schedule D.

G) That the Developer shall have the full right and authority to appear before any governmental authority, statutory body, or court of law and to represent the Owners in all matters relating to the development of the said property. The Developer shall also be entitled to sign, execute, and deal with all legal documents, applications, affidavits, and correspondences, and to receive and respond to any summons, notices, or communications issued in the name of the Owners in connection with the project. All costs, charges, and expenses incurred in this regard shall be borne by the Developer, except those directly related to defects in title which shall be the sole responsibility of the Owners.

H) That the Developer shall keep the Landowners reasonably informed of all legal matters, proceedings, and representations made in connection with the project. In particular, any representation, notice, or action initiated by or before any authority, court, or third party that may have material implications on the development, title, or commercial viability of the project shall be promptly disclosed to the Landowners and discussed with them in good faith prior to taking any substantive steps or decisions in respect thereof.

I) That the Developer shall have the right and authority to address, respond to, and settle any objections, queries, or compliance-related matters raised by the RRDA, Ranchi or any other governmental or public authority in connection with the Project. All costs, charges, and expenses incurred in resolving such matters shall be borne exclusively by the Developer. Further, all matters, other than related to title of land, arising

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Sumit Kumar Mishra  
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PREMFORD HOLDINGS LLP  
M. K. Mangal  
Partner

out of or relating to local hindrances, site-level disruptions, or any other issues affecting the progress or execution of the Project, including but not limited to disputes with neighbouring landowners, local residents, vendors, or authorities, shall be resolved solely by the Developer at its own cost.

- J) That the Developer shall have also the right to purchase all necessary stamp papers in the name of Owners at their cost.
  - K) That the Developer shall have the right and authority to undertake, execute, and perform all acts, deeds, and things as may be reasonably necessary, incidental, or desirable for the construction, development, and completion of the Complex.
5. That the Owners shall execute specific and necessary Power of Attorney(s) in favour of the Developer or its authorized representative(s) for the purpose of all acts regarding sale of developed property at rates mutually agreed between both parties and all the consideration money shall be received by the Developer from the Purchaser and thereafter the Developer shall distribute the same according to the proportionate revenue share of the Developer and Landowner (morefully described in Schedule -B) and for submitting applications, requisitions, and other documents to various governmental and statutory authorities for obtaining permissions, approvals, sanctions, allotments, and other compliances required in connection with the construction and completion of the said Complex on the said property. However, the Developers undertake not to cause to be done any act deed or thing which may in any way misuse, contravene any rule, law or regulation or to misuse the powers which may be conferred upon the Developers by the Owners to construct the said project as stated herein above on the said land as per agreement.
6. That the Agreement is entered into as a revenue-sharing arrangement between the Owners and the Developer. All sales, leases, or other dispositions of units within the Project shall be effected solely by the Developer with mutual consent from the Owners and at rates mutually agreed upon between both the parties. The gross revenue generated from such transactions shall be shared between the Owners and the Developer in the ratio of their respective allocations as detailed in Schedule B of this Agreement. Such revenue shall include all amounts charged in respect of the allocated units, including but not limited to consideration for car parking spaces, common facilities, amenities, preferential location charges, and any other associated components forming part of the transaction value. Similarly all unsold at the time of project completion shall be sold by the Developer, and the revenue from such sales shall be shared between the Owners and the Developer. Upon completion of the Project the parties shall have the option, subject to

Shikha Agrawal  
Full Sign-off

24.10.25

Sarvesh Bhatnagar  
24.10.25

Syner Leasing Pvt. Ltd.  
Partner  
24.10.2025  
M. J. Mangal

mutual consent and written understanding, to retain certain units to form part of their respective allocations. Such retention shall be effected either at the prevailing market price or on the basis of any other valuation formula as may be mutually devised and agreed upon by the parties.

7. The Developer shall, at its own cost, provide the Landowners with adequate physical brochures and marketing materials for the Project. All such materials shall strictly comply with applicable RERA laws and guidelines. The Landowners shall distribute only such materials as supplied by the Developer, ensuring consistency, regulatory compliance, and accurate representation. No independent marketing content, such as banners, hoardings, or signage shall be displayed at or in relation to the Project Site without prior written consent of the Developer. All project-related data, including area, specifications, and amenities, shall be furnished by the Developer and used by the Landowners without alteration.
8. It is hereby agreed and understood by the Owners and the Developer that any delay in the execution or completion of the Project caused by force majeure events shall be acceptable and shall not give rise to any claim, compensation, or liability on the part of the Developer. Any delay beyond the duration or scope of such force majeure shall be permissible only with the prior written consent of the Owners. In the event of any unjustified or non-consensual delay, the Developer shall be liable to pay a penalty to the Owners, the quantum and terms of which shall be mutually determined and agreed upon by the parties.
9. That if the delay to complete the project will arise from the Landowners regarding its right, title, interest and possession then the landowners shall be fully responsible for it and in that circumstances the Landowners shall be bound to extend the time of the project.
10. That as the Developer shall be investing his money over the construction of the Complex on the landed property of the Owners. The entire cost of construction of the said project including cost of material, labour and the charges for time extension for construction from Competent Authority on above said plot and expenses for clearance from respective legislations and fee of the architect and others charges shall be borne and paid by the Developer. Until the completion of the project, the Developer shall hold possession of the Said Property.
11. That the Owners gives licence and permission to the Developer to enter upon the said property with full right and authority to commence, carry on and complete development thereof, in accordance with the terms herein mentioned. The said licence & permission to develop the property will be personal to the Developer and under no circumstance the Developer will assign his title, right and interest to any other party,

Agreed and  
Siddha

24/10/23

Sarvesh Dote

24.10.23

Sunil Kumar  
24/10/23  
Partner

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Partner

M-d-merged.

except with the prior written consent of the Owners. However, the Developer shall be entitled to enter into separate contracts in his own name with project contractor, architect and others for carrying out the development at his own risk and costs.

12. That the Developer shall have the right to construct temporary structures on the said land for purposes incidental to the execution of the Project, including but not limited to accommodation for construction workers, storage of construction materials, and establishment of a site office, subject to applicable laws and regulatory norms.
13. The Owners agree to execute, sign and deliver the document which might be required for conveying the relevant/required portions of the said property in favour of the intending purchaser or nominee of Developer as a confirming party when the construction has been completed by the Developer. It is hereby specifically mentioned and agreed that the Owners shall not claim any remuneration for execution of the aforesaid documents and all the expenses whatsoever for the transfer of the said relevant/required portions of the said property shall be borne and paid by the Developer/his nominee(s)/intending purchaser(s).
14. That the project shall be completed and finished in all respects within 36 months from the handing over the vacant possession of the plot for development. A grace period of 6 months is being provided for.
15. The Owners shall not interfere with or obstruct in any manner with the construction of work for the said project unless the materials used for construction are below the specified specifications as mentioned in Schedule D.
16. That until the formal constitution and registration of the Owners Association/Society for the Project, the Developer shall be responsible for overseeing and managing the maintenance of the Project, including upkeep of common areas, utilities, services, and infrastructure. The Developer shall collect maintenance charges from all unit owners, occupants, and stakeholders, including charges applicable to retained and unsold units, and shall apply such funds exclusively towards maintenance and operational expenses. The Developer shall maintain proper records of such collections and expenditures, and shall hand over any unutilized balance to the Association/Society upon its formation.
17. Upon completion of the construction of the Project, the Developer and the Owners, along with the Buyers/Intending Purchasers, shall jointly cooperate in the formation of a Resident/Owners Association or Society for the said Project. The Developer shall hand over to the said Association/Society any corpus or maintenance funds collected, if any,

Sushra Arzoual  
24.10.25

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Sarvesh Bajaj  
24.10.25

Sydney (see next page)  
24/10/25  
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Partner

PREMIER NOUVEAU  
Partner

M. J. Mangel

in connection with the upkeep and management of the Project. It is expressly agreed that maintenance charges for unsold units shall be borne by the Developer and the Owners in proportion to their respective allocations. However, in the event of any unit being retained by either party, the party retaining such unit shall be solely responsible for the payment of maintenance charges in respect thereof. Furthermore, all Bungalow Owners, as well as the Developer and the Owners in respect of their respective allocated or retained units, shall be deemed members of the said Association/Society and shall be bound by its rules, obligations, and governance framework.

18. The common areas shall jointly be owned by all the unit owners with equal entitlement to use all common areas and facilities intended for utilization by the occupants of the said projects on the same terms and conditions applicable to all for such utilization. No Owners of any part of the said land and project will have any exclusive right, title and interest over the common areas and common facilities except the right of common use. The common areas and common facilities shall be handed over to the Association/Society in terms of and as laid down in the Real Estate (Regulation and Development) Act, 2016 and local laws, as applicable. All unit Owners shall possess equal and non-exclusive rights to access, utilize, and enjoy the common roof area for maintenance, repair, and limited recreational activities, subject to reasonable rules and regulations established by the association.
19. That upon handing over of the retained Bungalows to either party, whether the Developer or the Owners, no modification, alteration, or structural change shall be made to the external facade or outer structure of such Bungalows without obtaining prior written permission from the Association/Society, or from the Developer in the interim period until such Association/Society is formally constituted. This clause shall be a part of all agreements/ conveyance deeds entered by both developer and landowners with the prospective buyers.
20. That all costs of stamping, embossing and registration of this agreement and any other paper relating to this agreement shall be borne by the Developer.
21. That during the course of construction all project materials and equipment used or to be used shall remain at the Developer's risk and the Developer shall not be entitled to any compensation from the Owners for any damages, loss or destruction of such works or material or equipment arising from the any cause whatsoever unless directly attributable to the Owners.
22. The Developer, with the prior consent of the Land Owners, shall be free to construct additional structures like transformer support for electricity,

Sukha Agrawal  
Road Survey

23/10/25

Basresh Bajaj  
24.10.25

Suresh Kumar Bajaj  
24/10/2025  
Pradeep M

PREMFORD NOUVEAU  
Particular

M. S. M. M. M.

covered and enclosed garages in open compound, underground and overhead tanks, structures, watchman cabin, toilet units for domestic servants, septic tank and soak pits, etc on the location of which are or may not be particularly marked upon the ground floor plans or lay out plan of the said property.

23. It is expressly agreed that the Developer shall be entitled to put their hoardings/branding on the said Property or any part thereof and such hoarding/branding may be illuminated or comprising of neon sign and for that purpose the Developers are fully authorized to allow temporary or permanent construction and the Owners agrees not to object or dispute the same.
24. The Developer may obtain electric connection, water connection etc. for the purposes of the construction development work to be done by them from the Electricity Department to which the Owners will have no objection. The Owners will extend utmost cooperation to the Developer for obtaining sanctions, approvals etc. and execute all such papers, documents, letters, affidavits, undertakings in this regard.
25. That the Owners declared that land property, as on the date of this agreement, is free from all sorts of encumbrances, i.e., mortgage, charges, gifts, wills, exchanges, attachments, injunction notice, prior agreement to sell/collaboration/development agreement and that they shall further keep the property free from all sorts of encumbrances. The Owners also declare that there are no attachments, claims, demands, suits, decrees, injunctions, orders, lis pendens, notices, petitions, or adjudication orders affecting the said Property or any part thereof.
26. That the Owners shall hand over all the original documents of the property to the Developer at the time of execution of this agreement.
27. It is expressly agreed and acknowledged by the parties that this Agreement is a revenue-sharing development arrangement, under which all sales, marketing, and promotional activities relating to the Project, except the retained units, shall be undertaken and effected solely by the Developer. The Developer shall be responsible for marketing, advertising, negotiating, and executing sale agreements with prospective purchasers and shall act on behalf of both parties for the purpose of maximizing project value and ensuring timely realization of revenue.
28. That from date of handover of possession of the property, the Developer shall be responsible for payment of property taxes till the completion of this project. Thereafter the successive owners of the units shall be responsible for the same.
29. That any indirect taxes, including Goods and Services Tax, shall be collected and/or paid by the party responsible, to the credit of the

*Srikha Hegre*  
Srikha Hegre

*24/10/25*

*Harvish Bajaj*  
24.10.25

*Sunay Kumar*  
*24/10/25*  
*Roshan M*

MEMORANDUM  
PREPARED BY  
*[Signature]*  
Partner

*M. S. V. Murali*

government, in the manner and at the rates applicable as per the provisions of the law in force at the time of execution of this agreement. This includes taxes on transfer of development rights. In respect of construction services rendered by the Developer, if any, pertaining to the retained share, the Landowner shall be liable to pay applicable Goods and Services Tax (GST) or any other indirect tax as may be applicable, to the Developer upon issuance of valid tax invoices by the Developer. The Developer shall raise tax invoices in accordance with the applicable provisions of the Goods and Services Tax laws.

30. FORCE MAJEURE: That the parties hereto shall not be held liable for any obligations under this agreement to the extent that the performance of such obligations is prevented by the existence of force majeure. Such obligations shall remain suspended for the duration of the force majeure. in this context, force majeure shall include, but is not limited to, flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lockout, lockdown, epidemics/pandemics, and/or any notice from Ranchi Municipal Corporation, or any other statutory body, or any prohibitory order of court restraining the construction of the new building on "the land property" or restraining construction in general, and/or changes in any building bye-laws, municipal rules, regional development authority rules, or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereto. If any party's obligations are affected by a force majeure event, that party shall notify the other in writing of the occurrence of such event and its likely duration/impact. The time for performance shall be extended by the duration of the force majeure period.

31. That this project be registered under Section 5 of the Real Estate (Regulation and Development) Act, 2016 (RERA) read with the Jharkhand Real Estate Regulatory Authority (General) Regulations, 2019. The Developer shall be responsible for registering the Project and making all necessary compliances with the Regulatory Authority under RERA. All compliances required under the applicable provisions of the Act, including the rules and regulations framed thereunder, shall be the sole responsibility of the Developer. The Developer shall ensure timely and complete adherence to such statutory obligations and shall indemnify and keep indemnified the Land Owners against any costs, liabilities, penalties, or consequences arising from non-compliance or default in respect thereof. The Land Owners shall fully cooperate with the Developer and provide all necessary information, documents, or declarations required for the registration process. The Land Owners shall ensure support to the Developer for compliance with RERA regulations, including but not limited to signing all documents in the prescribed formats to be submitted with the Regulatory Authority at the time of registration. Further, the Developer shall be solely responsible for rectifying any structural defects or deficiencies in the construction of

*Shukha Agrawal*  
*Pratul Sanyal*  
*for and on behalf of*

*24.10.25*

*Saxvadu Bopet*  
*24.10.25*

*Suman Karmakar*  
*24/10/25*  
*21*  
*PREMIER*  
*Partner*  
*W.D. Mangal*

the Project, in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") and the rules and regulations made thereunder. The Developer shall bear all costs associated with such rectification during the defect liability period as prescribed under RERA. Further, the Developer shall indemnify and keep indemnified the Land Owners against any claims, demands, losses, or liabilities arising from such defects or from any failure to comply with the defect liability obligations under applicable law.

32. That this agreement shall not to be deemed to constitute a partnership between the Owners and the Developer or an agreement for sale of the plot by the Owners to the Developer and shall not be deemed to bind the parties hereto expect specifically recorded herein. From the date of possession, the Owners and the Developer shall be individually responsible for all statutory dues and recurring expenses, including but not limited to maintenance expenses, water charges, property tax, electricity bills, and other applicable levies, in respect of the units or portions retained by them. In respect of unsold inventory, both parties shall bear such expenses proportionately in accordance with their respective allocation ratios as specified in Schedule B of this Agreement, until such time as the units are sold and possession is transferred to the purchasers.
33. That no change modification or alterations to this agreement shall be done without the written consent of the Owners and Developer. The parties hereto undertake not to contravene any of the terms of this agreement.
34. Any dispute or difference between the parties arising out of the meaning, construction or impart of this agreement or the rights and liabilities hereunder shall be referred to the arbitration of two independent arbitrators one to be appointed by the Owners and other by the Developer who shall appoint an umpire at the commencement of the reference, and award of the arbitrator / umpire shall be final and conclusive specially as between the parties and this clause shall be deemed to be the submission within the meaning of the Arbitration and Conciliation Act 1996 and its statutory modification thereof from time to time. The Ranchi courts only shall have the jurisdiction in case of any dispute.
35. That this Development Agreement is being executed between the Land OWNERS/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) Ownership Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act 2011.

Shikha Agrawal  
Developer

24/10/25

Harvath Bejari  
24.10.25

24/10/25

M. d. M. Singh

PREMFOK  
22  
Partner

36. That all Land owners agreed that no land owners shall separately cancel this Agreement.
37. The designated address for all official communications, notices, or related matters in their address as mentioned above.

*Pratul Sanyal*

**SCHEDULE A**

ALL THAT property in the Village/Mouza Bukru, Police Station Kanke now Pithoriya, Revenue Thana No. 54, District Ranchi under

<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>	<u>Reg. II</u> <u>Vol.</u>	<u>Reg. II,</u> <u>Page</u>
75	6	10 Decimals	11	19
75	6	37 Decimals	11	18
75	6	2 Decimals	11	17
221	5	1 Acre 10 Decimals	11	12
<b>Total</b>		<b>1 Acre 59 Decimals</b>		

and bounded and butted as follow.

- NORTH :- Simana No. 25 of Village Barhu  
 SOUTH :- R.S. Plot No. 4 and 7  
 EAST :- Simana No. 25 of Village Barhu  
 WEST :- Road

**SCHEDULE B - SHARE DIVISION**

The building shall be revenue sharing project in the following manner:

- i. The OWNER will have 50% share and the DEVELOPER will have 50% share shall jointly and or by mutual consent sell various Residential Bungalow in the Residential Bungalow and distribute/share the proceeds by and between them in the ratio as given below.
- ii. The Residential Bungalow shall be sold at the rate mutually decided/fixed and within a mutually agreed time.
- iii. All the money collected from the allottees shall be collected by the DEVELOPER and the proceeds will be shared with the OWNER.
- iv. Upon completion of the Project, any units remaining unsold shall be disposed of or distributed between the Owners and the Developer by mutual consent. The parties shall jointly determine the mode of allocation, sale, retention, or other utilization of such units, including

*Pratul Sanyal*  
*24/10/25*

*Saswathi Bera*  
*24.10.25*

*Syner, karmar karyay*  
*24/10/25*  
*PREMIER*  
*23*  
*PREMIER NOUVEAU*  
*24/10/25*

valuation, transfer terms, and revenue treatment, subject to adherence to the agreed allocation ratios.

- v. The developer will be entitled for receiving the entire consideration money from the prospective purchaser and distribute/share the proceeds by and between them in the ratio as given below and enter into agreement with purchasers for sale of Bungalow as per the terms of this agreement.

**SCHEDULE - "B" (LAND OWNERS'S AND DEVELOPER'S ALLOCATION)**

Sl. No.	Owner	Area	Share
1.	MURARI LAL MANGAL	40	25.16
2.	DEEPAK SARAWAGI (HUF)	26	16.35
3.	SUNIL KUMAR LOHIA HUF	10	6.29
4.	MRS. SHIKHA AGARWAL	15	9.43
5.	SUNIL KUMAR KEJRIWAL	26	16.35
6.	SARVESH BAJAJ	40	25.16
7.	PRADEEP KUMAR RAJGARIA	2	1.26
			<b>100</b>

Sarvesh Bajaj  
 24.10.25  
 Pradeep Kumar Rajgaria  
 24.10.25

That the Developers have paid a sum as interest free security to the Owners in the following manner :-

Sl. No.	Name	Mode of Payment	Date of Payment	Amount
1.	MURARI LAL MANGAL	—	30.10.2024	1,22,200/-
2.	DEEPAK SARAWAGI (HUF)	—	30.10.2024	1,22,200/-
3.	SUNIL KUMAR LOHIA HUF	—	29.10.2024	1,22,200/-
4.	Mrs. SHIKHA AGARWAL	—	30.10.2024	1,22,200/-
5.	SUNIL KUMAR KEJRIWAL	—	29.10.2024	1,22,200/-
6.	SARVESH BAJAJ	—	29.10.2024	1,22,200/-
7.	PRADEEP KUMAR RAJGARIA	—	31.10.2024	1,22,200/-
<b>TOTAL</b>				<b>8,55,400/-</b>

Sunder (owner or 109/100)

24/10/25  
 Pradeep Kumar Rajgaria

PREMFORD NOUVEAU  
 24  
 Pradeep Kumar Rajgaria  
 Partne

M. J. Mangal

However, this interest free security amount shall upon completion of the said project be refunded in whole back to the Developer, immediately upon the completion of the project or any time before the final handover of the share of the **Owners**, failing which the same shall be adjusted against the **Owner's** respective share in the property.

*Handwritten signature*

**SCHEDULE C - TOTAL BUNGALOW DETAILS**

Sl. No.	Bungalow No.	BUA	Undivided Proportionate Share of Land
1.	25	3,237.62	2,602.44
2.	31	3,237.62	3,720.21
3.	32	3,237.62	3,854.91
4.	33	3,237.62	6,350.87
5.	34	3,237.62	2,602.44
6.	35	3,237.62	2,602.44
7.	36	3,237.62	5,151.87
8.	37	3,237.62	5,121.65
9.	38	3,237.62	2,602.44
10.	39	3,237.62	2,602.44
11.	40	3,237.62	5,150.63
12.	41	3,237.62	5,186.44
13.	42	3,237.62	2,602.44
14.	43	3,237.62	2,602.44
15.	44	3,237.62	5,063.05
16.	45	3,237.62	6,055.26
17.	46	3,237.62	4,237.32
<b>Total</b>		<b>55,039.51</b>	<b>68,109.32</b>

**SCHEDULE-D**

List of specifications of the project and amenities are as follows:

**Specifications of Construction**

S. No.	Material / Item	Brand / Preferred Make	Type / Specification
1	TMT (Thermo-Mechanically Treated) Bars	RUNGTA	Grade as per structural design requirements

*Handwritten signature: Saurekh Bajaj*  
24.10.25

*Shikha Agrawal*  
*Partner*  
24/10/25

PREMFORD NOUVEAU LLP  
*Handwritten signature*  
Partner

*Handwritten: M-d-manged.*

*Handwritten: 24/10/25*

2	AAC (Autoclaved Aerated Concrete) Block	TATA	Standard dimensions as per project requirements
3	Cement	ACC / NUVOCO	As approved by structural consultant
4	UPVC Pipe	ASTRAL	Type: Schedule 40 for plumbing Size: As per plumbing design requirements
5	Sanitary Fixtures	KOHLER PREMIUM	Type: High-quality fixtures including WC, washbasins, etc.
6	CPVC Pipe	ASTRAL	Type: Schedule 80 for hot water supply Size: As per plumbing design requirements
7	Vitrified Tiles	Any reputed brand	4' x 2' or larger
8	Counter Top	Granite / Quartz	Colour and Finish as approved by the architect
9	Windows	UPVC or as suggested by architect	As per architectural and design specifications

### Common Amenities and Facilities

1. Hot/cold Jacuzzi
2. Steam and Sauna
3. Multipurpose Small Hall
4. Gym
5. Swimming Pool etc.

### CERTIFICATE

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

It is also certified the land is also free from Sec. 46 (6) of Chotanagpur Tenancy Act.

Symyx Leasing Pvt. Ltd.  
24/11/2025  
Sukho Agrawal  
Partner

PRESTIGE NOUVEAU LLP  
M. d. Mandal  
Partner  
24/10/25

Sarvesh Bajaj  
24.10.25

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

That Landowners and the Developer are executing this Development Agreement with free consent of all the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

IN WITNESSES WHEREOF the OWNER/ FIRST PARTY and the DEVELOPERS/ SECOND PARTY have put their respective hands on this Agreement on above mentioned day, month and year at Ranchi.

**WITNESS-**

1. *Kuldeep Rajay.*  
S/o Ashupendra Prasad  
Vindarvan Vastika  
F/N-4C  
Hathar Singh Road, Ranchi.

2. *Shri*  
Sudip Rajgaria  
S/o Pradeep Rajgaria  
R/o Haimu Road  
Ranchi

**OWNER (First Party Member)**

1. *M. L. Manojal.*  
(MURARI LAL MANOJAL)

				
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PREMFORD NOUVEAU LLP

*Pradeep Singh*  
Partner

*Shikha Agrawal*

*Sarvesh Bajaj*  
24.10.25  
*Suman Kumar*  
24.10.25  
*Deep Singh*

*Pradeep Singh*  
24/10/25



2.

*Amitesh*  
Advocate

*Sunil Kumar*

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*Sunil*  
24/10/23  
*Sunil Kumar* 3.

*Kr. Sinha*  
Advocate

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*Shikha Agrawal*

4.

*Kr. Sinha*  
Advocate  
24/10/23

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*M. d. Mangal,*  
*Sasvathi Bajori*  
*Sunil Kumar Kataria*

PREMFORD NOUVEAU LLP  
*[Signature]*  
Partner

*for def M M*



*[Signature]*  
Advocate

5.  
Srinivas Kumar Raju  
24/10/2025

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*[Signature]*  
Advocate

6.  
Suresh Babu

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*[Signature]*  
Srinivas Kumar Raju



*[Signature]*  
Advocate

7.  
Ramesh Kumar

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*[Signature]*  
Ramesh Kumar

DEVELOPER (Second Party)



PREMFORD NOUVEAU LLP  
*[Signature]*  
Partner

*Srinivas Kumar*

*Laxmesh Bajaj*

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*Pradeep M*  
*Pradeep*

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

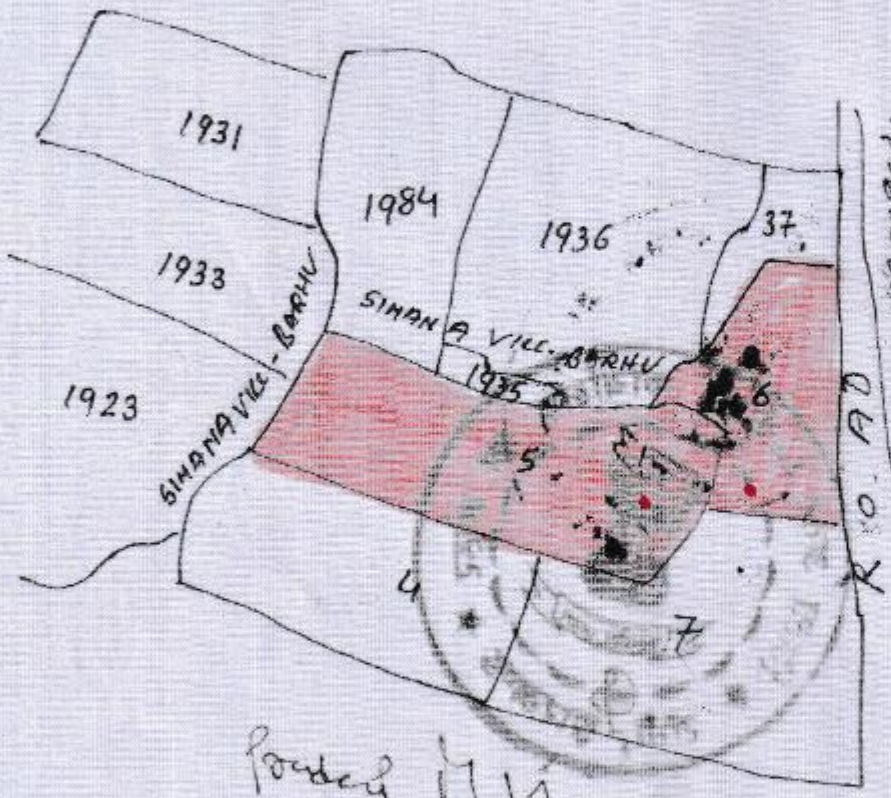
*[Signature]*  
Drafted by  
24/10/28

*Shikha Agarwal*



VILLAGE - BUKURU  
 THANA - PITHORIA  
 THANA NO - 54, DIST - RANCHI  
 AREA SHOWN IN RED WASH

R.S. PLOT NO	AREA AC-DEC
5	1 - 10
6	0 - 49
<b>TOTAL</b>	<b>1 - 59</b>



Shikha Agrawal  
 Sarvesh Bajaj  
 M. S. M. M. S.

Poojay M  
 Suny Kumar  
 Dipal Sarangi

Poojay M  
 Suny Kumar  
 Dipal Sarangi



202 of Mubano-221



State VI R/R Form No. 103  
Chholanagar Settlement

Consistants **KHATIAN**  
Name of Village

Farm (Lower half)

Number of Khewat  
खेवट संख्या

Name of Landholder  
नाम धारक धारक

Thana Number  
थाना संख्या

Thana  
थाना

Thana  
थाना

Signature

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*Signature*  
11/5/61  
19/5/61

CERTIFIED TO BE TRUE COPY  
Rajendra Kishore Prasad Sharma  
Dist. Record Room

*Signature*  
11/5/61  
19/5/61

मूल खतियान से  
मिलान किया  
24/10/25

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झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम			रेयत का नाम, अभिभावक का नाम, रिश्ता											
शामिलात मालिकान			वकाशत, जाति, निवासी											
जिला का नाम राँची			अंचल का नाम काँके			हलका का नाम हल्का-06			मौजा का नाम बुकरू			खाता का रेयती प्रकार		
खेवट नम्बर 2/12			खाता नम्बर 75			थाना का नाम राँची			थाना नम्बर 54					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त				
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किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

10/24/2025 11:43:18 AM

ऑनलाइन जाँचा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
सामिलात				साहेव अली, वल्द - सेख वाद अली, जाति- जोलहा, निवासी- साकिन देह वाद						
जिला का नाम राँची		अंचल का नाम काँके		हलका का नाम हल्का-06		गौजा का नाम बुकरू		खाता का रैयती प्रकार		
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221	5	सीवाना मौजा पादु टाड़ साधु मुन्डा वोगैरह	टाड़ दो 1	1 (एकड़) 10 (डिसमील) ( )			0	0	0	कायमी
	191	सीवाना पादु दोन साधी मुन्डा	दोन दो 8	1 (एकड़) 5 (डिसमील) ( )			0	0	0	
	192	दोन साधो मुन्डा वोगैरह दोन साधु मुन्डा	दोन तीन 1	0 (एकड़) 21 (डिसमील) ( )			0	0	0	
खाता मे कुल प्लोट संख्या 3			खाता का कुल मिजान 2 (एकड़) 36 (डिसमील) ( )			खाता का कुल			0 0 0	

यह एक कंप्यूटर जनित प्रति है

10/24/2025 11:43:57 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

ऑनलाइन जाँचा



**झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति**

October 24, 2025

भाग वर्तमान	11	पृष्ठ संख्या	17										
जिला का नाम	राँची	अनुमंडल नाम	सदर										
मौजा का नाम	बुकरू	होस्टिंग संख्या	75										
		अवल का नाम	तीबी संख्या										
		कॉक	हलका का नाम										
			थाना नम्बर										
			हल्का-06										
			54										
			इस्टेट का नाम										
			खाला का प्रकार										
			JHARKHAND										
			---										
PRADEEP KUMAR RAJGARIA , पिता-LATE GOVIND RAM RAJGARIA, जाति- अगरवाल माठवारी													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
75	5	0 ए 2 डि 0 हे	नामान्तरण मुकदमा संख्या 9735/2021 - 2022										
	कुल परिमाण	0 ए 2 डि 0 हे	लगान										
			सेस										
			10										
			0										
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
04-19-2022	0640652472	2021-2022	2022-2023	10	10	2.5	2.5	5	5	5	5	2	2
2024-10-15 10:28:38	0779026184	2023-2024	2024-2025	10	10	2.5	2.5	5	5	5	5	2	2
05-23-2025	0554982690	2025-2026	2025-2026	0	10	0	2.5	0	5	0	5	0	2

**List Of Case Status Details**

यह एक कम्प्यूटर जनित प्रति  
 यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है  
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे  
 प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

**ऑनलाइन जाँचा**



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

October 24, 2025

भाग वर्तमान	11	पृष्ठ संख्या	12										
जिला का नाम	सीधी	अनुमंडल नाम	खदर	अंचल का नाम	कोड	हलका का नाम	हल्का-08	इस्टेट का नाम	JHARKHAND				
मीजा का नाम	तुकरू	होस्टिंग संख्या	221	तौकी संख्या		धाना नम्बर	54	खाता का प्रकार	---				
DEEPAK SARAWAGI HUF Through Its Karta DEEPAK SARAW , पिता-LATE RAJ KUMAR SARAWAGI, जाति- अग्रवाल एवं MURARI LAL MANGAL , पिता-LATE GIGRAJ AGARWAL, जाति- माडवाडी एवं SUNIL KUMAR KEJRIWAL , पिता-LATE PURUSHOTTAM LAL KEJRIWAL, जाति- अग्रवाल एवं SARVESH BAJAJ , पिता-SURESH KUMAR BAJAJ, जाति- अग्रवाल													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
221	5	1 ए 10 डि 0 हे			नामान्तरण मुकदमा संख्या 9047/2021 - 2022				220	0			
	5	0 ए 0 डि 0 हे											
	कुल परिमाण		1 ए 10 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत वकाया	लागत चालू सात	रोड सेस वकाया	रोड सेस चालू सात	शिक्षा सेस वकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू सात	कृषि सेस वकाया	कृषि सेस चालू सात
03-25-2022	0021438237	2021-2022	2021-2022	0	220	0	55	0	110	0	110	0	44
04-19-2022	0010774513	2022-2023	2022-2023	0	220	0	55	0	110	0	110	0	44
2024-10-08 14:12:04	0330423791	2023-2024	2024-2025	220	220	55	55	110	110	110	110	44	44
2024-10-08 14:23:10	0909161936	2023-2024	2024-2025	220	220	55	55	110	110	110	110	44	44
05-23-2025	0935779573	2025-2026	2025-2026	0	220	0	55	0	110	0	110	0	44

## List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

ऑनलाइन जाँचा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

October 24, 2025

भाग वर्तमान	11	पृष्ठ संख्या	18										
जिला का नाम	रौंदा	अनुमंडल नाम	सदर	अंचल का नाम	कोरke	हलका का नाम	हल्का-06	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	बुकरू	होलिंग संख्या	75	तीजी संख्या		पाना नम्बर	54	खाता का प्रकार	---				
SUNIL KUMAR LOHIA HUF , उत्तराधिकारी-SUNIL KUMAR LOHIA, जाति- अगरवाल माडवारी एवं DEEPAK SARAWAGI HUF , उत्तराधिकारी-DEEPAK SARAWAGI, जाति- अगरवाल माडवारी एवं MURAI LAL MANGAL , पिता-LATE GIGRAJ AGARWAL, जाति- अगरवाल माडवारी एवं SHIKHA AGARWAL , पति-MANOJ KUMAR AGARWAL, जाति- अगरवाल माडवारी एवं SUNIL KUMAR KEJRIWAL , पिता-LATE PURUSHOTTAM LAL KEJRIWAL, जाति- अगरवाल माडवारी													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	तगान	सेस								
75	5	0 ए 37 डि 0 हे	नामान्तरण मुकदमा संख्या 9741/2021 - 2022	74	0								
कुल परिमाण		0 ए 37 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	तागत बकाया	तागत 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
04-19-2022	0469175254	2021-2022	2022-2023	74	74	18.5	18.5	37	37	37	37	14.8	14.8
10-10-2024	0516723920	2023-2024	2024-2025	74	74	18.5	18.5	37	37	37	37	14.8	14.8
06-22-2025	0737096616	2025-2026	2025-2026	0	74	0	18.5	0	37	0	37	0	14.8

List Of Case Status Details



यह एक कम्प्यूटर 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 क्लिक करें

ऑनलाइन जाँचा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

पंजी 11 प्रति

October 24, 2025

भाग वर्तमान	11	पृष्ठ संख्या	19										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	काँक्रे	हलका का नाम	हल्का-06	इस्टेट का नाम	JHARKHAND				
मोबा का नाम	बुकर्स	होस्टिंग संख्या	75	तीनी संख्या		थाना नम्बर	54	खाता का प्रकार					
MURARI LAL MANGAL , पिता-LATE GIGRAJ AGARWAL, जाति- अगरवाल माडवारी एवं DEEPAK SARAWAGI HUF , उत्तराधिकारी-DEEPAK SARAWAGI, जाति- अगरवाल माडवारी एवं SUNIL KUMAR LOHIA HUF , उत्तराधिकारी-SUNIL KUMAR LOHIA, जाति- अगरवाल माडवारी एवं SHIKHA AGARWAL , पति-MANOJ KUMAR AGARWAL, जाति- अगरवाल माडवारी एवं SUNIL KUMAR KEJRIWAL , पिता-LATE PURUSHOTTAM LAL KEJRIWAL, जाति- अगरवाल माडवारी													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					तमान	सेस		
75	6	0 ए 10 डि 0 हे			नामान्तरण मुकदमा संख्या 9743/2021 - 2022					10	0		
कुल परिमाण		0 ए 10 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत वकाया	लागत चालू साल	रोड सेस वकाया	रोड सेस चालू साल	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू साल	कृषि सेस वकाया	कृषि सेस चालू साल
04-19-2022	0370471609	2021-2022	2022-2023	10	10	2.5	2.5	5	5	5	5	2	2
2024-10-15 10:15:14	0036393806	2023-2024	2024-2025	10	10	2.5	2.5	5	5	5	5	2	2
05-23-2025	0981938248	2025-2026	2025-2026	0	10	0	2.5	0	5	0	5	0	2

List Of Case Status Details

यह एक कंप्यूटर जनित प्रति  
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



ऑनलाइन जाँचा

## BOARD RESOLUTION

At a meeting of the Board of Designated Partners of **PREMFORD NOUVEAU LLP**, held on **23-09-2025** at the registered office situated at **Premsons House, 502, Kanke Road, Ranchi – 834008, Jharkhand**, the following resolution was passed:

**“RESOLVED THAT** pursuant to the provisions of the Limited Liability Partnership Act, 2008 and other applicable laws, the consent of the Designated Partners be and is hereby accorded to approve and authorise the **execution and registration of the Development Agreement** in respect of the property bearing Plot Nos. 1826 and 1827, under Khata No. 359, Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi, State of Jharkhand, with the landowners Mr. Alok Bajaj, Smt. Sarita Devi Bajaj, Smt. Nirmala Devi Gadodia, and Mr. Yash Gadodia, and to present the said agreement for registration before the jurisdictional Sub-Registrar/Registrar of Assurances, and to do all such acts, deeds and things as may be necessary in relation thereto.”

**RESOLVED FURTHER THAT Mr. Akhil Jain** be and is hereby authorised to sign, execute, deliver and register the said agreement, including any related deeds, affidavits, undertakings, applications, forms and documents as may be required by the authorities concerned, and to represent the LLP before any Government/Statutory Authority in connection with the aforesaid matter.

**RESOLVED FURTHER THAT** a certified copy of this resolution be furnished to the concerned authorities as may be required.”

For **PREMFORD NOUVEAU LLP**



**Mr. Akash Jalan**  
Designated Partner



**Mr. Awadh Poddar**  
Designated Partner

**Place: Ranchi**

**Date: 23-09-2025**

**निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट**

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	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) अंचलाधिकारी 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।	B	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	B	
4	मुद्रांक शुल्क का भुगतान	B	
5	निबंधन शुल्क का भुगतान	B	
6	आधार सत्यापन	B	
7	PAN सत्यापन		
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

24/10/25  
 निबंधन पदाधिकारी का हस्ताक्षर  
 LDC, Ranchi  
 तिथि सहित



24/10/25  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित  
 Dilip Kumar Singh  
 DSR, Ranchi



## Pre Registration Docket

Date :- 24-10-2025 12:13 pm

Office Name :- SRO - Ranchi  
Token No:- 202500137858

Appointment :- 24-Oct-2025 Time:- 14:6

Article	Development Agreement
Pre Registration Date	06-Oct-2025
No. Of Pages	52
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,76,007.

Property Id: **1571399**

Valuation No. : 2170445 / 2025	:- 2025-2026	Date : 22-October-2025 14:11 PM	
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural	Corporation :	Village/City : Bukru Thana No : 54	
Bukru Word No 6 - Other Road			
Khata Number - 75 221			
Plot Number - 6 5			
Volume Number - 11			
Page Number - 12 17 18 19			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹92400/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	159 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 159 x 92400=14691600	₹1,46,91,600/-
A	Total		₹1,46,91,600/-
<b>Note</b> : Final Valuation is Rounded.to Next 100/-			
<b>Total Valuation (A)</b>			₹1,46,91,600/-
<b>Total Amount in Words : One Crore Forty Six Lakhs Ninety One Thousands Six Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Simana of Village Barhu, West: Road, South: Rs Plot No 4 and 7, North: Simana of Village Barhu
Area	Land area : 159.00 Decimal
Other Description of the Property	Address - Bukru Ranchi, Pin Code - 834006
Government/Market Value	14691600
Transaction Amount	-

CLAIMANT	<b>PREMFORD NOUVEAU LLP-Mr. Akash Jalan Partner Of PREMFORD NOUVEAU LLP, Father/Husband Name</b> Narayan Jalan,, <b>Party Category</b> -Company / Colonizer , <b>PAN No.- Date of Incorporation</b> -03-Feb-2024, <b>Permission Case No.- Aadhaar No. Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality</b> -. <b>Address</b> - 502, Premsons, Kanke Road, Ranchi, <b>Pin Code</b> -834008
EXECUTANTS	<b>-Mrs. SHIKHA AGARWAL, Father/Husband Name</b> Musaddi Lal Agarwal,, <b>Party Category</b> -Individual , <b>PAN No.- Date Of Birth</b> -06-Jul-1982, <b>Permission Case No.- Aadhaar No. Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality</b> -. <b>Address</b> - Near Gaushala Chowk, Gorakhnath Lane, Upper Bazaar, Police Station Kotwali, District Ranchi, <b>Pin Code</b> -834001
	<b>-Mr. SARVESH BAJAJ, Father/Husband Name</b> Suresh Kumar Bajaj,, <b>Party Category</b> -Individual , <b>PAN No.- Date Of Birth</b> -21-Jul-1979, <b>Permission Case No.- Aadhaar No. Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality</b> -. <b>Address</b> - Flat No. 303, Narmada Apartment, Dam Side Road No. 2, Kanke Road, Police Station Gonda, District Ranchi, <b>Pin Code</b> -834008
	<b>-Mr. MURARI LAL MANGAL, Father/Husband Name</b> Late Gigranj Agarwal,, <b>Party Category</b> -Individual , <b>PAN No.- Date Of Birth</b> -18-Apr-1966, <b>Permission Case No.- Aadhaar No. Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality</b> -. <b>Address</b> - of Flat No. 506, Panchwati Residency. Chandani Chowk, Kanke Road, Police Station Gonda, Ranchi, <b>Pin Code</b> -834008
	<b>-Mr. SUNIL KUMAR KEJRIWAL, Father/Husband Name</b> Late Purshotam Lal Kejriwal,, <b>Party Category</b> -Individual , <b>PAN No.- Date Of Birth</b> -11-Dec-1965, <b>Permission Case No.- Aadhaar No. Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality</b> -. <b>Address</b> - Manshi Kothi, Lower Bardwan Compound, Gyan Ranjan Path, Lalpur, Police Station Lalpur, District Ranchi, <b>Pin Code</b> -834001
	<b>-Mr. PRADEEP KUMAR RAJGARIA, Father/Husband Name</b> Late Govind Ram Rajgaria,, <b>Party Category</b> -Individual , <b>PAN No.- Date Of Birth</b> -20-Aug-1961, <b>Permission Case No.- Aadhaar No. Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Ranchi, <b>Locality</b> -. <b>Address</b> - Kamla Kant Road, Harmu Road, Ranchi, Police Station Sukhdeo Nagar, District Ranchi, <b>Pin Code</b> -834001

	<b>SUNIL KUMAR LOHIA HUF-Mr. SUNIL KUMAR LOHIA,</b> <b>,Father/Husband Name</b> Late Girdhari Lal Lohia., <b>Party Category-</b> Company / Colonizer , <b>PAN No.- Date of Incorporation-</b> 01- Jun-2000, <b>Permission Case No.- , Aadhaar No. , Country-</b> India, <b>State Name-</b> Jharkhand, <b>District Name-</b> RANCHI, <b>City/Village/Town Name-</b> Ranchi, <b>Locality-.,Address -</b> Flat No. 502, 1-Block, Hari Om Tower, Lalpur, Police Station Lalpur, Ranchi, <b>Pin Code-</b> 834001
	<b>DEEPAK SARAWAGI (HUF)-Mr. DEEPAK SARAWAGI,</b> <b>,Father/Husband Name</b> Late Raj Kumar Sarawagi., <b>Party</b> <b>Category-</b> Company / Colonizer , <b>PAN No.- Date of</b> <b>Incorporation-</b> 02-Mar-2006, <b>Permission Case No.- , Aadhaar No.</b> <b>, Country-</b> India, <b>State Name-</b> Jharkhand, <b>District Name-</b> RANCHI, <b>City/Village/Town Name-</b> Ranchi, <b>Locality-.,Address -</b> Flat No. 409, Panchwati Residency, Chandani Chowk, Kanke Road, Police Station Gonda, District Ranchi, <b>Pin Code-</b> 834008

Witness Information	<b>Mr. Sudeep Rajgaria , Address -</b> Harmu Road Ranchi- <b>Father/Husband Name-</b> Pradeep Rajgaria
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Identifier Details	<b>Mr. Rahul Rajan , Address -</b> Vrindavan Vatika, Block-A, F/No. 4C, Pushp Vihar, Harihar Singh Road, Morabadi, Ranchi- <b>Father/Husband Name-</b> Bhupendra Prasad
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,560
<b>Total</b>		<b>1,560</b>

<b>Fee Rule:Development Agreement</b>		
1	A1	3,67,290
2	E	2,000
3	LL	5
4	PR	2
5	I fee	5,000
6	M(b) Fee	150
<b>Total</b>		<b>3,74,447</b>

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.

~~Deed Writer / Advocate~~

Vendee / Claimant

Vendor / Executant

~~24/10/25~~

~~Pradeep~~

M. d. Mangal.  
(MURARI LAL MANGAL)

Suresh Bajaj  
24/10/25

Sudh  
24/10/25

(SUNIL LOHIA)  
Suresh Kumar Raiwar  
Shikha Agrawal

D. Raj Sanyal  
Rakesh M W



## Document Registration Summary 1

Date :-24-Oct-2025

- Government/Market Value: ₹14691600/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1297048

Receipt Date : 24-10-2025

Presenter Name: -

E	₹2000
PR	₹2
SP	₹1560
I fee	₹5000
M(b) Fee	₹150
LL	₹425
A1	₹367290
Stamp Duty	₹100

On Date 24-10-2025 Presented at SRO - Ranchi  
Signature of Presenter

SRO - Ranchi

*M. S. Margul.*  
*(MURARI LAL MARGUL)*

<b>Total</b>	<b>₹376527</b>
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AkashJalanPartnerOfPremfordNouveauLlp	GRN Number : 2505018868 DEPT Transaction Id : 01e4143dd55061cebaef Transaction Type :	100
E	2000	2000	0	GRAS	AkashJalanPartnerOfPremfordNouveauLlp	GRN Number : 2505022544 DEPT Transaction Id : 940fdb9fe8bdb67c44ec Transaction Type :	2000
PR	2	2	0	GRAS	AkashJalanPartnerOfPremfordNouveauLlp	GRN Number : 2505022544 DEPT Transaction Id : 940fdb9fe8bdb67c44ec Transaction Type :	2

SP	1560	1560	0	GRAS	AkashJalanPartnerOfPremfordNouveauLip	GRN Number : 2505022544 DEPT Transaction Id : 940fdb9fe8bdb67c44ec Transaction Type :	1560
I fee	5000	5000	0	GRAS	AkashJalanPartnerOfPremfordNouveauLip	GRN Number : 2505022544 DEPT Transaction Id : 940fdb9fe8bdb67c44ec Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	AkashJalanPartnerOfPremfordNouveauLip	GRN Number : 2505022544 DEPT Transaction Id : 940fdb9fe8bdb67c44ec Transaction Type :	150
A1	367290	367290	0	GRAS	AkashJalanPartnerOfPremfordNouveauLip	GRN Number : 2505022544 DEPT Transaction Id : 940fdb9fe8bdb67c44ec Transaction Type :	367290
LL	5	425	-420	GRAS	AkashJalanPartnerOfPremfordNouveauLip	GRN Number : 2505022544 DEPT Transaction Id : 940fdb9fe8bdb67c44ec Transaction Type :	425
Sub Total	376011	376527	-516				

Article : Development Agreement Number of Pages : 104

Signature of Operator

*Basit Hafiz*  
Signature of Head Clerk

**Basit Hafiz**  
L.D.C., Ranchi

*Dilip Kumar Singh*  
Signature of Registering Officer

**Dilip Kumar Singh**  
DSR, Ranchi





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202500137858

Deed Type	Development Agreement
Number of Pages	104
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1560, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 367290, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.14691600/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Bukru Location :- Other Road, Bukru Word No 6 Property Boundaries :- East: Simana of Village Barhu, West: Road, South: Rs Plot No 4 and 7, North: Simana of Village Barhu Khata Number - 75 221Plot Number - 6 5Volume Number - 11Page Number - 12 17 18 19 Area Of Land :- 159.00 Decimal





Sh./Smt.**MURARI LAL MANGAL** s/o/d/o/w/o Late Gigranj Agarwal has presented the document for registration in this office







today dated :- 24-Oct-2025 Day :- Friday Time :- 13:47:03 PM













MURARI LAL MANGAL(Individual)

Party Name	Document Type	Document Number
MURARI LAL MANGAL	PAN/UID	


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	<b>MURARI LAL MANGAL</b> <b>Address1 -</b> of Flat No. 506, Panchwati Residency. Chandani Chowk, Kanke Road, Police Station Gonda, Ranchi, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Murari Lal Mangal <b>Address:-</b> 506 Panchwati Residency, Near Chandni Chowk, Kanke Road, Bhatta, Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:59			<i>M. L. Mangal</i>
2	<b>SHIKHA AGARWAL</b> <b>Address1 -</b> Near Gaushala Chowk, Gorakhnath Lane, Upper Bazaar, Police Station Kotwali, District Ranchi, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Shikha Agarwal <b>Address:-</b> , NEAR GOUSHALA CHOWK, , GORAKHNATH LANE, UPPER BAZAR, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India . ....		EXECUTANTS Age:43			<i>Shikha Agarwal</i>

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
3	<b>SUNIL KUMAR LOHIA</b> <b>Address1 -</b> Flat No. 502, 1-Block, Hari Om Tower, Lalpur, Police Station Lalpur, Ranchi, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Sunil Kumar Lohia <b>Address:-</b> B-301, Hari Om Tower, Residency, Opp Womens College, Lalpur, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:			
4	<b>DEEPAK SARAWAGI</b> <b>Address1 -</b> Flat No. 409, Panchwati Residency, Chandani Chowk, Kanke Road, Police Station Gonda, District Ranchi, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Deepak Sarawagi <b>Address:-</b> Flat No-409, Panchwati Residency, Chandani Chowk, Kanke Road, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:			

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
5	<b>SUNIL KUMAR KEJRIWAL</b> <b>Address1 -</b> Manshi Kothi, Lower Bardwan Compound, Gyan Ranjan Path, Lalpur, Police Station Lalpur, District Ranchi, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Sunil Kumar Kejriwal <b>Address:-</b> MANSHI KOTHI, LOWER BARDWAN COMPOUND, NEAR HOLI CROSS SCHOOL, GYAN RANJAN PATH, LALPUR, PS-LALPUR, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:59			<i>Sunil Kumar Kejriwal</i>
6	<b>PRADEEP KUMAR RAJGARIA</b> <b>Address1 -</b> Kamla Kant Road, Harmu Road, Ranchi, Police Station Sukhdeo Nagar, District Ranchi, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Pradeep Kumar Rajgaria <b>Address:-</b> , , kamla Kant Road, Harmu Road, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:64			<i>Pradeep M</i>

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
7	<b>SARVESH BAJAJ</b> <b>Address1 -</b> Flat No. 303, Narmada Apartment, Dam Side Road No. 2, Kanke Road, Police Station Gonda, District Ranchi, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Sarvesh Bajaj <b>Address:-</b> Flat No- 303, Narvada Appartment, , Damside, Road No -2,, Kanke Road ,Gonda ,Ranchi, Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:46			
8	<b>Akash Jalan</b> <b>Partner Of PREMFORD NOUVEAU LLP</b> <b>Address1 -</b> 502, Premsons, Kanke Road, Ranchi, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	AKASH JALAN <b>Address:-</b> 9/3 BASANT VIHAR, near PANCHWATI APPARTMENT, KANKE ROAD, KANKE ROAD, RANCHI, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>Rahul Rajan</b> S/o-D/o <b>Bhupendra Prasad</b> <b>Address1</b> - Vrindavan Vatika, Block-A, F/No. 4C, Pushp Vihar, Harihar Singh Road, Morabadi, Ranchi, <b>Address2</b> - . . . , Jharkhand <b>PAN No.:</b>			<i>Rahul Rajan</i>

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Sudeep Rajgaria</b> <b>Address1</b> - Harmu Road Ranchi, <b>Address2</b> - . . . , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

*Dilip Kumar Singh*  
 DSR, Ranchi

Above mentioned, ( **MURARI LAL MANGAL** , **SHIKHA AGARWAL** , **SUNIL KUMAR KEJRIWAL** , **SARVESH BAJAJ** , **PRADEEP KUMAR RAJGARIA** , **DEEPAK SARAWAGI** , **SUNIL KUMAR LOHIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Rahul Rajan**) Son/Daughter/Wife of (**Bhupendra Prasad**) resident of (**Vrindavan Vatika, Block-A, F/No. 4C, Pushp Vihar, Harihar Singh Road, Morabadi, Ranchi**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 24-Oct-2025

Seal and Signature of Registering Officer

*Dilip Kumar Singh*  
 DSR, Ranchi


Token No.: 202500137858

## CERTIFICATE

### Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **24-Oct-2025** by **MURARI LAL MANGAL**, S/O, D/O, W/O **Late Gigranj Agarwal** resident of of Flat No. 506, Panchwati Residency. Chandani Chowk, Kanke Road, Police Station Gonda, Ranchi ...  
This deed was registered as Document No:- **2025/RAN/9479/BK1/8703** in Book No :- **BK1**, Volume No :- 1178 from Page No :- 121 to 224 at, office of **SRO - Ranchi**

Date:- **24-Oct-2025**

  
Registering Officer

**Dilip Kumar Singh**  
DSR, Ranchi

