

8534

7820



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3e1e76a55cdf236c15b2

Receipt Date : 13-Sep-2025 10:39:45 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500130684

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : DARSH BUILDCON (Vendee)

GRN Number : 2504417672



For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 का 1 क सं०.....5..... के अधीन यथावत स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

Dilip Kumar Singh
DSR, Ranchi

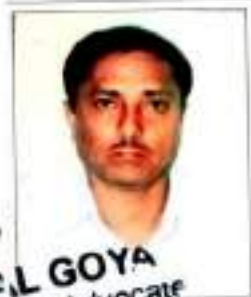
निर्वाहक निदेशिका

26/09/2025

26/09/25
Kinodur Agarnet
26/09/25
With Tehsil
26/09/25

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।

समर्पित का मुल्य - Development Agreement
 मुद्रांक - 100/-
 T.D.S. - [Signature]



VGS
VISHAL GOYA
 Advocate
 CHH Court, Ranchi
 In No. - 234/2025

वार्ग दर्शिका पंजी से मिला
 जमीन का दर/की. 881570/-
 कच्चा कामान का दर/वर्ग फीट
 पक्का कामान का दर/वर्ग फीट
 प्लॉट का दर/वर्ग फीट
[Signature]

श्रीम श्रीदत्ता
 की सुची
 प्लॉट एवं नाम दर्ज

[Signature]
 100 है।

गैर नजरक्या प्रतिबंधित सूच्य से
 खाता 100 प्लॉट 465
 का मिलान किया दर्ज नहीं पाया

[Signature]

Left Thumb	Left Index	Left Middle	Left Ring	Left Little

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at Ranchi on this 26th day of **September, 2025.**

BETWEEN

BIHAR FOUNDRY AND CASTINGS LTD (PAN No. AABCB 1852D), (Date of Incorporation 11/11/1971) on behalf of company assistant vice president and authorized signatory by its SRI BISHNU PRASAD UPADHAYA (Aadhar No. xxxx xxxx 9243) (Mobile No. 99340 12652) (date of birth- 10.03.1971), son of Late G D Upadhaya and Grandson of Late Anant Upadhaya, by caste General, by occupation Service, by faith Hindu, resident of 302, Sansar Enclave, New A G Colony, Doranda, Ranchi, P.O Dpranda, P.S Argora, District Ranchi, 834002, Jharkhand Indian Citizen, vide board resolution of the Company dated 19th September 2025 (hereinafter called the "LANDOWNER/FIRST PARTY") of the FIRST PART;

Written by
[Signature]
 26/9/25

[Signature]
 Kindly Approved

Recd
26/9/25
27/9/25



VIS
VISHAL GOYAL
Advocate
Civil Court, Raipur
In No. 234/2125

Left Thumb	Left Index	Left Middle	Left Ring	Left Little

दिनांक 26/09/25 रा.सं. 10/01
 राजेस्ट्रेशन अधिनियम 1908 धारा 22 के नियम 22
 श्री Bishnu Prasad Upadhyay
 पिता श्री/स्व. Sh. P. Upadhyay
 निवास स्थान Doodhmat finchi
 सेवा Service का लक्ष्य के रूप में
 अन्य विवरण.....
 मुख्यालय सं.
 लेखकारियों का दावेदारों में से एक को
 के अधिकारों में दि.
 में अवर निर्बंधन कार्यालय
 में अवर निर्बंधन के लिए पेश किया



दिनांक 26/09/2025
Dilip Kumar Singh
 DSR, Raipur

AND

DARSH BUILDCON (PAN No. AAUFD 1207G) (Date of Incorporation 4/08/2022), a partnership firm, represented through its Partner (1) **SRI WRITESH TEKRIWAL** (Aadhar No. xxxx xxxx 3926) (Date of Birth 30.06.1993), son of Sri Pradeep Tekriwal and grandson of Late Atma Ram Agarwal, by faith Hindu, by caste General (Do not come under CNT Act, 1908), by Occupation Business, resident of Hotel Akashdeep, Near Taxi Stand, Daily Market, Main Road, District Ranchi-834001, Jharkhand, Indian Citizen and (2) **Binod Kumar Agarwal** (Aadhar No. xxxx xxxx 6105) (Date of Birth 18/03/1965), son of Late Radhey Shyam Agarwal and, by faith Hindu, by caste General (Do not come under CNT Act, 1908), by Occupation Business, resident of Flat No-201, Shyam Kunj Apartment, Burdwan Compound, Kali Mandir Road Lalpur Ranchi-834001 Indian Citizen (hereinafter called the "**DEVELOPER/SECOND PARTY**") of the **Second Part**;

The Terms party "OWNER"/"First party" and "DEVELOPER"/"Second party" shall unless excluded by or repugnant to the context mean and include their respective heir(s), legal representative(s) administrator(s), successors in interest and assign(s).

AND WHEREAS, earlier the land being R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi was acquired by Jivan Lal by virtue of auction sale held on 20.04.1960 with effect from 14.09.1960 and confirmed on 22.09.1960 and came in possession over the same as absolute owner;

AND WHEREAS, the said Jivan Lal got his name mutated with regard of aforesaid property before the office of Circle Officer, Town Anchal, Ranchi now Bargai Anchal, Ranchi vide mutation case no. 768R27/1961-62 dated 13.09.1961 and is paying rent in his own name;

Writesh Tekriwal
26/9/25

Binod Kumar Agarwal

AND WHEREAS, the aforesaid Jivan Lal sold and transferred the land being R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi to Pallab Kumar Dasgupta by virtue of a registered deed of sale being Deed No. 1317 dated 20.02.1961, for the year 1961 of the office of DSR, Ranchi and put him in possession over the same;

AND WHEREAS, the aforesaid Pallab Kumar Dasgupta sold and transferred the land being R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi to Gyan Chand Sethi by virtue of a registered deed of sale being deed no. 16635 dated 06.11.1974, entered in book no. 1, volume no. 64, at pages 581 to 586, for the year 1974 of the office of DSR, Ranchi and came in possession over the same;

AND WHEREAS, the said Gyan Chand Sethi got his name mutated with regard of aforesaid property before the office of Circle Officer, Town Anchal, Ranchi now Bargai Anchal, Ranchi vide mutation case no. 58R27/1974-75 and is paying rent in his own name;

AND WHEREAS, aforesaid Gyan Chand Sethi died leaving behind his Wife namely Shakuntala Sethi, One Daughter namely Sonika Jain and one Son namely Pankaj Kumar Sethi as his legal heirs and successors of his property and after death of said Gyan Chand Sethi, the aforesaid Shakuntala Sethi, Pankaj Kumar Sethi and Sonika Jain came in possession over the said land as absolute owners;

AND WHEREAS, the aforesaid Landowner i.e. **Shakuntala Sethi** , **Sonika Jain** through their Power of Attorney Holder **Pankaj Kumar Sethi** and **Pankaj Kumar Sethi** sold and transferred Landed Property measuring an area 11 Kathas out of R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi to **BABITA AGARWAL** by virtue of a registered deed of sale being **Deed No. 2022/RAN/2824/BK1/2502** dated **13.04.2022**, entered in **book no. BK1, volume no. 334, at pages 251 to**

Written Tahir
26/9/25

Shy

Registered 19/02/2022

324, for the year 2022 of the office of District Sub Registrar, Ranchi and put them in peaceful possession over the same;

AND WHEREAS, the said Smt. Babita Agarwal got her name mutated with regard of aforesaid property before the office of Circle Officer, Baragai Anchal, Ranchi vide mutation case no. 662 R27/2022-23 dated 10.09.2022 and is paying rent in her own name;

AND WHEREAS, the aforesaid Landowner i.e. **BABITA AGARWAL** sold and transferred Landed Property measuring an area 11 Kathas out of R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi to **BIHAR FOUNDRY AND CASTINGS LTD** through its Director **SRI GOURAV BUDHIA** by virtue of a registered deed of sale being **Deed No. 2023/RAN/5770/BK1/5294 dated 12.07.2023**, entered in **book no. BK1, volume no. 709, at pages 345 to 402**, for the year 2023 of the office of District Sub Registrar, Ranchi and put them in peaceful possession over the same;

AND WHEREAS, the said **BIHAR FOUNDRY AND CASTINGS LTD** through its Director **SRI GOURAV BUDHIA** got their name mutated with regard of aforesaid property before the office of Circle Officer, Baragai Anchal, Ranchi vide mutation case no. 1289 R27/2023-24 and is paying rent in their own name;

AND WHEREAS, the aforesaid Jivan Lal sold and transferred the land being R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi to Sunil Choudhary by virtue of a registered deed of sale being Deed No. 5975 dated 11.10.1960, entered in book no.1, volume no.33, at pages 300 to 304, for the year 1960 of the office of DSR, Ranchi and put him in possession over the same;

AND WHEREAS, the aforesaid Sunil Choudhary executed a deed of release in favour of Jaloda Sen with regard of land being R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District

Writor Teh-wal
26/9/25
Ghy
Bihar Agarwal

Ranchi and had relinquished his right over the said land in favour of Jaloda Sen by virtue of a registered deed of release being Deed No. 5152 dated 24.06.1965, entered in book no.1, volume no.47, at pages 155 to 157, for the year 1965 of the office of DSR, Ranchi and put her in possession over the same;

AND WHEREAS, aforesaid Jaloda Devi died leaving behind her four sons namely Gaurange Sen, Shyam Narayan Sen, Biswanath Sen and Nimai Sen as her legal heirs and successors of her property;

AND WHEREAS, aforesaid Gaurange Sen died leaving behind his son namely Setanka Sen and two daughters namely Chaitali Sen and Mitali Sen as his legal heirs and successors of his property;

AND WHEREAS, aforesaid Shyam Narayan Sen died unmarried;

AND WHEREAS, aforesaid Biswanath Sen died leaving behind his wife namely Phulakumari Sen and two sons namely Sanjay Sen and Saurav Sen and two daughters namely Geetali Sen and Sonali Sen as his legal heirs and successors of his property;

AND WHEREAS, aforesaid Nimai Sen also died unmarried;

AND WHEREAS, aforesaid Sanjay Sen, Saurav Sen, Geetali Sen and Sonali Sen relinquished their respective shares over the aforesaid property in favour of Phulakumari Sen and put them in possession over the same;

AND WHEREAS, the aforesaid Setanka Sen, Chaitali Sen, Mitali Sen and Phulakumari Sen sold and transferred the land having an area 04 Kathas out of R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi to Pankaj Kumar Sethi by virtue of a registered deed of sale being deed no. 3339 dated 24.06.2014, entered in book no. 1, volume no. 192, at pages 85 to 120, for the year 2014 of the office of DSR, Ranchi and put him in possession over the same;

AND WHEREAS, the aforesaid Landowner i.e. **Pankaj Kumar Sethi** sold and transferred Landed Property measuring an area 4 Kathas out of R.S. Plot

Written behind
26/9/15

File

Pinad u gorum

No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi to **ABHINAV ADITYA** by virtue of a registered deed of sale being **Deed No. 2022/RAN/2701/BK1/2389 dated 08.04.2022**, entered in **book no. BK1, volume no. 318, at pages 325 to 414**, for the year **2022** of the office of District Sub Registrar, Ranchi and put them in peaceful possession over the same;

AND WHEREAS, the said Abhinav Aditya got his name mutated with regard of aforesaid property before the office of Circle Officer, Baragai Anchal, Ranchi vide mutation case no. 189 R27/2022-23 dated 09.07.2022 and is paying rent in his own name;

AND WHEREAS, the aforesaid Landowner i.e. **Abhinav Aditya** sold and transferred Landed Property measuring an area 4 Kathas out of R.S. Plot No. 465, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi to **BIHAR FOUNDRY AND CASTINGS LTD through its Director SRI GOURAV BUDHIA** by virtue of a registered deed of sale being **Deed No. 2023/RAN/5769/BK1/5293 dated 12.07.2023**, entered in **book no. BK1, volume no. 709, at pages 287 to 344**, for the year **2023** of the office of District Sub Registrar, Ranchi and put them in peaceful possession over the same;

AND WHEREAS, the said **BIHAR FOUNDRY AND CASTINGS LTD** through its Director **SRI GOURAV BUDHIA** got their name mutated with regard of aforesaid property before the office of Circle Officer, Baragai Anchal, Ranchi vide mutation case no. 1288 R27/2023-24 and is paying rent in their own name;

AND WHEREAS

1. The OWNER amalgamate the aforesaid land and desirous of developing 'The Said Property' by constructing Multi-Storied Building (several blocks).

Written Technical
2-6/9/25

One

Printed as per order

2. At the request of the LAND OWNER, the Developer have agreed to get 'the said property' developed by constructing Multi-Storied Building named as "**Griha By Darsh Buildcon**" as per the plan sanctioned by Ranchi Municipal Corporation, Ranchi.

NOW THEREFORE, THIS AGREEMENT WITNESSETH as follows:

1. Definitions: Unless there is anything repugnant to the subject or context, the following terms will have the meaning assigned to them:
- (a) "**BUILDING**" shall mean the Multi-Storied Building, consisting of Basement Floor for car parking space and Upper Floors for residential flats/dwelling/Shop/Office/commercial units to be constructed on "The Said Property" according to plan to be sanctioned and permitted under the Rules of Ranchi Planning Standards and Building By-Laws and also as per permission and/or clearance of the authorities of the R.M.C., Jharkhand State Electricity board, Jharkhand Fire Fighting Department, P.H.E.D., etc. and shall be known and referred to as '**Griha By Darsh Buildcon**'
- (b) "**COMMON FACILITIES & AMENITIES**" shall mean and include Stairways, Drive Ways, Landings, Machine Room, Stair Case, passage, Lift Shafts, Lifts, Pump room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pump, Generator, Rain Water Harvesting Pit, Guard Room and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and maintenance of the building. Requisite type of pump to be installed preferably submersible pump.
- (c) "**SUPER BUILTUP AREA**" shall mean super built-up area "as per land use permissible under Building law" and shall include walls, pillars, area within the walls and portion of the area occupied by lift landing, stair case, deep boring, water tank, septic tank, entrance

Witnesed at
26/9/25

By

Witnessed at Ranchi

corridors, lobbies, generator room, security guard's room, area meant for Fire Fighting arrangement, and other common areas in the building.

(d) **"BUILT UP AREA"** shall mean the total covered area on all floors of an immovable property.

(e) **"CARPET AREA"** shall mean the covered area of the usable rooms of an apartment unit at any floor (excluding the area covered by walls, columns and partitions).

(f) **"SAID UNITS"** shall mean and include the individual residential flats/dwelling/Shop/Office/commercial units, with car parking space or without Car Parking Space to be constructed on 'the Said Property'.

(g) **"SALEABLE SPACE"** shall mean the space in the said Building available for independent use and occupation, after making due provision for common facilities and amenities required in the building which space of Developer is entitled to sell to prospective purchasers subject to the terms as mentioned herein below:

(h) **"OWNER'S ALLOCATION"** shall mean 50% of the total super built up area in the Building to be allocated to the Owner as part of Owner's portion in accordance with the terms and conditions of these presents to the extent and in the manner as fully and particularly described in **SCHEDULE "B"** below including the proportionate share to the said extent in the Common Facilities & Amenities. The number of residential flats/dwelling/Shop/Office/commercial units and car parking spaces to be allocated to the OWNER will be the part of the agreement, however, the same shall be subject to revision as per sanction of the building plan by the Ranchi Municipal Corporation, Ranchi.

(i) **"DEVELOPER'S ALLOCATION"** shall mean the remaining 50% of the saleable area in the building as fully and particularly described in

Written Technical
26/9/25

By

Kindly signed

the **Schedule 'C'** hereunder written, excluding the portion known as the "Owner's Allocation", but including proportionate share in the common facilities and amenities in the said building:

- (j) **"THE ENGINEER/ARCHITECT"** shall mean, the consulting Engineer who shall be appointed by Developer for designing and planning of the building or any other persons, firm or company who may be appointed hereafter for the similar purpose;
- (k) **"THE BUILDING PLAN"** shall mean such plan sanctioned by the authority i.e. Ranchi Municipal Corporation, Ranchi vide **B.C. Case No. RMC/BP/0055/W10/2024/ALT2**
- (l) **R.M.C.** means Ranchi Municipal Corporation, Ranchi which is competent to approve and sanction the plan for the proposed Multi-Storyed Building namely **"Griha by Darsh Buildcon "**.
- (m) That the Owner agree and undertake to hand over vacant possession of the aforesaid landed property to the Developer after the signing of this agreement.
- (n) It is agreed that ~~if~~ residential/Commercial portion 50 % of the developed portion (super built-up area) will be OWNER'S allocation and 50 % of the developed portion (super built-up area) will be Developer's portion. Floor allocation will be done on pro rata basis.
- (o) That the OWNER further agrees that the existing structures standing on the demised land shall be deemed to be the part and parcel of the land being the subject matter of the agreement and as such shall stand transferred to the Developer & shall not be called in question at any point of time.
- (p) That after signing this agreement, the Developer and the owner will carve out the specific details of the OWNERS' Allocation and Developer's Allocation in terms of residential

Wt. H-7 check
26/9/25

Buy

Res. and com. + 90% of the

- flats/dwelling/Shop/Office/commercial units, surface area, floor, and location. It is agreed that during allocation of 50 % **(Fifty Percent) OWNERS' allocation** if something remains short then the same can be compensated in rupee value by the developer to the owner or vice versa.
- (q) The Developer will be entitled to modify the approved plan, as it deems fit and proper, provided OWNERS' prior consent has been obtained and such modifications are permissible and/or within the provisions of building byc-laws or as per approved scheme laid down by RMC or other Competent Authority.
- (r) The Developer shall bear costs and expenses whatsoever including the Architect's fee, costs for obtaining necessary sanction/permission and/or clearance of the building plan, including any modified plan together with all other expenses for the demolition and construction of the New Multistoried Building. The OWNER shall have no responsibility for bearing such expenses whatsoever.
- (s) Until the completion of the Building, the Developer shall hold possession of the said property and during the period of construction all related expenses incurred for maintaining peaceful possession thereof, shall be borne by the Developer.
- (t) The Developer shall be authorized by the OWNER to apply for and obtain quotas, entitlements and other allocations of such building materials as may be necessary and also to apply for and obtain temporary and/or permanent connection of Water Supply, electricity, and/or other facilities required for the building.
- (u) The OWNER shall give to the Developer or its nominee a General power of Attorney duly registered with power to execute and register deed or deeds of sale which power may be used by the Developer or its nominee as the attorney of the OWNER with respect to the area known as the Developer's Allocation only.

W.R. for T. Chand
26/9/25

Chay

Finalised for T. Chand

2. OWNERS' COVENANT:

- (a) That the OWNER is seized and possessed of or otherwise well find sufficiently entitled to as the absolute owner in respect of the 'Said Property' more fully described in Schedule of property below and the same are free from all encumbrances and the OWNER has acquired a good, clear and marketable title over the said property.
- (b) That the OWNER declare that the land is free from any attachment order of any Court of Law and is not the subject matter of any claims, demands, suits, decrees, injunctions, orders, its pendants, notices, petitions or adjudication orders affecting the said property or any part thereof in any manner.
- (c) That the said Property has neither been acquired, requisitioned or otherwise encumbered nor any notice for acquisition, requisition or restoration of the same under any statutes of past or present have been received by the OWNER from any Competent Government authority for acquisition, requisition or restoration of the same.
- (d) That apart from the OWNER none else is entitled to or has any share, right title or interest, over and in respect of the said property.
- (e) That the OWNER hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the building by the developer nor to do any act or deed or thing whereby the Developer may be prevented from booking, selling, assigning and/or disposing of any of the Developer allocated portion in the Said Building.
- (f) That the OWNER further declare that they have not agreed, committed to or contracted or entered into agreement for sale, lease or any mode of transfer effectively either directly or indirectly the development of "The Said Property" or any part thereof with any person other than the Developer and that they have not created any lien, charge, mortgage or encumbrance

Writin Tehnik
26/9/25

Obd

Revised no 19/09/2025

on the said property and that they would keep "The Property" free from all encumbrances during the subsistence of these presents.

- (g) That the OWNER further declare that they have not done any act, deed, thing or matter whereby or by reason whereof the development and construction of the said property and/or building may be affected or prevented in any manner whatsoever.
- (h) That the OWNER covenant with the Developer that the delay in the progress or completion of the project due to any court order, litigation regarding land title, the OWNER shall exclude such period of stoppage of work from the time fixed for completion of project. Any delay caused due to obtaining current rent receipt or obtaining the Miscellaneous No Objection certificate from the competent Office will be exempt from the time frame of Three years and a **Grace Period of One Year** for completion of the project.
- (i) That the OWNER covenant with the Developer that if any dispute regarding title of the OWNER brought by any person in any court the same shall be looked after by the landowner and in such case the OWNER shall indemnify the Developer against any damages or additional costs to the developer in this regard.
- (j) That the LANDOWNER shall fully assist, engage, support in booking of the flats/office/shops/space of the developer's share.

3. DEVELOPER COVENANTS

- (a) The developer shall carry out the development of the said property in accordance with the rules of RERA. In case of any change in the broad building Plan depending on FAR and Building Plan Sanction, it will be the duty of the Developer to get the same vetted by the OWNER.
- (b) That the Developer shall carry out the development of the "Said Property" and construction of the said building thereon in accordance with the plan

Writ-12/12/25
26/9/25

July

Kindly see 19/9/25

approved by the Owner and sanctioned by RMC and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, if any and direction, time to time issued by local authorities;

(c) The Developer undertakes to finish the project in Three **years** and a **Grace Period of One Year** from the date of RERA Registration of the proposed real estate project.

(d) That the Developer shall arrange from its own sources, finances and/or funds, time to time required for the development of the said property or for constructions of the said multi-storied building thereon. The OWNER shall not be responsible for any of the matters hereinabove.

(e) That the developer by himself at any cost will not mortgage the land for project loan or any other loan before the possession of the building. However, Developer is free to approved the project of the Home Loan for the Flat purchaser and Flat purchaser can avail the Home Loan on the Project.

(f) That the Developer shall indemnify the OWNER against all actions, demands, suits, proceedings and claim arising out of accidents and mishaps occurring and happening at the site of the said property during construction period or that may arise out of the Developer's negligence with regard to the Development of the Said Property.

(g) That on completion of the said building "**Griha By Darsh Buildcon**" and after obtaining the completion certificate from the RMC the Developer shall give notice to the OWNER in writing to take possession of the building known as "the Owner's Allocation" and from the date of taking possession of allocated portion in the building the Owner shall be liable to pay all rates, taxes, service charges, maintenances and other outgoing in respect of common facilities in the Building, proportionate to the area known as The Owner's Allocation". That the developer hereby agrees that till formation of society the builder will make arrangement for maintenance

W. S. Darsh
26/9/25

Dev

W. S. Darsh

purchasers, enter into agreement with them, receive advance and other consideration money. The OWNER shall also, by the General power of Attorney, empower the Developer to sue for or defend any legal action, civil or criminal, arising out of or related to the said property and for that purpose engage lawyer/ Advocate sign Vakalatnama, Plaints; written statement, petitions and rejoinder and to do all that may be necessary for protection of the Owner's interest in 'the said property' and for successful completion of the said project " **Griha By Darsh Buildcon** "".

Witen Idul
26/9/25

5. DEVELOPER'S RIGHTS:

- (a) That the Developer shall be entitled to advertise in its own name about the development of 'the Said Property' and proposed sale of residential flats/dwelling/Shop/Office/commercial units, with or without car parking space in the building to be constructed and to put up Advertisement Board on 'the Said Property'.
- (b) The Developer shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician and Plumber etc. and to appoint agents at its own costs, risks and expenses.
- (c) The Developer shall further be entitled to book and allot residential flats/dwelling/Shop/Office/commercial units etc. with or without car parking space or rights in the building with proportionate share in the said property to prospective purchasers in so far as they relate to Developer's Allocation and to enter into agreements and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt thereto without in any way creating any Liability upon the OWNER.
- (d) That however, the Developer may immediately after the building plan has been sanctioned by RMC, start booking of units from out of the portion known as the Developer's Allocation.

Day

Renowned

6. MUTUAL RIGHTS:-

- (a) That on completion of the Building '**Griha By Darsh Buildcon**', the OWNER shall be entitled to the super built up area in the Building known as "OWNER'S Allocation" and described in the Schedule 'B' below.
- (b) That likewise on completion of construction of the Building the Developer shall be entitled to the super built-up area as particularly mentioned in the Schedule 'C' and known as "Developer's Allocation", PROVIDED ALWAYS that the Developer shall be at liberty to enter into such agreement for sale of residential flats/dwelling/Shop/Office/commercial units/Car parking space from out of Developer's allocation as it may deem fit and proper at any time after execution of this agreement.
- (c) That the Common area of the building '**Griha By Darsh Buildcon**' shall be controlled by the Owner, the Developer, transferees or Association of flat/unit OWNER or a Co-Operative Society formed by the occupant of the building for management of the building and welfare of the occupant.
- (d) That the agreement or agreements entered into by the Developer with prospective purchasers shall in no way bind the OWNER in any manner what so ever but it will further be obligatory upon the Developers in every such agreement to include the following clauses:
- (i) Non-fulfillment of any of the obligations on its part will only entitle the said prospective purchasers to compensation from the Developers but not any claim from the OWNER.
- (ii) The prospective purchasers shall be bound by the condition that during their Ownership or possession over the aforesaid flats as also their successors in interest shall be bound to proportionately share all charges and expenses arising or accruing in connection with all the common amenities in the said building such as House Tax, Water Tax, Latrine Tax, Electricity charges for the stair case, compound

Writer Tamm
26/9/25

By

Bindu Agarwal

7. RATES & TAXES:

From the date of taking over possession of the schedule land and until completion of the Project, the Developer shall be liable to pay all taxes and dues, if any, on the Said Property & thereafter the Owner, Developer, purchasers of flat/Dwelling unit in the building, shall pay/bear the same in proportion to the area held by them.

8. SERVICES & CHARGES:

- (a) That after the successful completion and Possession of the Building, the Developer will Maintain the whole premises for Six month. Any issues, repairing or any activities shall solely bear by Developer for Six months and then after from the date of their taking possession of their allocation in the Building the Owner will be responsible to pay and bear the proportionate operation and maintenance/service charge for the common facilities in the building **Griha By Darsh Buildcon'**
- (b) That the Owner hereby agreed that they shall unconditionally pay all applicable GST or any taxes or levies with regard of their shares in the proposed multi storied building if any.

9. Dispute Resolution Mechanism

The Developer agrees to finish the project within Three years and a **Grace Period of One Year** from the date of RERA Registration of the proposed real estate project, and thereafter provide the completion certificate and handover the OWNERS' allocation. In case of non delivery of the Owner's allocation within five years the Developer will pay a monthly damage of Rs. 10,000/- (Rupees Ten Thousand) per month till the Handover of the residential flats/dwelling/Shop/Office/commercial units to Land Owners. As the time is the essence of contract in case the Developer is unable to deliver the project within five years from the signing of this agreement or increase of any dispute arising between the OWNER & developers under

W r to r 26/9/25

My

Kind or more

Schedule of property above referred to:

SCHEDULE- 'A'

Description of the land

ALL THAT PIECE AND PARCEL of the said land measuring area of 24.79 Decimal being portion of out of R.S. Plot No. 465, marked as sub plot no. 465/part, under Khata No.100 situated at Village Kokar, P.S. Sadar, Thana no. 196, District Ranchi, corresponding to Municipal Holding No. 0090006648002Z0 and 0090006647002A1 in ward No. 9, New Ward No. 10 of Ranchi Municipal Corporation, Ranchi. bounded and butted as follows:-

North: Survey Plot no-464 , 466 & Other

South: Portion of Rs Plot No 465/Part

East: Village Road

West: Portion of R.S plot no 465/Part

VALUATION

For purpose of calculation of stamp duty and registration fee, commercial value of land as per govt. norms is as follows:-

Value of Land (24.79Decimal) Rs. 2,18,79,000/-

SCHEDULE 'B'

(OWNER' Allocation)

50 % of the super built-up area, commercial and residential as well as the Roof Rights in the building " **Griha By Darsh Buildcon** " constructed as per the building plan sanctioned by RMC, Ranchi and according to the specifications in Schedule "E" below as follows:

- I. 50 % of the Super Built up Area/Saleable Space on Pro rata Basis as per details mentioned in attached paper and marked as **Annexure-A** which is part and parcel of this registered development agreement.

Wrd. 26/9/15

Dr.

Binod Kumar

- II. Proportionate share in the car parking space for vehicles in the Basement/open Floor except the parking kept reserved for essential services and visitors.
- III. Proportionate share in the land and common facilities and amenities like lift, electricity 24 hours water supply, generator, security guard etc. as defined above, and provided for the benefit of all the occupants in the building and maintained by the Flat owner's Association formed by the flat OWNER Association.

SCHEDULE 'C'

(DEVELOPER'S ALLOCATION)

- IV. After setting aside the "OWNER Allocation", as detailed in Schedule 'B' above the 50% of the Super Built up area in the building Griha By Darsh Buildcon will be retain by the Developer with lift facility and proportionate share in land and common facilities and Amenities as defined above as its share for its own use and/or sale. Other than the area known as "Owners' Allocation", the rest left out portion including proportionate area in the common space, which the Developer shall be entitled to sale, transfer, lease, and/or otherwise deal with the remaining saleable space in the building, as it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any party or parties in regard to disposal thereof as per details mentioned in attached paper and marked as **Annexure-B** which is part and parcel of this registered development agreement.

However, the Developer may immediately after the building plan has been sanctioned by RMC shall start booking of units from out of the portion known as the Developer's Allocation.

Writin check
26/9/25

Open

Done or signed

8. **FLOORING**

Vetrified/ Marbonite Flooring in all areas of the flat (Either Kajaria or Somani or Equivalent) 2 X 2 SQ.F.T.

9. **KITCHEN**

Working Platform of Granite for **Kitchen (Black/Dark Green)**.

One Aqua Guard/ Water Purifier point in the Kitchen shall be provided.

Dado 24" high glazed tiles finish dado above working platform. 5' wall with glazed tiles back side.

Stainless Steel Sink- (24"×18") for kitchen.

Flooring **Vetrified** /Marbonite

Exhaust fan fixing provision

10. **TOILETS**

Out of 2 or more toilets 'as per design' of the flat, minimum 1 toilet will have Western style & 1 toilet will have Indian style with cistern Jaquar..

All water line connection will be done by PVC Pipe and all outer line pipes will be done by Supreme (CPVC)/Skipper/Prince/Astral or equivalent.

Flooring : Spartak Tiles Flooring (**Antiskid**).

Glazed Tile up to 7' Coloured Printed with black border of Somani or Kajaria or equivalent.

Sanitary ware : White Sanitary Ware (**Jaguar/ Kerovit or equivalent**).

Fittings: Bath Fittings Steel Hot & Cold Water in each bathroom (with Geezer point) recommended company **Jaguar or Kerovit or equivalent**. Two Basins with mixture in each flat of **Jaguar or Kerovit or equivalent** of size 18"×22" pan size 23"×17" and exhaust fan fixing provision.

Note : **Wastewater treatment Plant along with water filtration plant to be Established by the Developer.**

Writent shank
26/9/25

Buy

Kind or 19 or 24

11. ELECTRICAL

- (a) All internal wiring in copper conductor using concealed conduits. Wires to be **Finolex or Anchor or equivalent** of standard quality.
- (b) One T.V. Points & One Telephone Point (only for drawing room) provided in each flat and also in Master Bed Room.
- (c) All Electrical switches and accessories of standard **Anchor/GM I.S.I.** marked white colour, Fan Hook and Fan Regulator will be provided. Provision of 32 Amp. Power plug in all rooms in dining, drawing and all bed rooms.
- (d) Power Back up facility **Silent Generator** only for flats as well as common Facility of adequate capacity in common area lighting etc. of Ashok Layland, Kirlosker, Mahindra, Koel etc. (Silent Generator).
- (e) Electric charging point provision at the parking area wherever possible.

12. INTERNAL WALL FINISH

All internal walls shall be finished with wall putty, OBD of Off-white Color.

13. DECORATIVE

The building Elevation to be highly decorative in nature with high quality finishing workmanship and material, as per design.

14. EXTERNAL WALL FINISH INCLUDING BOUNDRY WALL

All external walls shall be finished with **JK Putty/Birla Putty/ Asian Putty/ Nerolac or equivalent** painted with 2 coats of weather coat paint (**Asian/Nerolac/Burger or equivalent**) colour paint with staircase and common area.

All the boundary walls shall be of R.C.C. capping beam size-10" with bricks 6' height plinth area 10" wall with guard bar.

15. EXCLUSIVE FACILITY

- (a) **THREE** Lifts in each Blocks (Company Name OTIS/Kone/Jhonsons)

Written 26/10/25

Shu

Kind ur regard

- (b) Submersible pump (Company Name **K.S.B. West German Collaboration / Crompton or equivalent**) 24 hrs. Water supply each flat. One extra submersible pump should be provided as stand by 4"3"
- (c) Guard Rooms with Indian style toilet for Maintenance Staffs, Servants & Drivers use at Ground Floor.
- (d) Visitors room on Ground Floor (Builder & Land Owner)
- (e) CCTV Security Camera Facility connection each flat with reception.
- (f) Intercom Facility connection in each flat with reception.
- (g) Stairs & Terrace specifications, Firefighting equipment will be installed according to norms and NOC provided by Fire department of Jharkhand.
- (h) For Open Terrace, 50% area will be used by Landowner and other 50% will be used by Developers.

NOTE: All staircase area, CCTV Security Room/ Guard Room/Parking area should will be lighted with TUBE Light (Philips/Bajaj).

16. EXTRA CHARGES & DEPOSITS FOR PERIPHERAL SERVICES TO BORNE BY BUYERS/LAND OWNERS/RESIDENTS

NOTES: All specification, sizes and layout etc. are subject to such variations, addition, alternations and modification as decided by the Developer/Landowner/Architects/ Society or by Competent Authority.

In witness whereof BIHAR FOUNDRY AND CASTINGS LTD REPRESENTED THROUGH ITS DIRECTOR SRI GOURAV BUDHIA the LANDOWNERS and DARSH BUILDCON, represented through its Partner (1) SRI WRITESH TEKRIWAL and (2) SRI BINOD KUMAR AGARWAL have set out their respective hands on this agreement on this the day of September, 2025 at Ranchi.

17. Note: That any subject not mentioned in this agreement will be governed as per the sanctioned map/ Existing Building Byelaws/RERA rules and regulations.

Writesh Tekriwal
26/9/25

Binod

Binod Kumar Agarwal

Witnesses

1. Mohy NIS
 26/09/25

[Signature] 26/9/25
SIGNATURE OF THE LAND OWNERS

1. Writen Takhimul
 26/9/25

2. Pankaj Takhimul 26/9/25
 loca Atrna Ram Takhimul
 HOTEL AKASH DEEP
 Main Road Ranchi - J

[Signature] 26/9/25
SIGNATURE OF THE DEVELOPER



Left Thumb	Left Index	Left Middle	Left Ring	Left Little



Left Thumb	Left Index	Left Middle	Left Ring	Left Little

Drafted By *[Signature]* 26/9/25
VISHAL G
 At
 Civil Court, Ranchi
 En No. 234/2025

Certified that the fingers print of left hand of each person whose photographs are affixed in this document has been obtained before me.

[Signature] 26/9/25
VISHAL GOYAL
 Advocate
 Civil Court, Ranchi
 En No. 234/2025

Annexure- A
All That Piece And Parcel of Owner Share

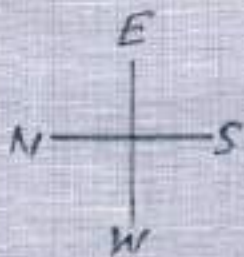
Sl No	Type	Floor	Super Built Up	Built Up Area	Carpet Area	Terrace
1	Shop 1	Ground	1138	910	839	0
2	Shop 2	Ground	1170	936	880	0
3	Shop 6	Ground	357	286	265	0
4	Shop 7	Ground	371	297	265	0
5	Flat 101	First	1658	1327	1192	183
6	Flat 102	First	1562	1250	1001	85
7	Flat 202	Second	1399	1119	1001	129
8	Flat 204	Second	1319	1055	942	144
9	Flat 303	Third	1612	1290	1164	149
10	Flat 304	Third	1319	1055	942	170
11	Flat 401	Fourth	1658	1327	1192	147
12	Flat 403	Fourth	1612	1290	1164	1481
			15175	12142	10847	2488

OK
Lined in Approval
Written by
26/9/25

Annexure- B
All That Piece And Parcel of Builder Share

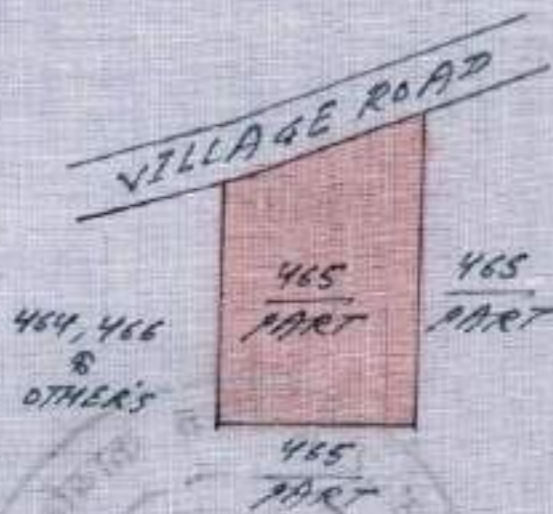
Sl No	Type	Floor	Super Built Up	Built Up Area	Carpet Area	Terrace
1	Shop 3	Ground	536	429	393	0
2	Shop 4	Ground	624	499	461	0
3	Shop 5	Ground	699	559	505	0
4	Shop 8	Ground	580	464	439	0
5	Shop 9	Ground	439	351	328	0
6	Flat 103	First	1612	1290	1164	85
7	Flat 104	First	1319	1055	942	129
8	Flat 201	Second	1658	1327	1192	147
9	Flat 203	Second	1612	1290	1164	191
10	Flat 301	Third	1658	1327	1192	183
11	Flat 302	Third	1562	1250	1001	85
12	Flat 402	Fourth	1399	1119	1001	1377
13	Flat 404	Fourth	1319	1055	942	144
			15017	12015	10724	2341

[Signature]
Signed as per rule
W. S. S. S. S.
20/9/25



VILLAGE - KOKAR
THANA NO - 196
THANA - SADAR, DIST - RAJSHI
PLOT NO - 465
SUB PLOT NO - 465 / PART
SHOWN IN RED COLOR

AREA
A - 32
0 - 24.79



[Signature]

Printed on 19/12/24
Writan Kumar
26/9/25

[Signature]



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP/142325202

9/12/2025

जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	बड़गाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	16	पृष्ठ संख्या वर्तमान	26	थाना न.	196
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	धरिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना खाता न. प्लोट न. क्षेत्रफल
25202	1289 /R27 2023 - 2024	कोकर/ 196	राँची	04/08/2023	By Sale	खाता न. प्लोट न. वर्तमान	100 465 18.18 डिसेमील
				04/08/2023	2023/RAN/5770/BK1/5294 Dated 12/07/2023	100 15 48	15
क्रेता का नाम :	(BIHAR FOUNDRY AND CASTINGS LTD THRO ITS DIRECTOR GAURAV BUDHIA/पिता-HARI KRISHNA BUDHIA, जति-..., पता-MAIN ROAD RANCHI)	जमाबंदी रैयत का नाम :	विक्रेता का नाम : BABITA AGARWAL, पिता-LATE KAPOOR CHAND AGARWAL, जति-..., पता-FLAT NO. 403 PANCHWATI RESIDENCY CHANDNI CHOWK KANKE ROAD RANCHI				
<p>राजस्व कर्मचारी हल्का04 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित । यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।</p>							
<p>Signature valid Digitally signed by Manoj Kumar अचलाधिकारी बड़गाँई</p>							

कोरोना के उड जांंगे प्राण. जब सडक पर न जांंगे इन्सान ।

बड़ागाई | कोकर | 196 | BIHAR FOUNDRY AND CASTINGS LTD THRO ITS DIRECTOR GAURAV BUDHIA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
100	465	0 एकड़ 18.18 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बाबत	सालाना	बकाया				हाल (2025-2026)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2024-2025)	
माल (नकदी)	15.00				15.00	15.00
गुजारी (भावली)	3.75				3.75	3.75
सेस	7.50				7.50	7.50
सूद	7.50				7.50	7.50
मुतफरकात	3.00				3.00	3.00
मीजान	36.75				36.75	36.75

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2025-2026)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2024-2025)		
माल (नकदी)				15.00	15.00	
गुजारी (भावली)				3.75	3.75	
सेस				7.50	7.50	
सूद				7.50	7.50	
मुतफरकात				3.00	3.00	
मीजान अदायकारी				36.75	36.75	

(१) मीजान कुल (लफ्ज़ों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 26-05-2025

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

September 12, 2025

भाग वर्तमान	16	पृष्ठ संख्या	26											
जिला का नाम	रौंही	अनुमंडल नाम	सदर	अवंल का नाम	बड़ागाँई	इलाका का नाम	इलाका-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	कोकर	होलिंग संख्या	100	तौबी संख्या		खाना नम्बर	196	खाता का प्रकार	---					
BIHAR FOUNDRY AND CASTINGS LTD THRO ITS DIRECTOR GAURAV BUDHIA, पित्त-हारी KRISHNA BUDHIA, जति-...														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						खगम	सेस		
100	485	0 ऐ 18.18 डि 0 हे			नामान्तरण मुकदमा संख्या 1289/2023 - 2024						15	0		
	कुल परिधान	0 ऐ 18.18 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत 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	
2023-08-28 22-11-25	0136400377	2023- 2024	2023- 2024	0	15	0	3.75	0	7.5	0	7.5	0	3	
06-25-2025	0256617258	2024- 2025	2025- 2026	15	15	3.75	3.75	7.5	7.5	7.5	7.5	3	3	

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

Mutation Cases Not Found !!

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 अंशदाधिकारी से संपर्क कर
जांच का गुस्ता देखने के लिए पता नंबर जिल्द करें

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP/42325201

9/12/2025

जिला का नाम	राँची	अनुमंडल नाम	सुदर	अचल का नाम	बड़गाँई	हल्का	सल्का-04
इस्टेट का नाम	झारखण्ड	भाग	16	पृष्ठ संख्या वर्तमान	27	थाना न.	196
कमिक संख्या	केस न.	मौजा का नाम/राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना
25201	1288 /R27 2023 - 2024	कोकर/196	राँची	04/08/2023	By Sale	खाता न. प्लॉट न. क्षेत्रफल	खाता न. प्लॉट न. क्षेत्रफल
				2023 RAN/5769/BK1/5293 Dated 12/07/2023		वर्तमान	वर्तमान
						100 15 32	100 465 6.61 डिसमील
							लगान
							रजिस्टर 2 अंकन तिथि अभ्युक्ति
क्रेता का नाम :	(BIHAR FOUNDRY AND CASTINGS LTD THRO ITS DIRECTOR GAURAV BUDHIA/पिता-HARI KRISHNA BUDHIA, जति-..., पता-MAIN ROAD RANCHI)	जमाबंदी देयत का नाम :	विकेता का नाम : ABHINAV ADITYA, पिता-RAKESH KUMAR SINGH, जति-..., पता-LOTUS APARTMENT NEAR N C C CAMP BARIATU ROAD RANCHI				
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है	Signature valid Digitally signed by Manoj Kumar अचलाधिकारी बड़गाँई						

कोरोना के उड जांएंगे प्राण. जब सडक पर न जांएं डन्सान।

बड़गाँई कोकर 196 BIHAR FOUNDRY AND CASTINGS LTD THRO ITS DIRECTOR GAURAV BUDHIA		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
100	465	0 एकड़ 6.61 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2025-2026)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2024-2025)	
माल (नकदी)	16.00				16.00	16.00
गुजारी (भावली)	4.00				4.00	4.00
सेस	8.00				8.00	8.00
सूद	8.00				8.00	8.00
मुतफरकात	3.20				3.20	3.20
मीजान	39.20				39.20	39.20

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालाबा हाल (2025-2026)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2024-2025)		
माल (नकदी)				16.00	16.00	
गुजारी (भावली)				4.00	4.00	
सेस				8.00	8.00	
सूद				8.00	8.00	
मुतफरकात				3.20	3.20	
मीजान अदायकारी				39.20	39.20	

(१) मीजान कुल (तफसों में) : Seventy Eight Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 78.40

तारीख अमला तहसील कुनिन्दा : 26-05-2025

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

ऑनलाइन जाँचा

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 12, 2025

पंजी ॥ प्रति

भाग वर्तमान	16	पृष्ठ संख्या	27
किला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	कोडर	हॉलिंग संख्या	100
अचल का नाम	बड़ागई	हलका का नाम	हल्का-04
हलका का नाम	हल्का-04	हलका नम्बर	196
इस्टेट का नाम	JHARKHAND	खाता का प्रकार	---

BIHAR FOUNDRY AND CASTINGS LTD THRO (T/S
DIRECTOR GAURAV BUDHIA, पिला-HARI
KRISHNA BUDHIA, जाति- ...

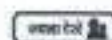
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
100	196	0 रे 6.61 डि 0 हे	समानांतरण मुकदमा संख्या 1288/2023 - 2024	16	0
	कुल परिवर्तन	0 रे 6.61 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
08-28-2023	0814685299	2023-2024	2023-2024	0	16	0	4	0	8	0	8	0	3.2
06-20-2025	0686578477	2024-2025	2025-2025	16	16	4	4	8	8	8	8	3.2	3.2

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

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति

यह प्रथम केवल प्रार्थना की जानकारी के लिए है

किसी भी प्रकार की अस्पष्टता के लिए सम्बन्धित अंचलधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर नितक करें।

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : **TRAN31149757220241251**

Date : **2024-12-31**

Department / Section : **Revenue Section**

Ward No : **9**

Account Description : **Holding Tax & Others**

New Ward No : **10**

Holding No : **0090006614004A1**

New Holding No : **0090006647002A1**

Received From Mr / Mrs / Miss. : **BIHAR FOUNDRY AND CASTINGS LTD THRO ITS DIRECTOR GAURAV BUDHIA
S/O HARI KRISHNA BUDHIA**

Address : **BANK COLONY TIRIL ROAD KOKAR RANCHI**

A Sum of Rs. : **7291.00**

(in words) : **Seven Thousand Two Hundred And Ninety One Rupees Only**

towards : **Holding Tax & Others** Vide : **CASH**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	7130.40
				1% Monthly Interest	160.43
				Total Amount	7291.00
				Round Off Amount	0.83
				Total Paid Amount	7291.00



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

In Collaboration with
Sri Publication & Stationers Pvt Ltd

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN31149757120241250

Date : 2024-12-31

Department / Section : Revenue Section

Ward No : 9

Account Description : Holding Tax & Others

New Ward No : 10

Holding No : 009000661500420

New Holding No : 009000664800220

Received From Mr / Mrs / Miss : BIHAR FOUNDRY AND CASTINGS LTD THRO ITS DIRECTOR GAURAV BUDHIA
S/O HARI KRISHNA BUDHIA

Address : BANK COLONY TIRIL ROAD KOKAR RANCHI

A Sum of Rs. : 821.00

(in words) : Eight Hundred And Twenty One Rupees Only

towards : Holding Tax & Others Vide : CASH

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	803.12
				1% Monthly Interest	18.07
				Total Amount	821.00
				Round Off Amount	-0.19
				Total Paid Amount	821.00



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

In Collaboration with
Sri Publication & Stationers Pvt Ltd

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



Ref: 2025-26/104

Date: 19.09.2025

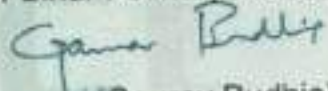
To,
The Sub Registrar
Ranchi Office
Ranchi.

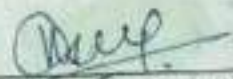
Sub: Authorisation letter

Dear Sir,

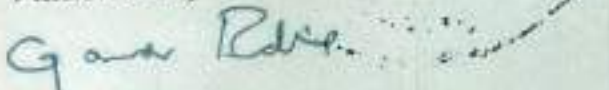
We hereby authorize Mr. Bishnu Prasad Upadhaya, Assistant Vice-President to execute the Registered Development Agreement deed between M/s Darsh Buildcon on behalf of the Company. Mr. Upadhaya specimen signature is attached below:-

Yours faithfully,
For Bihar Foundry & Castings Ltd.


(Gaurav Budhia)
Director


Specimen Signature of the Mr. Bishnu Prasad Upadhaya

Attached by


(Gaurav Budhia)
Director

contact@bfclalloys.com

Registered Office
Sarjana Chowk,
Main Road, Ranchi,
Jharkhand-834001

GST No.- 20AABCB1852D1Z1

Plant Address
Ramgarh Industrial Area,
P.O- Marar, Dist- Ramgarh,
Jharkhand-829117

CIN No.- U27100JH1971PLC000912

Branch Office
Chatterjee International Center, Room No. 7,
11th Floor, 33 A Jawaharlal Nehru Road,
Kolkata, West Bengal-700071

अवर निबंधन कार्यालय, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र. सं.	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।	✓	
3	पंजी- II का भोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होल्टिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

26/05/25
जीव लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Dilip Kumar Singh
DSR, Ranchi

[Handwritten Signature]



Pre Registration Docket

Date :- 20-09-2025 10:57 am

Office Name :- SRO - Ranchi
Token No:- 202500130684

Appointment :- 26-Sep-2025 Time:- 11:6

Article	Development Agreement
Pre Registration Date	13-Sep-2025
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,50,299.

Property Id: **1560935**

Valuation No. : 2138788 / 2025		:- 2025-2026		Date : 13-September-2025 10:21:AM	
State : Jharkhand		District : Ranchi		Tahsil : Baragal	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Kokar		Village/City : Kokar Thana No : 196	
Kokar Word No 10 - Other Road					
Khata Number - 100					
Plot Number - 465					
Volume Number - 16					
Page Number - 26, 27					
Holding Number - 0090006647002A1, 0090006648002Z0					
Ward Number - 10					
Property Rates					
Commercial Land (Y)					
₹882570/- Decimal					
Valuation Rule : Commercial land					
Property Details					
1	Land area	24.79 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 24.79 x 882570=21878910.3		₹2,18,78,910/-	
A	Total			₹2,18,78,910/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹2,18,79,000/-	
Total Amount in Words : Two Crore Eighteen Lakhs Seventy Nine Thousands Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE ROAD, West: PORTION OF R S PLOT NO. 465PART, South: PORTION OF R S PLOT NO. 465PART, North: SURVEY PLOT NO. 646, 466 AND OTHERS
Area	Land area : 24.79 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	21878910.3
Transaction Amount	-

CLAIMANT	DARSH BUILDCON-Mr. WRITESH TEKRIWAL, ,Father/Husband Name PRADEEP TEKRIWAL., Party Category-Company / Colonizer , PAN No.- Date of Incorporation-04-Aug-2022,Permission Case No.- , Aadhaar No. , Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - HOTEL AKASHDEEP NEAR TAXI STAND DAILY MARKET MAIN ROAD RANCHI, Pin Code-834001
	DARSH BUILDCON-Mr. BINOD KUMAR AGARWAL, ,Father/Husband Name LATE RADHEY SHYAM AGARWAL., Party Category-Company / Colonizer , PAN No.- Date of Incorporation-04-Aug-2022,Permission Case No.- , Aadhaar No. , Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - SHYAM KUNJ APARTMENT BURDWAN COMPOUND KALI MANDIR ROAD LALPUR RANCHI, Pin Code-834001
EXECUTANTS	BIHAR FOUNDRY AND CASTINGS LTD-Mr. BISHNU PRASAD UPADHAYA, ,Father/Husband Name LATE G D UPADHAYA., Party Category-Company / Colonizer , PAN No.- Date of Incorporation-17-Mar-2024,Permission Case No.- , Aadhaar No. , Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - 302 SANSAR ENCLAVE NEW A G COLONY DORANDA RANCHI, Pin Code-834002

Witness Information	Mr. CONGRESS PRASAD , Address - RATU ROAD RANCHI-, Father/Husband Name-LATE JAGDISH PRASAD
---------------------	---

Identifier Details	Mr. PRADEEP TEKRIWAL , Address - HOTEL AKASHDEEP NEAR TAXI STAND MAIN ROAD RANCHI-, Father/Husband Name-LATE ATMA RAM AGARWAL
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
Total		1,320

Fee Rule:Development Agreement		
---------------------------------------	--	--

1	A1	5,46,975
2	E	2,000
3	LL	3
4	PR	1
Total		5,48,979

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.

Vid

Deed Writer / Advocate

*Writen T shud
Binod Kumar*

Vendee / Claimant

Qusa

Vendor / Executant



Document Registration Summary 1

Date :-27-Sep-2025

- Government/Market Value: ₹21879000/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1281252

Receipt Date : 27-09-2025

Presenter Name: -

On Date 27-09-2025 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

E	₹2000
PR	₹1
SP	₹1320
LL	₹4
A1	₹546975
Stamp Duty	₹100

Total

₹550400

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	DarshBuildcon	GRN Number : 2504417672 DEPT Transaction Id : 3e1e76a55cdf236c15b2 Transaction Type :	100
E	2000	2000	0	GRAS	DarshBuildcon	GRN Number : 2504435324 DEPT Transaction Id : f483a50bce3f275f87d9 Transaction Type :	2000
PR	1	1	0	GRAS	DarshBuildcon	GRN Number : 2504435324 DEPT Transaction Id : f483a50bce3f275f87d9 Transaction Type :	1

SP	1320	1320	0	GRAS	DarshBuildcon	GRN Number : 2504435324 DEPT Transaction Id : f483a50bce3f275f87d9 Transaction Type :	1320
A1	546975	546975	0	GRAS	DarshBuildcon	GRN Number : 2504435324 DEPT Transaction Id : f483a50bce3f275f87d9 Transaction Type :	546975
LL	3	4	-1	GRAS	DarshBuildcon	GRN Number : 2504435324 DEPT Transaction Id : f483a50bce3f275f87d9 Transaction Type :	4
Sub Total	550303	550400	-97				

Article : Development Agreement Number of Pages : 88

Signature of Operator



Signature of Head Clerk
Basit Hafiz
L.D.C., Ranchi



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 :- 202500130684







Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 546975, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.21878910/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Kokar Location :- Other Road, Kokar Word No 10 Property Boundaries :- East: VILLAGE ROAD, West: PORTION OF R S PLOT NO. 465PART, South: PORTION OF R S PLOT NO. 465PART, North: SURVEY PLOT NO, 646, 466 AND OTHERS Khata Number - 100Plot Number - 465Volume Number - 16Page Number - 26, 27Holding Number - 0090006647002A1, 0090006648002Z0Ward Number - 10 Area Of Land :- 24.79 Decimal

Sh./Smt.BISHNU PRASAD UPADHAYA s/o/d/o/w/o LATE G D UPADHAYA
has presented the document for registration in this office
today dated :- 27-Sep-2025 Day :- Saturday Time :- 12:31:59 PM






BISHNU PRASAD
UPADHAYA(Company /
Colonizer)

Party Name	Document Type	Document Number
BISHNU PRASAD UPADHAYA	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	BISHNU PRASAD UPADHAYA Address1 - 302 SANSAR ENCLAVE NEW A G COLONY DORANDA RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Bishnu Prasad Upadhaya Address:- FLAT NO AA3 N G ENCLAVE, Beside Medika Hospital, HANUMAN NAGAR, BARIATU, Bariatu, , Ranchi, 834009, Bariatu, Jharkhand, India		EXECUTANTS Age:			
2	WRITESH TEKRIWAL Address1 - HOTEL AKASHDEEP NEAR TAXI STAND DAILY MARKET MAIN ROAD RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Writesh Tekriwal Address:- Hotel Akashdeep, Near Taxi Stand, , Daily Market, Main Road, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT 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
3	BINOD KUMAR AGARWAL Address1 - SHYAM KUNJ APARTMENT BURDWAN COMPOUND KALI MANDIR ROAD LALPUR RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Binod Kumar Agarwal Address:- 201, Shyamkunj Apartment, Near Hariom Tower, Kali Mandir Road, Burdwan Compound, Lalpur, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRADEEP TEKRIWAL S/o-D/o LATE ATMA RAM AGARWAL Address1 - HOTEL AKASHDEEP NEAR TAXI STAND MAIN ROAD RANCHI, Address2 - ... Jharkhand PAN No.:			


Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CONGRESS PRASAD Address1 - RATU ROAD RANCHI, Address2 - ... Jharkhand			

Signature of Operator 



Seal and Signature of Registering Officer 

Dilip Kumar Singh
DSR, Ranchi

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BISHNU PRASAD UPADHAYA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**PRADEEP TEKRIWAL**) Son/Daughter/Wife of (**LATE ATMA RAM AGARWAL**) resident of (**HOTEL AKASHDEEP NEAR TAXI STAND MAIN ROAD RANCHI**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 27-Sep-2025



Seal and Signature of Registering Officer

Dilip Kumar Singh
DSR, Ranchi



Token No.: 202500130684

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **27-Sep-2025** by **BISHNU PRASAD UPADHAYA**, S/O, D/O, W/O **LATE G D UPADHAYA** resident of 302 SANSAR ENCLAVE NEW A G COLONY DORANDA RANCHI, RANCHI.

This deed was registered as Document No:- **2025/RAN/8534/BK1/7820** in Book No :- **BK1**, Volume No :- 1068 from Page No :- 345 to 432 at, office of **SRO - Ranchi**

Date:- **27-Sep-2025**

Registering Officer

Dilip Kumar Singh
DSR, Ranchi

