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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e4293881f1a2f97094fa

Receipt Date : 22-Jan-2026 01:09:27 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202600002672

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Akash Jalan (Vendee)

GRN Number : 2600356579



-: For Office Use :-

निबंधन नियम 21 के अधीन तथा छोटानागपुर
टेनेन्सी एक्ट 1909 की धारा..... के अधीन
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
1 बा 1 का सं०..... के अधीन प्रदायित स्टाम्प
(स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं)

Moek Kumar Pandey
SR, RNC URB-3

निबंधन पब्लिककारी
शहरी क्षेत्र-3, काँके, राँची

2-2-2026

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।

प्रमाणित किया जाता है कि इस रसीद का उपयोग केवल एक ही दस्तावेज पर ही किया जा सकता है।

Nirmala Devi Gadodia

पूर्व में किसी प्रकार की सेकुर नहीं की गई है।

Sarita Devi Bajaj

Designated Partner

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D. Agreement

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प्रतिबद्धता
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ANAND KUMAR



Jitesh K. Sinha
Advocate
21/2/26

Premford Nouveau LLP
Designated Partner

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DEVELOPMENT CUM WORKS CONTRACT AGREEMENT

THIS DEVELOPMENT CUM WORKS CONTRACT AGREEMENT is made and entered into at Ranchi on this 21st day of January, 2026.

BETWEEN

(1) **Mr. Alok Bajaj** (Date of Birth - 17.10.1972, UID No. XXXX XXXX 6276, PAN - ACCPB2747H, Mobile 9431115326) S/o Late Mahabir Bajaj, G/s/o Late Satyanarayan Bajaj, by occupation- Business, by faith - Hindu, By Category - General (Don't come under CNT Act, 1908), resident of Neelkanth House, Kanke, P.S. - Gonda Road, District - Ranchi, in the State of Jharkhand; And

Nirmala Devi Gadodia
2-2-2026



Alok Bajaj

Sanita Devi Bajaj

- (2) **Smt. Sarita Devi Bajaj** (Date of Birth - 21.05.1955, UID No. XXXX XXXX 3712; PAN - AAYPB7549M, Mobile - 9431115326) Wife of Mahabir Bajaj, Daughter of Mahabir Prasad Khedia, G/d/o Late Shri Badri Das Ji Khedia, by occupation- Housewife, by faith- Hindu, By Category - General (Don't come under CNT Act, 1908), resident of Ramesh and Company, J.J. Road, Upper Bazar, P.S. Kotwali, District - Ranchi, in the State of Jharkhand;

Both (no. 1 & no. 2) hereinafter referred to as
"LANDOWNER 1"

- (3) **Smt. Nirmala Devi Gadodia** (UID No. XXXX XXXX 4019; PAN - ACEPG 3740P; Mobile No. 9334703161), W/o Mr. Ashok Kumar Gadodia, D/o Sheo Shankar Modi, G/d/o Late Mast Ram Modi, by faith Hindu, by category - General (Don't come under CNT Act, 1908), by occupation - Business, resident of "Geeta Bhavan", Beside S S Memorial College, Kanke Road, P.S. Gonda, Dist. Ranchi - 834008, Jharkhand. and

- (4) **Mr. Yash Gadodia** (UID XXXX XXXX 1938, PAN - CNUPG3013Q, Mobile - 8210869180), S/o Mr. Ashok Kumar Gadodia, G/s/o Late Sita Ram Gadodia, by faith Hindu, by category- General (Don't come under CNT Act, 1908), by occupation- Business, resident of "Geeta Bhavan", Beside S S Memorial College, Kanke Road, P.S. Gonda, Dist. Ranchi - 834008, Jharkhand.

Both (no. 3 & no. 4) hereinafter referred to as **"LANDOWNER 2"**

Both **"LANDOWNER 1"** and **"LANDOWNER 2"** together hereinafter called the **Landowners / First party.**

AND

M/s PREMFOR NOUVEAU LLP (PAN - ABEFP9356P), a Limited Liability Partnership firm (LLPIN - ACF-2907) having its office at Premsons House, 502, Kanke Road, Gonda Town, Ranchi, Ranchi, Jharkhand - 834008, through its Designated Partner **Mr. Akash Jalan** (UID No - XXXX XXXX 5963, PAN - AGVPJ0966H, Mobile No. 95349 00000), S/o Mr. Narayan Jalan, G/s/o Late Ganesh Prasad Jalan, by occupation - Business, by faith - Hindu, By Category - General (Don't come under CNT Act, 1908), resident of 9/3 Basant Vihar, Kanke Road, Near Panchwati Apartment, District - Ranchi, in the state of Jharkhand - 834008, vide authorization letter annexed as

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Designated Partner
Akash Jalan

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Sarita Devi Bajaj 3 | Page

Annexure I, hereinafter referred to as "**DEVELOPER**" / "**WORK CONTRACTOR**", (which term or expression unless excluded by or repugnant to the subject or context shall mean and include its legal heirs, successors, inheritors, representatives, administrators, executors, and assignees) **and the Second Party;**

WHEREAS, the Members of the First Party No. 1/ Landowner 1 are the absolute and beneficial owner and in possession of the land measuring 15886 Sq. Ft. equal to 22 Katha 1 Chhattak 1 Sq. Ft. equal to 36.47 Decimal more or less, being portion of R.S. Plot No. 1826, 1827, both under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi, corresponding to Municipal Holding No. 0020001000400A2, in ward no. 02 of Ranchi Municipal Corporation, Ranchi more fully described in PART- I of the First Schedule hereunder.

WHEREAS, the Members of the First Party No. 2/ Landowner 2 are the absolute and beneficial owner and in possession of the land measuring 15994 sq. ft. equal to 22 Katha 3 Chhattak 19 Sq. Ft. equal to 36.71, Decimal more or less, being portion of R.S. Plot No. 1826, 1827, both under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi, corresponding to Municipal Holding No. 0020001039703Z0 in respect of Nirmala Devi Gadodia & Municipal Holding No. 0020001039803Z0 in respect of Yash Gadodia in ward no. 02 of Ranchi Municipal Corporation, Ranchi more fully described in PART- II of the First Schedule hereunder.

AND WHEREAS, earlier the land being R.S. Plot No. 1826, 1827 alongwith other plots under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi is recorded in the records of the rights in the name of Mrs. Sarat Kamini Das;

AND WHEREAS, the aforesaid Sarat Kamini Das sold and transferred the land being R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi to Jagannath Gupta by virtue of a registered deed of sale dated 03.06.1937 and put him in possession over the same as absolute owner;

AND WHEREAS, the aforesaid Jagannath Gupta also transferred the land being R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi to M/s

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Designated Partner

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Jagannath Gupta & Company Pvt. Ltd., Calcutta by virtue of a registered deed being Deed No. 361 year 1941 and put them in possession over the same as absolute owner;

AND WHEREAS, the aforesaid M/s Jagannath Gupta \ Company Pvt. Ltd., Calcutta sold and transferred the land being R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No, .191, District Ranchi to Smt. Padmawati Goyal wife of Bidya Bhushan Gupta by virtue of a registered deed of sale being Deed No. 1300 for the year 1.958 and put her in possession over the same as absolute owner;

AND WHEREAS, the aforesaid Padmawati Goyal purchased the said land out of income of Bidya Bhushan Gupta H.U.F. consist Bidya Bhushan Gupta, Padmawati Goyal, their children Dhiraj Kumar Goyal, Vijay Kumar Goyal, Gopalji Goyal, Rama Devi Goyal, Usha Goyal and hence they are become joint owners of the said land and they got their respective names mutated with regard of aforesaid land before the office of Circle Officer Town Anchal, Ranchi and were paying rent in their own names;

AND WHEREAS, an amicable family settlement took placed between the aforesaid members, according to the said settlement, the land being portion of R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi came in the share of Rama Devi Goyal and she came in possession over the same as absolute owner;

AND WHEREAS, the aforesaid Rama Devi Goyal sold and transferred the land having an area 18 Katha 05 Chhatak being portion of R.S. Plot No. 1826, marked as sub plot no. 1826/E, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi to Raj Kumar Tibrewal and Basant Kumar Tibrewal by virtue of a registered deed of sale being Deed No. 3210 dated 16.04.1981 for the year 1981 of the office of Registrar of Assurance, Calcutta and put them in possession over the same as absolute owner and the said Raj Kumar Tibrewal and Basant Kumar Tibrewal got their respective names mutated before the office of Circle Officer, Town Anchal, Ranchi vide mutation case no. 628R27/1981-82 and were paying rent in their own names;

AND WHEREAS, an amicable family settlement took placed between

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Raj Kumar Tibrewal and Basant Kumar Tibrewal, according to the said settlement, the aforesaid land having an area 18 Katha 05 Chhatak being portion of R.S. Plot No. 1826, marked as sub plot no. 1826/E, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi allotted to the share of Raj Kumar Tibrewal and he came in possession over the same as absolute owner and the said Basant Kumar Tibrewal got his share in other property;

AND WHEREAS, the aforesaid Raj Kumar Tibrewal sold and transferred the land having an area 18 Katha 03 Chhatak 30 Sq. Ft. being portion of R.S. Plot No. 1826, marked as sub plot no. 1826/E, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi to Alok Bajaj alias Alok Kumar Bajaj (Landowner) by virtue of a registered deed of sale being Deed No. 7328 for the year 2009 of the office of DSR, Ranchi and put him in possession over the same as absolute owner and the said Alok Bajaj got his name mutated before the office of Circle Officer, Town Anchal, Ranchi and was paying rent in his own name;

AND WHEREAS, the aforesaid Rama Devi Goyal also sold and transferred the land having an area 17 Katha being portion of R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi to Hari Om Agarwal and Jai Prakash Agarwal by virtue of a registered deed of sale being Deed No. 3215 for the year 1981 of the office of Registrar of Assurance, Calcutta and put them in possession over the same as absolute owner and the said Hari Om Agarwal and Jai Prakash Agarwal got their respective names mutated before the office of Circle Officer, Town Anchal, Ranchi and were paying rent in their own names;

AND WHEREAS, an amicable family settlement took place between Hari Om Agarwal and Jai Prakash Agarwal, according to the said settlement, the aforesaid land having an area 8 Katha 08 Chhatak being portion of R.S. Plot No. 1826, 1827 under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi allotted to the share of Hari Om Agarwal and remaining land having an area 8 Katha 08 Chhatak being portion of R.S. Plot No. 1826, 1827 under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi allotted to the share of Jai Prakash Agarwal and they came in possession over the same as absolute owners;

AND WHEREAS, the aforesaid Hari Om Agarwal sold and transferred the land having an area 08 Katha 08 Chhatak being portion of R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi to Sarita Devi Bajaj (Landowner) by virtue of a registered deed of sale being Deed No. 9371

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for the year 1983 and put her in possession over the same as absolute owner;

AND WHEREAS, the aforesaid Jai Prakash Agarwal also sold and transferred the land having an area 08 Katha 08 Chhatak being portion of R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi to Sarita Devi Bajaj (Landowner) by virtue of a registered deed of sale being Deed No. 9372 for the year 1983 and put her in possession over the same as absolute owner;

AND WHEREAS, Alok Bajaj alias Alok Kumar Bajaj and Sarita Devi Bajaj acquired 07.84 Kathas bearing R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi by virtue of a registered deed thereafter they mutated their names in Circle Office vide Mutation Case No. 1937R27/2009-10 and their names also entered in Revenue Records of Register II, Volume No. 10, Page No. 225 and paying rent to the state.

AND WHEREAS, the aforesaid Alok Bajaj alias Alok Kumar Bajaj and Sarita Devi Bajaj jointly sold and transferred the Land having total area 22 Katha 03 Chhatak 19 Sq. Ft. bearing R.S. Plot No. 1826, 1827, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi to **M/s PASUPATI BUILDERS PRIVATE LTD.** by virtue of a registered deed of sale being Deed No. 6990 dated 30.03.2011, entered in book no. 1, volume no. 314, at pages 541 to 586, of the year 2011 in the office of District Sub Registrar, Ranchi and put them in possession over the same as absolute owner and the said Pasupati Builders Pvt. Ltd. got its names mutated before the office of Circle Officer, Town Anchal now Hehal Anchal, Ranchi and is paying rent in its own names;

AND WHEREAS, the aforesaid **M/s PASUPATI BUILDERS PRIVATE LTD.** having its registered office at Second Floor, G.E.L. Church Complex, Main Road, Ranchi, P.S. Lower Bazar, Ranchi, represented through its Director Sri Ashok Kumar Gadodia (Aadhar No. 4609 5387 9465) (Mobile No. 93347-03162) (date of birth-01.01.1959), son of Late Sita Ram Gadodia and grandson of Late Jwala Dutt Gadodia, by occupation Business, by faith-Hindu, by caste - General (Don't come under CNT Act, 1908), resident of "Geeta Bhawan", Beside S.S. Memorial College, Kanke Road, P.S. Gonda, District Ranchi-834008 sold and transferred the land measuring 07 Katha 06 Chhatak 12 Sq. Ft. equivalent to 12.21 Decimal being portion of R.S. Plot No. 1826, 1827, both under Khata No.359 of Village Missirgonda, P.S. Gonda,

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Thana No. 191, District Ranchi, corresponding to Municipal Holding No. 0020001000400A2, in ward no. 02 of Ranchi Municipal Corporation, Ranchi more fully described in PART- I of the First Schedule hereunder to Smt. Nirmala Devi Gadodia (Landowner) by virtue of a registered deed of sale being Deed No. 2023/RANU3/1031/BK1/961 dated 21.04.2023 which is entered in Book no. 1, volume no. 117, at pages 1 to 54, of the year 2023 in the office of District Sub Registrar, Ranchi and put her in possession over the same as absolute owner and the said Smt. Nirmala Devi Gadodia got her name mutated before the office of Circle Officer, Town Anchal now Hehal Anchal, Ranchi vide Mutation Case No 1969/R-27/2023-24 dated 24.11.2023 which is entered in Register II, Volume No. 20, Page No 66 and is paying rent in her name;

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AND WHEREAS, the aforesaid **M/s PASUPATI BUILDERS PRIVATE LTD.** having its registered office at Second Floor, G.E.L. Church Complex, Main Road, Ranchi, P.S. Lower Bazar, Ranchi, represented through its Director Sri Ashok Kumar Gadodia (Aadhar No. 4609 5387 9465) (Mobile No. 93347-03162) (date of birth-01.01.1959), son of Late Sita Ram Gadodia and grandson of Late Jwala Dutt Gadodia, by occupation Business, by faith-Hindu, by caste-General (Don't come under CNT Act, 1908), resident of "Gccta Bhawan", Beside S.S. Memorial College, Kanke Road, P.S. Gonda, District Ranchi-834008 sold and transferred the land measuring 14 Katha 13 Chhatak 07 Sq. Ft. equivalent to 24.50 Decimal being portion of R.S. Plot No. 1826, 1827, both under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi, corresponding to Municipal Holding No. 0020001000400A2, in ward no. 02 of Ranchi Municipal Corporation, Ranchi more fully described in PART- I of the First Schedule hereunder to SRI YASH GADODIA (Landowner) by virtue of a registered deed of sale being Deed No. 2023/RANU3/1030/BK1/960 dated 21.04.2023 which is entered in Book No. 1, volume no. 116, at pages 503 to 554, of the year 2023 in the office of District Sub Registrar, Ranchi and put him in possession over the same as absolute owner and the said SRI YASH GADODIA got her name mutated before the office of Circle Officer, Town Anchal now Hehal Anchal, Ranchi vide Mutation Case No 1971/R- 27/2023-24 dated 24.11.2023 which is entered in Register II, Volume No. 20, Page No 67 and is paying rent in her name;

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AND WHEREAS, an amicable family settlement took placed between Sri Bidya Bhushan Gupta his wife Shrimati Padmawati Goyal and their Children, according to the said settlement, the land being portion of R.S. Plot No. 1826 under Khata No.359 of Village

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Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi came in the share of Shrimati Padmawati Goyal and she came in possession over the same as absolute owner;

AND WHEREAS, by a deed of Sale dated 02.05.1981, registered in the office of the Registrar of Assurances, Calcutta, bearing Deed No. 3656 of 1981, the said Padmavati Goyal for the consideration therein mentioned, sold and conveyed a Sub divided portion having an area of 14 (after providing a Pvt. Road for exclusive use of Purchaser and-Vendor) shown in map attached herewith including land and building of land in portion of Plot No. 1826 in Khata No. 359 with portion of holding No. 234 Ward No. IB within Ranchi Municipality situated at Village Missir Gonda, Police Station Kanke, now P. S. Gonda District Ranchi (more fully and particularly described in the First Schedule herein below and shown in Red wash in the map attached with the deed) in favour of Kaushalya Devi wife of Late Ratan Lai Bhartia;

AND WHEREAS, Kaushalya Devi got the land aforesaid mutated in her name in the records of Ranchi Municipal Corporation and also in Register II in the Anchal Office Town Anchal Ranchi, vide Mutation Case no. 633 R 27 of 1981-82 and paid rents to the State in her own right;

AND WHEREAS, in her turn the said Kaushalya Devi, sold to Uttam Kumar Tibrewal son of Sri Raj Kumar Tibrewal 2 decimal more or less of land in portion as on 12-05- 2012 through registered power of attorney given by her to Mr. Raj Kumar Tibrewal, Son of Late Bajranglal Tibrewal by profession service holder, resident of J. J. Road, Upper Bazar, P. S. Kotwali, District Ranchi, on 01-06-1995 as her true and Lawful Attorney for her in her name and on her behalf to do the following acts, deeds and things and exercise the following papers and authorities in connection with her immovable properties situated in Bihar now Jharkhand in the district of Ranchi, Vide the registered deed no. 917/845 of Plot no. 1826 in khata no. 359, with portion of holding No. 334/A- 9 Ward No. IB within Ranchi Municipality situated at Village Missir Gonda, P.S Kanke, now P. S. Gonda District Ranchi in the manner stated hereinabove and put him in possession as the owner in possession;

AND WHEREAS, the aforesaid Uttam Kumar Tibrewal son of Sri Raj Kumar Tibrewal sold and transferred the land measuring 2 Decimal being portion of R.S. Plot No. 1826, under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi, corresponding to Municipal Holding No. 0020007182000Z0, in ward

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no. 02 of Ranchi Municipal Corporation, Ranchi more fully described in PART- I of the First Schedule hereunder to Sarita Devi Bajaj (Landowner) by virtue of a registered deed of sale being Deed No. 2024/RANU3/1127/BK1/1049 dated 18.04.2024 which is entered in Book No.1,volume no. 129, at pages 463 to 550, of the year 2024 in the office of District Sub Registrar, Ranchi and put her in possession over the same as absolute owner and the said Sarita Devi Bajaj got her name mutated before the office of Circle Officer, Town Anchal now Hehal Anchal, Ranchi vide Mutation Case No.105/R-27/dated 06-06-2024 which is entered in Register II, Volume No. 21, Page No 40 and is paying rent in her name;

AND WHEREAS, in order to develop their respective land, the members of the First Party i.e. landowners have amalgamated their land in one unit having total land measuring area 31880 Sq. Ft. equal to of 44 Katha 4 Chhattak 20 Sq. Ft. equal to 73.18 Decimals, more or less more fully described in PART- III of the First Schedule hereunder and shown in red wash in the map attached herewith forming part of this agreement.

AND WHEREAS, the landowners are in exclusive possession with absolute right, title, interest over their respective land mentioned in First schedule below and the same is free from all encumbrances, debts, liens, charges or attachment and in marketable condition and they have in themselves good right, full power and absolute authority having perfect title to transfer the whole or part of their land.

AND WHEREAS, the landowners have represented that they are absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of vacant land measuring area 31880 Sq. Ft. equal to of 44 Katha 4 Chhattak 20 Sq. Ft. equal to 73.18 Decimals, more or less particularly described in the PART-III of the First Schedule to the Agreement.

AND WHEREAS, the "DEVELOPER"/"WORK CONTRACTOR" has agreed with the Landowners/ First party, to develop the land mentioned in PART-III of the First Schedule and construct a Multistoried Commercial Building thereon consisting of Commercial Spaces of various shape and size on the terms and conditions hereinafter mentioned.

AND WHEREAS, it had been agreed between the parties of this

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Nirmala Devi Gadodia

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Sarita Devi Bajaj

agreement that the "DEVELOPER"/"WORK CONTRACTOR" had to prepare the building plan in accordance with the provisions of the existing building bye-laws and the same had to be filed in the name of the Landowners. Accordingly, the "DEVELOPER"/"WORK CONTRACTOR" prepared the building plan, filed the same with RMC (Ranchi Municipal Corporation), the map sanctioning authority, and got the plan sanctioned on 07/08/2025 vide Building Plan Case No. RMC/BP/0626/W02/2024 dated 03/08/2024.

AND WHEREAS the Landowners and the "DEVELOPER"/"WORK CONTRACTOR", after mutual discussions and deliberations, have agreed that the total resultant FAR i.e. 95,645 Sq.Ft. (8,885.71 Sq. Mt) (Approximately) as per the Sanctioned Plan accrued from the amalgamated land and the same has been apportioned between the two land parcels in proportion to their respective land areas i.e. the Landowner 1 shall get 47,660 Sq.Ft. (4,427.75 Sq. Mt) (Approximately) & the Landowner 2 shall get 47,985 Sq.Ft. (4,457.96 Sq. Mt) (Approximately), and that Landowners 1 shall permit the "DEVELOPER"/"WORK CONTRACTOR" to utilize and develop their portion under a Joint Development Arrangement, with all necessary common facilities, amenities, and infrastructure appurtenant to the Project, on area-share basis and the Landowner 2 of the First Party shall permit the "DEVELOPER"/"WORK CONTRACTOR" to utilize and develop their portion the under a Work Contract Basis for the agreed consideration, together with all necessary common facilities, amenities, and infrastructure appurtenant to the Project. However, after final measurements, if there are any differences in the final constructed area, the revised calculations shall strictly be in the proportions mentioned above.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND "DEVELOPER"/"WORK CONTRACTOR" AS FOLLOWS:

ARTICLE-1 : DEFINITIONS:

- 1.1. Land Property: Land property shall mean and include all that piece and parcel of vacant land measuring area 31880 Sq. Ft. equal to of 44 Katha 4 Chhattak 20 Sq. Ft. equal to 73.18 Decimals, more or less more fully described in the PART-III of the First Schedule below, in this Agreement.

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Designated Partner

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- 1.2. Building: Building shall mean the building/s to be constructed on the land property, in accordance with the plan already sanctioned by the R.M.C. the Competent Authority. The said multistoried building shall be named and identified as, "**PREMFORD ICONIC**".
- 1.3. Units: Shall mean a salable, separate and self-contained part of the immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in the building or on the plot of land, used or intended to be used for any commercial purpose.
- 1.4. Parking Space: Shall mean any place in covered area of the Building/open space for parking of Medium-sized Motor Cars/Vehicles including Two Wheelers. The parking space will not be treated as common area with respect to using the same as parking.
- 1.5. Common Facilities: Common facilities and amenities shall include corridors, Hall ways, Stair ways, Passage ways, Septic tank, Drive ways, Common lavatories, Water pump & Motor, Tube well, Overhead tank, Pump house, Lift, Gen-set, and other facilities, which may be mutually agreed upon between the parties and required for the establishment, enjoyment, maintenance and for management of the Building.
- 1.6. Common Expenses: Shall mean and include a proportionate share of the cost, charge and expenses for working, maintenance, up-keep, repair, replacement of common parts and common facilities, including proportionate share of Municipal Tax/Levies and related to or connected with the said building and land property.
- 1.7. Salable Space: It should mean the space in the building available for independent use and occupation, after making due provisions for common facilities and the space required thereof.
- 1.8. Super Built-up Area: Super Built-up area shall mean and include only the floor & wall area of commercial unit, the proportionate area of veranda, staircase area, lift area, bathroom area and any other area demarcated for basic common facilities, and shall not include parking area/floor and roof area.

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1.9. Sanctioned building Plan: Building plan already sanctioned by RMC the Competent authority.

1.10. Work Contract: It means a contract for building, construction, fabrication, completion, erection, installation, fitting out, improvement, modification, repair, maintenance renovation, alteration or commissioning of any immovable property wherein transfer of property in goods (whether as goods or in some other form) is involved in the execution of such contract."

1.11. Share in FAR Area: It means calculation of the FAR areas of proposed building shares between the parties:

- (a) As mentioned earlier, the total collective area of land in respect of LANDOWNER 1 & LANDOWNER 2 is measuring 31880 Sq. Ft. out of which 15886 Sq. Ft. of the land area belongs to LANDOWNER 1 and 15994 Sq. Ft. of the land area belongs to LANDOWNER 2 which calculates to 49.83% and 50.17% respectively. The Shares of parties in the project shall include proportionate parking spaces.
- (b) Now, if it is presumed that the total FAR area of the proposed building will be "X" Sq. Ft. than the same will be divided among both the LANDOWNERS i.e. LANDOWNER 1 & LANDOWNER 2 in the ratio of their respective percentage i.e. LANDOWNER 1 shall get 49.83% of "X" Sq. Ft. in their share (hereinafter referred to as "Joint Development Allocation") & LANDOWNER 2 shall get 50.17% of "X" Sq. Ft. in their share. Such Allocation shall comprise the proportionate undivided share in the Project Land and Parking Spaces, together with corresponding rights in the common areas, facilities, amenities and rooftop areas utilized for common services and amenities of the Project in the same proportion.
- (c) It is clarified that, as agreed between LANDOWNER 1 and "DEVELOPER"/"WORK CONTRACTOR", the total FAR area received/allocated toward the LANDOWNER 1's land contribution shall be under a Joint Development Arrangement on Area Sharing Basis and such area allocated to LANDOWNER 1's land share in total project land shall be further shared among both of them and LANDOWNER 1 shall get 65% of the area as their share and "DEVELOPER"/"WORK CONTRACTOR" shall get 35% of the area.
- (d) It is further clarified that, as agreed between LANDOWNER 2 and "DEVELOPER"/"WORK CONTRACTOR", the total FAR area received/allocated toward the LANDOWNER 2's land contribution shall be under a Works Contract Arrangement.

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- (e) That the parties constituting Landowner 2, namely Smt. Nirmala Devi Gadodia and Yash Gadodia (Sl. No. 3 and Sl. No. 4 of the First Party) are the joint owners of the property described in Part II of the First Schedule, holding 33% and 67% (approximately) share respectively in all respects, including the final allocation of their share in the Project. All invoices raised pursuant to sub clause (d) above shall be issued separately in the names of the said co-owners strictly in the aforesaid ratio. And in the event of sale and/or letting out/renting out of any part of their share, both the parties shall jointly do the same on revenue sharing basis according to their share ratio as mentioned hereinabove in this Para itself.

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1.12. Joint Development Arrangement: It shall mean and refer to the arrangement between Landowner 1 of the First Party and the "DEVELOPER"/"WORK CONTRACTOR", whereby the Landowner 1 of the First Party grants development rights in respect of his portion of the Landed Property, detailed in Part I of the First Schedule, to the Developer to design, construct, market, and sell the built-up area, in consideration of a mutually agreed share in the area, on the terms and conditions contained in this Agreement. For this agreement for the joint development arrangement between the Landowner 1 and "DEVELOPER"/"WORK CONTRACTOR" the area sharing ratio shall be 65% for the Landowner 1 and 35% for the Developer.

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1.13. Works Contract Arrangement: It shall mean and refer to the construction arrangement between Landowner 2 of the First Party and the "DEVELOPER"/"WORK CONTRACTOR" on a fixed-price basis.

1.14. Occupancy Certificate: It shall mean the occupancy certificate, or such other certificate by whatever name called, issued by the competent authority permitting occupation of any building, as provided under local laws, which has provision for civic infrastructure such as water, sanitation and electricity.

1.15. Words importing Singular shall include plural and vice-versa.

1.16. Words importing masculine gender shall include feminine gender and masculine gender, likewise words importing feminine gender shall also include masculine gender.

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ARTICLE-2 : LANDOWNERS COVENANTS

- 2.1 That the landowners are seized and possessed of and otherwise well and sufficiently entitled to as the absolute landowners in respect of the property fully described in First Schedule/Part "I and II" herein below respectively.
- 2.2 That the "said Property" is free from all encumbrances and the landowners have acquired a good, clear and marketable title over the same. The "said Property" has neither been acquired, requisitioned nor restored nor is under any proceedings for acquisition, requisition or restoration of the same pending in any court or Government Department.
- 2.3 That, there are no attachment, either before or after judgement and there are no claims of demand, suit, decree, injunctions, orders, notices, petitions or adjudication orders affecting the said property or any part thereof.
- 2.4 That apart from the landowners, none else is/are entitled to or has/have any share, right, title or interest over and in respect of the said property or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner howsoever.
- 2.5 That the landowners hereby agree and covenant with the "DEVELOPER"/"WORK CONTRACTOR" not to cause any interference or hindrance in the matter of construction of the new building by the "DEVELOPER"/"WORK CONTRACTOR".
- 2.6 That the landowners hereby agree and covenants with the "DEVELOPER"/"WORK CONTRACTOR" not to let out, grant lease, sale, mortgage and/or charge the "said proposed building" or any portion thereof except the portion allocated in their share.
- 2.7 That the landowners do hereby undertake that the "DEVELOPER"/"WORK CONTRACTOR" shall be entitled to complete the development of the "said property" including construction of the new building and to enjoy its allocated allocations/space without any interference and/or disturbance by, from or through the Landowners.
- 2.8 That the landowners declares that they have not agreed, committed to or contracted or entered into agreement for sale or

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lease of the "said property" or any part thereof to any person other than the present agreement with "DEVELOPER"/"WORK CONTRACTOR" and that they have not created any lien, charge, mortgage or encumbrance on the said property and they would keep the "said property" free from all encumbrances during the subsistence of these presents.

2.9 That the landowners further declare that they have not received any loan and to their knowledge nor has the Government, local authority, municipal authority or any other authority issued any notice affecting "The said property or imposing any restriction on the development of the "Said Property" in the manner proposed therein.

2.10 That the landowners further declare that they have not entered into any agreement for Sale, or development of the 'Said Property' or any part thereof nor they have made any arrangement with any one whomsoever regarding the 'Said Property' or any part thereof. After execution of this agreement all previous agreements, if any, shall stand null and void.

2.11 That in the event of the Landowners/Developer either retaining or transferring its share known as the Landowner's/Developer's allocation, in the New Building it or its transferee/s shall be liable to pay for following amenities, if applicable, like :

- a) Deposits for forming a Corpus Fund for Society/Association of Shop/Office/Unit owners of premises in the New Building at the rate fixed by the "DEVELOPER"/"WORK CONTRACTOR" in consultation with the landowners;
- b) Monthly maintenance and security charges at the rate to be fixed by the "DEVELOPER"/"WORK CONTRACTOR" in consultation with the landowners;
- c) Any other charges such as Electricity Meter Charges, Gas Pipe Line etc. as fixed by the "DEVELOPER"/"WORK CONTRACTOR" in consultation with the landowners;
- d) Taxes under Goods and Service Tax, (GST) 2017 amended time to time;

ARTICLE-3 : COMMENCEMENT

That this agreement shall be deemed to have commenced from the date of execution of the Agreement

ARTICLE-4 : THE SCHEME

The Scheme as formulated by the "DEVELOPER"/"WORK

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CONTRACTOR" and the landowners provides as follows:

- 4.1. That the "DEVELOPER"/"WORK CONTRACTOR", as agreed with the landowners, had prepared building plan for the entire land mentioned in PART-III of the first schedule submitted the same in the name of the landowners with RMC (Ranchi Municipal Corporation), the map sanctioning authority, and got the same Sanctioned on 07/08/2025 vide Building Plan Case No. RMC/BP/0626/W02/2024 dated 03/08/2024.
- 4.2. That the "DEVELOPER"/"WORK CONTRACTOR", in mutual agreement with Landowner 1, will invite and select Purchaser/Purchasers agreeing to acquire on ownership basis the Commercial Space/s in the building, to be constructed in proportion to the landed property mentioned in PART-I of the First Schedule on Area Sharing Basis under Joint Development Arrangement and the areas constructed in proportion to the landed property mentioned in PART-II of the First Schedule shall be retained by the Landowner 2 under the Works Contract Arrangement. However, similarly, the Landowner 2, either jointly and/or individually shall also be entitled/free to invite and select Purchaser/Purchasers/ Tenant/ Tenants agreeing to acquire on ownership basis/ rental basis the Commercial Space/s in the building, to be constructed in proportion to the landed property mentioned in PART-II of the First Schedule only to the extent of their shares.
- 4.3. That the "DEVELOPER"/"WORK CONTRACTOR" will construct the Commercial building over the landed property mentioned in PART-III of the First Schedule hereunder along with other common parts, common amenities and common facilities appertaining to the same.
- 4.4. That the entire Joint Development Allocation shall be marketed and sold by the DEVELOPER/WORK CONTRACTOR with the mutual consent of Landowner 1 along with an undivided proportionate share of the landed property and common facilities and parking spaces and for this purpose the DEVELOPER/WORK CONTRACTOR shall enter into a formal agreement with the intending purchaser/s. If the occasion demands for the refund/return of any sum of money/valuable consideration, the DEVELOPER/WORK CONTRACTOR and/or Landowner 1, who has received the sum of money/valuable consideration, shall refund the consideration received against such Commercial Spaces. That it is also agreed hereunder that, in case of any

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dispute with regards to sale/transfer of such Commercial Spaces with the intending purchaser/s, the Landowner 2 shall not, in any case, be responsible for any such dispute.

Similarly, the Landowner 2, either jointly and/or individually as the case may be, shall enter into a formal agreement with intending Purchaser/s for the sale of the unit/units and/ or Tenant/s for lease of any unit/s which will be earmarked as their shares with an undivided proportionate share of the landed property and common facilities and parking spaces. That it is also agreed hereunder that, in case of any dispute with regards to sale/transfer/lease of Commercial Spaces (allotted to the Landowner 2) with the intending purchaser/s or tenet/s, the Landowner 1 as well as "DEVELOPER/WORK CONTRACTOR" shall not be responsible for any such dispute.

- 4.5. That this Development Agreement is being executed between the "DEVELOPER"/"WORK CONTRACTOR"/Second Party and Landowner 1 and Landowner 2 of First Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.
- 4.6. That both "DEVELOPER"/"WORK CONTRACTOR"/Second Party and Landowner 1 and Landowner 2 of First Party have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, all the parties hereto are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed/Lease/Mortgage/Gift with respect to units of their respective shares in favour of prospective purchasers and no party will have any objection in this regard.
- 4.7. That "DEVELOPER"/"WORK CONTRACTOR" has got necessary building plan sanctioned by the RMC, the Competent Authority and the landowners hereby empower the "DEVELOPER"/"WORK CONTRACTOR" to sign any document required for final release of such sanction of the Building Plan. The landowners have agreed to grant a separate registered Power of Attorney, for this purpose in favor of the "DEVELOPER"/"WORK CONTRACTOR" if necessary.
- 4.8. The Landowners have furnished to the DEVELOPER/WORK CONTRACTOR all available documents relating to their right, title, and interest in the said Land, including Khatian(s), Sale

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Deed(s), up-to-date Rent Receipt(s), Mutation Order(s)/Correction Slip(s), possession records, and other relevant title documents. The DEVELOPER/WORK CONTRACTOR has inspected and verified the copies of such documents and found the same to be satisfactory. The Landowners shall produce original documents (available with them) for inspection, verification, or for submission before any court, authority, financial institution, or statutory body within a reasonable time whenever required. Any document relating to the said Land requires procurement, correction, or up dation, the DEVELOPER/WORK CONTRACTOR may arrange the same at their own cost.

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ARTICLE-5 : "DEVELOPER"/"WORK CONTRACTOR"'S RIGHTS AND OBLIGATION

- 5.1. That the LANDOWNERS hereby grant, subject to what has been hereinafter provided, the exclusive right to the "DEVELOPER"/"WORK CONTRACTOR" to build, construct, erect and complete the said Building in accordance with the Plan sanctioned by the R.M.C..
- 5.2. That the Landowner 1 hereby grants rights to the "DEVELOPER"/"WORK CONTRACTOR" to commercially exploit their share in the Project by entering into agreement of sale and/or transfer in respect of their share only as per the terms of Joint Development Arrangement.
- 5.3. The "DEVELOPER"/"WORK CONTRACTOR" shall pay all fees, including Architects and Engineers, and all expenses required to be paid for obtaining the sanction plan of the Project from the competent authority for the construction of the building and after completion of the building they have to obtain the Occupancy Certificate issued by RMC, the Competent authority before handing over the Project.
- 5.4. That the "DEVELOPER"/"WORK CONTRACTOR" shall be responsible for registering the Project and making all necessary compliances with the Regulatory Authority under RERA upon obtaining the Sanctioned Plan. All compliances required under the applicable provisions of the Act, including the rules and regulations framed thereunder, shall be the sole responsibility of the "DEVELOPER"/"WORK CONTRACTOR". The "DEVELOPER"/"WORK CONTRACTOR" shall ensure timely and complete adherence to such statutory obligations and shall

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indemnify and keep indemnified the Landowners against any costs, liabilities, penalties, or consequences arising from non-compliance or default in respect thereof. The Landowners shall fully cooperate with the "DEVELOPER"/"WORK CONTRACTOR" and provide all necessary information, documents (as explained hereinabove in detail in para 4.8 of **ARTICLE-4**) or declarations required for the registration process. The Landowners shall ensure support to the "DEVELOPER"/"WORK CONTRACTOR" for compliance with RERA regulations, including but not limited to providing details of bookings and allotments made against their allocated units.

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ARTICLE-6 : CONSIDERATION

For the purpose of this agreement, the consideration is as follows:

- 6.1. That the Landowner 1 shall be entitled to Thirty-Two point Three Nine percent (32.39%) of the total FAR area of the Project. Such entitlement is calculated on the basis of:
- a) Landowner 1's proportionate land contribution of Forty-Nine point Eight Three percent (49.83%) of the total Project Land; and
 - b) The agreed share of Floor Area Ratio (FAR) under the Joint Development Arrangement with the "DEVELOPER"/"WORK CONTRACTOR", being Sixty-Five percent (65%) of the above allocated (49.83%) FAR area to Landowner 1 share in Project Land.

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Such allocation shall comprise the proportionate undivided share in the Project Land together with corresponding rights in the common areas, facilities, amenities, designated parking spaces, and rooftop areas utilized for common services and amenities.

- 6.2. That the "DEVELOPER"/"WORK CONTRACTOR" acting in the capacity of Developer to Landowner 1 shall be entitled to Seventeen point Four Four percent (17.44%) of the total FAR area of the Project. Such entitlement is calculated on the basis of:

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- a) Landowner 1's proportionate land contribution of Forty-Nine point Eight Three percent (49.83%) of the total Project Land; and
- b) The agreed share of Floor Area Ratio (FAR) under the Joint Development Arrangement with Landowner 1, being Thirty-Five (35%) of the FAR area attributable to Landowner 1's land contribution.

Such allocation shall comprise the proportionate undivided share in the Project Land, along with corresponding rights in the common areas, facilities, amenities, designated parking spaces, and rooftop areas utilized for common services and amenities.

- 6.3. That the Landowner 2 shall pay a consideration amount at the rate of Rs. 3,000/- (Rupees Three Thousand only) per Sq.Ft., including all indirect taxes i.e. GST, for the Works Contract Service provided to them by the "DEVELOPER"/"WORK CONTRACTOR" for construction of 47,985 Sq.Ft. (Approximately) as per FAR area of their share. Further, Landowner 2 shall not be liable for any additional cost or payments for change in partition walls and flooring to the "DEVELOPER"/"WORK CONTRACTOR" except where any other additional works are requested by the Landowner 2 specifically. The units allocated and earmarked to them against the consideration under the Works Contract Allocation for construction of 47,985 Sq.Ft. (Approximately) as per FAR area of their share, have been delineated and detailed in Second Schedule of this Agreement. Any change in tax rates will not affect the above consideration amount at the rate of Rs. 3,000/- (Rupees Three Thousand only) per Sq.ft..
- 6.4. That it has been agreed by and between the landowners and the "DEVELOPER"/"WORK CONTRACTOR", that, if demanded by the purchaser, the parties other than the seller shall join the deeds of conveyance or conveyances to be executed in favour of the prospective purchaser/s of the commercial spaces in the proposed building as confirming parties.
- 6.5. That, if required, the "DEVELOPER"/"WORK CONTRACTOR" shall at his own cost to obtain all necessary permission and approvals from respective Govt. Departments.
- 6.6. That the "DEVELOPER"/"WORK CONTRACTOR" shall pay all costs of supervision of the development and construction of the building to be constructed over the land mentioned in First

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- 6.7. That the "DEVELOPER"/"WORK CONTRACTOR" shall bear all costs, charges and expenses for construction of the building with proportion to the Land mentioned in PART-I of the First Schedule and the Landowner 2 shall pay for construction of the building with proportion to the Land mentioned in PART-II of the First Schedule as detailed above in clause 6.3 of the present **ARTICLE-6** of this agreement.
- 6.8. The "DEVELOPER"/"WORK CONTRACTOR" undertake to complete the construction work in all respect within Forty Two (42) months from the date of sanction of Map/Plan i.e. 07/08/2025. The "DEVELOPER"/"WORK CONTRACTOR" shall be further allowed a grace period of Twelve (12) months.
- 6.9. That the Joint Development Arrangement between the DEVELOPER/WORK CONTRACTOR and Landowner 1 is on an area-sharing model. The DEVELOPER/WORK CONTRACTOR shall market and sell the entire Joint Development Allocation as per the terms of this agreement. However, each Party shall bear and discharge its respective indirect tax liabilities, if any, only in relation to its respective allocated share under this Agreement. Notwithstanding anything contained herein, DEVELOPER / WORK CONTRACTOR and Landowner 1 shall be severally be responsible for any indirect tax liabilities, including but not limited to Goods and Services Tax (GST) or any other indirect taxes, to the extent attributable to their portion of allocation under the applicable law. The DEVELOPER / WORK CONTRACTOR shall raise valid tax invoices on Landowner 1 for construction services provided in respect of the units/area allocation, Landowner No. 1 shall be liable to pay the applicable GST or other indirect taxes thereon to the DEVELOPER / WORK CONTRACTOR.
- 6.10. That any liabilities related to direct or indirect taxes, arising out of the sale/ lease of Landowner 2's share of the property shall be the sole responsibility of the Landowner 2.
- 6.11. That in "DEVELOPER"/"WORK CONTRACTOR" shall pay to the Landowner 1, an aggregate sum of Rs. 2,00,00,000/- (Rupees Two Crores only) as interest free refundable security deposit. The manner and form of payment has been detailed in Third Schedule ("Details of Security Deposit"). Further, in the

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event of termination or rescission of this Agreement due to breach or default by the Landowner 1, the Landowner 1 shall, within a period of 30 (thirty) days from the date of such termination along with interest at the rate of RBI PLR + 2% per annum from the date of deposit.

6.12. That the abovementioned Security Deposit shall be refunded to the "DEVELOPER"/"WORK CONTRACTOR" within thirty (30) days of obtaining Occupancy Certificate. Further, any delay in refund beyond such allocated time shall attract interest at the rate of 12% per annum from the end of thirty (30) days.

6.13. That the area identified and marked in the Second Schedule as under Joint Development Allocation shall be shared proportionately between the Landowner 1 and the "DEVELOPER"/"WORK CONTRACTOR" and upon completion of the Project, the Landowner 1 and the "DEVELOPER"/"WORK CONTRACTOR" may jointly and mutually identify, determine and demarcate the unsold inventory along with undivided proportionate share of the land, proportionate share in parking spaces and common facilities forming part of the Joint Development Allocation to be retained by each party. Such demarcation shall be carried out in a fair, transparent, and equitable manner, ensuring that the distribution of the unsold units reflects the Parties' respective allocation ratios under this Agreement and is proportionate both in terms of area and market value. The mutually agreed demarcation shall be recorded in writing, annexed to this Agreement as an Addendum or Supplementary Allocation Statement, and shall be final, binding, and conclusive on all Parties.

ARTICLE-7 : DEFAULTS AND CONSEQUENCES

The "DEVELOPER"/"WORK CONTRACTOR" and the Landowners hereby agree that occurrence of following events shall trigger Events of Default and respective consequences and remedies shall follow:

7.1. In the event the "DEVELOPER"/"WORK CONTRACTOR" is unable to complete the Project on account of financial constraints and/or operational difficulties, upon expiry of the stipulated construction period of forty-two (42) months, together with a grace period of twelve (12) months, excluding the period of force majeure events, the

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Landowners shall get the valuation of the completed works by appointment of an independent architect of repute. Upon receipt of the valuation from the architect, the LANDOWNERS shall intimate the same to the "DEVELOPER"/"WORK CONTRACTOR". The "DEVELOPER"/"WORK CONTRACTOR" shall be entitled to receive the sum in the following manner:

- i) From "LANDOWNER 1" - The "DEVELOPER" / "WORK CONTRACTOR" shall be entitled to retain, out of the sale consideration received from the sale of its respective share, only the value attributable to the proportionate construction works carried out for "LANDOWNER 1" as valued by the independent architect of repute. Any amount received in excess thereof, if any, shall be refunded forthwith to "LANDOWNER 1". The "DEVELOPER"/"WORK CONTRACTOR" shall cease to have any right over his share of the part from LANDOWNER 1 allocation as has been stated elsewhere above.
- ii) From "LANDOWNER 2" - The balance amount proportionate construction works carried out for "LANDOWNER 2" as valued by the independent architect after adjustment of the amount already paid by the "LANDOWNER 2".

Both landowners shall be free to appoint another developer/works contractor to get the work completed in mutual consultation with each other upon terms agreed upon between them and the incoming "DEVELOPER/WORKS CONTRACTOR", the Second Party to this agreement, shall not have any say in the matter whatsoever.

7.2. That in the event of termination of this Agreement on account of the "DEVELOPER"/"WORK CONTRACTOR"'s default for the reasons limited to substandard construction, material structural defects, material deviations from the sanctioned or approved building plans, or any breach that compromises the safety, integrity, or lawful development of the Project, the "DEVELOPER"/"WORK CONTRACTOR" shall fully reimburse all costs, charges, and expenses required to restore the Scheduled Property, existing structures, and premises to their original condition prior to commencement of the Project, including demolition, removal of defective works, clearing of debris, reinstatement of utilities, and any ancillary restorative measures. The

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refundable Security Deposit lying with the Landowners shall be applied toward such restoration, without prejudice to the Landowners' right to recover any additional costs over and above the forfeited deposit;

7.3. In the case of termination of this Agreement with mutual consent of all the parties, the "DEVELOPER"/"WORK CONTRACTOR" shall be entitled to the following:

FROM LANDOWNER 1:

- a) The entire amount of the Refundable Security Deposit paid by the "DEVELOPER"/"WORK CONTRACTOR" under this Agreement shall be refunded in full, along with applicable interest agreed under this agreement.
- b) The "DEVELOPER"/"WORK CONTRACTOR" shall be reimbursed for all costs and expenses incurred up to the date of termination in connection with the execution and construction of the Project. This includes, but is not limited to (i) expenditures on materials, labour, and services utilized; (ii) Amounts payable to vendors, contractors, consultants, or third parties directly involved in the execution of the Project; and other project liabilities outstanding as on the date of termination, to the extent they relate to works or services rendered.

FOR LANDOWNER 2:

The "DEVELOPER"/"WORK CONTRACTOR" shall raise a final invoice for Landowner 2's proportion of constructed area against which payment shall be made by Landowner 2.

ARTICLE-8 : MISCELLANEOUS

- 8.1. That the Landowners and the "DEVELOPER/WORK CONTRACTOR" have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the "DEVELOPER"/"WORK CONTRACTOR" and landowners or a Joint venture between the parties hereto.
- 8.2. That pursuant to and in accordance with the allocations agreed and finalized in the building Plan duly color-coded and marked for clarity, is annexed hereto as III under Second Schedule. The color codification provided therein enable proper identification of

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the respective allocations, wherein the areas marked/highlighted in Green represent the area attributable to both parts of Landowner 1 and the "DEVELOPER"/"WORK CONTRACTOR" jointly, and the areas marked/highlighted in Yellow represents the area attributable to both parts of Landowner 2 jointly. The portions so marked and allocated in favour of Landowner 1 and the Developer; and Landowner 2, respectively, represent the carpet area of the units attributable to their respective proportionate share in the Project, as finally determined on the basis of the sanctioned plans. Each such allocation shall, in addition, include (i) the corresponding attributable share in the common areas and facilities; (ii) the exclusive balcony and/or sit-out areas appurtenant to the respective units, if any; (iii) the proportionate undivided share in the project land; and (iv) proportionate Parking Spaces.

8.3. It is expressly agreed and understood that, for the purposes of facilitating the planning, construction, development and marketing in accordance with the terms of this Agreement, the "DEVELOPER"/"WORK CONTRACTOR" has been duly authorised to undertake all such acts, deeds, matters, and things as may be reasonably necessary or incidental thereto, including making applications, representations, submissions, filings, and compliances before any competent authority, statutory body, local authority, utility provider, or registering authority. The Landowners hereby covenant and undertake to extend full cooperation and assistance to the "DEVELOPER"/"WORK CONTRACTOR", including executing and signing such declarations, affidavits, applications, undertakings, agreements, and documents as may be reasonably required for the effective implementation of this Agreement. However, only where the execution and registration of a Power of Attorney is mandatorily required under any applicable law for the time being in force, the Landowners shall, upon request of the "DEVELOPER"/"WORK CONTRACTOR", execute and register a limited and specific Power of Attorney, for such acts, purposes, and authorities as are so required under law.

8.4. That by execution of this Agreement Landowner 1 authorize the "DEVELOPER/WORK CONTRACTOR" to sell entire share attributable to their portion of land as detailed in Part I of First Schedule, i.e. Joint Development Allocation, together with the corresponding joint impartible undivided share of land

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associated with such allocation and proportionate common area and / or parking at prices mutually agreed between the Landowner 1 and the "DEVELOPER/WORK CONTRACTOR" for which the Landowner 1 shall execute an Irrevocable Registered Power of Attorney only for negotiating and execution of agreement for sale, in favour of the any of the partners of the "DEVELOPER/WORK CONTRACTOR" or any person appointed by them on their behalf and the Landowner 1 shall be bound to execute the sale deed as and when required upon receipt of the full consideration money.

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- 8.5. Any notice required to be given by the "DEVELOPER"/"WORK CONTRACTOR" shall without prejudice to any other mode of service available, deemed to have been served on the landowners if delivered by hand and duly acknowledged or sent by pre-paid Registered Post/Speed Post with acknowledgement due, be deemed to have been served and vice versa.
- 8.6. That there is no existing agreement regarding the development or sale of the said premises and that all other arrangements and agreements if any, prior to the agreement, have been cancelled and superseded by this agreement.
- 8.7. It shall be obligatory on the part of the landowners/"DEVELOPER"/"WORK CONTRACTOR" to become members of the Commercial Space Owner Association formed by Association of the commercial Space Owner in case they hold some unsold space and shall be liable to pay maintenance and other charges.
- 8.8. That after completion of building, the maintenance expenses accrued on common portion and amenities or any other accounts relating to the said landed property and the building shall be payable by all the Units Holder. The Commercial Space's Owners' Association shall be apex body to protect the interest of all the Commercial Space's OWNERS and shall work for the peaceful running of their business /uses of all the members.
- 8.9. The Municipal Tax, land Revenue, Electricity etc. will be borne by the "DEVELOPER"/"WORK CONTRACTOR" from the date the "DEVELOPER"/"WORK CONTRACTOR" take possession of the Landed Property till the completion of the building.

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Nirmala Devi Chadodia

2-2-2026

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Sajita Devi Bajaj 27/ Page

8.10. That the original executed and registered copy of this Agreement shall remain in the custody of the "DEVELOPER"/"WORK CONTRACTOR" and they will provide a scanned / xerox copy of the original executed and registered instrument to both the Landowners. However, the Developer shall, whenever and wherever required, produce and make available the original Agreement to the Landowners within a reasonable period of time, for inspection, verification, or for submission before any court, authority, financial institution, or statutory body.

Premford Nouveau LLP
Rohit Singh
Designated Partner

ARTICLE-9 : ARBITRATION

If at any point of time any question, dispute or difference arise between the landowner and the "DEVELOPER"/"WORK CONTRACTOR" upon or in relation to or in connection with the contract or its interpretation, either party may forthwith give to the other a notice in writing with respect to existence of such question, dispute or differences and the same shall be referred to the adjudication of the sole Arbitrator who will jointly be appointed by the "DEVELOPER"/"WORK CONTRACTOR" and the landowners. The arbitrator so appointed shall proceed under the provisions of the Arbitration and Conciliation Act, 1996. The arbitration proceedings shall be held at Ranchi.

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ARTICLE-10 : FORCE MAJEURE

The "DEVELOPER"/"WORK CONTRACTOR" shall not be liable to any obligation if the performance of the relevant obligations be suspended for flood, earth quake, riot, war, storm, civil commotion, strike, lockout or any other act or commission beyond the control of the "DEVELOPER"/"WORK CONTRACTOR".

Nirmala Devi Gadodia

ARTICLE-11 : JURISDICTION

Courts at Ranchi alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the Parties.

ARTICLE-12 : LEGAL PROCEDURES

12.1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the LAND OWNER to support "DEVELOPER"/"WORK CONTRACTOR" in all actions and proceedings in respect of the title and/or possession of the LAND PROPERTY.

2 - 2 - 2026

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- 12.2. The LAND OWNER are herewith handing over all the relevant copies of documents regarding the title of possession, receipts and other legal papers concerning the LAND PROPERTY referred above.
- 12.3. This agreement is irrevocable in the extent and both parties shall have to abide by all the terms and conditions mentioned herein.
- 12.4. The parties agree that all dispute between the LANDOWNERS and the "DEVELOPER"/"WORK CONTRACTOR" shall be referred to sole arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996
- 12.5. Courts of Ranchi will alone have the jurisdiction in all-legal matters, arising out of or concerning this Development Agreement.
- 12.6. That the "DEVELOPER"/"WORK CONTRACTOR" and/or its transferees and the Landowners and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes (GST, Capital Gain Tax, any leviable tax(s), Society Maintenance Tax(s), etc.) and other impositions payable in respect of their share.

THE FIRST SCHEDULE: DESCRIPTION OF LANDED PROPERTY

PART-I

(Land belongs to Landowner No.1)

All that piece and parcel of land measuring 15886 Sq. ft. equal to 22 Katha 1 Chhattak 1 Sq. Ft. equal to 36.47 Decimal, more or less being portion of R.S. Plot No. 1826, 1827, both under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi, corresponding to Municipal Holding No. 00200010833000A1, 00200010853000Z0 & 00200010852000Z0 in ward no. 02 of Ranchi Municipal Corporation, Ranchi in the State of Jharkhand.

PART-II

(Land belongs to Landowner No.2)

All that piece and parcel of land measuring 15994 Sq. ft. equal to 22 Katha 3 Chhattak 19 Sq. Ft. equal to 36.71 Decimal, more or less being portion of R.S. Plot No. 1826, 1827, both under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi, corresponding to Municipal Holding No. 0020001039703Z0 & 0020001039803Z0 in ward no. 02 of Ranchi Municipal Corporation, Ranchi, in the State of Jharkhand.

Premford Nouveau P.P.
Prem D. Singh
Designated Partner

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Nirmala Devi Cradodia

2-2-2026

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Sanita Devi Baji ^{29/11/2025}

PART-III

(After amalgamation of Land mentioned in PART-I & II, the total Land jointly belongs to First Party No. 1 & 2)

All that piece and parcel of land measuring 31880 Sq. ft. equal to 44 Katha 4 Chhattak 20 Sq. Ft. equal to 73.18 Decimal, more or less being portion of R.S. Plot No. 1826, 1827, both under Khata No.359 of Village Missirgonda, P.S. Gonda, Thana No. 191, District Ranchi, corresponding to Municipal Holding No. 00200010833000A1, 00200010853000Z0, 00200010852000Z0, 0020001039703Z0 & 0020001039803Z0 in ward no. 02 of Ranchi Municipal Corporation, Ranchi in the State of Jharkhand. The land is butted and bounded as follows:

North: R.S. Plot No. 1826/Part

South: R.S. Plot No. 1827/Part

East: R.S. Plot No. 1827/Part, 1825 and 1824

West: Kanke Road

SECOND SCHEDULE: DETAILS OF ALLOCATION

Pursuant to and in accordance with the allocations set out hereinabove under clause 1.11, Building Plan along with colored markings of the carpet area has been enclosed as Annexure II. The color codification provided therein enable proper identification of the respective allocations, wherein the areas marked/highlighted in Green represent the area attributable to both parts of Landowner 1 and the "DEVELOPER"/"WORK CONTRACTOR" jointly, and the areas marked/highlighted in Yellow represents the area attributable to both parts of Landowner 2 jointly.

Premford Nouveau LLr
Designated Partner

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Nirmala Devi Gadodia

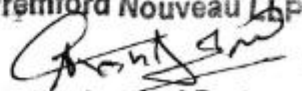
Alali Diji

Santa Devi Bajaj

Tabular representation of respective allocations has been provided below:

Landowners 1 & "DEVELOPER"/"WORK CONTRACTOR" Allocation		
Floor	Unit No.	Carpet Area in Sqft
Lower Ground Floor	Unit 02	3,356
	Unit 03	1,474
	Kiosk 02	172
Upper Ground Floor	Unit 02	1,850
	Unit 03	853
	Unit 06	1,466
	Kiosk 02	87
First Floor	Unit 02	1,850
	Unit 03	638
	Unit 06	1,466
	Kiosk 02	87
Second Floor	Unit 02	1,850
	Unit 03	638
	Unit 06	1,466
	Kiosk 02	87
Fourth Floor	Unit - 01	1,114
	Unit - 05	2,154
Fifth Floor	Unit - 01	832
	Unit - 02	1,114
	Unit - 03	1,661
	Unit - 04	1,203
	Unit - 05	1,082
	Unit - 06	2,154
	Unit - 07	1,410
	Unit - 08	1,182
Sixth Floor	Unit - 01	3,542
	Total	34,787

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Premford Nouveau LLP

 Designated Partner

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Landowner 2 Allocation		
Floor	Unit No.	Carpet Area in Sqft
Lower Ground Floor	Unit 01	4,864
	Kiosk 01	172
Upper Ground Floor	Unit 01	1,898
	Unit 04	728
	Unit 05	1,483
	Kiosk 01	176
First Floor	Unit 01	1,466
	Unit 04	943
	Unit 05	1,483
	Kiosk 01	176
Second Floor	Unit 01	1,466
	Unit 04	943
	Unit 05	1,483
	Kiosk 01	176
Third Floor	Unit - 01	1,114
	Unit - 02	1,661
	Unit - 03	1,203
	Unit - 04	1,082
	Unit - 05	2,154
	Unit - 06	1,410
	Unit - 02	1,661
Fourth Floor	Unit - 03	1,203
	Unit - 04	1,082
	Unit - 06	1,410
	Unit - 02	3,590
Sixth Floor	Unit - 02	3,590
Total		35,027

Nirmala Devi Chadodra Yash

THIRD SCHEDULE: DETAILS OF SECURITY DEPOSIT

Following are the Details of Security Deposit paid to Landowner 1:

Sl. No.	Date of Payment	Recipient	Amount
1.	30.04.2024	Sarita Devi Bajaj	1,00,00,000/-
2.	07.11.2025	Sarita Devi Bajaj	50,00,000/-
3.	11.11.2025	Sarita Devi Bajaj	50,00,000/-

Alakhi Vij

Sarita Devi Bajaj

Premford Nouveau LLP


 Designated Partner

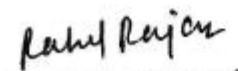
CERTIFICATE:

Certified that the above mentioned land is not acquired by government, semi government, armed force or any other purpose. It is not a land of forest, BCCL, CCL or ECL. This land is not of math, mandir, Girja, gurudwara, masjid, church etc. It is also certified that the above mentioned land is not a kaishar-e-hind land, gairmajarua aam land, gairmajarua khas land, forest-jungle land etc. It is also certified that the vendors do not belong to schedule tribe or schedule cast Or backward classes within the definition of C.N.T. Act nor the land mentioned above is subject matter of Section 46 or other Sub Clauses of C.N.T. Act. All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

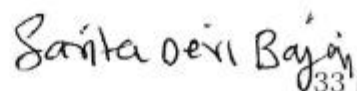
IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on this day of January 2026, at Ranchi after fully understanding the contents of these Presents.

WITNESSES

1. 
(GOURAV PRASAD)
S/O RAM PRIYA PRASAD
R/O KALAKUSUMA, DHANBAD, JHARKHAND

2. 
RAHUL RANTAN
S/O BHUPENDRA PRASAD
R/O HARHAR SINGH ROAD, RANCHI, JHARKHAND




33/1

Premford Nouveau LLP

Designated Partner






Nirmala Devi Gadodia Yash
2-2-2026



Jitesh K. Sinha
21/2/26

Alok Bajaj
2-2-2026

LANDOWNER 1 ALOK BAJAJ SIGNATURE AND PHOTOGRAPH






				
Thumb	First finger	Middle finger	Ring Finger	Little Finger



Jitesh K. Sinha
21/2/26

Sarita Devi Bajaj
2-2-2026






LANDOWNER 1 SARITA DEVI BAJAJ SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

Nirmala Ravi Gadodia
2-2-2026








LANDOWNER 2 NIRMALA DEVI GADODIA SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger



Yash
(Yash Gadodia)
2/2/26

LANDOWNER 2 YASH GADODIA SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger






Premford Nouveau LLP

Designated Partner

2-2-2024



DEVELOPER'S SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

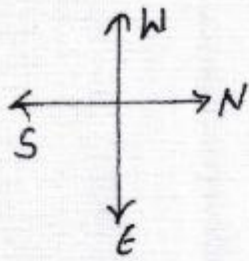
Certified that the finger prints of the left hand of each person whose photograph affixed in the document have been obtained of me or before me.

Typed By

Jitoch Kr. Sinha
Advocate

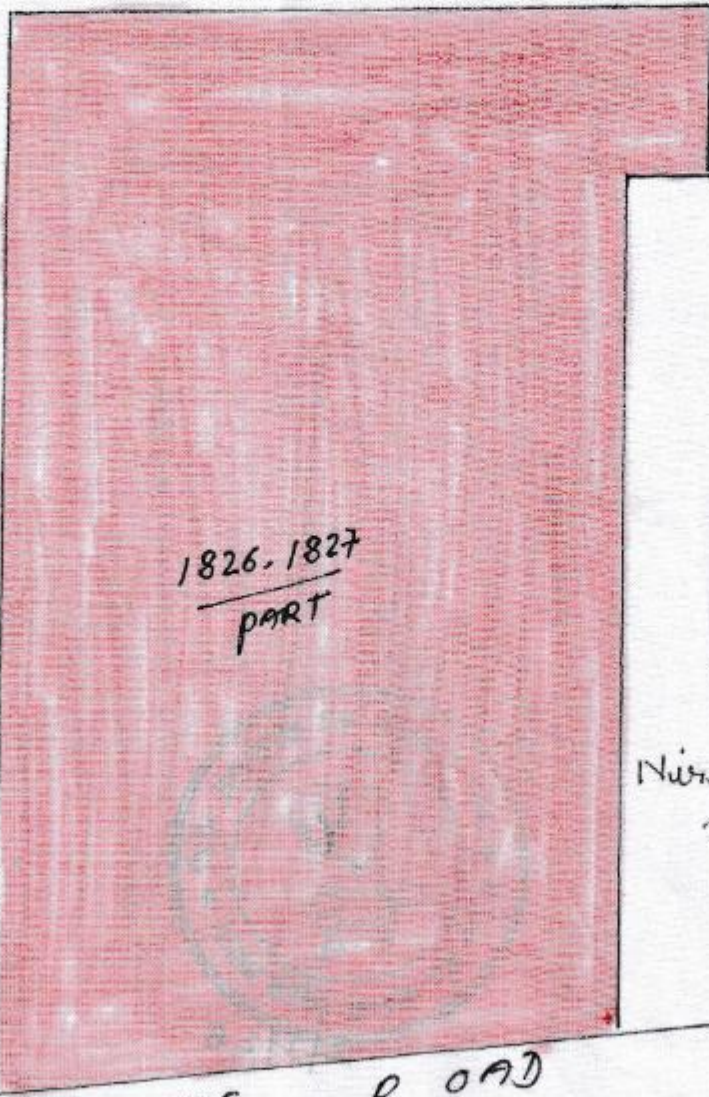
Drafted By

[Handwritten signature]
2/2/24



VILLAGE - MISHIR GONDA
THANA - GONDA
THANA NO - 191, DIST - RANCHI
R.S. PLOT NO - 1826, 1827
SUB PLOT NO - 1826/PART, 1827/PART
AREA SHOWN IN RED WASH

AREA
AC-DEC
0 - 73.18



1826.1827
PART

KANKE - ROAD

[Handwritten signature]

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Sankar Bajan

Nirmala Devi Cadedi
21/2/2026
Yash

[Handwritten signature]
Cal
pune



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता											
शरद कामनी दास, जोजे - मनमोहन दास, , जाति- क्रीस्तान, निवासी- शकिन काँके											
जिला का राँची नाम	अंचल का हेहल नाम	हलका का हल्का-01 नाम	मौजा का नाम	मिसीरगोन्दा खाता रैयती का प्रकार							
खेवट नम्बर 15	खाता नम्बर 359	थाना का राँची नाम	थाना नम्बर 191								
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
359	1826	? दोन राय बहादुर रतन लाल ? परती पत्थल	कोठी 0	1 एकड़	2 डिसमील	तार खुटा/1 चकाकुवा/1 वकवजे	छपरबंदी लगान 13-08-0 तेरह रूपया आठ आना । बेलगान	0	0	0	मकान वाडी
	1827	? टाँड कमली दास ? परती पत्थल	चरती कदोम ।	0 एकड़	92 डिसमील		छपरबंदी लगान 13-08-0 तेरह रूपया आठ आना । बेलगान				
खाता मे कुल प्लोट संख्या	2	खाता का कुल मिजान (खतियान के अनुसार)	1	94	खाता का कुल लगान	0	0	0			

यह एक कंप्यूटर जनित प्रति है

1/21/2026

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

January 21, 2026

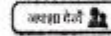
भाग वर्तमान	20	पृष्ठ संख्या	66										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	मिसीरगोन्दा	होलिंग संख्या	359	तोली संख्या		धाना नम्बर	191	खाता का प्रकार	रेयती				
SMT NIRMALA DEVI GADODIA , पति-SRI ASHOK KUMAR GADODIA, जाति- ----													
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस		
359	1627	0 ऐ	12.21	डि 0	हे	नामान्तरण मुकदमा संख्या 1969/2023 - 2024				50	0		
कुल परिमाण		0 ऐ	12.21	डि 0	हे								
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
11-24-2023	0045247917	2023-2024	2023-2024	0	50	0	12.5	0	25	0	25	0	10
06-03-2024	0841748923	2024-2025	2024-2025	0	50	0	12.5	0	25	0	25	0	10
09-20-2025	0785181244	2025-2026	2025-2026	0	50	0	12.5	0	25	0	25	0	10

02-02-2026
ONLINE VERIFIED BY
COMPUTER OPERATOR

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 प्रामाण्य केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 21, 2026

पंजी II प्रति

भाग वर्तमान	20	पृष्ठ संख्या	67											
जिला का नाम	रौंसी	अनुमंडल नाम	संकर	अंचल का नाम	हेडल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	मिसीरगोन्दा	होस्टिंग संख्या	359	तौजी संख्या		धाना नम्बर	191	खाता का प्रकार	रेयती					
SRI YASH GADODIA, पिता-Gri Ashok Kumar Gadodia, जाति- ---														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
359	1826	0 ऐ 18.35 डि 0 हे			नामान्तरण गृकदगा संख्या 1971/2023 - 2024					100	0			
359	1827	0 ऐ 6.15 डि 0 हे												
कुल परिमाण		0 ऐ 24.5 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
11-24-2023	0421370050	2023-2024	2023-2024	0	100	0	25	0	0	0	50	0	20	
2024-06-03 16:20:14	0346094958	2024-2025	2024-2025	0	100	0	25	0	0	0	50	0	20	
09-26-2025	0205734686	2025-2026	2025-2026	0	100	0	25	0	0	0	50	0	20	

Jeterhab
18/02/2025
ONLINE VERIFIED BY
COMPUTER OPERATOR

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

Mutation Cases Not Found !!

List Of Case Status Details

अवशा देरी



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 21, 2026

पंजी 11 प्रति

भाग वर्तमान	10	पृष्ठ संख्या	214						
जिला का नाम	रोही	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड
मौजा का नाम	भिसौरगोन्दा	होलिंग संख्या	359	तौजी संख्या	0	धाना नम्बर	191	खाला का प्रकार	रेयती

श्री आलोक कजाज, पिला-श्री महावीर प्रसाद नजाज, पाति- ---

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
359	1826	6 कठD छ. 11 वर्गफीट	दा. खा. वाद सं. 1938 R 27 / 2009-10 23/III	10	14.5
359	1827	0 कठD छ. 0 वर्गफीट			
	कुल परिमाण	6 कठD छ. 11 वर्गफीट			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
01/09/2009	970413	2005	2006	0	10	0	2.5	0	0	5	0	0	2
01-30-2018	1517334793	2009-2010	2017-2018	80	10	20	2.5	40	40	5	5	16	2
06-04-2024	0968837934	2018-2019	2024-2025	60	10	15	2.5	30	30	5	5	12	2
09-26-2025	0114024290	2025-2026	2025-2026	0	10	0	2.5	0	0	5	5	0	2

02-02-2026
ONLINE VERIFIED BY
COMPUTER OPERATOR

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

Mutation Cases Not Found !!

List Of Case Status Details

अगर देखें



BACK

यह एक कंप्यूटर जनित प्रति

यह पत्र केवल प्राप्ति की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर निलक करें



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 21, 2026

पंजी II प्रति

भाग वर्तमान	10	पृष्ठ संख्या	225										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अवंल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	मिरौरीगोन्दा	होलिग रांछा	350	तौपी रांछा	0	थाना नम्बर	191	शाता का प्रकार	रेगती				
श्रीमती सरिता देवी कजाज, पति-श्री महावीर प्रसाद बजाज, जाति-..... एवं असौक बजाज, पति-श्री महावीर प्रसाद बजाज, जाति-.....													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
359	1826	7.84 कठD छ. 0 वर्गफीट			दा. खा. वाद सं. 1937 R 27 / 2009-10				4	5.8			
359	1827	0 कठD छ. 0 वर्गफीट											
कुल परिमाण		7.84 कठD छ. 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
01/09/2009	870402	2008	2010	0	4	0	1	0	2	0	2	0	0.8
01-30-2018	1517335112	2009-2010	2017-2018	32	4	8	1	16	2	2	2	6.4	0.8
10-07-2022	0457086400	2018-2019	2022-2023	16	4	4	1	8	2	2	2	3.2	0.8
04-25-2024	0151143179	2023-2024	2024-2025	4	4	1	1	2	2	2	2	0.8	0.8
09-26-2025	0583372793	2025-2026	2025-2026	0	4	0	1	0	2	0	2	0	0.8

Signature
10-02-2026
ONLINE VERIFIED BY
COMPUTER OPERATOR

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

January 21, 2026

भाग वर्तमान	10	पृष्ठ संख्या	227
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	मिसीरगोन्दा	होखिंग संख्या	359
		अंचल का नाम	तौजी संख्या
		हेबल	0
		हलका का नाम	धाना नम्बर
		हल्का-01	191
		इस्टेट का नाम	खाता का प्रकार
		रैयती	

श्रीमती सरिता देवी वजाज, पति-महावीर प्रसाद वजाज, जाति-

खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार										लगान	सेस			
		7 कठD	छ. 0 वर्गफीट	कुल परिमाण	7 कठD	छ. 0 वर्गफीट	दा. खा. वाद सं. 6459 R 27 / 2009-10 26/III	रोड सेस	रोड सेस	शिक्षा सेस	शिक्षा सेस	स्वास्थ्य सेस	स्वास्थ्य सेस			कृषि सेस	कृषि सेस	
359	1826	7	छ. 0 वर्गफीट	7	छ. 0 वर्गफीट	दा. खा. वाद सं. 6459 R 27 / 2009-10 26/III											4	5.8
01/09/2009	970429	2008	2010	0	4	0	1	0	2	0	2	0	2	0	0	0		0.8
10-27-2022	0298561579	2003-2010	2022-2023	52	4	13	1	26	2	26	2	2	10.4	0.8	0.8			
06-03-2024	0656050705	2023-2024	2024-2025	4	4	1	1	2	2	2	2	2	0.8	0.8				
2025-07-21	0999481522	2025-2025	2025-2026	0	4	0	1	0	2	0	2	2	0	0.8	0.8			

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 पार्थी की जानकारी के लिए है

अवधि देखें

BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

भाग वर्तमान	21	पृष्ठ संख्या	40
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	मिशीरगोन्दा	होल्डिंग संख्या	359
		अंचल का नाम	हेहल
		हलका का नाम	हल्का-01
		थाना नम्बर	191
		इस्टेट	खात

Sarita Devi Bajaj, पिता-Late Mahavir Prasad Khedir,
जाति:

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार							
359	1825	0 ऐ 2 डि 0 हे	नामान्तरण मुकदमा संख्या 105/2024 - 2025							
	कुल परिमाण	0 ऐ 2 डि 0 हे								
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया
2024-06-08 13:16:36	0333847397	2024-2025	2024-2025	0	20	0	5	0	10	0
08 26-2025	0834494260	2025-2026	2025-2026	0	20	0	5	0	10	0

List Of Case Status Details

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

बा

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 66
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 20
वो सकुनत नम्बर। Receipt No. : 0785161244

हेहल मिसीरगोन्दा 191 SMT NIRMALA DEVI GADODIA		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
359	1827	0 एकड़ 12.21 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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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)	50.00					50.00
गुजारी (भावली)	12.50					12.50
सेस	25.00					25.00
सूद	25.00					25.00
मुतफरकात	10.00					10.00
मीजान	122.50					122.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2025-2026)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					50.00	
गुजारी (भावली)					12.50	
सेस					25.00	
सूद					25.00	
मुतफरकात					10.00	
मीजान अदायकारी					122.50	

(१) मीजान कुल (लफजों में) : One Hundred Twenty Two Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 26-09-2025

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों 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 अंचलाधिकारी से संपर्क करें।

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

Sch XIV- F.No. 180v

रसीद मालगुजारी
नाम सर्कल | नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 40
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 21
वो सकुनत नम्बर। Receipt No. : 0834494260

हेहल मिसीरगोन्दा 191 Sarita Devi Bajaj		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
359	1826	0 एकड़ 2 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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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				मौतालबा 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 (लफ्जों में) : Forty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 49.00

तारीख अमला तहसील कुनिन्दा : 26-09-2025

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि तर्तिकेट 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 अंचलाधिकारी से संपर्क करें।

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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 67

Vol. No. : 20

Receipt No. : 0205734686

हेहल | मिसीरगोन्दा | 191 | SRI YASH GADODIA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
359	1826,1827	0 एकड़ 24.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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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	
माल गुजारी (नकदी)	100.00				100.00
गुजारी (भावली)	25.00				25.00
सेस	50.00				50.00
सूद	50.00				50.00
मुतफरकात	20.00				20.00
मीजान	245.00				245.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2025-2026)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					100.00	
गुजारी (भावली)					25.00	
सेस					50.00	
सूद					50.00	
मुतफरकात					20.00	
मीजान अदायकारी					245.00	

(१) मीजान कुल (लफजों में) : Two Hundred Fourty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 26-09-2025

आस महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों 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 अंचलाधिकारी से संपर्क करें।

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

Sch XIV- F.No. 180v

रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 214
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 10
वो सकुनत नम्बर। Receipt No. : 0114024290

हेहल | गिसीरगोन्दा | 191 | श्री आलोक वजाज

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
359	1826,1827	6 कठा 0 छटाक 11 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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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 गुजारी (नकदी)	10.00					10.00
सेस (भावली)	2.50					2.50
सूद	5.00					5.00
मुतफरकात	5.00					5.00
मीजान	2.00					2.00
	24.50					24.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2025-2026)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					10.00	
सेस (भावली)					2.50	
सूद					5.00	
मुतफरकात					5.00	
मीजान अदायकारी					2.00	
					24.50	

(१) मीजान कुल (लफजों में) : Twenty Four Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 26-09-2025

जास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों 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 अंचलाधिकारी से संपर्क करें।

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

Sch XIV F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 225
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 10
वो सकुनत नम्बर। Receipt No. : 0583372793

हेहल | मिसीरगोन्दा | 191 | श्रीमती सरिता देवी वजाज, आलोक वजाज

खाता संख्या 359	खेसरा संख्या 1826,1827	रकबा (एकड़ में) 7.84 कठा 0 छटाक 0 वर्गफीट
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अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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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 गुजारी (नकदी)	4.00					4.00
सेस (भावली)	1.00					1.00
सूद	2.00					2.00
मुतफरकात	2.00					2.00
मीजान	0.80					0.80
	9.80					9.80

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल (2025-2026)	फाजिल
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					4.00	
सेस (भावली)					1.00	
सूद					2.00	
मुतफरकात					2.00	
मीजान अदायकारी					0.80	
					9.80	

(१) मीजान कुल (लाफ्जो में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 26-09-2025

खास महाल का बकाया मालगुजारी गर (सिवाय ऐसे बकायो 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।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

Page No. : 227

नाम रैयत मय वलिदयत जमाबन्दी

Vol. No. : 10

वो सकुनत नम्बर।

Receipt No. : 0999481522

हेहल । मिसीरगोन्दा । 191 । श्रीमती सरिता देवी वजाज

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
359	1826	7 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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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 गुजारी (नकदी)	4.00					4.00
सैस (भावली)	1.00					1.00
सूद	2.00					2.00
मुतफरकात	2.00					2.00
मीजान	0.80					0.80
	9.80					9.80

तफसील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया				मौतालबा हाल (2025-2026)	फाजिल
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष			
माल गुजारी (नकदी)					4.00		
सैस (भावली)					1.00		
सूद					2.00		
मुतफरकात					2.00		
मीजान अदायकारी					0.80		
					9.80		

(१) मीजान कुल (लफजों में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 21-07-2025

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों 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।

किरी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवलधिकारी से संपर्क करें।

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

हेहल | मिसीरगोन्दा | 191 | Sarita Devi Bajaj

खाता संख्या
359हेसरा संख्या
1826रकबा (एकड़ में)
0 एकड़ 2 दिसमील 0 हेक्टर

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया			हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	
माल	20.00				20.00
गुजारी	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 बाबत	तीन वर्ष से ज्यादा	बकाया			फाजिल
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल					मौतालबा हाल (2024-2025) 20.00
गुजारी					5.00
सेस					10.00
सूद					10.00
मुतफरकात					4.00
मीजान अदायकारी					49.00

(१) मीजान कुल (लफ्जों में) : Forty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 49.00

खस महल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।
तारीख अमला तहसील कुनिन्दा : 08-06-2024



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT20134502320240232 Date : 2024-02-20
Ward No : 2
Department / Section : Revenue Section New Ward No : 2
Account Description : Holding Tax & Application No SAF/03/002/01432
Others New Holding No :
0020001039803Z0 ✓

Received From Mr / Mrs / Miss . : YASH GADODIA S/O ASHOK KUMAR GADODIA

Address : MISSIRGONDA OPP ROCK GARDEN KANKE ROAD RANCHI

A Sum of Rs. : 5516.00

(in words) :

Five Thousand Five Hundred And Sixteen 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	2023-2024	4	2023-2024	3472.88
				Late Assessment Fino(Rule 14.1)	2000.00
				1% Monthly Penalty	130.23
				Rebat From Jsk/Online Payment	86.82
				Total Amount	5516.00
				Round Off Amount	-0.29
				Total Paid Amount	5516.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT20134502120240230 Date : 2024-02-20
Ward No : 2
Department / Section : Revenue Section New Ward No : 2
Account Description : Holding Tax & Application No SAF/03/002/01431
Others New Holding No :
0020001039703Z0

Received From Mr / Mrs / Miss . : NIRMALA DEVI GADODIA W/O ASHOK KUMAR GADODIA

Address : MISSIRGONDA OPP ROCK GARDEN KANKE ROAD RANCHI

A Sum of Rs. : 3666.00

(in words) :

Three Thousand Six Hundred And Sixty Six 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	2023-2024	4	2023-2024	1730.76
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	64.90
				Rebat From Jsk/Online Payment	43.27
				Special Rebate	86.54
				Total Amount	3666.00
				Round Off Amount	0.85
				Total Paid Amount	3666.00



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RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP23164859820250915

Date : 2025-09-23

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

Holding No : 00200010852000Z0

Received From Mr / Mrs / Miss : ALOK BAJAJ

Mobile No. : 8210775664

Address : MISIR GONDA KANKE ROAD RANCHI

A Sum of Rs. : 2556.00

(in words) :

Two Thousand Five Hundred And Fifty Six 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	2025-2026	4	2025-2026	2669.36
				1% Monthly Penalty	20.02
				Advance Amount	0.09
				Online Rebate	133.47
				Total Amount	2556.00
				Round Off Amount	0.00
				Total Paid Amount	2556.00



For Details Please Visit : udhd.jharkhand.gov.in

OR Call us at 1800 8904115 or 0651-3500700

In Association with
Sri Publication & Stationers Pvt. Ltd.

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP23164860020250916

Date : 2025-09-23

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

Holding No : 00200010853000Z0

Received From Mr / Mrs / Miss . : SARITA DEVI BAJAJ

Mobile No. : 8210775664

Address : MISIR GONDA KANKE ROAD RANCHI

A Sum of Rs. : 401.00

(in words) :

Four Hundred And One 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	2025-2026	4	2025-2026	419.16
				1% Monthly Penalty	3.14
				Online Rebate	20.96
				Total Amount	401.00
				Round Off Amount	-0.34
				Total Paid Amount	401.00



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

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RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN30147572720240959 Date : 2024-09-30
Ward No : 2
Department / Section : Revenue Section New Ward No : 2
Account Description : Holding Tax & Others Application No SAF/02/002/03546
New Holding No : 00200010833000A1

Received From Mr / Mrs / Miss . : SMT. SARITA DEVI BAJAJ W/O MAHABIR BAJAJ

Address : MISIGONDA KANKE ROAD RANCHI

A Sum of Rs. : 243116.00

(in words) :

Two Lakh Forty Three Thousands One Hundred And Sixteen Rupees Only

towards : Holding Tax & Others Vide Cheque No :

000038

Dated : 2024-09-30 Drawn on :

HDFC BANK

CIRCULAR ROAD

Place Of The Bank.

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	2012-2013	4	2024-2025	125028.00
Water Tax	1	2012-2013	4	2024-2025	3024.00
Education Cess	1	2012-2013	4	2024-2025	2016.00
Health Cess	1	2012-2013	4	2024-2025	2520.00
Latrine Tax	1	2012-2013	4	2024-2025	3024.00
RWH Penalty	1	2012-2013	4	2024-2025	59994.00
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	69024.15
				Special Rebate	9057.44
				Total Amount	243116.00
				Round Off Amount	0.51
				Total Paid Amount	243116.00



Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

APPENDIX - 'E' /Bye Laws Clause No. 7.1

From,
The Municipal Commissioner
Ranchi Municipal Corporation

To,
MR.ALOK BAJAJ SMT.SARITA DEVI BAJAJ SMT.NIRMALA
DEVI GADODIA MR. YASH GADODIA
502,PREMSONS HOUSE,KANKE ROAD ,GONDA TOWN
RANCHI,JHARKHAND , 834008

Re:sanction of your building plan case no. **RMC/BP/0626/W02/2024** dated **3/8/2024** for grant of license on Dated **7/8/2025** for the **Building Development Permit** in Khata No.: 359 on RS Plot no.: **1826,1827** Situated in Colony/Street: Mohalla/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner **Ranchi Municipal Corporation**, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of **RS.929172/-**
2. You have to furnish & Deposit a Gift Deed of **364.89** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.613993/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

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

दस्तावेजों की जाँच हेतु चेक लिस्ट

क्र० सं०	चेक लिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति।	✓	
	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)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित
ANAND KUMAR

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित
Neel Kumar Pandey
SR, RNC/UBB-3
2-2-2026



Pre Registration Docket

Date :- 02-02-2026 12:47 pm

Office Name :- SRO - Ranchi Urban3

Token No:- 202600002672

Appointment :- 02-Feb-2026 Time:- 13:10

Article	Development Agreement
Pre Registration Date	08-Jan-2026
No. Of Pages	55
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 24,37,192.

Property Id: **1635528**

Valuation No. : 2258129 / 2026 :- 2025-2026 Date : 22-January-2026 12:39:PM

State : Jharkhand	District : Ranchi	Tahsil : Hehal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda	Village/City : Misirgonda Thana No : 191

Misirgonda Word No 2 - Main Road	-
Khata Number - 359	
Plot Number - 1826 1827	
Volume Number - 10 20 21	
Page Number - 214 225 227 66 67 40	
Holding Number - 00200010397037Z0,0020001039803Z0, 00200010852000Z0,00200010853000Z0, 00200010833000A1	
Ward Number - 2	

Property Rates
Commercial Land (Y)
₹1330164/- Decimal

Valuation Rule : Commercial land

Property Details	
1 Land area	73.18 Decimal

Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 73.18 x 1330164=97341401.52	₹9,73,41,402/-
A	Total		₹9,73,41,402/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹9,73,41,500/-
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Total Amount in Words : Nine Crore Seventy Three Lakhs Forty One Thousands Five Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: RS Plot No. 1827/Part, 1825 & 1824, West: Kanke Road, South: RS Plot No. 1827/Part, North: RS Plot No. 1826/Part
Area	Land area : 73.18 Decimal
Other Description of the Property	Pin Code - 834008, Building Name - Missirgonda Thana Gonda Ranchi
Government/Market Value	97341401.52
Transaction Amount	-

CLAIMANT	PREMFORD NOUVEAU LLP-Mr. Akash Jalan, ,Father/Husband Name Narayan Jalan,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-03-Feb-2024,Permission Case No.- , Aadhaar No. , Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality--Address - Premsons House, 502, Kanke Road, Gonda Town, Ranchi, Pin Code-834008
EXECUTANTS	-Mrs. Sarita Devi Bajaj, ,Father/Husband Name Mahabir Prasad Khedia,, Party Category-Individual , PAN No.- Date Of Birth-21-May-1955,Permission Case No.- , Aadhaar No. , Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality--Address - Ramesh and Company, J.J. Road, Upper Bazar, Kotwali, Ranchi, Pin Code-834001
	-Mr. Alok Bajaj, ,Father/Husband Name Late Mahabir Bajaj,, Party Category-Individual , PAN No.- Date Of Birth-17-Oct-1972,Permission Case No.- , Aadhaar No. , Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality--Address - Neelkanth House, Kanke, Gonda Road, Ranchi, Pin Code-834008
	-Mrs. Nirmala Devi Gadodia, ,Father/Husband Name Sheo Shankar Modi,, Party Category-Individual , PAN No.- Date Of Birth-01-Jun-1962,Permission Case No.- , Aadhaar No. , Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality--Address - Geeta Bhavan, Beside S S Memorial College, Kanke Road, Gonda, Ranchi, Pin Code-834008
	-Mr. Yash Gadodia, ,Father/Husband Name Ashok Kumar Gadodia,, Party Category-Individual , PAN No.- Date Of Birth-11-Nov-1999,Permission Case No.- , Aadhaar No. , Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality--Address - Geeta Bhavan, Beside S S Memorial College, Kanke Road, Gonda, Ranchi, Pin Code-834008

Witness Information	Mr. Gourav Prasad , Address - C4 2nd Floor Singnature Corals Kusum Vihar Saraidhela Dhanbad-, Father/Husband Name-Rampriya Prasad
---------------------	--

Identifier Details

**Mr. Rahul Rajan , Address - Vrindavan Vatika, Block-A, F/No. 4C, Pushp Vihar, Harihar Singh Road, Morabadi, Ranchi-,
Father/Husband Name-Bhupendra Prasad**

Fee Rule:Development Agreement

1	Stamp Duty	4
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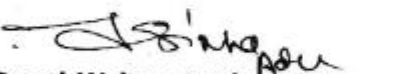
1	SP	1,650
Total		1,650

Fee Rule:Development Agreement

1	A1	24,33,538
2	E	2,000
3	LL	3
4	PR	1
Total		24,35,542

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

Yash
Nirmala Devi Gadodia



Document Registration Summary 1

Date :-02-Feb-2026

- Government/Market Value: ₹97341500/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 02-02-2026 Presented at SRO - Ranchi Urban3

Signature of Presenter

SRO - Ranchi Urban3

Receipt : 1348093

Receipt Date : 02-02-2026

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1650
LL	₹3
A1	₹2433538
Stamp Duty	₹100

Total ₹2437292

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AkashJalan	• GRN Number : 2600356579 • DEPT Transaction Id : e4293881f1a2f97094fa • Transaction Type :	100
E	2000	2000	0	GRAS	AkashJalan	• GRN Number : 2600357502 • DEPT Transaction Id : 4d3d616fc02943ff33dd • Transaction Type :	2000
PR	1	1	0	GRAS	AkashJalan	• GRN Number : 2600357502 • DEPT Transaction Id : 4d3d616fc02943ff33dd • Transaction Type :	1
SP	1650	1650	0	GRAS	AkashJalan	• GRN Number : 2600357502 • DEPT Transaction Id : 4d3d616fc02943ff33dd • Transaction Type :	1650

A1	2433538	2433538	0	GRAS	AkashJalan	<ul style="list-style-type: none"> • GRN Number : 2600357502 • DEPT Transaction Id : 4d3d616fc02943ff33dd • Transaction Type : 	2433538
LL	3	3	0	GRAS	AkashJalan	<ul style="list-style-type: none"> • GRN Number : 2600357502 • DEPT Transaction Id : 4d3d616fc02943ff33dd • Transaction Type : 	3
Sub Total	2437196	2437292	-96				

Article : Development Agreement **Number of Pages :** 110

Jatehab.
Signature of Operator

A
Signature of Head Clerk
ANAND KUMAR

VP
Signature of Registering Officer
Anand Kumar Pandey
SR, RNC URB-3



OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Ranchi Urban3
District Name :- Ranchi
State Name :- Jharkhand

Deed Endorsement

Token No :- 202600002672

Deed Type	Development Agreement
Number of Pages	110
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1650, A1 :- Rs. 2433538, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.97341402/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Main Road, Misirgonda Word No 2 Property Boundaries :- East: RS Plot No. 1827/Part, 1825 & 1824, West: Kanke Road, South: RS Plot No. 1827/Part, North: RS Plot No. 1826/Part Khata Number - 359Plot Number - 1826 1827Volume Number - 10 20 21Page Number - 214 225 227 66 67 40Holding Number - 00200010397037Z0,0020001039803Z0, 00200010852000Z0,00200010853000Z0, 00200010833000A1Ward Number - 2 Area Of Land :- 73.18 Decimal

Sh./Smt.**Alok Bajaj** s/o/d/o/w/o **Late Mahabir Bajaj** has presented the document for registration in this office







today dated :- **02-Feb-2026** Day :- **Monday** Time :- **16:28:59 PM**







Alok



Bajaj(Individual)

Party Name	Document Type	Document Number
Alok Bajaj	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	Sarita Devi Bajaj Address1 - Ramesh and Company, J.J. Road, Upper Bazar, Kotwali, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	No	Yes	Sarita Devi Bajaj Address:- C/o- Ramesh and Company, Upper Bazar, J.J Road, , Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS(Individual) Age:70			<i>Sarita devi Bajaj</i>
2	Nirmala Devi Gadodia Address1 - Geeta Bhawan, Beside S S Memorial College, Kanke Road, Gonda, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	No	Yes	NIRMALA DEVI GADODIA Address:- Geeta Bhawan, Beside S S Memorial College, Kanke Road, , Misirgonda allas pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS(Individual) Age:63			<i>Nirmala Devi Gadodia</i>
3	Alok Bajaj Address1 - Neelkanth House, Kanke, Gonda Road, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	No	Yes	Alok Bajaj Address:- Neelkanth House, opp Rock Garden, Kanke Road, CMPDI, Misirgonda allas pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS(Individual) Age:53			<i>Alok Bajaj</i>

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	Yash Gadodia Address1 - Geeta Bhawan, Beside S S Memorial College, Kanke Road, Gonda, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	No	Yes	YASH GADODIA Address:- Geeta Bhawan, Beside S S Memorial College, Kanke Road, , Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS(Individual) Age:26			<i>Yash</i>
5	Akash Jalan Address1 - Premsons House, 502, Kanke Road, Gonda Town, Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	No	Yes	AKASH JALAN Address:- 9/3 BASANT VIHAR, near PANCHWATI APPARTMENT, KANKE ROAD, KANKE ROAD, RANCHI, , Ranchi, 834008, , Jharkhand, India		CLAIMANT(Company / Colonizer) Age:			<i>Akash Jalan</i>

Identification:

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

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gourav Prasad Address1 - C4 2nd Floor Singnature Corals Kusum Vihar Saraidhela Dhanbad, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Y
Yash Kumar Pandey
SR, RNC URB-3

Above signature & thumb Impression are affixed in my presence.

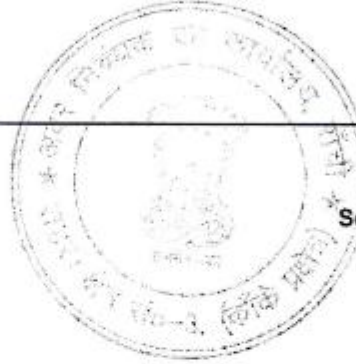
Above mentioned, (Sarita Devi Bajaj , Alok Bajaj , Nirmala Devi Gadodia , Yash Gadodia), has/have admitted the execution before me. He/ She/ They has / have been identified by (Rahul Rajan) Son/Daughter/Wife of (Bhupendra Prasad) resident of (Vrindavan Vatika, Block-A, F/No. 4C, Pushp Vihar, Harihar Singh Road, Morabadi, Ranchi) and by occupation (Business).

Y
Signature of Registering Officer

Date:- 02-Feb-2026

Seal and Signature of Registering Officer

Y
Yash Kumar Pandey
SR, RNC URB-3



Token No.: 202600002672

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **02-Feb-2026** by **Alok Bajaj**, S/O, D/O, W/O **Late Mahabir Bajaj** resident of Neelkanth House, Kanke, Gonda Road, Ranchi ,-
This deed was registered as Document No:- **2026/RANU3/315/BK1/268** in Book No :- **BK1**, Volume No :- 34
from Page No :- 1 to 110 at, office of **SRO - Ranchi Urban3**

Date:- **02-Feb-2026**

4/

Registering Officer
Manoj Kumar Pandey
SRO, RNC URB-3