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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 85ee600cdc128b519824

Receipt Date : 24-Jan-2026 12:23:24 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202600009742

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PANCHRATNA SKYLINE PRIVATE LIMITED REPRESENTED THROUGH ONE OF ITS DIRECTOR PIYUSH MORE (Vendee)

GRN Number : 2600383827



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/21 के अधिन भारतीय स्टाम्प अधिनियम 1299 की अनुसूची 1 या 1 क स०..... के अधिन यथावत स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

Dilip Kumar Singh
DSR, Ranchi

निबंधन प्रमाणिकारी

24/01/2026

06/02/2026

24/01/2026

For PANCHRATNA SKYLINE PRIVATE LIMITED

24-01-2026
DIRECTOR

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

For PANCHRATNA SKYLINE PRIVATE LIMITED

[Handwritten Signature]
24-01-2026
DIRECTOR



[Handwritten Signature]
24/01/2026

मार्ग दर्शिका पंजी से मिलान किया
जमीन का दर/वर्ग 133/26
कच्चा कमान का दर/वर्ग फीट.....
एकका कमान का दर/वर्ग फीट.....
प्लेट का दर/वर्ग फीट.....

30/01/26



प्राप्त पाशुपालन को भी घोटासा
एवं खाशमहल लीज की सूची
में दर्शित प्लॉट एवं नाम दर्ज
नहीं है।

30/01/26

सम्पत्ति का मूल्य Development Agreement

मुद्रांक - 102/1

T.D.S. -

30/01/26

गैर मजरुवा प्रतिबंधित सूचि से
खाता MSPT 1789

का मिलान किया दर्ज नहीं पाया

30/01/26

प्राप्त मूजजन का वन भूमि की
सूची में प्लॉट नं० दर्ज नहीं है।

30/01/26

DEVELOPMENT AGREEMENT

This agreement is made and entered on this the 24th day of January 2026.

BETWEEN

RAJEEV JAIDEVA, Date of Birth 02.12.1956, S/o Late Shri Jaideva Prasad, grandson of Late Garib Das, by Faith- Hindu, retired from service R/o – House No. 6, Road No. 5, Shri Krishna Nagar, G.P.O. – Patna, District – Patna, State – Bihar PIN – 800001, hereinafter called the LANDOWNER / FIRST PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;

UID – XXXX XXXX 8120 ; PAN – AEJ PJ5758D ; MOBILE NO. 9910473455

For PANCHRATNA SKYLINE PRIVATE LIMITED

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24-01-2026
DIRECTOR

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24/01/2026



Thumb



Index



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Rajeev

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दिनांक 24/01/26 समय 10 to 1

रजिस्ट्रेशन अधिनियम 1918 धारा 52 के नियम 38

श्री Rajeev Saini

पिता श्री/सा. S. Prasad

निवास Patna Bihari

पेशा Business जो लेखाकारों के दायेदार या

अवर निबंधक द्वारा प्रमाणित

मुख्यसमाप्ति सं. 10 वर्ष 10 के अधीन

लेखाकारों को या अंतरवर्ष में से एक श्री

के अभिवृत्ति में ति. 10 के पुर्वाहग/अपराहन

में अवर निबंधक कार्यालय में

विनियम के विधि में दिनांक



विनियम (अवर निबंधक) का हस्ताक्षर

24/01/26

06/02/2026

Dilip Kumar Singh
DSR, Ranchi

AND

PANCHRATNA SKYLINE PRIVATE LIMITED (PAN – AANCP9720E) (CIN: U68200JH2023PTC020965), a Company incorporated under the Companies Act, 2013 having its registered office at 311, 3rd Floor, Panchratna Galleria, Sarjana Chowk, Main Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through one of its **Director MR. PIYUSH MORE (DIN: 02817026)**, Date of Birth 14.05.1984, (**UID – XXXX XXXX 8604, PAN – AIGPM7009K, Mobile No. 9386950092**), S/o Shri Kamal Kumar More, by faith - Hindu, by Caste – General, (Uncovered from CNT – ACT- 1908), by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand(Indian Citizen), hereinafter called the Developer / OTHER PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the OTHER PART;
IN THIS AGREEMENT UNLESS IT IS CONTRARY TO OR REPUGNANT TO THE CONTEXT THE TERMS OR EXPRESSION AFOREMENTIONED SHALL MEAN AND HAVE THE FOLLOWING MEANINGS: -

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

LAND PROPERTY- All that piece and parcel of Chhapparbandi land measuring an area of **4.29 Decimals** equivalent to **1869 Square Feet** along with the building Portion of Municipal Block Plot / R.S. Plot No. 02, Sub Plot No. 08 Corresponding to M.S. Plot No. 1789, Old Holding No. 110 of Old Ward No. 27, Municipal Holding No. 0270003947006Z0 with in ward No 24 of Ranchi Municipal corporation Ranchi situated at Hindpiri, Pee Pee Compound, Ranchi, P.S- Hindpiri, P.S. No. 209, District- Ranchi in the State of Jharkhand, which stands more fully and particularly described in schedule A below.

BUILDING - shall mean the multi-storied commercial cum residential building consisting of several units for commercial/residential use to be constructed on the land given in schedule- "A" of this agreement/deed by the Developer at its own cost and expenses as per plan duly sanctioned by competent authority of R.M.C. Ranchi or any other competent authority.

For PANCHRATNA SKYLINE PRIVATE LIMITED

 24-01-2026
DIRECTOR

 24/01/2026

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

UNIT - shall mean a covered area available for independent use and occupation for commercial/residential purpose i.e. entire covered areas as per sanction building plan map by competent authority of R.M.C. Ranchi or any other competent authority of Jharkhand and shall include the plinth area of the unit, Plinth area, open space, stair case and also thickness of the wall (external, internal & pillars).

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


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

LAND OWNER'S SHARE - It shall be 60% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the Residential units, for their respective land in proportion out of total land in the proposed multi storied commercial cum Residential building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 40% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the residential units. i.e. Landowner's share more fully described in Schedule "B".

DEVELOPER'S SHARE - It shall be 40% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the residential units, for their respective land in proportion out of total land in the proposed multi storied commercial cum Residential building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 60% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the residential units. i.e. Developer's share more fully described in Schedule "C".

FORCE MAJEURE - shall described as flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out, Lock Down, Pandemic, Epidemic, and/or any other act or commission beyond the control of the developer.

For PANCHRATNA SKYLINE PRIVATE LIMITED

 24-01-2026
DIRECTOR


24/01/2026

AND WHEREAS total land measuring 13 Acre 340 Kari in M.S. Plot No 1789 is recorded in Municipal survey record of right in the name of A.T.P.P S/o Mr. T.F.P.P, By caste- Englishman, Mohalla – Hindpiri, Main Road, Ranchi.

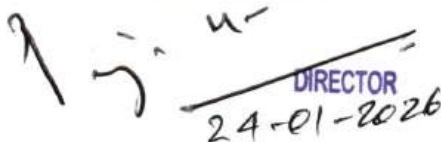
AND WHEREAS by a Deed of Declaration of Trust made on the 19th April, 1938 the said A. T. Peppe created a Trust in respect of among others Plot No. 1789, Sub-plot 8 a part of Municipal Survey Plot No. 1789 for the benefit of himself during his life and his wife Mrs. C.A. Peppe and their two daughters Mrs. P.E.W. Ross-hurst and Mrs. J.M.N. Derry and their children and declared himself to be the sole Trustee during his life, **AND WHEREAS** the said Mr. A. T. Peppe died on the 9th August 1949 and his wife Mrs. C. M. Peppe predeceased him and consequently the Trust properties vested in and devolved upon the VENDORS - Mrs. P.E.W. Ross-hurst and Mrs. J.M.N. Derry who are duly seized and possessed of the said Trust properties.

AND WHEREAS by the terms intéralia of the said Deed of Trust dated the 19th April, 1938 the VENDORS appointed themselves to be the joint trustees by a Deed of Trust dated the 11th October, 1950 registered in the Sub-Registration Office at Ranchi in Book No. I, Volume No. 39, Pages 350 to 359 Being No. 6008 for the year 1950.

AND WHEREAS said Mrs. P.E.W. Ross Hurst Wife of Mr. W.J. Hurst, Resident of Tretherne Main Road, Ranchi, P.S.- Ranchi, District- Ranchi and Mrs. J.M.N. Derry, Wife of Mr. R.L. Derry, Resident of Marley Haven, Marley Lane, Haslemere, Surrey, England through her constituted Attorney the said Mrs. P.E.W. Ross Hurst sold the property Admeasuring 10 Kathas more of less under Thana No. 219, Survey Plot No. 1789, marked as Sub-Plot No. 8, situated at Hindpiri, P.S.- Ranchi, District- Ranchi and same is bounded as follows North Hindpiri Road South Portion of Plot No. 1789 (proposed road), East Portion of Plot No. 1789, Sub-Plot No. 7 West Portion of Plot No. 1789 (proposed road), by virtue of registered sale deed (conveyance) dated 31.03.1951/ 02.04.1951 as Deed No. 2502, Serial No. 2781 in Book No. 01, Volume No. 91, Pages 407 to 413 in the year 1951 which was registered at Ranchi Registry Office to **Jaideva Prasad**, Son of Late Garib Das, Resident of Mohalla Dariyapur, P.O.- Bankipur, P.S.- Pirbahore, District- Patna.

AND WHEREAS Late Jaideva Prasad and his widow namely Late Sudama Devi left for heavenly abode on 13.11.1972 and 18.12.2006 respectively leaving

For PANCHRATNA SKYLINE PRIVATE LIMITED


DIRECTOR
24-01-2026


24/01/2026

behind four sons namely Rajeshwar Prasad, Chandreshwar Prasad, Rajeev Jaideva, Sanjeev Prasad Tony as their legal heirs. Since then the legal heirs of Late Jaideva Prasad are coming in exclusive physical possession of the Project Land.

AND WEHEREAS legal heirs of Late Jaideva Prasad namely Rajeshwar Prasad, Chandreshwar Prasad, Rajeev Jaideva, Sanjeev Prasad Tony got their names mutated in Town Anchal Ranchi having Mutation Case No. 185R27/1973-74 Dated 15.07.1973 mentioning Block Plot / R.S Plot No. 02 Corresponding to M.S. Plot No. 1789.

AND WHERAS Rajeshwar Prasad left for heavenly abode on 26.04.2021 leaving behind his wife PUSHPA DEVI and RAMNISH JAIDEVA as his legal heir.

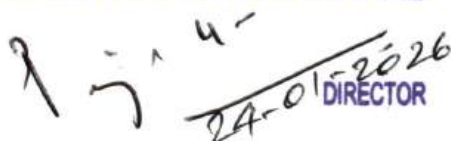
AND WHERAS Chandreshwar Prasad left for heavenly abode leaving behind his wife Marty Yasunaka alias Marty T Prasad, & his daughters JOY Prasad and Gail Prasad as his legal heir.

AND WHEREAS current legal heirs of Late Jaideva Prasad namely Rajeev Jaideva, Sanjeev Prasad Tony, Pushpa Devi, Ramnish Jaideva, Marty Yasunaka alias Marty T Prasad, JOY Prasad and Gail Prasad portioned their share through mutual Family Arrangement.

WEHEREAS Rajeev Jaideva got his name mutated for an area of **4.29 Decimals** in town Anchal Ranchi having Mutation Case No. 2277R27/2022-23 dated 22.03.2023 mentioning Vol No. 09, Page No. 64, Block Plot /R.S. Plot No. 2, thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Town Anchal Ranchi entered in Register II, Volume No. 9, Page No 64 and Paid rent receipt No. 0953667116 dated – 02.05.2023 is issued by Circle Office for the year 2023-24 in their name

AND WHEREAS the Landowner covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and they have good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner.

For PANCHRATNA SKYLINE PRIVATE LIMITED

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DIRECTOR

Handwritten signature and date: 24/01/2026

AND WHEREAS the said Landowner are the absolute owner and in possession over the said land and the said land is free from all encumbrances, lien, charges or litigation whatsoever.

AND WHEREAS the said Landowner being interested to develop the land more fully described in schedule "A" below by amalgamating their land and by constructing Multistoried Building as per plan to be sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and in lieu of the land the Landowner wanted entitlement for 60% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the residential units of the proposed commercial cum residential building more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

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

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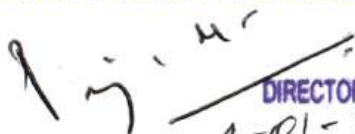
For PANCHRATNA SKYLINE PRIVATE LIMITED

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DIRECTOR
24-01-2026

AND WHEREAS certain terms and conditions were agreed to by and among the Landowner and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder: -

1. That pursuant to the above-mentioned consideration the Developer will develop and construct the Multi-Storied Building over the Schedule- "A" land as per the plan to be prepared by the Developer and to be approved/sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 42 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same or complete possession over the said land whichever is later, with 06-month grace period and extended by such period lost by any force Majeure and Landowner also agreed for the same. However, the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that after execution of this agreement the Landowner shall give peaceful possession of schedule "A" property to the Developer and thereafter Developer shall proceed for development of the said land.
2. A. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied building over the schedule - A land and after construction to leave aside, allocate and make ready for the Landowner share of the total super built-up area more fully described in schedule "B" below. In respect of the remaining share of the total super built-up area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER's Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landowner's share of the total super built up area to be made ready, leave aside and allocated for the Landowner will include the portion comprising of commercial cum residential building and also all other portions such as common part will be the same ratio (50:50) ratio and the roof right will be the same ratio (50:50), except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However, it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction over the roof of the proposed building the Land Owners shall have right

For PANCHRATNA SKYLINE PRIVATE LIMITED

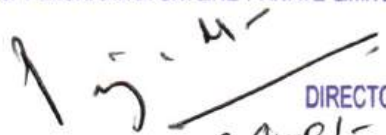

DIRECTOR
24-01-2026


24/01/2026

to 60% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the Residential Units and the Developer shall have right to 40% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the Residential Units.

2. B. That the Developer shall have full right to enter into the similar Development Agreement with other Land Owners of the adjacent land and the Developer shall construct multi-storied building over the said land and allot and give Super built up area for the respective land in proportion out of the total Super built up constructed area. That after completion of the said proposed building the remaining vacant land shall always be used jointly and undivided for all occupiers as well as Land Owners. The Developer has pooled and amalgamated the said property. That after completion of the said proposed building the remaining vacant land shall always jointly and undivided for all occupiers as well as all Landowner. If in future any major construction shall be permitted by the competent authority of R.M.C., Ranchi or any other authority which is required for the same, in that event the Developer shall full right and authority to construct further major construction over the said land and/or over the proposed building in the same terms and conditions of this agreement.
3. That the Landowner do hereby put the Developer in actual physical possession and hand over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied Building and Developer shall have the right to put their sign board over the said land for construction.
4. The Developer shall have full right to deal with 40% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the Residential Units for the proposed Multi storied Commercial cum Residential building other than the Landowner's share of 60% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the Residential Units for the proposed Multi storied Commercial cum Residential building along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Landowner shall be bound to sign conveyance in favor of the purchasers/nominees of the Developer either personally or through his power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the

For PANCHRATNA SKYLINE PRIVATE LIMITED



DIRECTOR
24-01-2026


24/01/2026

prospective purchaser of the building/unit with and according to terms and conditions of this agreement

5. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowner do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and Developer shall simultaneously hand over the portion of the Landowner' share described in schedule- "B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
6. In furtherance of the intention of the agreement the Landowner do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things:-
 - A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
 - B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
 - C. To accept service of any writ summons or other legal process or notice and to appear and represent the Landowner in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Landowner arising after the execution of the agreement between the Landowner and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Landowner against any cause of action arising due to the development work. The Landowner shall take all measures at their own cost to protect the title, interest and the right of the Landowner due to any action arising on the title part of their land.
 - D. To enter into agreement for sale or otherwise allot commercial & residential unit tenements in the aforesaid Building/Buildings to purchasers except of the Land Owner's area as described in Schedule "B" and be entitled to the consideration thereof.
 - E. To mortgage said property or any portion thereof falling exclusively under the share


For PANCHRATNA SKYLINE PRIVATE LIMITED


DIRECTOR
24-01-2026

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- of the Developer as described in Schedule "C" with and/or financial institutions to enable it's purchasers obtain loan for purchase of commercial/residential units etc. as the said Developer will decide at its sole discretion or purpose of the Developer.
- F. The Developer shall install and maintain for the benefit of the Landowner and others prospective purchasers of the proposed building deep tube-well overhead storage tank, public water supply connection; pump-set for lifting water to storage tanks and the Land Owners and purchaser will enjoy all relevant facilities.
- G. The Developer shall provide ancillary electric generation and supply for the benefit of the Landowner and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Landowner will enjoy all relevant facilities.
- H. The Landowner agrees that they will execute and give a separate registered Power of Attorney (if required) under the terms and conditions of this agreement in favor of the Developer, or his nominee for the Developers share only, so that there is no hindrance or obstruction in execution of the construction of the building and registration of the appropriate sale deed in favor of purchasers, subject to this agreement.
7. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landowner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.
8. The landowner give irrevocable Power of Attorney by this Agreement in favor of the said developer or its nominee, through which the said developer is authorized to develop land according to feasibility, fix up purchasers, make allotment to its purchasers/allottees, enter into agreement for sale of Units (Developer Share).
9. The Landowner hereby covenant with the Developer as follows:-
- A. That the property is free hold and the Landowner have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A property in these circumstances the

For PANCHRATNA SKYLINE PRIVATE LIMITED


DIRECTOR
24-01-2026



24/01/2026

Landowner shall execute further agreement with the Developer for proper confirming of title of the Landowner.

- B. That Landowner have not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Landowner have not entered in to any agreement in respect of Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this agreement.
- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
- D. That there are no attachments either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Landowner no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.
- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone till the completion of the building and the Landowner shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer. The electricity bill will be paid in full by each LANDOWNER with respect to their electric meter to the time of vacating the premises and the DEVELOPER shall help the LANDOWNER in the process of surrendering the electric meter. The Developer there after shall apply for a fresh new electric connection for the purpose of construction.
10. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things: -

The Developer shall indemnify the Landowner from and in respect of all claims, compensation or expenses payable in consequence of any person or demands

For PANCHRATNA SKYLINE PRIVATE LIMITED



DIRECTOR
24-01-2026


24/01/2026

of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Landowner against any claim, action or proceeding which may be brought, or taken against the Landowner in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Landowner against any claim, compensation, action or proceedings which may brought or taken against the Landowner in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LANDOWNER'S area that if, after receiving their share of built-up area as per Schedule "B", the LANDOWNER will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with units in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or his nominee/nominees.

11. That the Landowner shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any Bank or other financial institutions. The entire liability of payment to the parties or the loan taken from the Bank or other financial institutions or party shall be of borrower.
12. That the Developer shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.
13. That likewise the Landowner shall have right to sell, transfer, enter into agreement of sale or transfer of the unit(s) to the extent of his share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser(s), transferee(s) and the Landowner shall have also right to deliver possession of such vended unit(s) to the purchaser(s) transferee(s).
14. That the Landowner, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Developer or any person claiming through or under them.

For PANCHRATNA SKYLINE PRIVATE LIMITED



DIRECTOR
24-01-2026

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24/01/2026

SCHEDULE FOR MANAGEMENT:

A schedule shall be formed by the parties herein due course for the management/administration of the new building including the portion in common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Landowner allocation and the Developer allocation shares. After the completion of the proposed multistoried commercial cum residential building and handover/possession of the Landowner share to the landowner, the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 60% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the Residential Units out of the total charges will be paid by the Landowner or their tenants/purchasers and 40% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the Residential Units out of the total charges will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge is hereby also authorized to give part of the common areas for advertisement spaces, hoardings etc. of proposed building on lease. The maintenance-in-charge is hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

BREACH OF DEVELOPMENT AGREEMENT:

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

16. That the LANDOWNER agrees that if any G.S.T./charges and/or any other taxes imposed by government of Jharkhand/India; state or central Gov. or any other levy becomes applicable on

For PANCHRATNA SKYLINE PRIVATE LIMITED

[Handwritten Signature]
24-01-2026
DIRECTOR

[Handwritten Signature]
24/01/2026

the said land/building thereon, then the same shall be borne and paid by the LANDOWNER and their PURCHASERS and DEVELOPER and their PURCHASERS of the Unit jointly in the same proportion as their respective shares of super built-up area in the proposed building. It will be the sole liability of the Landowner to pay the applicable G.S.T./Tax/Charges for the Landowner share of area i.e. 60% constructed Super Built Up Area of the Commercial Units and 50% constructed Super Built Up Area of the Residential Units before taking the possession over their share of Super Built up Area.

16. The name of the Commercial cum residential Building shall be **"SYNERGY ONE"**.
17. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as be nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and to proceed in a summary manner with regard to adjudication of the disputes and differences between the parties. The Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

SCHEDULE - "A"

ALL THAT piece and parcel of Chhaparbandi land measuring an area of 4.29 Decimals **equivalent to 1869 Square Feet** more or less along with the building Portion of Municipal Block Plot / R.S. Plot No. 02, Sub Plot No. 08 Corresponding to M.S. Plot No. 1789, Old Holding No. 110 of Old Ward No. 27, Municipal Holding No., 0270003947006Z0 with in ward No 24 of Ranchi Municipal corporation Ranchi situated at Hindpiri, Pee Pee Compound, Ranchi, P.S- Hindpiri, P.S. No. 209, District-Ranchi in the State of Jharkhand, butted and bounded as follows:-

- North :- Pee Pee Road.
South :- Land of Panchratna Skyline Pvt. Ltd.
East :- Part Plot of 1789 / Sub Plot No. 7
West :- Plot of Sanjeev Prasad Tony

SCHEDULE- "B"

LANDOWNER'S SHARE:-

That in lieu of the land provided by the Landowner to the Developer for constructing

For PANCHRATNA SKYLINE PRIVATE LIMITED

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24-08-2026
DIRECTOR

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24/01/2026

the Multi-Storied Building, the Developer shall give **60% constructed super built-up area of the Commercial Units** and **50% constructed Super Built Up Area of the residential units** in the proposed multistoried building to the Landowner for their respective land in proportion out of total super built-up constructed area with undivided share of land and all common facilities and amenities. The roof right of the building shall be also be the same ratio (i.e. 50:50) (except the area of common usage such as Head room, Water tanks, Dish Antennas, etc). 02 car parking spaces shall be allotted to the Landowner for their respective land in proportion out of total parking in the basement floor.

SHARE OF RAJEEV JAIDEVA					
FLOOR	UNIT NO.	TYPE	SUPER BUILT UP AREA	BUILT UP AREA	TERRACE
			(SQ. FT.)	(SQ. FT.)	(SQ. FT.)
GROUND	G04	COMMERCIAL	713	552	NA
FIRST	104	COMMERCIAL	849	592	79
SECOND	201	RESIDENTIAL	2170	1690	NA
TOTAL			3732	2834	79
Along with 02 Car Parking for their respective Land in portion out of total Parking in the Basement Floor, few two wheeler parking and undivided share of land 1000 Sq. Ft. more or less					


SCHEDULE- "C"

DEVELOPER'S SHARE: -

It shall mean **40% of the constructed super built-up area of the Commercial Units** and **50% constructed Super Built Up Area of the residential units** in the proposed commercial cum residential building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land. The roof right of the building shall be also be the same ratio (i.e.50:50). 02 car parking spaces shall be allotted to the Developer for their respective land in proportion out of total parking in the basement floor.

RAJEEV JAIDEVA
 24/01/2026

For PANCHRATNA SKYLINE PRIVATE LIMITED


 DIRECTOR
 24-01-2026

SHARE OF DEVELOPER			
FLOOR	UNIT NO.	TYPE	SUPER BUILT UP
			AREA (SQ. FT.)
GROUND	G06 PART	COMMERCIAL	437
FIRST	106 PART	COMMERCIAL	503
FOURTH	401	RESIDENTIAL	2170
TOTAL			3110
Along with 02 Car Parking for their respective Land in portion out of total Parking in the Basement Floor, few two wheeler parking and undivided share of land 860 Sq. Ft. more or less			

SCHEDULE- "D"

Schedule-D above referred to: The Commercial cum residential Multistoried Building Specification

The Commercial Cum Residential Multistoried Building Specification Particularly the Unit.

GENERAL SPECIFICATION		
1	Foundation/Structure/Super Structure	Earthquake resistant RCC mixed with chemicals. Footing, Foundation & Framed structure. Brick work in cement mortar in ratio 1:6. As per specification of structural consultant/Architect. ISO Certified branded cement (Nuvoco/Lafarge, ACC, etc), Quality blue/black chips & branded TMT Rods (Tata Tison, Electrosteel, Prestige etc). Use of Water proofing chemicals. Casting in ratio 1:2:3 or from Renowned Ready Mix Concrete (Nuvovo/Lafarge, Hiralaletc.) & proper water curing.

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24/01/2026

For PANCHRATNA SKYLINE PRIVATE LIMITED

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DIRECTOR
24-01-2026

2	Wall Finish/Elevation	<p>All walls cement plastered. Finished with a smooth coat of plaster of parish. External Acrylic Water Proof Paint on external walls. ACP/HPL Elevation, Toughened Glass, Stainless Steel Railings and an improved/modern elevation on the Front Side Elevation of the Building. Bold name of building on the top in stainless steel or other modern advanced mechanism.</p>
3	Shutters	<p>Aluminum Shutters with Solid / Perforated Profile.</p>
4	Flooring	<p>Branded Best Quality ISI Marked Vitrified Tiles inside the office/Shop. Granite/Green/White Marble on the Lobby/Passage/Stairs. Other modern advance flooring mechanism.</p>
5	Common Toilets	<p>White Glazed Vitreous Sanitary Ware, Western Pan, Anti-Skid Floor Tiles / Marble Floors in Toilets, Door height Wall Tiles, Jaguar Continental or equivalent CP Sanitary Fittings</p>
6	Electrification	<p>Concealed Electrical Wiring with Good quality ISI Mark fire & heat resistant PVC Copper Wires & ISI Mark modular Switches, ISI Mark MCB, One AC point, Cable TV, Telephone Point. (Tube Lights, Fans & other fixtures will not be provided). Separate Meter for each Unit. 01 No. Dedicated Transformer for the Commercial cum</p>

24/10/2026

1/11/2026
 DIRECTOR

		residential Complex.
7	Water Supply	Through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of Galvanized Iron or PVC.
8	Generator Facility	Soundless Generator of Kirloskar, Jackson Cummins, Ashok Leyland or equivalent.
9	Lift	Lifts of OTIS/KONE or equivalent, No. of Lifts as per R.M.C. guidelines.
10	Fire Fighting System	As per standard norms.

❖ THE OCCUPANTS/LAND OWNERS SHALL MAKE THE FOLLOWING PAYMENTS TO THE DEVELOPER:

- Three Phase Electric meters' installation & meter charges on actual basis or connection to be arranged by developer, cost to be borne by both the Landowner and the developer on ratio of shares basis.
- Cost of three phase electric transformer will be divided as per load capacity required by the occupants of the building on actual and proportionate basis.

This Development agreement is executed as per provision u/s 5 (1) of Jharkhand Apartment Act between landowner and Developers and both the parties will abide by all the rules and regulation of the act.

That Landowner and Developers have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment Act details of share is mentioned in the schedule B & C of this Development Agreement and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

For PANCHRATNA SKYLINE PRIVATE LIMITED

[Handwritten Signature]
 24-01-2026
 DIRECTOR

[Handwritten Signature]
 24/01/2026

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

Signed, Sealed and Delivered at Ranchi in presence of:

In the presence of WITNESSES: -

1. Signature : [Signature] 24/01/2026

Name : Soni Govind

Address: Crossa Toli,
Chakra, Ranchi






2. Signature : [Signature] 24/01/2026

Name : Nilesh Kumar

Address: Vaishali, Bihar

[Signature]
RAJEEV JAYDEVA

[Signature]
24/01/2026

				
Little	Ring	Middle	Index	Thumb

For PANCHRATNA SKYLINE PRIVATE LIMITED

[Signature]
DIRECTOR
24/01/2026

For PANCHRATNA SKYLINE PRIVATE LIMITED

Piyush More
24/01/2026
DIRECTOR

PIYUSH MORE

DEVELOPER

PANCHRATNA SKYLINE PRIVATE LIMITED



Little	Ring	Middle	Index	Thumb

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

Drafted by: - *Piyush More*
24-01-2026

Typed by: - *Piyush More*
24-01-2026

Piyush More
24/01/2026

E
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S

RANCHI MUNICIPALITY

WARD NO - III SHEET NO - 13

VILLAGE - HINDPIRI

THANA NO - 209

THANA - HINDPIRI . DIST - RANCHI

M.S PLOT NO - 1789

R.S PLOT NO - (02 BLOCK PLOT)

SHOWN IN RED WASH

AREA

17-DEC

0-4.29

25.10" PRO ROAD

1789
PART

1789
PART

1789
PART

1789
PART

19.0" PRO ROAD



For PANCHRATNA SKYLINE PRIVATE LIMITED

[Signature]
24/01/2024 DIRECTOR

[Signature] T.B.
24/01/2024



सर्वेक्षण विभाग
दिल्ली

24/01/26

प्रमाणित सचिवी प्रवृत्तियां
Hindi Office 204

अभिलेख पाल
श्री. जी. नगर सिताम

समस्तक
हस्ताक्षर

Section 117 of
Municipal Statutes
Act of 1920 Gatha 36th Ser

1 - 14. Prudh...

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G. J. P. O. No. 4-10/000-24-28.

13-11-26

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G. J. P. O. No. 4-10/000-24-28.

2944



Indi.
5000/-
Ranchi

admissible under rule 21 & also under section of the Chota Nagpur Tenancy Act, VI of 1908, duly stamped under the Indian Stamp Act, 1898, Schedule I or Law No. 23, 1923.

7 rupees

Ac)	28/5
Ac)	4/8
Ac)	17.
	33/4

T. 294/51

R 2/4

THIS INDENTURE OF CONVEYANCE made this the 31st day of March One thousand nine hundred and fifty One Between MRS. P. E. W. ROSS-HURST wife of Mr. W. J. Ross-Hurst resident of "Tretherne" Main Road, Ranchi, Police Station and District Ranchi and MRS. J. M. N. DERRY wife of Mr. R.L.Derry resident of Marley Haven, Marley Lane, Haslemere, Surrey, England, through her constituted Attorney the said Mrs. P.E. W. Ross-Hurst, both by caste European by occupation landholders, hereinafter called the VENDORS of the One Part and MR. JAIDEVA PRASAD, Member, Bihar Legislative Council, son of Late Mr. Gerib Das by caste Dusadh by occupation public service resident of Mohalla Dariapur Post Office Bankipur Police Station

of Pirbahore District Patna hereinafter called the
 P/o Ross-Hurst for self & as an authorized agent for
 Mrs. J. M. N. Derry

10. 239

N. J. Some worth Rs. 100/- (Rupees one hundred)
sent to Mr. P. E. W. Ross Hurst, Main Road, Ranchi.

5/1/57

R. W. Ross. Hurst.
24. 57.

Set 1030

9:30 P. April 2nd 1957

Mrs. P. E. W. Rosshurst
w/ Mr. W. J. Rosshurst
Ranchi

Do

Do

European

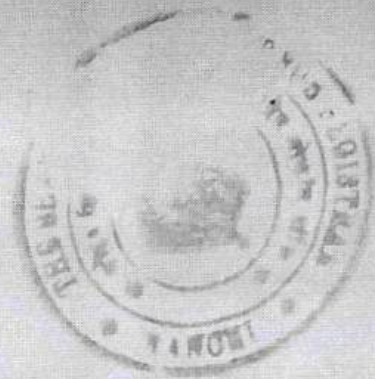
Landholder

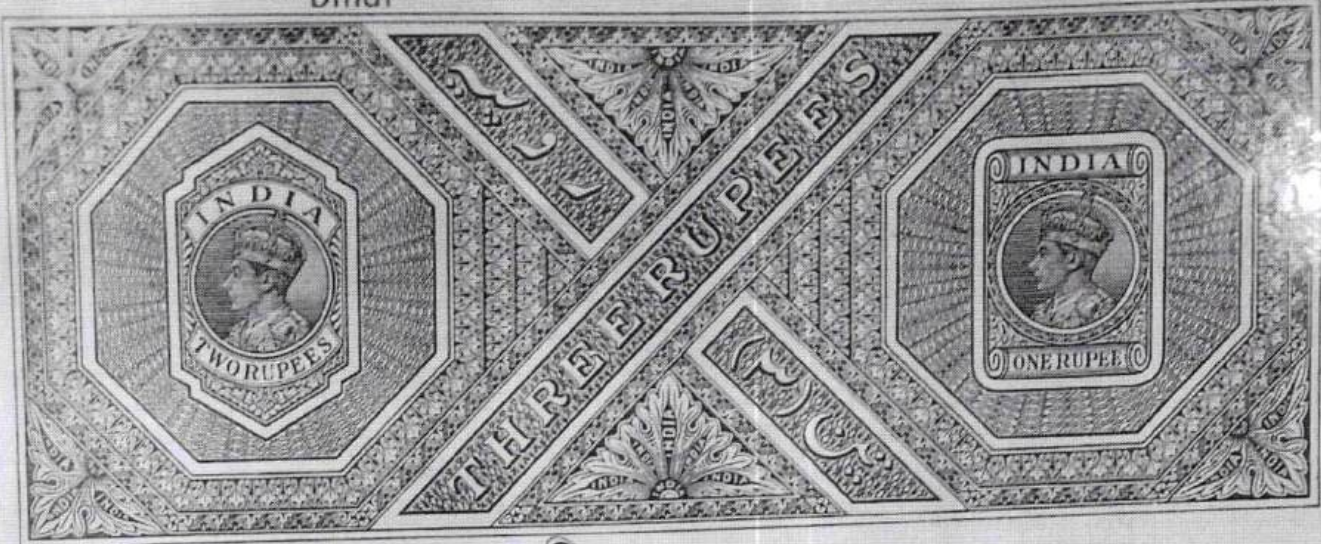
At Ranchi
no 2-4-57

Execution is admitted the above
Mrs P. E. W. Rosshurst who is personally
known to me.

R. W. Ross. Hurst
24. 57

24. 57





तीन रुपया

- 2 -

the PURCHASER of the Other Part : The terms VENDORS and PURCHASER unless repugnant to or excluded by the subject or context of these presents include their respective heirs, executors, administrators, legal representatives, successors-in-interest and assigns.

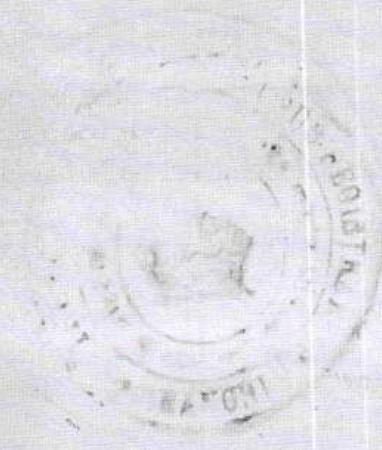
WHEREAS the lands fully and particularly described in the Schedule hereto besides other properties belonged to the father of the VENDORS abovenamed, Mr. A. T. Peppe' deceased, who was duly seized and possessed of the same by a registered Sale Deed dated the 17th March, 1926 registered in Book No.I, Volume No.19, Pages 260 to 262, Being No. 1492 of 1926 in the Office of the Sub-Registrar Ranchi executed by Major R.P.Warren in favour of the said Mr. A. T. Peppe, now deceased.

AND WHEREAS by a Deed of Declaration of Trust made on the 19th April, 1938 the said A. T. Peppe created a Trust in respect of among others Plot No. 1789, Sub-plot 8 a part of Municipal Survey Plot No. 1789 for the benefit of himself during his life and his wife Mrs.C.M.Peppe and their two daughters Mrs. P.E.W.Ross-Hurst and Mrs. J.M.N. Derry and their children and declared himself to be the

P.E.W. Ross-Hurst. for self & as an authorised agent for Mrs J.M.N. Derry.

H. J. ... (Parker ...)
sent to Mrs. P. E. W. ...
win no. 239.

Legal
5/1/57



Aberrain
2/4/57



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- 3 -

sole Trustee during his life. AND WHEREAS the said Mr. A. T. Peppe died on the 9th August 1949 and his wife Mrs. C. M. Peppe predeceased him and consequently the Trust properties vested in and devolved upon the VENDORS who are duly seized and possessed of the said Trust properties.

AND WHEREAS by the terms interalia of the said Deed of Trust dated the 19th April, 1938 the VENDORS appointed themselves to be the joint trustees by a Deed of Trust dated the 11th October, 1950 registered in the Sub-Registration Office at Ranchi in Book No. I, Volume No. 39, Pages 350 to 359 Being No. 6008 for the year 1950.

AND WHEREAS the VENDORS consider it beneficial to dispose of the Trust properties or portions thereof by sale or otherwise and invest the proceeds for the benefit of the Trust.

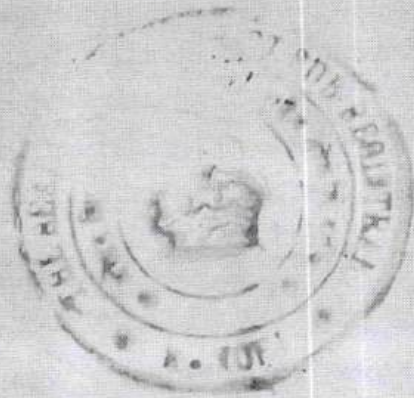
AND WHEREAS the PURCHASER has offered to purchase the lands described in the Schedule below and marked and delineated and bounded in red lines in the plan annexed hereto for the total consideration of Rupees five thousand (Rs. 5,000/-) only which the VENDORS

*R. H. Ross - Trust. for self & as an authorised agent for
M^{rs} J. N. N. Devi.*

11
If you want more, send only \$1.00 to Mrs. P. B. W.
Box 1000, Main Road, Honolulu with no. 237.

Payed
2/1/51

Ad. W. W. W.
2/1/51



have considered to be fair and reasonable.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement and in -- consideration of the sum of Rupees five thousand (Rs.5000/-) only paid by the PURCHASER to the VENDORS which the VENDORS do hereby acknowledge, the VENDORS do hereby grant, convey, transfer and sell by way of an absolute Conveyance with warranty of title to and unto the PURCHASER all those lands fully described in the Schedule below together with all rights, title and interest and benefit of the VENDORS thereon. AND TO HAVE AND HOLD to and unto the PURCHASER absolutely for ever.

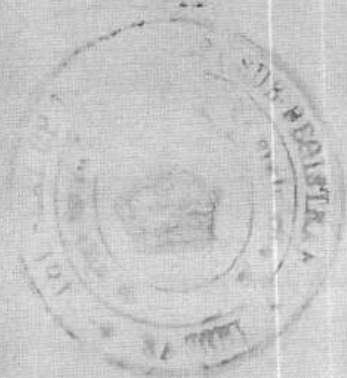
AND THAT the VENDORS do hereby covenant with the PURCHASER that the VENDORS have not at any time heretofore made, committed, executed, or knowingly or willingly permitted or suffered or been party or privy to any act, deed, matter or thing whereby the property by these presents conveyed is impeached, charged or encumbered in title or otherwise be prejudicially affected howsoever.

AND THAT the VENDORS do further covenant that the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy all these lands without any lawful eviction, interruption, claim or demand by the VENDORS or any person or persons lawfully or equitably claiming under or in trust for them and that free from encumbrances whatsoever made or suffered by the VENDORS or any person or persons aforesaid.

PROVIDED ALSO and it is further agreed that the PURCHASER shall be entitled to receive all rents, issues, profits, claims and demands accruing due from and after the date of these presents and shall also be liable to pay annas two (-/2/-) annually being the proportionate rent payable to the Superior Landlord, the Ratu High School

Handwritten note:
Ratu High School
as an authorized agent
for the N. N. School

Atkinson
2/4/57



Trust Committee, a trust created by the Maharaja of Chota Nagpur, and all taxes, rates, impositions and other public demands accruing due from the VENDORS from and after the date aforesaid after getting his name mutated or registered in the Sherista of the Superior landlord aforesaid and the Municipality.

IN WITNESS WHEREOF the VENDORS have set and subscribed their hands to these presents the day and the year first above written.

PROPERTIES SUBJECT TO THESE PRESENTS :-

SCHEDULE

All that piece and parcel of land situated in Village HINDPIRI Thana No. 219 Thana and District RANCHI within the jurisdiction of the District Registrar, the Sub-Registrar and the Collectorate of Ranchi in Ward No. III of the Ranchi Municipality and being the portion of Municipal Survey Plot No. 1789 marked as Sub-plot No. 8 measuring ten Cottahs more or less marked and delineated and bounded by red lines in the plan annexed hereto which forms a part of these presents, butted and bounded as follows

North :- Hindpiri Road.

South :- Portion of Plot No. 1789 (proposed road)

East :- Portion of Plot No. 1789, sub-plot no. 7.

West :- Portion of Plot No. 1789 (proposed road).

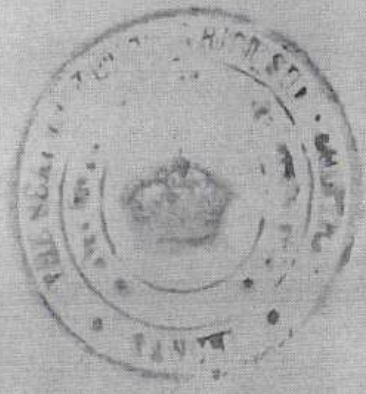
L. W. Ross. Trust. for secy & as an authorised agent for Mr J. H. N. Dey.

*Witness: Lakshman Prasad Mehta,
Ranchi.*

*Acharya Uma
Charan Lal
Ranchi*



Cham
2/4/51



Regulating Show
4-5-51

Ca

Regulating Show
Book No. 1
Vol. No. 21
Page No. 413
Date No. 507
15/1/51

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MAP OF RANCHI MUNICIPALITY WARD N. 3 SHEET N. 13

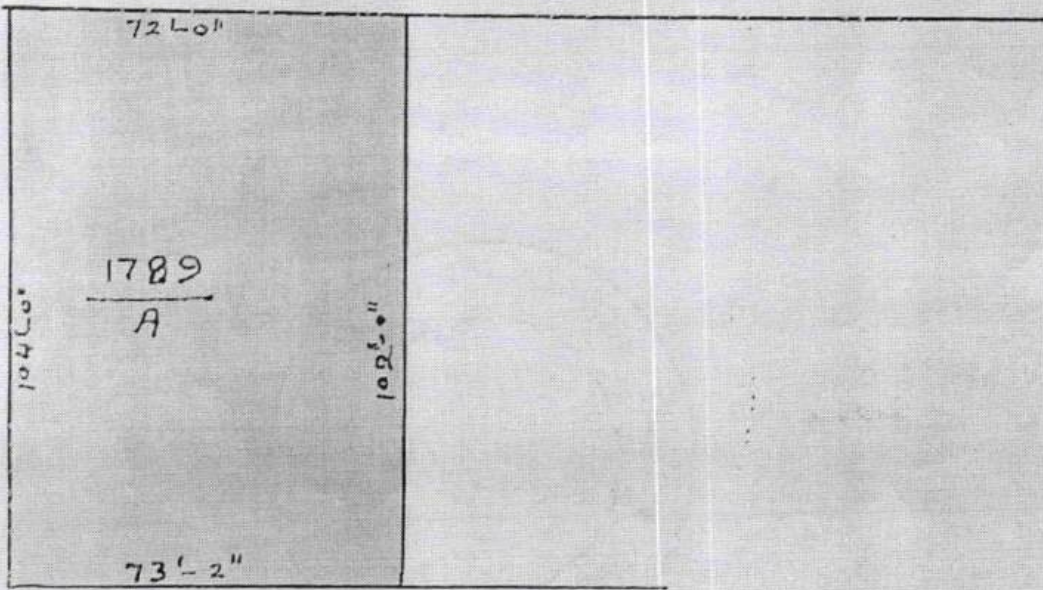
SCALE - 1 INCH = 40' F.T. PORTION OF M.S. PLOT N. 1789/A

SHOWN IN RED WASH AREA - 10 KATHA - MUNICIPAL H.N. 497

WARD N. 3 NEW-13 SMT. SUDAMA DEVI W/O LATE JAIDEVA PRASAD

HIND PIRI ROAD

ROAD



CHAIT BASA ROAD (MAIN ROAD)

ROAD

[Signature]
19/6/90

[Signature]
104 कठामाला

[Signature]
19/6/90

T. By-

राम-जीत प्रसाद विश्वकर्मा अमीन

28-5-90

रanchी नगर निगम रांची

झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP140113857

5/9/2025



जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	शहर	हल्का	हल्का-02
इस्टेट का नाम	झारखण्ड	भाग	9	पृष्ठ संख्या वर्तमान	64	थाना न.	209
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. भाग वर्तमान	पृष्ठ संख्या वर्तमान
13857	2277 /R27 2022 - 2023	हिन्दपीड़ी/ 209	राँची	22/03/2023	By Partition जमीन से सम्बंधित दस्तावेज Dated	खाता न. प्लॉट न. क्षेत्रफल	81
						65 2 4.29 डिसमील	20
क्रैता का नाम : (RAJEEV JAIDEVA/पिता-LATE SHRI JAIDEVA PRASAD, जाति-----, पता-SHRI KRISHNA NAGAR PATNA BIHAR)	जमाबंदी रैयत का नाम : राजेश्वर प्रसाद-पेशरान-जयदेव प्रसाद	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति	विक्रेता का नाम : PUSHPA PRASAD, RAMNISH JAIDEVA, पिता-LATE SHRI RAJESHWAR PRASAD, जाति-----, पता-SHRI KRISHNA NAGAR PATNA BIHAR				
<p>राजस्व कर्मचारी हल्का-02 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>ऑनलाइन जॉचा</p> <p>Signature valid Digitally signed by Amit Bhagat अंचलाधिकारी शहर</p>							

कोरोना के उड जांणे प्राण. जब सडक पर न जांएं इत्सान।



प्लॉट नम्बर	ए: 27: मपु: 188 म 27-1-27: ए: मपु: 188 म 27-1-27: ए: मपु: 188 म 27-1-27: ए: मपु: 188	ए: 27: मपु: 188 म 27-1-27: ए: मपु: 188 म 27-1-27: ए: मपु: 188 म 27-1-27: ए: मपु: 188	प्लॉट नम्बर 188-1-27	प्लॉट नम्बर 188-1-27
प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर

C. J. F. (N. S.) P. O. No. 4-10, 600-24-7-25.

C. J. F. (N. S.) P. O. No. 4-10, 600-24-7-25.

समतुलक
रिजिस्ट्रार
हस्ताक्षर

प्रधान कार्यवाही प्रतिलिपि
विभाग
अभिलेख पाल
रैची नगर निगम

Section 10 (1) of the
Municipal Survey
Act, 1920 of the 25th Sep.
638

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 64

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 9

वो सकुनत नम्बर। Receipt No. : 0742379700

शहर | हिन्दपीड़ी | 209 | RAJEEV JAIDEVA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
65	2	0 एकड़ 4.29 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	
माल (नकदी)	20.00					20.00
गुजारी (भावली)	5.00					5.00
सेस	10.00					10.00
सूद	10.00					10.00
मुतफरकात	4.00					4.00
मीजान	49.00					49.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2025-2026)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					20.00	
गुजारी (भावली)					5.00	
सेस					10.00	
सूद					10.00	
मुतफरकात					4.00	
मीजान अदायकारी					49.00	

(१) मीजान कुल (लफजों में) : **Fourty Nine Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **49.00**तारीख अमला तहसील कुनिन्दा : **24-07-2025**

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



ऑनलाइन जॉचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



बिहार सरकार
Government of Bihar
फॉर्म / Form-II

जिला / District : पटना, अनुमंडल / Sub-Division : पटना सदर, अंचल / Circle : पटना सदर
अनुसूचित जाति का प्रमाण-पत्र / Caste Certificate of SC

प्रमाण-पत्र संख्या : BCCCO/2024/7128618

दिनांक : 18/07/2024

प्रमाणित किया जाता है कि **Rajeev Jaideva (Rajeev Jaideva)**, पिता (Father) **Late Jaideva Prasad (Late Jaideva Prasad)**, माता (Mother) **Late Sudama Devi (Late Sudama Devi)**, ग्राम / मोहल्ला - हाउस न०-6, रोड न०-5, श्री कृष्णा नगर, डाकघर - जी.पी.ओ, थाना - बुद्धा कॉलोनी, प्रखंड - पटना सदर, अनुमंडल - पटना सदर, जिला - पटना, राज्य - बिहार के दुसाध, धारी, धारही (दुसाध) समुदाय के सदस्य हैं, जो कि संविधान (अनुसूचित जाति) आदेश 1950, संविधान अनुसूचित जाति एवं अनुसूचित जनजाति सूची (मोडिफिकेशन) 1956 एवं अनुसूचित जाति एवं अनुसूचित जनजाति आदेश (संशोधन) अधिनियम, 1976 एवं समय - समय पर यथासंशोधित अधिनियम के अंतर्गत बिहार राज्य की सूची में अनुक्रमांक 11 पर अंकित हैं। अतः **Rajeev Jaideva (Rajeev Jaideva)**, पिता (Father) **Late Jaideva Prasad (Late Jaideva Prasad)**, अनुसूचित जाति के हैं।

Rajeev Jaideva (Rajeev Jaideva) एवं उनका परिवार वर्तमान में ग्राम / मोहल्ला - हाउस न०-6, रोड न०-5, श्री कृष्णा नगर, डाकघर - जी.पी.ओ, थाना - बुद्धा कॉलोनी, प्रखंड - पटना सदर, अनुमंडल - पटना सदर, जिला - पटना, राज्य - BIHAR में निवास करता है।

Digitally signed by Rishi Kumar
Date: 2024.07.18 10:40:52 +05:30

स्थान : पटना सदर
दिनांक : 18/07/2024

(हस्ताक्षर राजस्व अधिकारी / Signature Revenue Officer)



QR Code की जाँच <https://serviceonline.bihar.gov.in> पोर्टल एवं Play Store पर उपलब्ध ServicePlus Mobile App से करें।
वेधता: कोई समय सीमा नहीं।
नोट: यह दस्तावेज DigiLocker पर भी उपलब्ध है।



बिहार सरकार
Government of Bihar
फॉर्म / Form - XIII

निवास प्रमाण-पत्र / Residence Certificate

जिला / District : पटना, अनुमंडल / Sub-Division : पटना सदर, अंचल / Circle : पटना सदर

प्रमाण-पत्र संख्या : BRCCO/2024/9374471

दिनांक : 18/07/2024



प्रमाणित किया जाता है कि **Rajeev Jaideva (Rajeev Jaideva)**, पिता (Father) **Late Jaideva Prasad (Late Jaideva Prasad)**, माता (Mother) **Late Sudama Devi (Late Sudama Devi)**, ग्राम / मोहल्ला - हाउस न०-6, रोड न०-5, श्री कृष्णा नगर, वार्ड संख्या -25, डाकघर - जी.पी.ओ, पिनकोड - 800001, थाना - बुद्धा कॉलोनी, प्रखंड - पटना सदर, अनुमंडल - पटना सदर, जिला - पटना, राज्य - बिहार के स्थायी निवासी हैं।

स्थान : पटना सदर
दिनांक : 18/07/2024

Digitally signed by Rishi Kumar
Date: 2024.07.18 08:31:05 +05:30



(हस्ताक्षर राजस्व अधिकारी / Signature Revenue Officer)

बिहार सरकार

QR Code की जाँच <https://serviceonline.bihar.gov.in> पोर्टल एवं Play Store पर उपलब्ध ServicePlus Mobile App से करें।
नोट: यह दस्तावेज़ DigiLocker पर भी उपलब्ध है।



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP11144649920240759

Date : 2024-07-11

Ward No : 27

Department / Section : Revenue Section

New Ward No : 24

Account Description : Holding Tax & Others

Holding No. : 0270002950000Z0

New Holding No : 0270003947006Z0

Received From Mr / Mrs / Miss . : SHRI RAJEEV JAIDEVA S/O LATE JAIDEVA PRASAD

Address : HINDPIRI PS HINDPIRI

A Sum of Rs. : 579.00

(in words) :

Five Hundred And Seventy Nine Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	608.12
				1% Monthly Interest	1.52
				Online Rebate	30.41
				Total Payable Amount	0.00
				Total Paid Amount	579.00



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

अवर निबंधक का कार्यालय, राँची।

दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति।	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त—		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण-पत्र अथवा		
	(iii) शुद्धि-पत्र		
	(iv) 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)	✓	

24/01/26
जाँच लिपिक का हस्ताक्षर
तिथि सहित



24/01/26
निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित
'Dilip Kumar Singh
DSR, Ranchi



Pre Registration Docket

Date :- 06-02-2026 11:13 am

Office Name :- SRO - Ranchi
Token No:- 202600009742

Appointment :- 06-Feb-2026 Time:- 10:39

Article	Development Agreement
Pre Registration Date	23-Jan-2026
No. Of Pages	51
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,46,384.

Property Id: **1645998**

Valuation No. : 2265902 / 2026	:- 2025-2026	Date : 30-January-2026 11:58:AM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hindpiri	Village/City : Hindpiri Thana No : 209	
Hindpiri Ward No 24 Village Code 209 - Other Road -			
Khata Number - 00			
Plot Number - 1789			
Volume Number - 9			
Page Number - 64			
Holding Number - 0270003947006Z0			
Property Rates			
Commercial Land (Y)			
₹1331920/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4.29 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.29 x 1331920=5713936.8	₹57,13,937/-
A	Total		₹57,13,937/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹57,14,000/-
Total Amount in Words : Fifty Seven Lakhs Fourteen Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PART OF M.S. PLOT NO. 1789, SUB PLOT NO. 7, West: PLOT OF SANJEEV PRASAD TONI, South: LAND OF PANCHRATNA SKY LINE PVT. LTD. , North: PEE PEE ROAD
Area	Land area : 4.29 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	5713936.8
Transaction Amount	-

CLAIMANT	PANCHRATNA SKYLINE PRIVATE LIMITED-Ms. PANCHRATNA SKYLINE PRIVATE LIMITED REPRESENTED THROUGH ONE OF ITS DIRECTOR PIYUSH MORE, ,Father/Husband Name KAMAL KUMAR MORE,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-31-Jul-2023,Permission Case No.- , Aadhaar No. , Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Pin Code-834001
EXECUTANTS	-Mr. RAJEEV JAIDEVA, ,Father/Husband Name LATE JAIDEVA PRASAD,, Party Category-Individual , PAN No.- Date Of Birth-02-Dec-1956,Permission Case No.- , Aadhaar No. , Country-INDIA, State Name-Bihar, District Name-PATNA, City/Village/Town Name-PATNA, Locality-PATNA,Address - HOUSE NO. 6 ROAD NO. 5 SHRI KRISHNA NAGAR PATNA BIHAR, Pin Code-800001

Witness Information	Mr. NILESH KUMAR , Address - CHECHAR VAISHALI BIHAR-, Father/Husband Name-PRASHANT KUMAR
---------------------	---

Identifier Details	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI-, Father/Husband Name-GANESH AGARWAL
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,530
Total		1,530

Fee Rule:Development Agreement		
1	A1	1,42,850
2	E	2,000
3	LL	3
4	PR	1
Total		1,44,854

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

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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant






Document Registration Summary 1

Date :-06-Feb-2026

- Government/Market Value: ₹5714000/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 06-02-2026 Presented at SRO - Ranchi
Signature of Presenter


SRO - Ranchi

Receipt : 1343728

Receipt Date : 06-02-2026

Presenter Name : - **RAJ EN JADEYA**

E	₹2000
PR	₹1
SP	₹1530
LL	₹3
A1	₹142850
Stamp Duty	₹100

Total ₹146484

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PanchratnaSkylinePrivateLimitedRepresentedThroughOneOfItsDirectorPiyushMore	GRN Number : 2600383827 DEPT Transaction Id : 85ee600cdc128b519824 Transaction Type :	100
E	2000	2000	0	GRAS	PanchratnaSkylinePrivateLimitedRepresentedThroughOneOfItsDirectorPiyushMore	GRN Number : 2600383836 DEPT Transaction Id : acb6ae4dd39e9fc40350 Transaction Type :	2000
PR	1	1	0	GRAS	PanchratnaSkylinePrivateLimitedRepresentedThroughOneOfItsDirectorPiyushMore	GRN Number : 2600383836 DEPT Transaction Id : acb6ae4dd39e9fc40350 Transaction Type :	1
SP	1530	1530	0	GRAS	PanchratnaSkylinePrivateLimitedRepresentedThroughOneOfItsDirectorPiyushMore	GRN Number : 2600383836 DEPT Transaction Id : acb6ae4dd39e9fc40350 Transaction Type :	1530
A1	142850	142850	0	GRAS	PanchratnaSkylinePrivateLimitedRepresentedThroughOneOfItsDirectorPiyushMore	GRN Number : 2600383836 DEPT Transaction Id : acb6ae4dd39e9fc40350 Transaction Type :	142850
LL	3	3	0	GRAS	PanchratnaSkylinePrivateLimitedRepresentedThroughOneOfItsDirectorPiyushMore	GRN Number : 2600383836 DEPT Transaction Id : acb6ae4dd39e9fc40350 Transaction Type :	3

Sub	146388	146484	-96						
Total									

Article : Development Agreement Number of Pages : 102

Signature of Operator

Bosif Hafiz
Signature of Head Clerk

Bosif Hafiz
Ranchi

Dilip Kumar Singh
Signature of Registering Officer

Dilip Kumar Singh
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202600009742

Deed Type	Development Agreement
Number of Pages	102
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1530, A1 :- Rs. 142850, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5713937/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hindpiri Location :- Other Road, Hindpiri Ward No 24 Village Code 209 Property Boundaries :- East: PART OF M.S. PLOT NO. 1789, SUB PLOT NO. 7, West: PLOT OF SANJEEV PRASAD TONI, South: LAND OF PANCHRATNA SKY LINE PVT. LTD. , North: PEE PEE ROAD Khata Number - 00Plot Number - 1789Volume Number - 9Page Number - 64Holding Number - 0270003947006Z0 Area Of Land :- 4.29 Decimal

Sh./Smt.RAJEEV JAIDEVA s/o/d/o/w/o LATE JAIDEVA PRASAD has presented the document for registration in this office

today dated :- 06-Feb-2026 Day :- Friday Time :- 13:26:46 PM



RAJEEV JAIDEVA(Individual)

Party Name	Document Type	Document Number
RAJEEV JAIDEVA	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	RAJEEV JAIDEVA Address1 - HOUSE NO. 6 ROAD NO. 5 SHRI KRISHNA NAGAR PATNA BIHAR, Address2 - PATNA , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Rajeev Jaideva Address:- House No-6, Road No-5, , Shri Krishna nagar, , Patna G.p.o., Patna Sadar, Patna, 800001, , Bihar, India		EXECUTANTS(Individual) Age:69			

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
2	PANCHRATNA SKYLINE PRIVATE LIMITED REPRESENTED THROUGH ONE OF ITS DIRECTOR PIYUSH MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - RANCHI Jharkhand PAN No.: Permission Case No.-	No	Yes	Piyush More Address:- Satyanarayan Sitaram, Gandhi Chowk, Upper Bazar, Ranchi G.P.O., Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT(Company / Colonizer) Age:			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL GOYAL S/o-D/o GANESH AGARWAL Address1 - GOSHAJ TOLI CHUTIA 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	NILESH KUMAR Address1 - CHECHAR VAISHALI BIHAR, 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, (**RAJEEV JAIDEVA**), has have admitted the execution before me. He/ She/ They has / have been identified by (**SUNIL GOYAL**) Son/Daughter/Wife of (**GANESH AGARWAL**) resident of (**GOSHAJ TOLI CHUTIA RANCHI**) and by occupation (**Business**).




Signature of Registering Officer

Dilip Kumar Singh
DSR, Ranchi

Date:- 06-Feb-2026

Ⓢ

Seal and Signature of Registering Officer

/ Dilip Kumar Singh
DSR, Ranchi



Token No.: 202600009742

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **06-Feb-2026** by **RAJEEV JAIDEVA, S/O, D/O, W/O LATE JAIDEVA PRASAD** resident of HOUSE NO. 6 ROAD NO. 5 SHRI KRISHNA NAGAR PATNA BIHAR, PATNA.

This deed was registered as Document No:- **2026/RAN/1040/BK1/943** in Book No :- **BK1**, Volume No :- 121 from Page No :- 233 to 334 at, office of **SRO - Ranchi**

Date:- **06-Feb-2026**



Registering Officer
Philip Kumar Singh
DSR, Ranchi

