

2169

2007



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : da5d4d7a09f6fdc21d29

Receipt Date : 16-Jul-2024 11:06:55 am

Receipt Amount : 1000/-

Amount In Words : One Thousand Rupees Only

Token Number : 202400089186

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : DARLING HOUSING PVT LTD THROUGH ONE OF ITS DIRECTOR Ankur Anil ( Vendee )

GRN Number : 2403130548



Wshar Nalhu  
16/7/24

अधिनियम 21 के अधीन तथा आदेशावली  
नंसी एक्ट, 1908 की धारा ..... के अधीन  
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची  
I भाग का सं-5 के अधीन यथावत स्टाम्प  
द्वारा स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
वापसी लक्ष्य।

16/7/24

**RUPESH KUMAR SINHA**

**REGISTRAR**  
**CHURP, RANCHI AREA**

16-7-2024

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 समझा जाता है कि इस रसीद के दोहन से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

For Darling Housing Pvt. Ltd.

*Ankur*  
Director



For Darling Housing Pvt. Ltd.

*Darling*  
Director

D. Agreement

R. Com

723845 x 162.50 dec

मनदर्शिका पंजी से  
मिलान किया।  
प्राप्त प्रतिबंधित सूची में  
कता नं० 166353 नहीं मिला।

ANAND KUMAR

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Ranchi on 16<sup>th</sup>  
July, 2024 ( Two thousand twenty four).

BETWEEN

(1) Shri SANJIVENDRA NATH (DOB-07/05/1963, Aadhar No. xxxx-xxxx-9751, PAN-AKXPN6007F, Mob-9801872716), S/o-Late Devendra Nath and Dr. USHA NATH, Grand S/o-Late Rajendra Nath, by Category-General [uncovered under CNT Act, 1908, by faith-Hindu, by Occupation- Service, R/o- 214-C, Ashok Nagar, P.S.Kadru, P.O. Ashok Nagar, District Ranchi, Jharkhand . Presently residing at USA through their constituted ATTORNEY Dr. USHA NATH (DOB- 01/05/1939, Aadhar No.- xxxx xxxx 2396, PAN- AEOPN8587P, Mob- 9835332672) W/o- Late Devendra Nath, D/o- Late Sri P P Sinha, Grand D/o- Late Kant Bihari Lal, by Category-General [uncovered under CNT Act, 1908, by faith-Hindu, by Occupation- Doctor, R/o- 214-C, Ashok Nagar, P.O.- Ashok Nagar, P.S.- Kadru, District- Ranchi, State- Jharkhand, PIN- 8340002, constituted and appointed by virtue of registered POWER OF ATTORNEY No.-2822/IV – 182, Dated 13/12/2023 in the office of District Sub Registrar, Urban-2, Ranchi , Jharkhand.

For Darling Housing Pvt. Ltd.

Director  
Director



Usha Nalli



Usha Nalli

16/7/2024



16 - 7 - 2024

क पुबहाना आपसहन 15/7/24  
 निबंधन कार्यालय श्री ...  
 निवासी ...  
 पति ... पेशा ...  
 अवर निबंधक द्वारा प्रमाणित  
 रस्ता संपासं सन के अधीन  
 मुख्यकारीयो या दाबेदारो मे से एक श्री  
 के अधिकारी हैं न मे निबंधन के लिए पेश किया



निबंधन अध्यक्षकार  
 नगरी संघ-3, काठे न-4

16 - 7 - 2024

For Darling Housing Pvt. Ltd.

Director

(2) **Shri RANJIVENDRA NATH (DOB- 19/01/1966, Aadhar- xxxx-xxxx-0203, PAN-AKUPN2271J,)**, S/o- Late Devendra Nath and Dr. USHA NATH, by Category-General [uncovered under CNT Act, 1908, by faith-Hindu, by **Occupation- DOCTOR, R/o- 214-C, Ashok Nagar, P.O.- Ashok Nagar, P.S.- Kadru, District- Ranchi, State- Jharkhand.** Presently residing at USA through their constituted **ATTORNEY Dr. USHA NATH (DOB- 01/05/1939, UID-xxxx xxxx 2396, PAN-AEOPN8587P, Mob- 9835332672) W/o- Late Devendra Nath, D/o- Late Sri P P Sinha , Grand D/o- Late Kant Bihari Lal**, by Category-General [uncovered under CNT Act, 1908, by faith-Hindu, by **Occupation- Doctor, R/o- 214-C, Ashok Nagar, P.O.- Ashok Nagar, P.S.- Kadru, District- Ranchi, State- Jharkhand, PIN- 834002**, constituted and appointed by virtue of registered POWER OF ATTORNEY No. 944/TV – 62 Dated- 27/03/2024 in the office of District Sub Registrar, Urban-3, Ranchi, Jharkhand.

(3) **Mrs. SUSHMA NATH (DOB- 01/05/1964, PASSPORT NO - 560058491, PAN-ALHPT38308)**, D/o-Late Devendra Nath and Dr. USHA NATH, **Grand D/o- LATE SRI RAJENDRA NATH**, by Category-General [uncovered under CNT Act, 1908, by faith-Hindu, by **Occupation- Service, R/o- 214-C, Ashok Nagar, P.O.- Ashok Nagar, P.S.- Kadru, District- Ranchi, State- Jharkhand, PIN- 834002**, Presently residing at USA through their constituted **ATTORNEY Dr. USHA NATH (DOB- 01/05/1939, UID- xxxx xxxx 2396, PAN- AEOPN8587P, Mob- 9835332672) W/o- Late Devendra Nath, D/o- Late Sri P P Sinha , Grand D/o- Late Kant Bihari Lal**, by Category-General [uncovered under CNT Act, 1908, by faith-Hindu, by **Occupation- Doctor, R/o- 214-C, Ashok Nagar, P.O.- Ashok Nagar, P.S.- Kadru, District- Ranchi, State- Jharkhand, PIN- 834002** constituted and appointed by virtue of registered POWER OF ATTORNEY No. 944/TV – 62 Dated -27/03/2024 in the office of District Sub Registrar, Urban-3, Ranchi, Jharkhand, **All by Faith- Hindu, By Caste- General** (CNT Act 1908 Not Covered), herein after called the **LAND OWNERS of the ONE PART**

*Sushma Nath*  
16/7/2024



For Darling Housing Pvt. Ltd.

*Director*  
Director

AND

**DARLING HOUSING PVT. LTD. (PAN- AABCD9257A)** a company registered under registration number 03-04501/91-92 dated 14/06/1991 of Company Act. 1956 Registrar of Companies and MSME Registration no. UDYAM JH-20-0002106 having its registered office at 17 Indira Nagar, Kanke Road, Ranchi, Jharkhand through one of its Directors **ANKUR ANIL (DOB- 31<sup>ST</sup> DECEMBER, 1983, UID-xxxx-xxxx-3586, PAN- AABCD9257A, Mob- 8294631120)**, S/o- Sri Anil Kumar Singh, **Grand S/o-LATE SRI SAN SINGH**, by Category-General [uncovered under CNT Act, 1908, by faith-Hindu,, by **Occupation-** Business, R/o- 17 Indira Nagar, Kanke Road, **Post-R U POST., P.S. - Gonda, District-Ranchi, State-Jharkhand, PIN- 834008, INDIAN CITIZEN**, [hereinafter called **THE DEVELOPER**] of the **OTHER PART**; \_\_\_\_\_

WHEREAS Dr. USHA NATH is the GENERAL POWER OF ATTORNEY HOLDER vide General Power of attorney No. 2822/IV - 182 Dated 13.12.2023 and General Power of attorney No. 944/IV - 62 Dated -27.03.2024 from her sons, namely **Shri SANJIVENDRA NATH** , **Shri RANJIVENDRA NATH** both are the sons of Late Devendra Nath and **Mrs. SUSHMA NATH** is the Daughter of Late Devendra Nath by faith Hindu by caste Kayastha permanent resident of 214-C, Ashok Nagar, P.S. Kadru, P.O. Ashok Nagar, District Ranchi, Jharkhand . Presently residing at USA. \_\_\_\_\_

Usha Nath  
16/7/2024

WHEREAS the term “**LAND OWNER**” and “**DEVELOPER**” shall mean and include unless repugnant or excluded by the subject or context, their respective legal heirs, legal representatives, successor-in-interest, executor, administrators, and assigns

The term **SINGULAR** number shall include Plural and vice-versa.

The term **MASCULINE** gender shall include feminine and neuter gender and vice-versa. \_\_\_\_\_

For Darling Housing Pvt. Ltd.

*Director*  
Director



For Darling Housing Pvt. Ltd.

*Darker*  
Director

WHEREAS the Owners are seized and possessed of and otherwise will and sufficiently entitled to the property situated and lying at Village - Simalia, P.S. Ratu, District - Ranchi, State-Jharkhand bearing part of survey plot No. 3765 and 3766 of Khata nos. 166 and 353 Thana No. 139 measuring 162.5 Decimal. Shri RANJIVENDRA NATH purchased 50 Decimal land vide Deed no.850/778 Dated – 21.01.1989 from Smt. Usha Rani Rathi w/o Shri Raghubir Singh Rathi and mutated his name vide mutation case no. 98 R27/89-90, Shri SANJIVENDRA NATH purchased 62.5 Decimal land vide Deed no.1431/1319 Dated – 02.02.1989 from Naval Kishore Sharda and Brij Kishore Sharda both sons of Pyarelal Sharda and mutated his name vide mutation case no. 97 R27/89-90 and Mrs. SUSHMA NATH purchased 50 Decimal land vide Deed no.849/777 Dated – 21.01.1989 from Smt. Usha Rani Rathi wife of Shri Raghubir Singh Rathi and mutated her name vide mutation case no.100R27/89-90 . All have paid lagan/rent to Anchal Office up to 2024-25.

AND WHEREAS, land of khata no.166 plot no.3765 is recorded in R.S Khatian in the name of Syed Shahdullah Shah as kaymi and land of Khata no.353 is recorded as 'Bakast Malik', name of land lord is Syed Shahdullah Shah.

AND WHEREAS, The Said lands were inherited Host Bibi Hamida Khatoon and Bibi Latifan and others as the legal heirs and successors of Syed Shadulla Shah, who sold the same by virtue of registered Deed of Sale in favor of Land Development Corporation through its proprietor Shri Atma Ram Modi, S/o- Late Shri Banshidhar Modi, R/o- Upper Bazar, Ranchi vide Deed No.- 678 entered in Book No. 1, Volume No.- 12, Pages No.- 161 to168, Year- 1960, registered in the office of the District Sub Registrar, Ranchi.

AND WHEREAS, said Atma Ram Modi the proprietor of Land Development Corporation sold this land to Bafna Trading Co. Pvt. Ltd having its Head office at Kolkata, though its Managing Director Danchand Bafna son of Pushraj Bafna vide Sale Deed No.-8075/7437

For Darling Housing Pvt. Ltd.

*Dan*  
Director

Usha Rathi  
16/7/2024



16/7/24

For Darling Housing Pvt. Ltd.

*Darling*  
Director

entered in Book No.- 1, Volume No.-66, Page No.- 136 to 140 year- 1963, registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS, the said proprietor of Bafna Trading Corporation Shri Danchand Bafna sold the said 1.00 acre of land out of 2.25 acre land to the present vendor, Smt. Usha Rani Rathi w/o Shri Raghbir Singh Rathi vide Sale Deed no-1641, Book no 1, Volume no.- 72, Page No.- 128 to 137 year- 1982, registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS, the said proprietor of Bafna Trading Corporation Shri Danchand Bafna sold the said land 1.25 acre land out of 2.25 acre land to 1. Shri Nawal Kishore Sharda and 2. Shri Brij Kishore Sharda.

AND WHEREAS, Smt. USHA RANI RATHI sold 50 Decimal Land to Shri Ranjivendra Nath and 50 Decimal to Smt. Sushma Nath and Nawal Kishore Sharda and Brij Kishore Sharda sold 62.5 Decimal Land to Shri Sanjivendra Nath and got Mutated vide 97/R-27/89-90, 98/R-27/89-90 and 100/R-27/89-90 in the office of Anchal Adhikari, Ratu, Ranchi.

AND WHEREAS, Shri Ranjivendra Nath, Smt. Sushma Nath and Shri Sanjivendra Nath the said Land Owners covenants that the aforesaid property is exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments has in himself good right, full power and absolute authority and title to deal with the whole or part of the said property in the manner he thinks best.

AND WHEREAS, the Developer approached the LAND OWNERS for getting one or more multi storied commercial and residential building/buildings complex developed and constructed on the said plot to which the OWNER agreed as they are interested in getting a multi storied commercial and residential building complex developed and constructed on the said land and acquired built up area in the shape of residential complex complete in all respect as also Parking Space etc., of equivalent value in lieu of the value of the proportionate percent of constructed area and parking spaces which will fall to the share of the Land Owners.

Usha Rathi  
16/7/2024

For Darling Housing Pvt. Ltd.

*Darling*  
Director



For Darling Housing Pvt. Ltd.

*Darling*  
Director

AND WHEREAS, the Developer offered to develop and construct on its own cost the multistoried building complex on the said plot of land.

AND WHEREAS, the total built up area as sanctioned by R.R.D.A include Parking spaces on the Basement floor and Ground floor Parking and setback in the built up area (Open Parking Space) approved by R.R.D.A will be shared between the Developer and Land Owner on the proportionate basis respectively.

AND WHEREAS, The OWNERS or legal heir and the Developer or its nominees or legal heirs shall be solely and exclusive entitled to their respective areas. They shall be fully entitled to transfer, convey, grant of otherwise alienate their interest in any manner as deemed fit by them to any person, association of persons, firms, body corporate, co. operative societies, Govt. agencies etc. On such terms and conditions as may be decided by the POWER HOLDER and developer or their nominees, legal heirs, in respect of areas falling in their own shares.

A. The OWNERS and his/her nominees or legal heirs and the developer and its nominees or legal heirs shall jointly have undivided right title and interest over the total land in their respective shares subject to the condition of RIGHT TO PASSAGE.

B. The Developer shall provide basic amenities in the complex and the share of the Land Owners in the cost of providing these facilities will be borne by the developer.

### **NOW THIS DEED OF DEVELOPMENT AGREEMENT**

witnesses and it is hereby agreed and declared by and between the parties that the terms of development are as follows:-

1. The DARLING HOUSING PVT LTD will develop the said land and construction residential / commercial complexes.
2. That the developer will be entitled to assign, transfer or subject in any manner whatsoever for construction or otherwise the premise to any other person except the share of land owner.

For Darling Housing Pvt. Ltd.

*Director*  
Director

*Wisha K. Kulkarni*  
16/7/2024



16/7/24

For Darling Housing Pvt. Ltd.

*Darling*  
Director

3. The DEVELOPER can mortgage the under construction built up area of their share /portion to any financial institution or any Bank.
4. That it shall be the duty of the developer to construct the proposed buildings on the said premise in accordance with the approved plan as R.R.D.A. Expense in connection with the same has been borne by the developer.
5. That the developer shall be solely liable and personally responsible for all liabilities for contravention of the plan approved by R.R.D.A laws and regulations and other terms governing its construction.
6. That the POWER HOLDER / Land Owner has delivered actual possession of the said property only to construct upon the said land.
7. The OWNERS are giving the possession of the property immediately from the date the Owners and Developer signs the joint DEVELOPMENT AGREEMENT for developing and construction of commercial cum residential buildings.
8. (a) That the Developer shall construct multi storied building/buildings on the said land of which the owner will get proportionate percent (Approx.) of the total built up area called the "Land Owners Area" built and constructed at the cost of the developer. Besides the above the developer will get proportionate percent approx. of the total parking area and setbacks in the built up area and the owner will also get proportionate percent of parking area with setbacks in the built up area approved by R.R.D.A.  
(b) The DEVELOPER will get the mutually decided built up as their share along with Parking and Set Back areas.
9. (a) That it shall be the duty of the developer and Land owners and or their transferees or representatives or legal heirs to maintain the building. Ground and common services facilities. The maintenance charges will be borne by the owners of the built-up area for such maintenance of the building and common facilities.

Usha Nandan  
16/7/2024

For Darling Housing Pvt. Ltd.

*Usha Nandan*  
Director



18/7/24

For Darling Housing Pvt. Ltd.

*Donker*  
Director

(b) That it has been agreed that the builder will keep provision to attach the future land bearing Khata No. 166 and 353, Plot No. 3765 and 3766 in drawings and approvals in the similar manner that is prevailing in this this agreement.

(c) That the owner shall have full and exclusive right, title ownership interest over share of the built up area including parking and be fully entitled to enjoy such built up and other areas including parking and shall be fully entitled to enjoy such built up and other areas either himself individually or to transfer, grant or otherwise alienate his interest in any manner as deemed fit by him, irrespective of the fact that all costs and developments and construction of the aforesaid land owner's share in the area or shall be borne and paid by the developer.

(d) That the land owner hereby from the date of execution of this agreement permits the developer to start construction work according to the plan approved by R.R.D.A and contact his prospective clients for sale of his share in the proposed multistoried building/building and sale of such flats and to appropriate the same excluding the land owners portion as and when developed. The developer will complete floor wise all work in all respects including the work of common facilities in the commercial / residential complex making them fit for occupation and use. Further, after completion of commercial / residential complex as above in any floor, physical possession of those area in respect of owner's share area wise shall be given to the owner.

(e) That the developer shall act as an independent developer in constructing the said building/buildings over the said landed property and shall keep the owners indemnified from against all acts of the third parties and the claims arising out of any acts, commissions, or commission of the developer the land owner hereby authorizes of this agreement.

Usha Nalmi  
16/7/2024

For Darling Housing Pvt. Ltd.

*Usha Nalmi*  
Director



For Darling Housing Pvt. Ltd.

*Donker*  
Director

(f) That the developer shall appoint architects, surveyors, engineers and contractors and other Person or persons which he deems necessary for the construction of the project.

(g) That the developer shall make application to the concerned authorities for obtaining electrical and water connection and permits or quotas for cement, steel and other controlled building materials.

(h) That the developer shall accept services of any writ, summons or other legal process or notice and to appear and represent the owner in any court or before any magistrate's court, judicial Tribunal and other tribunals in connection with the development of the said property and to commence or file suits, actions or proceedings in any court before any public office tribunal relating to the development of the said property or part or parts necessary Vakalatnama, claims, complaints, application, affidavits, petition and other documents, papers and writings in case of any legal proceedings in any court of law against the interest of the land owner. The developer shall take all measures at his own cost to protect the title, interest and right of the land owner and the advice of the owner in this regard shall be obtained by the developer at all times.

(i) That the developer will enter into agreements for sale of or otherwise allot flats / commercial space in the aforesaid building/buildings to the purchaser who is not engaged in unlawful and criminal activities except the land owner's area/share.

(j) That the developer can mortgage the said property except the land owner's portion/share with bank and/or any government or public financial institutions, but not with private bodies or individuals for the construction and development of the as loan by pledging, Hypothecating or mortgaging (without possession) of the said premises, such monies shall not be diverted or be invested in any other work or purpose save and except for the development

hisha Nambi  
16/7/2024

For Darling Housing Pvt. Ltd.

Director



16/7/24

For Darling Housing Pvt. Ltd.

*Donker*  
Director

of this complex. Further for any advance or loan taken from the any bank and or any Govt. or public institutions of for advance taken from the parties against the anticipated construction for the said multistoried commercial/residential complex the Developer shall be fully and exclusively responsible. No liability in respect of the loan or advance may be cast against the land owner and the developer only shall be responsible for this as well as for the quality of construction of said commercial / residential complex.

(k) The upon the completion of the development work or before and subject to the terms and conditions contained herein the land owner so required by the developer shall execute or join in the execution of all documents necessary for giving the possession to buyer legal title to the respective area including their undivided proportionate share of land.

(l) That the Land Owners agrees and undertakes that they shall execute a registered power of attorney of the constructed area fallowing in the share of developers after the time of signing of this agreement in favor of the developer or their nominee so that no hindrance or obstruction is caused to the developer to do all such acts and or thinks that may be necessary for the development, planning, construction and sale of the developer portion of the construction on the premises. However it is covenanted between the parties that the aforesaid the power of attorney shall be governed by the provisions of this development agreement and no sale can take place before the LAND OWNERS share of construction is delivered and written acceptance obtained.

(m) R.R.D.A or RMC or any other public body or the Govt. for the development, betterment of the area in which the said premises is located or any other levy becomes applicable on the said premises or the building thereon at a future date, then the same shall be borne and paid by the developer exclusively.

(n) That it is agreed that after the execution of these presents the developer shall be entitled to construct temporary warehouse

For Darling Housing Pvt. Ltd.

*Pankaj*  
Director

*Lisha Nishu*  
16/7/2024



16/7/24

For Darling Housing Pvt. Ltd.

*Donker*  
Director

labour hutment and put up sign boards and hoardings on the said premises for the purpose of construction and shall be removed after the completion of the building.

(o) That it is agreed that in all such transfers/conveyance of land and built up area the purchaser shall bear their own cost of stamp duty, court fees and other registration charges except the land owner who shall never be liable for any stamp duty or registration charges or other charges.

(p) That except for violation of deviation from the terms and conditions of this agreement the land owner shall not stop the developer or their men from making the construction. In case any fine or penalty is imposed on the said building for any extra building area constructed in excess of the sanctioned plan than the same shall be borne and paid entirely by the developer and the land owner shall not be liable for the same. Further neither the land owner nor the developer will create any problem on the said property or on any part of there of sale mortgage, exchange, leased, bust is meant right, gift, leave license, permission agreement or any other encumbrances whatsoever against the spirit of the present agreement.

10. The Land Owner hereby declares:-

(A) That the area of the said land as mentioned herein before is 162.5 Decimal.

(B) That the total land is of a free hold tenure and the land owner has not created in any manner encumbrances on his said property or any part thereof by way of sale, exchange, lease, trust, right, gift, leave, license, possession, rent possession charge, inheritance or other encumbrances whatsoever.

(C) That no notice or notification for requisition and acquisition under the statures for the time being enforced has been received served or issued affecting the said property or any part thereof and the land owner is entitled to develop and or cause to be developed the entire said property.

For Darling Housing Pvt. Ltd.

Director

Wahab Nadeem  
16/7/2024



For Darling Housing Pvt. Ltd.

*Darker*  
Director

- (D) That there is no notice or order passed by RRDA, RMC or any I other body or authority for setback or either acquisition of the said total property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or affecting said property or any part thereof.
- (E) That there is no statutory claims demands attachment or prohibitory orders made or issued by the taxation authority, revenue, authorities, municipal, authorities or any Govt. Or local bodies of authorities covering or affecting the said property or any part thereof.
- (F) That there are no attachments either before or after judgment and there are no claims, demands, suits, decree, injunctions, order, notices, insolvency notices, petition or adjudication orders made or issued by, at the instance of any party in any way affecting the said property.
- (G) That a part from land owner none else is entitled to or has any share, right, title or interests in the said property or ay part thereof and that the land owner is not a benamidaar or trustee for any one in respect of the said property.
- (H) The Land Owner agrees to register the part of landmarked in Government for road winding to RRDA, if called for.
- (I) That the land owner hereby irrevocably undertakes not to sell, dispose or alienate the said property or any part thereof for the purpose of development, pursuant to this agreement with the ultimate object of granting, conveying and transferring the developers share of property as aforesaid to the developer or nominated by the developer and further irrevocably undertake not to do any act, deed or matter or things as shall be in contravention of this declaration made by him in the proceeding clause.
- (J) That for the purpose of verifying the correctness of the declaration herein above made by the land owner and in

Wsha Kaddu  
16/7/2024

For Darling Housing Pvt. Ltd.

  
Director



16/3/24

For Darling Housing Pvt. Ltd.

*Darling*  
Director

particular the declaration made above regarding the absolute land ownership of the said property and their title their in being marketable, free from all encumbrances and also his undertakings not to encumber the said property or to otherwise alienate or dispose of or deal with the same or any part thereof save and except as herein above provided, the developer is provided with Photostat copies of all necessary documents including documents of title relating to the total property for the purpose of verification as aforesaid including investigation for the land owners title to the land. The land owner undertakes to make available to the developer all such papers in lieu of an accountable receipts as and when required to be produced before the concerned authorities.

Usha Kadh  
16/9/2024

(K) It is mutually agreed that the land owner will show the original documents etc. to RRDA, RERA or any Government Agency if called for.

11. It is agreed by and between the parties that from the date of this agreement all rent taxes etc. including municipal taxes. Water and electricity charges are paid by the developer. After the completion of the project and handing over physical possession to the land owner and allottees etc., the charges will be borne by respective parties.

12. That the land owner and his legal heirs, successors, administrators, assigns, executors and nominees will have the rights, title and interest in the use and enjoyment of all common pool area, staircase, parking spaces, common passages and lobbies etc., as the developer or their nominees.

13. That the agreement shall not ever be deemed to constitute a partnership of any between the Parties hereto nor a joint venture.

For Darling Housing Pvt. Ltd.

*Director*  
Director



16/7/24

For Darling Housing Pvt. Ltd.

*Donker*  
Director

14. That the land owner shall have no objection if the developer inserts a advertisement in the newspapers either in English or vernacular papers, inviting application for the sale or purchase of the flats pertaining to the developers share in the multi storied complex or to be constructed by the purchaser or allotment thereof.
15. It is expressively agreed by and between the parties (the land owner and the developer) that after possession of flats pertaining to his share by the land owner he shall be liable for payment of all the maintenance and monthly maintenance charges proportionately of his flat holdings. For smooth execution of the maintenance work a committee consisting of all the flat land owners including land owner nominee and developers nominee shall be constituted to look after the say to day security, water supply, sanitation and other maintenance in all other charges like electricity bills municipal taxes, etc. For the flats in question shall be paid by the flat land owner after taking the possession.
16. It is also agreed by the parties that the common facilities of the building shall be utilized by all the allottees of the flats including the land owner or his legal heirs, successors, transferors and representative,. And common statutory rent, bills etc. shall be borne by all the flat allottees including the land owner or his legal heirs, successors, transferors, representative according to their share proportionately after taking possession.
17. The POWER HOLDER / LAND OWNERS and the DEVELOPERS agreed that any excess land remaining after the required land area as per RRDA sanction shall be the exclusive land of the land owners and the developer or nominee shall have no right or title on it. The Land owner shall have full access to the said property, through the passage.

Usha Nishi  
16/7/2024

For Darling Housing Pvt. Ltd.

*Usha Nishi*  
Director



16/2/24

For Darling Housing Pvt. Ltd.

*Darling*  
Director

## SCHEDULE-A

All 162.5 Decimal Raiyat Land measuring an area 87.50 decimals in Plot No. 3765 under Khata No. 166 and land measuring an area 75.00 decimals in Plot No. and 3766 under Khata Nos. 353 under Khewat nos. 2 and 19/2 ,Thana No. 139 of village - Simalia, P.S - Ratu, Anchal - Ratu , District- Ranchi, Jharkhand, Which is Butted and Bounded as below :-

North : Plot No. 3761, 3762

South : Plot No. 3716

East : 200' Pucca Road and Part of Plot Nos. 3765, 3766

West : Plot No. 3769

Nisha Nath  
16/7/2024

### **VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION**

Value of land measuring 162.5 Decimal @ Rs.7,23,845/- Commercial Rate Rs.11,76,24,850/- (Rupees Eleven Crore Seventy Six Lakhs Twenty Four Thousand Eight Hundred Fifty).

### **DETAILS OF LAND OWNER'S SHARE**

That in lieu the land provided by the LAND OWNERS to the DEVELOPER for constructing the multistoried commercial cum residential building the DEVELOPER shall give super built up area and undivided proportionate share in land out of the total super built up area to the LAND OWNER and car parking shall be same ratio in the following manner :-

### **ANNEXURE-A (COMMERCIAL)**

Sl.No.	Floor	Area (South West)
1.	Lower Ground Shop	3450 sq.ft.
2.	Ground Floor	3450 sq.ft.
3.	First Floor	3450 sq.ft.
4.	Second Floor	3450 sq.ft.
5.	Third Floor	3450 sq.ft.

For Darling Housing Pvt. Ltd.

  
Director



16/2/24

For Darling Housing Pvt. Ltd.

*Donker*  
Director

6.	Fourth Floor	3450 sq.ft.
7.	Fifth Floor	3450 sq.ft.
8.	Sixth Floor	4002 sq.ft.
9.	Seventh Floor	3519 sq.ft.
	<b>Total</b>	<b>31671 sq.ft.</b>

**(RESIDENTIAL)**

Sl.No.	Floor	Flat Nos.	Area
1.	Second Floor	Flat No. 1 to 10	17050 sq.ft.
2.	Third Floor	Flat No. 1 to 10	17050 sq.ft.
3.	Fourth Floor	Flat No. 1 to 10	17050 sq.ft.
4.	Fifth Floor	Flat No. 1 to 10	17050 sq.ft.
5.	Eighth Floor (Top Roof)	Flat No. 1, 4, 5, 8, 9	8400 sq.ft.
		<b>Total</b>	<b>76600 sq.ft.</b>

usha kumar  
 16/7/2024

**DETAILS OF DEVELOPER'S SHARE**

The DEVELOPER will entitled to below mentioned super built up area and undivided proportionate share in land out of the total super built up area and car parking shall be same ratio in the following manner:-

**ANNEXURE-B**  
**(COMMERCIAL)**

Sl.No.	Floor	Area (North East)
1.	Lower Ground Shop	2829 sq.ft.
2.	Ground Floor	3450 sq.ft.
3.	First Floor	3450 sq.ft.
4.	Second Floor	3450 sq.ft.
5.	Third Floor	3450 sq.ft.
6.	Fourth Floor	3450 sq.ft.
7.	Fifth Floor	3450 sq.ft.
8.	Sixth Floor	3450 sq.ft.
9.	Seventh Floor	3450 sq.ft.
	<b>Total</b>	<b>30429 sq.ft.</b>

For Darling Housing Pvt. Ltd.

  
 Director



For Darling Housing Pvt. Ltd.

*Darling*  
Director

**(RESIDENTIAL)**

Sl.No.	Floor	Flat Nos.	Area
1.	Ground Floor	Flat No. 1 to 10	17050 sq.ft.
2.	First Floor	Flat No. 1 to 10	17050 sq.ft.
3.	Sixth Floor	Flat No. 1 to 10	17050 sq.ft.
4.	Seventh Floor	Flat No. 1 to 10	17050 sq.ft.
5.	Eighth Floor (Top Roof)	Flat No. 2, 3, 6, 7, 10	8650 sq.ft.
		<b>Total</b>	<b>76850 sq.ft.</b>

*Neelha Nath*  
16/7/2024

**SPECIFICATIONS FOR RESIDENTIAL FLATS:-**

1. R.C.C Frame structure –
2. Fly Ash or AAC Block Brick work
3. Floors – Vitrified Tiles ( Leading Brand like Somany, Kajaria, RAK or Orient
4. External and Internal Wall Putty with external weather coat paint and internal emulsion
5. Doors & Windows – Wooden / WPC Factory made frames & Wooden / Plyboard door. Windows Aluminium or WPC windows ( designed as per wind load )
6. Bathroom – PVC piping with best in class sanitary ware like Jaguar, Hindware, Grohe or equivalent
7. Kitchen – Marble/Granite kitchen slab and steel sink with drain board.
8. Passenger lift & service lift of reputed make like Kone, Thyssenkrup, OTIS or equivalent
9. Full Fire Fighting provision
10. Building Services like CCTV, Fire alarm, Boom barrier , Lightning conductor as per best industry standard.
11. Generator, Fire and Water supply pumps – Kirloskar, Mahindra, Etc.



16/8/24

For Darling Housing Pvt. Ltd.

*Darling*  
Director

**SPECIFICATIONS OF BUILDING:-**

**Commercial Building**

1. R.C.C Frame structure –
2. Fly Ash or AAC Block Brick work
3. Floors – Vitrified Tiles ( Leading Brand like Somany, Kajaria, RAK or Orient
4. External and Internal Wall Putty with external weather coat paint and internal emulsion
5. Doors & Windows – Wooden / WPC Factory made frames & Wooden / Plyboard door. Windows Aluminium or WPC windows ( designed as per wind load )
6. Bathroom – PVC piping with best in class sanitary ware like Jaguar, Hindware, Grohe or equivalent
7. Kitchen – Marble/Granite kitchen slab and steel sink with drain board.
8. Passenger lift & service lift of reputed make like Kone, Thyssenkrup, OTIS or equivalent
9. Full Fire Fighting provision
10. Building Services like CCTV, Fire alarm, Boom barrier , Lightening conductor as per best industry standard.
11. Glazed windows and walls
12. Power Back Up

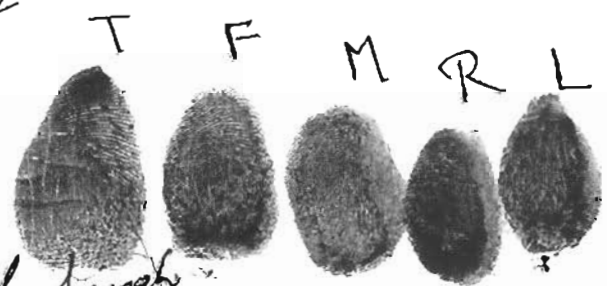
**IN THE WITNESS WHEREOF THE LAND OWNERS AND THE DEVELOPER have put their respective hands on the date, month and year above written after fully understanding the contents of these presents in presence of witnesses.**

**WITNESSES**

1. Asim Kumar Pathak  
S/o Late Kamleshwar Pathak  
Chiranchi, Ranchi - 834008  
16/7/2024

hsha Nally  
16/7/2024  
FIRST PARTY/LAND OWNER

2. Meenakshi Singh  
S/o Sri. Rajendra Prasad Singh  
#17, Indira Nagar, Kanke Road,  
Lanchi, 834008. Jharkhand.  
16/7/2024





16/7/24

For Darling Housing Pvt. Ltd.

*Darling*

Director

SECOND PARTY/DEVELOPER

Dated  
16/7/2024

SIGNATURE, PHOTO & FINGER'S IMPRESSION OF THE DEVELOPER

Dated  
16/7/2024



THUMB	INDEX	MIDDLE	RING	LITTLE

Dated  
16/7/2024

Certified that the LANDOWNERS, DEVELOPER AND WITNESSES have given their Photographs, signature and left hand fingers impression in this Development Agreement in my presence.

Drafted By: Ranjit Manyhi  
Signature Ranjit Manyhi  
16/7/24  
Advocate

Advocate  
[Signature]  
G. No. 6407199

Typed By: M. J. Fauqar  
16/7/24

For Darling Housing Pvt. Ltd.

Dated  
Director



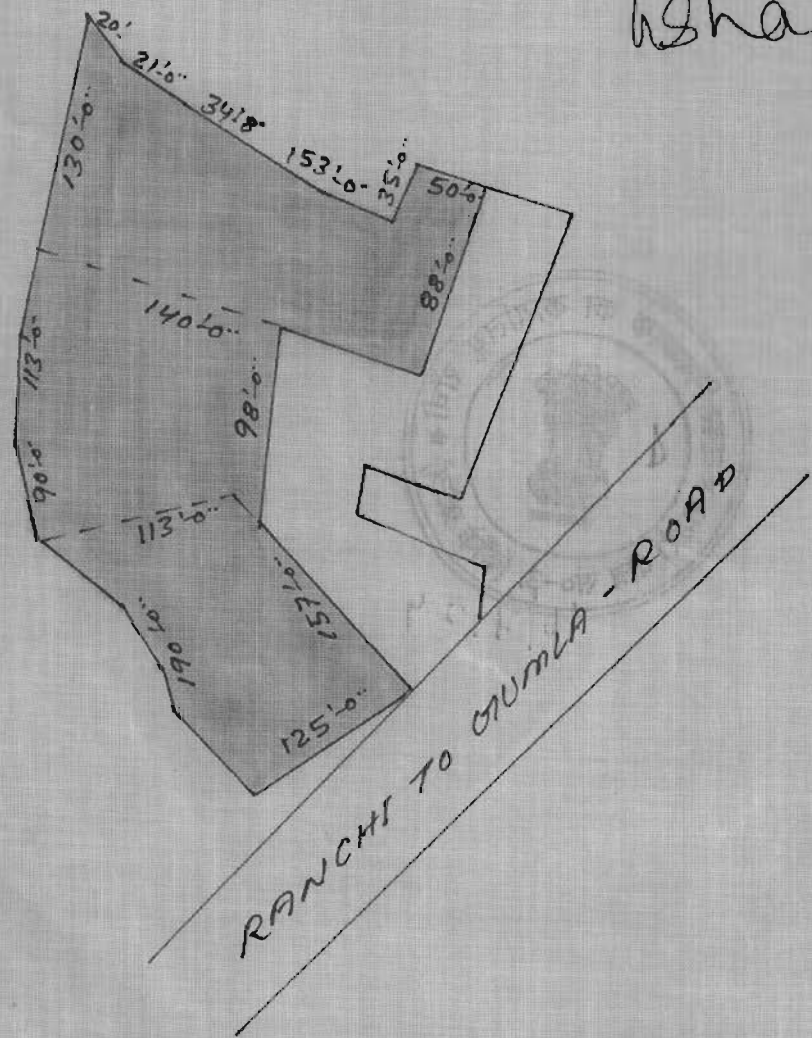
For Darling Housing Pvt. Ltd.

*Darling*  
Director

Z  
Y  
X  
W

VILLAGE - SIMALIYA  
THANA - RATU  
THANA NO - 139, DIST - RANCHI  
R/S PLOT NO - 3765, 3766  
AREA SHOWN IN RED WASH

<u>SUB PLOT NO</u>	<u>AREA</u>
	<u>A - DEL</u>
3765/PART -	0 - 62.50
3765/PART -	0 - 25.00
3766 -	0 - 75.00
<u>TOTAL -</u>	<u>1 - 62.50</u>



Isha Kaur  
16/7/2024

*[Signature]*  
16/7/2024

*[Signature]*

1  
2  
3  
4  
5

VILLAGE - SIMALTA  
THANA - RATN  
THANA NO. 139 DIST - RAIPUR  
R/S PLOT NO. 3762, 3766  
AREA SHOWN IN R/S MAP

SUB PLOT NO	AREA
3762/Part -	0 - 63.20
3762/Part -	0 - 22.00
3766	0 - 72.00
<b>TOTAL</b>	<b>1 - 63.20</b>

12/4/2011  
1505/F/2011

12/4/2011  
1505/F/2011



16/1/24  
RANCHI TO RAIPUR

12/4/2011

८

अवर निबंधक का कार्यालय, शहरी क्षेत्र संख्या-03, काँके

प्रक्षेत्र, राँची।

दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं०	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) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में )	X	

जाँच लिपिक का हस्ताक्षर  
तिथि सहित  
**ANAND KUMAR**

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित

For Darling Housing Pvt. Ltd.

*Darling*  
Director



RAMU KUMAR

For Darling Housing Pvt. Ltd.

*Ramu*  
Director



## Pre Registration Docket

Date :- 16-07-2024 02:03 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 202400089186

Appointment :- 16-Jul-2024 Time:- 10:50

Article	Development Agreement
Pre Registration Date	15-Jul-2024
No. Of Pages	204
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 29,48,750.

Property Id: **1264934**

Valuation No. : 1723861 / 2024	:- 2024-2025	Date : 16-July-2024 14:44:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ratu	
Land Type : Rural	Corporation :	Village/City : Simliya	
Simliya Word No 1 - Other Road			
Khata Number - 166			
Plot Number - 3765			
Page Number - 938 132 129			
Volume Number - 5 11 11			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹723845/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	87.50 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 87.5 x 723845=63336437.5	₹6,33,36,438/-
A	Total		₹6,33,36,438/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			₹6,33,36,500/-
<b>Total Amount in Words : Six Crore Thirty Three Lakhs Thirty Six Thousands Five Hundred Rupees Only.</b>			

For Darling Housing Pvt. Ltd.

*Director*  
Director



For Darling Housing Pvt. Ltd.

*Darling*  
Director

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: 200 Feet Pucca Road and Part of Plot No. 3765, 3766, West: Plot No. 3769, South: Plot No. 3716, North: Plot No. 3761, 3762
Area	Land area : 87.50 Decimal
Other Description of the Property	Pin Code - 835222
Government/Market Value	63336437.5
Transaction Amount	-

Property Id: **1264938**

<b>Valuation No.</b> : 1723862 / 2024	<b>:-</b> 2024-2025	<b>Date</b> : 16-July-2024 14:45:PM
<b>State</b> : Jharkhand	<b>District</b> : Ranchi	<b>Tahsil</b> : Ratu
<b>Land Type</b> : Rural	<b>Corporation</b> :	<b>Village/City</b> : Simliya
<b>Simliya Word No 1</b> - Other Road		
<b>Khata Number</b> - 353		
<b>Plot Number</b> - 3766		
<b>Page Number</b> - 938 132 129		
<b>Volume Number</b> - 5 11 11		

<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹723845/- Decimal			
<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area	75 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 75 x 723845=54288375	<b>₹5,42,88,375/-</b>
A	Total		<b>₹5,42,88,375/-</b>
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			<b>₹5,42,88,400/-</b>
<b>Total Amount in Words</b> : Five Crore Forty Two Lakhs Eighty Eight Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: 200 Feet Pucca Road and Part of Plot No. 3765, 3766, West: Plot No. 3769, South: Plot No. 3716, North: Plot No. 3761, 3762
Area	Land area : 75.00 Decimal
Other Description of the Property	Pin Code - 835222
Government/Market Value	54288375
Transaction Amount	-

For Darling Housing Pvt. Ltd.

*Darling*  
Director



For Darling Housing Pvt. Ltd.

*Darling*  
Director

CLAIMANT	<b>Darling Housing Pvt Ltd THROUGH ONE OF ITS DIRECTORS-Mr. Ankur Anil , Father/Husband Name Anil Kumar Singh,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-14-Jun-1991,Permission Case No.- , Aadhaar No. *****3586, Country-Bharat, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - 17, Indira Nagar, Kanke Road, PO-RU Post, PS-Gonda, Ranchi, Pin Code-834008</b>
EXECUTANTS	<b>-Mrs. Usha Nath , Father/Husband Name Parmeshwar Prasad Sinha,, Party Category-Power Of Attorney , PAN No.- Date Of Birth-01-May-1939,Permission Case No.- , Aadhaar No. *****2396,Address - 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi</b>
	<b>-Mrs. Sushma Nath , Father/Husband Name Late Devendra Nath,, Party Category-NRI/OCI , PAN No.- Date Of Birth-01-Sep-1964,Permission Case No.- , Aadhaar No. Address - 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi</b>
	<b>-Mrs. Usha Nath , Father/Husband Name Parmeshwar Prasad Sinha,, Party Category-Power Of Attorney , PAN No.- Date Of Birth-01-May-1939,Permission Case No.- , Aadhaar No. *****2396,Address - 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi</b>
	<b>-Mr. Ranjivendra Nath , Father/Husband Name Late Devendra Nath,, Party Category-Individual For Power of Attorney , PAN No.- Date Of Birth-19-Jan-1966,Permission Case No.- , Aadhaar No. ,Address - 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi</b>
	<b>-Mr. Sanjivendra Nath , Father/Husband Name Late Devendra Nath,, Party Category-Individual For Power of Attorney , PAN No.- Date Of Birth-07-May-1963,Permission Case No.- , Aadhaar No. ,Address - 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi</b>

Witness Information	<b>Mr. Ajay Kumar Pathak , Address - B-16/a, Mandir Marg, Ravindra Nagar, Phase-1, Chirondi, Misirgonda alia Pahargonda, Ranchi University, Kanke, Ranchi-834008-, Father/Husband Name-Kameshwar Pathak</b>
---------------------	---

Identifier Details	<b>Mr. Ajay Kumar Pathak , Address - B-16/a, Mandir Marg, Ravindra Nagar, Phase-1, Chirondi, Misirgonda alia Pahargonda, Ranchi University, Kanke, Ranchi-834008-, Father/Husband Name-Kameshwar Pathak</b>
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	6.120
<b>Total</b>		<b>6,120</b>

<b>Fee Rule:Development Agreement</b>		
1	A1	29,40,823

For Darling Housing Pvt. Ltd.

*[Signature]*  
Director



For Darling Housing Pvt. Ltd.

*Pankaj*  
Director

2	E	2,000
3	LL	5
4	PR	2
<b>Total</b>		<b>29,42,630</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.

*Poojit Majhi*  
Deed Writer / Advocate  
14/7/24

*Poojit*  
Vendee / Claimant  
16/7/24

*Usha Khatu*  
Vendor / Executant  
16/7/24

For Darling Housing Pvt. Ltd.

*Poojit*  
Director



For Darling Housing Pvt. Ltd.

*Pankaj*

Director



## Document Registration Summary 1

Date :-16-Jul-2024

- Government/Market Value: ₹117624900/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹1000/-

Receipt : 1056540

Receipt Date : 16-07-2024

Presenter Name: Usha Nath

On Date 16-07-2024 Presented at SRO - Ranchi Urban3  
Signature of Presenter

*Usha Nath*  
SRO - Ranchi Urban3  
16/7/2024

E	₹2000
PR	₹2
SP	₹6120
LL	₹1255
A1	₹2940623
Stamp Duty	₹1000

Total ₹2951000

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	1000	-996	GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorAnkurAnil	GRN Number : 2403130548 DEPT Transaction Id : da5d4d7a09f6fdc21d29 Transaction Type :	1000
E	2000	2000	0	GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorsAnkurAnil	GRN Number . 2403134566 DEPT Transaction Id : 718d5248034f30d1f414 Transaction Type :	2000
PR	2	2	0	GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorsAnkurAnil	GRN Number : 2403134566 DEPT Transaction Id : 718d5248034f30d1f414 Transaction Type :	2
SP	6120	6120	0	GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorsAnkurAnil	GRN Number : 2403134566 DEPT Transaction Id : 718d5248034f30d1f414 Transaction Type :	6120

For Darling Housing Pvt. Ltd.

*Director*  
Director



For Darling Housing Pvt. Ltd.

*Darling*

Director

A1	2940623	2940623	0	GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorsAnkurAnil	GRN Number : 2403134566 DEPT Transaction Id : 718d5248034f30d1f414 Transaction Type :	491878
				GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorAnkurAnil	GRN Number : 2403135242 DEPT Transaction Id : cbd756cac87a0aa048c2 Transaction Type :	500000
				GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorAnkurAnil	GRN Number : 2403135532 DEPT Transaction Id : 2a2a44a1d173a9cbc221 Transaction Type :	500000
				GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorAnkurAnil	GRN Number : 2403135853 DEPT Transaction Id : 0f2d356e80cc695054c9 Transaction Type :	500000
				GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorAnkurAnil	GRN Number : 2403136233 DEPT Transaction Id : 3af2f6c788d531984af4 Transaction Type :	450000
				GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorAnkurAnil	GRN Number : 2403137850 DEPT Transaction Id : 002e52d94808a0c864eb Transaction Type :	498745
LL	5	1255	-1250	GRAS	DarlingHousingPvtLtdThroughOneOfItsDirectorAnkurAnil	GRN Number : 2403137850 DEPT Transaction Id : 002e52d94808a0c864eb Transaction Type :	1255
Sub Total	2948754	2951000	-2246				

Article : Development Agreement Number of Pages : 408

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

For Darling Housing Pvt. Ltd.

  
Director



For Darling Housing Pvt. Ltd.

*Donker*

Director



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400089186

Deed Type	Development Agreement
Number of Pages	408
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 6120, A1 :- Rs. 2940623, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.63336438/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ratu , Village Name :- Simliya Location :- Other Road, Simliya Word No 1 Property Boundaries :- East: 200 Feet Pucca Road and Part of Plot No. 3765, 3766, West: Plot No. 3769, South: Plot No. 3716, North: Plot No. 3761, 3762 Khata Number - 166Plot Number - 3765Page Number - 938 132 129Volume Number - 5 11 11 Area Of Land :- 87.50 Decimal
Property No.	2
Valuation Details	Value :- Rs.54288375/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ratu , Village Name :- Simliya Location :- Other Road, Simliya Word No 1 Property Boundaries :- East: 200 Feet Pucca Road and Part of Plot No. 3765, 3766, West: Plot No. 3769, South: Plot No. 3716, North: Plot No. 3761, 3762 Khata Number - 353Plot Number - 3766Page Number - 938 132 129Volume Number - 5 11 11 Area Of Land :- 75.00 Decimal

Sh./Smt. Usha Nath s/o/d/o/w/o Parmeshwar Prasad Sinha has presented the document for registration in this office

today dated :- 16-Jul-2024 Day :- Tuesday Time :- 15:11:12 PM



Usha Nath (Power Of Attorney)

Party Name	Document Type	Document Number
Usha Nath	PAN/UID	*****2396



Party Name and Address IS PAN Verified? Is e-KYC Verified? e-KYC Details Power Of Attorney Party Type Party\_Photo Party\_Signature  
For Darling Housing Pvt. Ltd. Finger Print Signature Director



For Darling Housing Pvt. Ltd.

*Pankaj*

Director

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Usha Nath Address1 - 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Usha Nath Address:- 214 / C, , Road No-1, Ashok Nagar, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		EXECUTANTS Age:85			<i>Usha Nath</i> 16/7/24
2	Ranjivendra Nath ... Jharkhand PAN No.:	No	No	Address:- ... Jharkhand PAN No.:	Usha Nath	EXECUTANTS Age:58			
3	Sanjivendra Nath ... Jharkhand PAN No.:	No	No	Address:- ... Jharkhand PAN No.:	Usha Nath	EXECUTANTS Age:61			
4	Sushma Nath Address1 - 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi, Address2 - ... Jharkhand PAN No.:	No				EXECUTANTS Age:59			

For Darling Housing Pvt. Ltd.





*Darling*  
Director





For Darling Housing Pvt. Ltd.

*Darling*

Director

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	Usha Nath Address1 - 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi, Address2 - ... Jharkhand PAN No.: Permisslon Case No.-	No	Yes	Usha Nath Address:- 214 / C, , Road No-1, Ashok Nagar, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		EXECUTANTS Age:85			<i>Usha Nath</i> 16/7/24
6	Ankur Anil Address1 - 17, Indira Nagar, Kanke Road, PO- RU Post, PS-Gonda, Ranchi, Address2 - Ranchi ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Ankur Anil Address:- 17,INDIRA NAGAR, , KANKE ROAD, KANKE ROAD, Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			<i>Ankur</i> 16/7/24

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Ajay Kumar Pathak S/o-D/o Kameshwar Pathak Address1 - B-16/a, Mandir Marg, Ravindra Nagar, Phase-1, Chirondi, Misirgonda alia Pahargonda, Ranchi University, Kanke, Ranchi-834008, Address2 - ... Jharkhand PAN No.:			<i>Ajay Kumar Pathak</i> 16/7/24

Witness:

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

For Darling Housing Pvt. Ltd.

*Director*  
Director



For Darling Housing Pvt. Ltd.

*Prakash*

Director

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ajay Kumar Pathak Address1 - B-16/a, Mandir Marg, Ravindra Nagar, Phase-1, Chirondi, Misirgonda alia Pahargonda, Ranchi University, Kanke, Ranchi-834008, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( Usha Nath , Usha Nath ), has/have admitted the execution before me. He/ She/ They has / have been identified by (Ajay Kumar Pathak) Son/Daughter/Wife of (Kameshwar Pathak) resident of (B-16/a, Mandir Marg, Ravindra Nagar, Phase-1, Chirondi, Misirgonda alia Pahargonda, Ranchi University, Kanke, Ranchi-834008) and by occupation (Business).



Signature of Registering Officer

Date:- 16-Jul-2024

Seal and Signature of Registering Officer

For Darling Housing Pvt. Ltd.

*Director*  
Director



For Darling Housing Pvt. Ltd.

*Pran*

Director

Token No.: 202400089186


## CERTIFICATE

### Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **16-Jul-2024** by **Usha Nath**, S/O, D/O, W/O **Parmeshwar Prasad Sinha** resident of 214/C, Ashok Nagar, Road No. 01, Doranda, PS-Argora, Ranchi.

This deed was registered as Document No:- **2024/RANU3/2169/BK1/2007** in Book No :- **BK1**, Volume No :- 246 from Page No :- 1 to 408 at, office of SRO - Ranchi Urban3

Date:- 16-Jul-2024

  
Registering Officer  
**RUPESH KUMAR SINHA**  
SUB REGISTRAR  
RWC URB-3, KANKE AREA

For Darling Housing Pvt. Ltd.



Director