

7872

7180



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3795f3b7ac722eff29c5

Receipt Date : 18-Dec-2020 11:26:14 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20200000112480

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : M S BKA ASSOCIATES THROUGH ITS PARTNERS ASHISH KUMAR AGARWAL ( Vendee )

GRN Number : 2003334882



For Office Use :-

1. इस रसीद का प्रयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

18/12/2020

Priyanka  
 18/12/2020  
 Ashish Kumar  
 18-12-2020  
 Saroj Sahu  
 18/12/2020

BKA Associates  
 Partner



राममणि का मूल्य  
88,53,000/-

स्थान 50/- रूप



BKA Associates  
Partner  
18-12-2020

वकील के नाम से लिखत किया  
उपरोक्त का दिनांक 35.7.11.6/-  
कच्चा मकान का दर/रफी पीट  
लकड़ मकान का दर/रफी पीट  
होट का दर/रफी पीट  
18/12/20

Caste Teli  
18/12

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on 18<sup>th</sup> day of December 2020 at Ranchi.

BETWEEN

(1) Sri Taramani Sahu S/o Late Bhawendra Sahu & (2) Shrimati Saroj Sahu Wife of Sri Taramani Sahu, both by caste-Teli, and by faith-Hindu, R/o- Mohalla- Upper Chutia, P.S.- Chutia, Dist.- Ranchi (Jharkhand) and presently residing at Flat No.- 4 C, Tower A, Moti Enclave, B.K. Sahay Compound, Lalpur, Dist.- Ranchi (Jharkhand) Pin Code 834001 herein after called the **LANDOWNERS** which expression shall unless repugnant to the context or excluded by those presents mean and include its successor- in-interest and assigns of the **FIRST PART**.

1. (I-AN No ADAPS0880R Aadhar No. 915322149464
2. (PAN No AQQPS1015D Aadhar No. 936455763756

AND

BKA Associates  
Partner  
18-12-2020

Thumb  
Index  
Middle  
Ring  
Little

18/12

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155 763

BKA Associates  
Partner  
18/12

M/s BKA ASSOCIATES, a partnership firm through its partners namely 1.) Binod Kumar Agarwal S/o Late Sri Narayan Agarwal, by faith- Hindu, by nationality- Indian, by occupation - Business, R/o C/96, B Block, Sonari, P.O. & P.S.- Sonari, Town- Jamshedpur, Dist.- East Singhbhum, Jharkhand- 831011, and 2.) Ashish Kumar Agarwal S/o Binod Kumar Agarwal by faith- Hindu, by nationality- Indian, by occupation - Business, R/o H. No. C/96, B Block, Near Dispensary Road, Sonari P.O. & P.S.- Sonari, Town- Jamshedpur, Dist.- East Singhbhum, Jharkhand- 831011, having its Head Office at- Plot no.- 339, Near Shiv Mandir, Main Road, Pardih Town, Jamshedpur, Dist.- East Singhbhum, Jharkhand- 831012 Herein after called the which expression shall unless repugnant to the context or excluded by those presents mean and include its successor- interest and assigns of the SECOND PART. (hereinafter for the sake of brevity called the DEVELOPERS/ BUILDERS (which terms and expression shall, unless repugnant to the context or excluded by these presents mean and include its heirs, successors, successors-in-interest, executors, legal representative and assigns) of the OTHER PART.

1. (PAN No ABDPA6717C Aadhar No. 551755095712
2. (PAN No. BQBPA4395J Aadhar No. 534228509930

The Party of the First Part and the Party of the Second Part are hereinafter individually referred to as the "Party" and collectively as the "Parties".

WHEREAS in the ordinary course of its business and in order to provide land to its members for building their residential houses thereon, the Ashirbad Sahkari Grih Nirman Limited, a cooperative Society, acquired by purchasing land situated at Village Gari, Thana Ranchi, Thana No.- 494, District Ranchi out of R.S. Plot No. 763 under Khata No.- 155, under several Deed for the year 1987 and registered with the District Sub-Registrar of Ranchi from Mrs. Aziza Imam and others.

AND WHEREAS the aforesaid lands were purchased and acquired by the Society on behalf of its members who contributed to the fund of the Society.

AND WHEREAS it became incumbent on the Society to allot plots of lands to its members for residential and other purposes.

AND WHEREAS on Directors Meeting of the Society was held in the office premises and lands were allotted to the members of the Society to the satisfaction of all concerned.

AND WHEREAS the society namely Ashirbad Sahkari Grih Nirman Limited, Ranchi through its Honorary Secretary Sri Lal Dharmendra Nath Shahdeo Son of Shri Lal Jitendra Nath Shahdeo sold the land measuring 7 Kathas of land to Sri Taramani Sahu S/o Late Bhawendra Sahu vide Registered Sale Deed no.-1683 dated- 13.02.1989, registered before the District Sub Registrar, Ranchi and entered in Book No. 1, Vol. No. 43, Pages 305 to 311, for the Year 1989 and one another portion of land measuring 8 Kathas to Shrimati

BKA Associates  
 Ashish Kumar  
 Partner  
 18-12-2020

BKA Associates  
 Ashish Kumar  
 Partner  
 17-12-2020

Surendra Saha  
 9-12-2020

*[Signature]*  
 9-12-2020

BKA Associates  
*[Signature]*  
 Partner

Saroj Sahu Wife of Sri Taramani Sahu vide Sale Deed no.- 1682 dated- 13.02.1989, registered before the District Sub Registrar, Ranchi and entered in Book No. 1, Vol. No. 43, Pages 298 to 304, for the year 1989, respectively for their residential purposes being Sub Plot No. 66 & 65 both pertaining to R.S. Plot No. 763 under Khata No. 155 situated at Village Gari, Thana Ranchi now Sadar Thana No. 194, Dist.-Ranchi (Jharkhand).

AND WHEREAS the owners covenant that the aforesaid property is in their exclusive possession with absolute right, title interest and possession and the land aforesaid is free from all sorts of litigation, encumbrances, debts, liens, charges and attachments and is in marketable condition and have in themselves good right and absolute authority to transfer or develop or to give in conversion for making multistoried building of the schedule "A" & "B" property in all legal manner. The First Parties shall provide NOC of Society to the Second Party, before filing of Building Plan.

AND WHEREAS on the proposal of SECOND PARTIES, the landowners hereby desire to develop the area of landed property aforesaid mentioned more fully detailed in to the Schedule 'A' & 'B' property (i.e. area 7 Kathas + 8 Kathas = Total 15 Kathas) by constructing a residential multi storied building namely "VIJAY TARAMANI RESIDENCY" over it on the conversion basis with the help of the DEVELOPERS/SECOND PARTIES, of this development agreement through which the landowner shall get 47 % super built area ( as mentioned in Table-1 ) out of total super built up area of the building to be constructed over the schedule 'A' property and 53% super built area out of total super built up area of the building to be constructed over the schedule- 'A' & 'B' property shall be the share of the builder/developer (will be known as Builder's/Developer's share) along with for the fulfillment of the necessities /amenities of the owner.

It is also covenant among the parties that owner will get 47 % saleable super built up area and developer will get 53 % saleable super built up area out of total super built up area of the building and parking, Owner and Developer will distributed their share's flat as below :-

Table-1

OWNERS SHARE FLATS				
Sl.no.	Flat no.	Carpet Area sqft	Built up area sqft	Super Built up area sqft
1.	First Floor -Flat no 101	818	1070	1359
2.	First Floor -Flat no 102	835	990	1257
3.	Second Floor -Flat no 201	818	1165	1480
4.	Second Floor -Flat no 203	739.5	1056	1341

B K A Associates  
Nishu K  
18.12.2022  
Partner

B K A Associates  
Prj W Ahmad  
Partner  
(2-12-2022)

Saroj Sahu  
17-12-2022

*[Signature]*  
17-12-2022

B K A Associates

*[Signature]*  
Partner

5.	Third Floor -Flat no 302	835	1110	1410
6.	Third Floor -Flat no 304	751.5	1004	1275
7.	Third Floor -Flat no 305	776.5	1080	1372
8.	Fourth Floor -Flat no 401	818	1165	1480
9.	Fourth Floor -Flat no 405	776.5	1080	1372
	Total	7168	9720	12344
	Owners Share		9917	12595
	Less area		197	250
	Parking			
	Covered four-wheeler parking	9	9	9

**Table 2**

DEVELOPERS SHARE FLATS				
Sl. no.	Flat no.	Carpet Area sqft.	Built up area Sqft	Super Built up area Sqft
1.	First-Floor -Flat no 103	739.5	970	1232
2.	First-Floor -Flat no 104	751.50	905	1149
3.	First-Floor -Flat no 105	776.50	920	1168
4.	Second Floor -Flat no 202	835	1110	1410
5.	Second Floor -Flat no 204	751.50	1004	1275
6.	Second Floor -Flat no 205	776.50	1080	1372
7.	Third Floor -Flat no 301	818	1165	1480
8.	Third Floor -Flat no 303	739.5	1056	1341
9.	Fourth Floor -Flat no 402	835	1110	1410
10.	Fourth Floor -Flat no 403	739.5	1056	1341
11.	Fourth Floor -Flat no 404	751.5	1004	1275
	Total	8514	11380	14453
	Developer's Share	8311	11183	14202
	Extra Area	203	197	250
	Parking			
	Covered four-wheeler parking		11	11

Owners share's flat shown in annexed map which will be a part of this agreement. The super built up area will be calculated on built up area of unit + 27% of built up area. In case of changes in built up area the super built up area will change accordingly. Building specifications should be part of agreement and should be strictly adhered to land owner's share and One Flat of the Land owner's share shall be fully furnished as referred in Scheduled D.

BKA Associates  
 Which is partner  
 (7-12-2008)  
 BKA Associates  
 M. J. W. Partner  
 (8-12-2008)  
 Saroj Sahu  
 (8-12-2008)

*[Signature]*  
18-12-2008

WHEREAS:-

- A. That "The said Property" has neither been acquired, requisitioned or restored nor any notice for acquisition, requisition or restoration of the same under any status of past or present have been received by the OWNERS from Competent Government Authority for acquisition, requisition or restoration of the same.
- B. That apart from the OWNERS, none else is entitled to or has any share, right, title or interest over and in respect of "The said Property" or joint family or in any other manner whatsoever.


WHEREAS:-

1. "LANDOWNERS" shall mean Sri Taramani Sahu S/o Late Bhawendra Sahu & Shrimati Saroj Sahu Wife of Sri Taramani Sahu, both by caste- Teli, and by faith- Hindu, R/o- Mohalla- Upper Chutia, P.S.- Chutia, Dist.- Ranchi (Jharkhand). Herein after called the LANDOWNERS which expression shall unless repugnant to the context or excluded by those presents mean and include its successor- in-interest and assigns.
2. "DEVELOPERS" shall mean M/s BKA Associates through its partners namely 1.) Binod Kumar Agarwal S/o Sri Narayan Agarwal, by faith- Hindu, by nationality- Indian, by occupation - Business, R/o C/96, B Block, Sonari, P.O. & P.S.- Sonari, Town- Jamshedpur, Dist.- East Singhbhum, Jharkhand- 831011, and 2.) Ashish Kumar Agarwal S/o Binod Kumar Agarwal by faith- Hindu, by nationality- Indian, by occupation - Business, R/o H. No. C/96, B Block, Near Dispensary Road, Sonari P.O. & P.S.- Sonari, Town- Jamshedpur, Dist.- East Singhbhum, Jharkhand- 831011, having its Head Office at- Plot no.- 339, Near Shiv Mandir, Main Road, Pardih Town, Jamshedpur, Dist.- East Singhbhum, Jharkhand- 831012 (hereinafter for the sake of brevity called the DEVELOPERS/ BUILDERS (which terms and expression shall, unless repugnant to the context or excluded by these presents mean and include its heirs, successors, successors-in-interest, executors, legal representative and assigns).
3. WHEREAS the LAND mean all that piece and parcels of land having Chhaparbandi right measuring an area of 7 Kathas of land in the name of Sri Taramani Sahu and 8 Kathas of land in the name of Shrimati Saroj Sahu W/o Sri Taramani Sahu i.e. total area 15 Kathas of land pertaining to R.S. Plot no.- 763, being Sub Plot no.- 65, under Khata no.-155 situated at Village- Gari, P.S.- Ranchi now Sadar, P.S. No.- 194, Dist.- Ranchi (Jharkhand) more fully described in the Schedule- 'A' & 'B'.

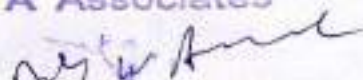
BKA Associates  
Noted by  
19-12-2020  
Partner

BKA Associates  
Binod Kumar Agarwal  
19-12-20  
Partner

Saroj Saha  
19-12-20

  
19-12-20

BKA Associates

  
Partner

4. "BUILDING" shall mean the multistoried residential building constructions like comprising several units/flat with Multistoried building proposed to be constructed on the landed property by the developer at his own cost and expenses and in accordance with the plan (s) to be approved and sanctioned by Ranchi Municipal Corporation, Ranchi , R.R.D.A., Ranchi and/ or any other competent authority.
5. LANDOWNER'S SHARE means the land owner get 47 % Saleable super built area out of total Saleable super built up area of the building as mentioned in Table-I to be constructed over the Schedule 'A' property according to the sanctioned map.
6. In case the super built area/ FAR increase due to changes in bye laws and approvals then it will be shared proportionately without paying any additional charges and cost.
7. DEVELOPER'S SHARE means the developer get 53 % super built area out of total super built up area of the building to be constructed over the schedule-'A and B' property according to the sanctioned map.
8. "Common Part" or "Common Portion" shall mean and include common passage, common path, drive ways, main entrance, common boundary wall, main gate, staircase, landings, electrical installation, water supply, water tanks, tube well and its installation for carriage of water. All firefighting arrangements, sewerage pipelines, lift with lift well, lift machine room all over electrical wiring, machinery fittings and other facilities for common use and enjoyment.
9. "Private Part" - no private part for entrance into the premises of the proposed building.
10. "Landed Property" means and includes the land having Chhparbandi right measuring an area of 7 Kathas of land in the name of Sri Taramani Sahu and 8 Kathas of land in the name of Shrimati Saroj Sahu W/o Sri Taramani Sahu i.e. total area 15 Kathas of land pertaining to R.S. Plot no.- 763, being Sub Plot no.- 65, under Khata no.-155 situated at Village- Gari, P.S.- Ranchi now Sadar, P.S. No.- 194, Dist.- Ranchi (Jharkhand) more fully described in the Schedule- 'A' & 'B'.
11. "Parking Space" means any place reserved for scooter, car and any private vehicle parking space.
12. "Super Built Up Area" means and include the carpet area of the unit, wall, veranda, balconies, cupboard area, proportionate area of common part, including lift facility and firefighting facilities, proportionate area of Passage staircase, guard room, generator room, if any. It will be calculated as below

Super built up area = Built up area of unit + 27% of built up area of unit.

BKA Associates

BKA Associates

18-12-2020

Partner  
18-12-2020

Saroj Sahu  
18-12-2020

18-12-2020

BKA Associates

Partner

13. "Unit" shall mean covered space available for independent use and occupation for residential use only having entire covered area as per plan to be sanctioned by RMC, RANCHI or concerned authorities and shall include the plinth area of bathroom(if any), balconies, Verandah, open terrace, if any, apartment hereto and also thickness of the walls (external, internal and pillars).

14. FORCE MAJEURE means the parties to the agreement shall perform their part of the obligations under those presents provided by force majeure such as earthquake, flood, riot, war, civil commotion, fire.

C. WHEREAS: -

The Land OWNERS are the full and absolute OWNERS and/or are otherwise well and sufficiently entitled to the said landed property and the right, title and interest of the OWNERS is absolute and non transferable. DEVELOPER got title papers of the landed property from the OWNERS and inspected and verified all the title documents of landed property and DEVELOPER is fully satisfied from them. After fully satisfaction of title of Land OWNERS, DEVELOPER is entering into this agreement.

AND WHEREAS the ownership of the property will remain in hands of the owners until the said property has not been developed completely as per the agreement executed between the parties and developer shall not claim any right to the part till the completion of the project. In case the project comes under the dispute before completion of development work, all the legal rights remain in the hand of the owner only.

If any litigation regarding title or Encumbrance related to the land is found in future or related to the past, then the FIRST PARTIES will be responsible to sort out the same legally and after execution of this agreement. With respect to construction and all other liabilities if occurs in future, then the SECOND PARTIES will be responsible to sort out the same legally. SECOND PARTIES WILL BE RESPONSIBLE FOR GETTING ALL PERMISSISON/ APPROVAL FOR CONSTRUCTION OF PROJECT. SECOND PARTY WILL PAY ALL THE FEES/ CHARGES FOR THE SAME.

D. WHEREAS: -

On the approach made by the developer, the OWNERS have agreed for development of the said landed property on conversion basis:

And further on negotiation, the developer has agreed to develop the said landed property on conversion basis by construction of multi storied building (as per the

B K A Associates

Partner  
18-12-2022

B K A Associates

Partner  
18-12-2022

Surej Saha  
13-12-2022

Partner  
13-12-2022

B K A Associates

Partner

common facilities and specification detailed into Schedule 'C' and Schedule 'D' in this development agreement) comprising several independent units for residential use only as per plan (s) to be approved and sanctioned by the OWNERS and Ranchi Municipal Corporation, Ranchi (RMC, RANCHI), Ranchi or concerned authorities and the OWNERS have agreed to allow the developers to develop the said landed property on conversion basis:

E. WHEREAS: -

The terms and conditions, which have been agreed upon by and between the parties hereto relating to the development of the landed property, construction of the proposed multi storied building and allotment of the OWNER'S SHARE and DEVELOPER'S SHARE on conversion basis and sale and/ or transfer thereof are being reproduced herein below:-

F. NOW THIS BUILDER'S AGREEMENT WITNESSETH AS FOLLOWS: -

1. The owner covenant that the aforesaid property is in the exclusive possession with absolute right, title interest and possession and the land aforesaid is free from all sorts of litigation, encumbrances, debts, liens, charges and attachments and is in marketable condition and have in themselves good right and absolute authority to transfer or develop or to give in conversion for making multistoried building if any legal litigations or obstructions will be found in future then the FIRST PARTIES will sort out the same immediately.
2. That the OWNERS do hereby permit, grant and authorize the developer to develop said landed property and the owner shall put the DEVELOPER in vacant possession of "The Said Property" from the date of execution of this development agreement and the land owner shall make available the original papers of landed property if needed by the Financial Institutions or other Govt. Authorities, but owner will not handover the original documents to SECOND PARTIES.
3. In furtherance of the intention of this agreement, the OWNERS do hereby entrust and empower the developer to do all or any of the following acts, deeds, matters and things and the land owners grant the following rights/powers
  - i) To obtain the plan of multistoried building for Residential use to be constructed on the landed property in the maximum available area and up to maximum permissible floors prepared/ amended in accordance with rules, regulations and by-laws of the Ranchi Municipal Corporation, Ranchi/ concerned authorities and to submit the said plans for its sanction to RMC, RANCHI and/ or concerned authorities. The plan so submitted in present or future for sanction shall be approved by the Owner and submitted by the Developer in under his sign.

BKA Associates

*Mihir Kumar*  
Partner

BKA Associates  
*Mihir Kumar*  
18-12-2010  
Partner

BKA Associates  
*Mihir Kumar*  
18-12-2010  
Partner

*Sanjay Sahni*  
18-12-2010

*[Signature]*  
18-12-2010

ii) The Developer will construct such maximum area and such maximum floors as can be constructed on the said landed property in a residentially viable manner, permissible under the Building Rules and Regulations and By-laws of Ranchi Municipal Corporation, Ranchi and in conformity with the plan(s) sanctioned by the Ranchi Municipal Corporation, Ranchi and/ or Competent Authority.

iii) The Developer shall adhere and strictly follow all the rules, regulations and by-laws as applicable and framed by statutory authority, RMC, RANCHI or concerned authorities, RERA, Environmental, Fire, Electrical, Government etc. for construction of multistoried buildings.

iv) The Developer will prepare the building plans as per, RMC, RANCHI, RERA provisions or concerned authorities' provisions and will be bound to compliance of RERA.

v) The Developer has the right to appoint architects, surveyors, engineers and other person or persons at the developer's own expenses, cost and responsibility to earn out the object of construction of multi-storied building.

vi) The Developer has the right to make application to the concerned authorities for obtaining electrical connections, and permit or permits or quota or quotas for cement, steel and/ or other controlled building materials. The developer will take all the connections electrical, water etc. in developer's name.

vii) The Developer has the right to prepare and submit the plan in accordance with and in conformity with the rules, by-laws and norms of RMC, RANCHI or concerned authorities, which will also include water facility, electrical facility, deep boring, lift, firefighting etc.

viii) The developer will be entitled to modify the approved plan, as it deems fit and proper provided LAND OWNERS prior consent in writing, has been obtained and such modifications are permissible and/ or within the provisions of building bye - laws or as per approved scheme laid down by RMC, RANCHI or concerned authorities, Ranchi.

ix) The Developer's shall advertise for sale and enter into an agreement for sale of the flat(s) with respect to developer's share (excluding the share of land owner) and to receive consideration from the prospective purchaser(s) of the flat(s) and to acknowledge the receipt of the same

x) The Developer shall obtain completion and structural engineering certificate from the Architect of the Project and shall also obtain Building Completion/

BKA Associates  
Partner  
12.12.20

BKA ASSOCIATES  
Partner  
12.12.20

Surej Singh  
Partner  
12.12.20

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BKA Associates  
Partner

Occupancy Certificate from the sanctioning authority and permissions required for commencing occupation of the Project.

4. This Agreement will not be treated as a partnership between the landowner and the Developer or an Agreement for Sale of the said Plot by the landowner to the Developer. The Developer is given only a right to develop the said plot as aforesaid.
5. The development of the said property by construction of building or buildings thereon shall be at the entire costs, expenses and risk and on the entire account of the Developer. All buildings to be constructed on the said property and all dwelling units thereon will be in accordance with the scheme of the Competent Authority/State Government / relevant Acts and also in accordance with the Development Rules and Regulations for the time being in force. The Developer shall be at liberty to make necessary applications for the purpose to the authorities concerned at his own cost and expenses in the name of the landowner and if required, the landowner shall join, in such applications but the responsibility of obtaining such permissions will be on the Developer and at his costs.
6. The Landowner gives permission to the Developer to enter upon the said property described in the Schedule hereunder written or any part thereof as aforesaid with full right and authority to commence, carry on and complete development thereof in accordance with the permissions herein mentioned. However, if the Developer or his agents commit any breach of any term or conditions of this Agreement then the landowner will have to send notice notifying breach of conditions and shall be entitled to terminate this Agreement and to forfeit money paid under this Agreement. Under no circumstance the Developer will assign his right, title and interest to any other party without the consent of the landowner provided that, if with such consent the Developer shall have in his turn entered into an Agreement with a third party (of which the Developer shall have given notice to the landowner) under which the Developer has granted right to such third party to develop the said property or any part or parts thereof then the Landowner shall not exercise his aforesaid right under this Agreement to terminate the same unless the landowner shall first give notice in writing to such third party specifying the breach or breaches of the terms and conditions of this Agreement stated to have been committed by the Developer or such third party and in respect of which the landowner intends to exercise his right of termination of this Agreement and such third party shall have failed to remedy or rectify such breach for a period of ninety days from receipt of such notice from the landowner
7. That besides the power confirmed under this agreement, Owner give right to developer to advertise for sale, enter agreement to sale with intending purchasers, sell the developer's share of flats as per agreed share above. Owner will not object

BKA Associates

Partner  
18-12-20

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Partner

to sale of flats falling under developer's share. This agreement will give right both the parties to sell their share. No additional power of attorney is required to sell right of their share. In case if the developer demands the power of attorney from the owners for selling his share as per the provision of this agreement, then in that case owner shall give the same by specifying that the Power of Attorney is being provided to him against his share only.

8. The developer shall construct multi storied building on and over the said landed property as permissible by law and the RMC, RANCHI or concerned authorities according to their norms or Rules, Regulations and By-laws. Developer will be responsible to take all the statutory permission and approvals. Developer will be responsible for any violation and non-compliances of laws. Developer will bear all the implication commercial and legal arises due to non-compliances.
9. That the landowner shall hold and use the area of his share in the multistoried building in the same manner as would be held and possessed by other occupants/purchasers of the multistoried building to be known as "VIJAY TARAMANI RESIDENCY".
10. The owner shall have right to inspect the progress and quality of work as per agreement time to time. SECOND party will take appropriate action on the concerned raised / notified by the FIRST PARTIES.
11. That the SECOND PARTIES will pay Rs. 20,00,000/- (Rs. Twenty Lakhs Only) by Cheque as signing amount to the landowners (FIRST PARTIES) out of which Rs. 18,00,000/- (Eighteen Lacs Only) will be refundable and Rs. 2,00,000/- (Two Lacs Only) will be nonrefundable. In case, the same is not refunded, then the same amount will be adjusted from the share of the Owners. Signing amount of Rs. 10 lac shall be paid at the time of signing of this agreement. The remaining amount of Rs. 10 Lac shall be paid after sanction of building plan.
12. That the FIRST PARTIES immediately after the completion of project will take over the same by making clearance of any transactions in terms of money/construction or otherwise with the SECOND PARTIES.
13. That the FIRST PARTIES assured to the SECOND PARTIES that they have not made any agreement and transactions with any of the other parties and will not do the same related to the land in question.
14. That the FIRST PARTIES are giving right to the SECOND PARTIES through this agreement that the SECOND PARTIES after sanctioning of map can advertise for sale, enter into agreement for sale with the proposed purchasers and execute sale deed in favour of intending purchaser and the SECOND PARTIES is also free for

BKA Associates

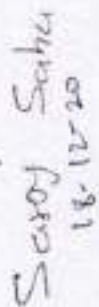
  
Partner

BKA Associates

  
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Partner

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18-12-20  
Partner

taking advances regarding the same as per the RERA provisions and Acts AND FIRST PARTIES also have a right to make an agreement for sale with the proposed purchasers for his share of flats as mentioned in table-1 and taking advance regarding the same and all the liabilities for the both parties in their respective shares will be borne by them in accordance with their share respectively.

15. That the FIRST PARTIES also giving right to the SECOND PARTIES that they can sell out and execute the sale deed for their share of flats/parking to the proposed purchasers after the sanctioning of map of the project as per the RERA provisions. SECOND PARTY WILL ALSO SIGN AND PROVIDE THE DOCUMENTS REQUIRED TO FIRST PARTY FOR SALE / DEED OF FIRST PARTY SHARE AT PRESENT AND INFUTURE WITHOUT ANY TERMS CONDITION AND PAYMENTS.
16. That FIRST PARTIES is also agreeing to make a share allocation in between the FIRST PARTIES and the SECOND PARTIES in terms of the flats in as Annexure Table 1. In between, the FIRST PARTIES and SECOND PARTIES also agrees that the open area will remain open forever with all facilities/amenities and the ownership for the same will be adjusted in between the land owner, developer and the proposed purchaser's according to their share and all the parties will not have any objection regarding the same.
17. That the FIRST PARTIES will not be responsible for any accidental litigation related to the construction.
18. That the SECOND PARTIES will indemnify the FIRST PARTIES against any claims, litigations, disputes, dues arising during the construction.
19. That the FIRST PARTIES will not be responsible for any claims or any objections related to the construction of the building.
20. That the SECOND PARTIES will provide the required document for execution of sales transactions to FIRST PARTIES.
21. That the FIRST PARTIES will pay the chargeable maintenance of society related to the common facilities according to his share and the SECOND PARTIES will pay the electricity connection, transformer charges and meter charges regarding to the constructed property.
22. That the SECOND PARTIES under their share if needed can mortgage the flats/units before the banks and financial organizations as security and the payments related to the said loan will be chargeable with the SECOND PARTIES.

BKA Associates  
White by road  
18-12-20 Partner

BKA Associates  
Duty by 14/11/20  
18-12-20 Partner

Seraj Sahra  
18-12-20

*[Signature]*  
18-12-20

**BKA Associates**

*[Signature]*  
Partner

In other words, the FIRST PARTIES will not be responsible for the same in any way.

23. That the SECOND PARTIES will arrange all the access roads and facilities at his own cost for the project. No additional cost and commercial will be borne by FIRST PARTIES.
24. That after getting the building plan sanctioned by the Ranchi Municipal Corporation, Ranchi or by the concerned authorities and get RERA Registration, the developer shall complete the construction of the multistoried building on and over the landed property in all respect (Open Area, Amenities, Facilities) at their own cost, expenses and effort in accordance with and in conformity with the map/ plan sanctioned by RMC, RANCHI or concerned authority within 2 years (Two years) from the date of Building Plan Approval by RMC- and the developer will be allowed a further grace period of 6 months and if there is force majeure then the developer will be provided some more time as per their discussion between themselves. In case the time will be extended beyond the aforesaid stipulated period (2 years + 6 months) and if the developer's will not be able to complete the building within above mentioned period then the developer's (SECOND PARTIES) shall deposit Monthly rental at the rate of Rs. 10,000/- for each flat i.e. For all 09 (Nine) flats which comes under the share of Landowners. That delay period will be only for Six month (Six Months) from the date of grace period, after that FIRST PARTIES have right to take legal action against the SECOND PARTIES for termination of this Developer Agreement.
25. That the SECOND PARTIES fail to execute the project as per agreement on time schedule mentioned ABOVE then FIRST PARTIES will have right to take possession of complete land and SECOND PARTIES agrees to give the land in the same conditions as it is at that time without arising any disputes. All the liabilities due to failure will be borne by SECOND PARTIES.
26. That the SECOND PARTIES (developer) shall build and finish the multi-storied building in good substantial and workman like manner with best materials suitable for the purpose and with all modern amenities, open area and facilities as per norms, specifications of the multi-storied building. Detailed mentioned in SCHEDULE 'D' (which will be part of this developer agreement.)
27. That the second parties's share exceeds than the 47% of total built up area due to get his share in the form of units in round figure then in that case first party agrees to pay @ Rs. 3500/- (Three Thousand Five Hundred) per SFT or prevailing sale rate for additional built up area other than his share to first party and same applies to Second party.

BKA Associates

*My W. Anil*  
Partner

BKA Associates

*Which signed*  
18-12-20 Partner

BKA Associates

*My W. Anil*  
18-12-20 Partner

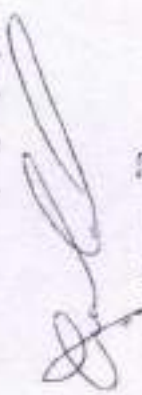
*Saraj Sahin*  
18-12-20

*[Signature]*  
18-12-20

28. That the Developer has every right to enter into the said landed property and to perform and carry out all work, affairs including construction of the proposed multi storied building "VIJAY TARAMANI RESIDENCY".
29. That the Developer shall have no right to mortgage or otherwise encumber, charge the said landed property. However, Developer shall be entitled to take term loan or cash/ credit facilities from bank on the basis of 53 % of the structure demarcated for them in original plan and they shall liquidate the loan amount before handing over share to the FIRST PARTIES (Land owner). DEVELOPER is only liable to pay the same and will indemnify landowner for any such defaults. Land cannot form a part of by such loans. SECOND PARTIES shall inform to FIRST PARTIES for such transactions.
30. That the proposed multi-storied building which will be constructed on and over the said landed property shall be popularly known as "VIJAY TARAMANI RESIDENCY".
31. That the Developer shall provide water/ Electrical facility as per the norms and shall place water tanks on the roof of the top floor and reservoir on the ground floor. Continuous water flow and availability of water is the responsibility of the resident welfare society.
32. That the Developer shall provide firefighting arrangement at all reasonable places in each floor in accordance with the by-laws and rules of RMC, RANCHI or concerned authorities.
33. That the Developer shall install lifts of appropriate capacity as per norms of RMC, RANCHI or concerned authorities and as per the requirement. The lift so installed shall be of standard quality and carry certificate of reputed company. All necessary statutory clearances for installation and operation of the lift shall be obtained by the developer.
34. That all cost, expenses, liabilities and responsibilities in connection with construction, advertisement of the multi-storied building shall be of the developer and developer shall be solely responsible for meeting all statutory liability and the land owner and his land shall not be liable in any manner whatsoever, for any lapses/ latches committed by developer.
35. In case the SECOND PARTIES become insolvent due to any reasons then FIRST PARTIES will have right to take possession of his land as per law. FIRST PARTIES will not be responsible for any liabilities and dues related to Land. The complete responsibility and dues will be transferred to Developers/company.

BKA ASSOCIATES  
 Nishu K. Singh  
 18-12-20

BKA ASSOCIATES  
 Suresh Sahas Nishu K. Singh  
 Partner  
 18-12-20

  
 18-12-20

Developers will not create any dispute regarding the ownership on land and building.

36. The FIRST PARTIES shall have right to enjoy all the amenities and common services as per resident society laws.
37. That it is agreed by and between the parties that the "OWNER" share and the developers' share in the multi-storied building and its premises as per conversion basis will be as follows: -

G. Share

I. OWNER'S SHARE: -

- a. That the owners shall get 47% of super built area out of total super built up area of the building on the basis of proportionate area of land. The details are mentioned in Table-1 as per the present approvals on subject to change in future due to change in plans and approval area.
- b. That the 47% (Forty-seven percent) of total construction including units, super built up area, parking space. The common area belongs to all residents of "VIJAY TARAMANI RESIDENCY" project.
- c. That the each land owner's shall divide the share of flat received from the developer into four parts i.e. one part for the self (Land owners namely Sri Taramani Sahu S/o Late Bhawendra Sahu & Shrimati Saroj Sahu Wife of Sri Taramani, presently residing at Flat No.- 4 C, Tower A, Moti Enclave, B.K. Sahay Compound, Lalpur, Dist.- Ranchi (Jharkhand) Pin Code 834001 second part for eldest daughter Mrs. Kavita Gupta W/o Suboch Gupta, R/o Hatia Station Road, House No.- 3, Road No. -1, Ranchi, Jharkhand- 834004, third part for youngest daughter Mrs. Anita Aryani W/o Ratan Lal Kashyap, R/o E19, First Floor, Suncity, Sector 54, Golf Course Road, Gurgaon, Haryana- 122009 and fourth part should be in the name of the land owner's son namely Amol Arya, presently residing at Flat No.- 4 C, Tower A, Moti Enclave, B.K. Sahay Compound, Lalpur, Dist.- Ranchi (Jharkhand) pin code 834001.
- d. The distribution of flat among the legal heirs of First Parties are as stated below:

S.no.	Name and address	Flat Nos.
1	Sri Taramani Sahu S/o Late Bhawendra Sahu & Shrimati Saroj Sahu Wife of Sri Taramani, presently residing at Flat No.- 4 C, Tower A, Moti Enclave, B.K. Sahay Compound, Lalpur, Dist.- Ranchi (Jharkhand)- Pin Code 834001	Flat no. 201, Flat no. 203 & Flat no. 304

Page 15 of 25

BKA Associates

  
Partner

BKA Associates  
Partner  
18-12-20

BKA Assoc...  
Partner  
18-12-20

Saroj Sahu  
18-12-20

  
18-12-20

2.	Mrs. Kavita Gupta W/o Subodh Gupta, R/o Hatia Station Road, House No.- 3, Road No. -1, Ranchi, Jharkhand- 834004	Flat No. 102 Flat No. 401
3.	Mrs. Anita Aryani W/o Ratan Lal Kashyap, R/o E19, First Floor, Suncity, Sector 54, Golf Course Road, Gurgaon, Haryana- 122009	Flat No. 101, Flat No. 405
4.	Mr. Amol Arya, presently residing at Flat No.- 4 C, Tower A, Moti Enclave, B.K. Sahay Compound, Lalpur, Dist.- Ranchi (Jharkhand) Pin Code 834001	Flat No. 302 Flat No. 305

- e. It is also agreed by and between the parties hereto that the right to use the roof over the top floor shall be common area. The FLAT'S OWNER and/or OWNERS/BUILDER shall permit the technicians, plumbers, liftman and engineers etc, to enter therein for the purpose of repair and inspection of the lift, overhead water tanks, disc antenna etc. In case in future, both parties agree to use terrace in other use having commercial value then owner shall get 47 % of the total useable area at terrace.
- f. It is also agreed by and between the parties hereto that if required, the owner will execute a irrevocable General Power of Attorney before the District Sub Registrar, Ranchi in favour of the said Developer or its/his nominee(s) to sell or conveyance of the part of the Builder's shares i.e. Developer's share or Allocation within one month just after the sanction of the building plan by the RMC, Ranchi / Concerning authority.

## II. DEVELOPERS' SHARE: -

- a. That the 53% (Fifty Three percent) super built-up area of total super built-up area, facilitated with 53% of total car parking space area. The common area belongs to all residents of "VIJAY TARAMNI RESIDENCY" project.
- b. That the developer may and shall negotiate for sale of the unit (s)/flat(s) with the prospective Purchaser/ Transferee (s) with respect to SECOND PARTIES (developer's)share and to receive advance/ earnest money and to grant receipt of the same and the FIRST PARTIES (land owner) in no case will be liable for any money received by or any latches committed by developers.

On completion of the new building, the developer shall give notice to the FIRST PARTY (Land owner) and legal heirs in writing to take possession of their share known as 'Owner Allocation'/ Owner's Share /Legal heir Share in the building and the land owner or persons claiming through them shall not be charged any extra money for any common facility/ facilities whatsoever being provided to other occupants of the building.

BKA Associates  
Mishra Singh  
18-12-20 Partner

BKA Associates  
Ajay Kumar  
18-12-20 Partner

Saroj Sahu  
18-12-20

[Signature]  
18-12-20

BKA Associates

[Signature]  
Partner

That after completion of project within stipulated period, the FIRST PARTY (Land owner) and the SECOND PARTY (developer) shall be entitled absolutely to their respective share in any manner they deem fit and proper subject howsoever to the general restrictions for mutual advantage inherent in OWNERHIP scheme of various units of multi- storied building.

In the deed of transfer/ Conveyance to be executed by the FIRST PARTY (Land owner) with regard to his share, if the FIRST PARTY (Land owner) choose, then the SECOND PARTY (developer's) may also join as confirming party.

That all the liabilities in construction of the multistoried building towards salary, remuneration, overtime, fine, compensation and all other statutory payment to the employees/ government in construction of the multistoried building complex shall be of the SECOND PARTY (Developer's) alone and the same shall be met, borne, and paid by the SECOND PARTY (developer's) alone. The FIRST PARTY (Land owner) and their land shall not liable and responsible for the same.

That all the parties related to the share of FIRST PARTY and the SECOND PARTY will pay the charges of security and maintenance before the constituted society according to the share of each party..

That all the royalty, cess, taxes etc, for the materials used in construction of the multistoried building shall be paid and borne by the SECOND PARTY (developer's) alone. The FIRST PARTY (Land owner) shall not be liable and responsible for the same.

In case in future, any sales GST, service tax or other statutory taxes, fee, surcharges imposed or assessed in respect of the said landed property for construction of the proposed multistoried building then, the same shall be paid and borne by the SECOND PARTY (developer's) up to the completion of the project, thereafter the FIRST PARTY (Land owner), SECOND PARTY (developer's), purchaser(s) of the flats/units with or without car parking area in the new buildings shall pay/ bear the same in proportion to the area held by them,

That if any dispute or differences arise out of these presents and/ or any interpretation of the terms and conditions of these presents, then the same shall be referred to arbitration and arbitration proceedings shall be held at Ranchi civil court jurisdiction and shall be governed by the provisions of the Arbitration and Conciliation Act,1996 (Act No, XXVI of 1996) shall be applicable to such arbitration proceeding.

This Development Agreement is hereby executed under Section 5 (1) of Jharkhand Apartment (Flat) ownership Act 2011 between landowners and developer. Both the

B K A Associates

Atul K. Singh  
12-12-2018 Partner

B K A Associates

Raj W. Singh  
18-12-2018 Partner

Saroj Saha  
18-12-2018

  
18-12-2018

B K A ASSOCIATES

  
Partner

parties hereby bind themselves to accept the terms and conditions of this development agreement.

That both the parties hereby agree that that as per sub section 2 of section 5 of Jharkhand Apartment (Flat) ownership Act 2011, after the completion of construction of the building project, the respective share owner i.e.; developer/promoter and the land owner, shall be absolute owner of their respective shares and they will be entitled to sell and or transfer their respective shares separately by any means including gift, exchange, lease or Will. No separate power is required to be executed by Land owner in this context

This agreement shall be subject to jurisdiction of Ranchi civil court.

#### SCHEDULE 'A'

All that piece and parcels of land having Chhapparbandi right measuring an area of 7 Kathas i.e. **11.57 Decimals** of land pertaining to R.S. Plot no.- 763, being Sub Plot no.- 66, under Khata no.-155 situated at Village- Gari, P.S.- Ranchi now Sadar, P.S. No.- 194, Holding No. 0070003624000Z0, Dist.- Ranchi (Jharkhand).

#### Boundaries of the land:

North: Plot no.- 20 feet wide road.

South: Land of Vendor.

East: Land of Vendor.

West: Land of Taramani Sahu.

#### SCHEDULE 'B'

All that piece and parcels of land having Chhapparbandi right measuring an area of 8 Kathas i.e. **13.22 Decimals** pertaining to R.S. Plot no.- 763, being Sub Plot no.- 65, under Khata no.-155 situated at Village- Gari, P.S.- Ranchi now Sadar, P.S. No.- 194, Holding No. 0070003623000Z0 Dist.- Ranchi (Jharkhand).

#### Boundaries of the land:

North: Plot no.- 20 feet wide road.

South: Land of Vendor.

East: Land of Taramani Sahu.

West: R.S. Plot no.- 750.

BKA Associates

*Arjun W. Sahu*  
Partner

BKA Associates

*Neelam K. Singh*  
18-12-2020 Partner

BKA Associates  
*Arjun W. Sahu*  
18-12-2020 Partner

*Saraj Sahu*  
19-12-2020

*Arjun W. Sahu*  
18-12-2020

Value of Land Area 24.79 Decimals for purpose of Registration : Rs. 88,53,000/-

(Rupees Eighty Eight Thousand Fifty Three Thousand Only)

**SCHEDULE 'C' ABOVE REFERRED TO :**

**(COMMON FACILITIES)**

1. The foundations, columns, beams, supports, corridors, lobbies, stairs, roof stairways, landing, entrances and exists.
2. Pumps installation, pump room.
3. Common passages drive ways excepting car parking areas if any.
4. Tube well, water pump, water tank.
5. Electrical wiring, meter and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer side walls of the said building and the main gate.
8. Such other common parts areas equipment's, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to user and occupancy of flat or flats in common and as are easement of necessity for the building but excluding car parking space and areas.

B K A Associates  
Nishu Mishra  
12-12-2020 Partner

B K A Associates  
Sauraj Sahu  
12-12-2020 Partner

**SCHEDULE 'D' ABOVE REFERRED TO**

**Specifications**

**Apartments**

**Structure**

Earthquake resistance RCC Frame structure according to Zone -IV as per the design of structural consultant.

Sand: River Sand of Zone-2,3 as per requirement will be used for structure work

Cement : Ultratech, Shree Cement, Bangur, Konark, Maha Shakti, Ambuja, Lafarge, any other Good Quality OPC/PPC 43 grade.

Bricks : Red bricks of class designation 75/ Fly ash blocks/Bricks as per IS code

*[Handwritten Signature]*  
12-12-2020

Steel : TATA/SAIL/Jindal/Rungta TMT/Captain/Rashmi/PMC/K2(Rathi Super)/Prestige.

Water proofing of all tanks, landscape area, basements, toilets with 02 years warranty

Ant termite treatment preconstruction and post construction

#### Walls Finish

Internal : POP work with Primer of a reputed brand as per Architect's suggestions Asian/ Dulux/ Nerolac/Berger and other equivalent brands.

External : Exquisitely designed classical exterior, finished in high quality textured paint/Weather Coat of reputed brand Apex Ultima water proof paint Asian/Dulux/ Nerolac Berger and other equivalent brands as and where required

MS work ISI make with specification of minimum thickness

#### Flooring

Drawing/Dining : Size 800X800 mm Vitrified tiles base rate minimum 55/-per Sq.ft. Kajaria/ Somany/ Simpolo/Quotone/ Asian or other equivalent brand

Bedrooms : Size 600X600 Vitrified tiles base rate minimum 55/-per Sq.ft. Kajaria/ Somany/ Simpolo/Quotone / Asian/Vitrified tiles or other equivalent brand

Balconies : Anti Skid Ceramic Tiles of size 300X300 mm Kajaria/ Somany/ Simpolo/Quotone/ Asian or other equivalent brand base rate 35/- Per Sq. ft.

#### Toilet

Walls : Ceramic tiles up-to height of 7. ft. of size 450X300 mm Size Kajaria/ Somany/ Simpolo/Quotone/ Asian Base or other equivalent brand rate 40/- Per sq.ft.

Flooring : Bed rooms, Drawing, Dining Anit Skid Ceramic tiles Min size 300X300 mm Kajaria/ Somany/ Simpolo/ Quotone/ Asian or other equivalent brand base rate 40/- Per sq.ft

Fittings : Jaquar/ Grohe C.P. fittings (divertor /Mixture Fitting) & semi-recessed/ Under counter /Regular type wash basin, WC with chinaware of ROCA / CERA/Hindware /Jaguar or equivalent brand, mirror, towel rail & health faucet in all toilets.

BKA ASSOCIATES

Mishra Ajay  
18/12/2020 Partner

BKA Associate

Mishra Anurag  
18/12/2020 Partner

Sanghvi Sahar  
17/12/2020

BKA Associates

Mishra Anurag  
Partner

**Kitchen**

- Flooring** : Anti skid vitrified tiles 600X600 mm base rate 40/- Per sq.ft
- Platform** : An L-shape platform of Z Black and other colour granite with stainless steel sink Frankee/ Jyna/ Nirali/ Neelkanth/JINDAL or other equivalent brand with provision for hot & cold water supply.
- Wall** : 2 ft. ceramic tiles dado above platform & Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions

**Windows**

Powder coated aluminum/UPVC domal section 3 track aluminum slider windows with 5 mm thick clear glass. Make of aluminium Hindalco and other equivalent brand, UPVC Fenesta/Kommerling/ Rehau Apporx and other equivalent brand.

**Chaukhats**

Wooden chowkhat Seasoned Red meranthi/ SALimported and painted ready to use height of door should be Min 7'0" more or less

**Doors**

- Main Door** : 35mm laminated or polished veneer Flush Door of Century/Green/Marino BWP IS 710 or other equivalent brand, magic eye & premium handle. Locks Hardware Godrej/ Hettich/ Link/Dorset or other equivalent brand. Outer doors with wiremesh.
- Other Door** : 32mm Flush Door with premium handle with Locks Hardware Link/Godrej/ Hettich Dorset/yale or other equivalent brand
- Wardrobe** : Only space for wardrobe as per drawing.

**Electrical**

**Fittings** : Double phase sufficient electrical power will be supplied as norms to every flat. Conduits Astral/ Precision/ AKG in slabs and wall MMS grade Modular electrical concealed boxes ,DB ,MCB, Switch with sockets and fan regulators of Cona/Legrand / Havells/ GM/Anchor/Panasonic or other equivalent brands. All the electrical work will be as per IS standard and requirement. Switches and socket has to be provided on one side of bed in every bed room. electrical socket and lights point is essential in all balconies

BKA Associates  
*M. K. Sahu*  
18-12-2023

BKA Associates  
*M. K. Sahu*  
18-12-2023

*Saraj Sahu*  
18-12-2023

*Saraj Sahu*  
18-12-2023

Wiring and cabling : All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform, gas pipeline and water purifier point in kitchen. Make Finolex/ RR Kabel/KEI/ Polycab/ Havelles and other equivalent ISI make

Generator/ Power back up

Power back up in common area and flat will be provided with nominal power back up . In case generator supply is not provided in flats then inverter provision will be done in every flat.

Telephone/TV

Intercom : Intercom from Guard room to every flat will be provided. TV/Dish Wiring will be done in flats

Lift

Automatic/Semi-Automatic lifts as per sanctioned building plan with generator backup and centre opening solid doors of Kone/ Otis/ Johnson/ or equivalent similar brand

Air-Conditioning

Provision for A/C in master bedroom and drawing / dining space (no air conditioners are being provided).

Piped Gas

Piped gas provision in the kitchen will be provided on additional cost by the service provider.

Other Facilities

Provision for a washing machine point/ Cooler point in Balcony will be provided at suitable location

Plumbing

Drainage pipe: Supreme/Astral/ Ashirwad/ Prince ISI make according to design requirement

Water supply: CPVC Prince/Astral/ Ashirwad/Supreme SDR11 according to design requirement. Hot and cold lines for toilet and kitchen. Water supply in balcony.

Modular kitchen

BKA Associates  
Mint Agard  
18-12-2020 Partner

BKA Associate  
18-11-2020 Partner

Saraj Sahu  
18-12-2020

*[Signature]*  
18-12-2020

Modula kitchen : On additional Cost by Service Provider

Balcony railing : SS/High Quality MS railing

Common area /Driveway / Landscape/ Boundary wall

Basement/ parking : Stilt : VDF flooring /paver blocks

Driveway/pathway : Paver block

Landscape / Boundary wall : As per design of designer , Plants , trees and shrubs to provide green area as per norms

Corridors : Vitrified/ Paver Block flooring as per designers selection

Lift Lobby : Lift lobby will be done with Granite/ Tiles/ Marble cladding

Water supply : Under ground and overhead tank as per NBC norms.

SEPTIC TANK

Exhaust / Ventilation/ Fans/ Lights

Toilet : Proper ventilation for toilets will be done with provision for exhaust fan

Kitchen : Proper ventilation with chimney provision has to be done

Lights : Proper LED Lights in common area and flat Make Surya/Crompton/ Osram/ Philips/ Syska.

Safety and surveillance

Common area : CCTV will be provided on all common area

Electrical Substation : Complete system as per Electrical norms and IS standards

Fire fighting and fire Alarm

As per NBC and Local bodies norms

FURNISHING OF ONE FLAT WITH WARDROBES, BED, SOFA, MODULAR KITCHEN FURNISHED WITH CHIMNEY, PREMIUM QUALITY INTERIOR PAINT WITH CHOICE COLOUR, CURTAINS FITTINGS, HIGH QUALITY CP ANDSANITARYWARE. TWO AIRCONDITIONERS (LIVING ROOM & MASTER BED ROOM) AND ONE TV.

B K A Associates

*[Signature]*

Partner

B K A Associates

*[Signature]*  
Partner  
(8-11-2023)

B K A Associates

*[Signature]*  
Partner  
(8-11-2023)

*[Signature]*  
Partner  
(8-11-2023)

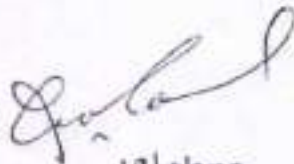
*[Signature]*  
Partner  
(8-11-2023)

This agreement has been prepared in two copies through same mechanical process and both parties shall retain one copy for future use and reference.

IN WITNESS WHEREOF the FIRST PARTIES (Land owners) and the SECOND PARTIES (Developer) have put their respective hands and executed this Development Agreement on the day, month and year first above written at Ranchi.

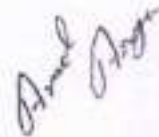
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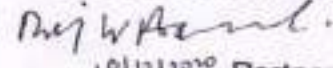
1. Pankaj Singhania  
Son/of Dishwanath Singhania  
Vijay chokia ranchi

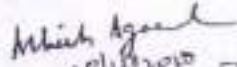
1.   
18/12/2020

2. Saroj Sahu  
18/12/2020  
First Party / Land owner

2.

  
AMOL ARYA  
S/O TARA MANI SAHAY  
4C, MOTI ENCLAVE  
BK SAHAY COMPOUND  
THAKPARNA, RANCHI-1

BKA Associates  
1.   
18/12/2020 Partner

BKA ASSOCIATE  
  
18/12/2020 Partner

Second Party/Developer/Builder

BKA Associates

  
Partner

1. DEVELOPER'S SIGNATURE WITH PHOTO

*Pranav Kumar*  
18/12/2020



Thumb	Index	Middle	Ring	Little

2. DEVELOPER'S SIGNATURE WITH PHOTO

*Anish Agard*  
18-12-2020



Thumb	Index	Middle	Ring	Little

*Saraj Saha*

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



BKA Associates

*Pranav Kumar*  
Partner



VILLAGE - GARI

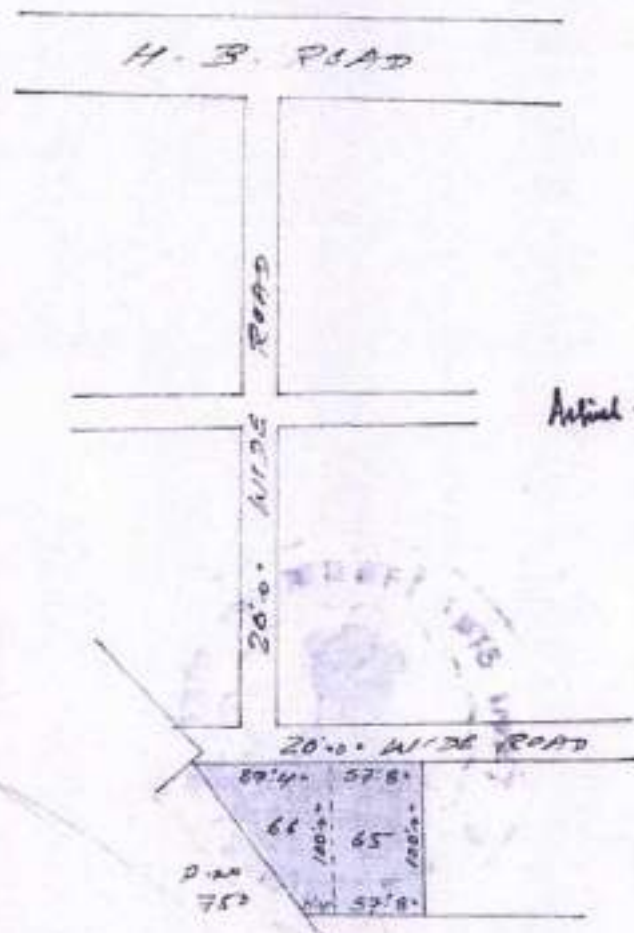
THANED NO - 194

P.S. SADAR, DIST. RAIPUR

R.S. Plot NO - 763

SPACED IN ADD WORK

SUB Plot NO	Area
763/55	0-13-22
763/60	0-11-57
TOTAL	0-24-79



Actual layout

Mirwan

Saraj Saha  
18/12/2020  
Saha

BKA Associates

Partner



राजस्थान सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम				रेयत का नाम, अभिभावक का नाम, रिश्ता						
महारजा प्रताप उदयनाथ साहदेव				सैयद सफद हैदर ईमाम, जाति, निवासी						
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	गाड़ी	खाता का प्रकार	रेयती	
खेवट नम्बर	खाता नम्बर 155		धाना का नाम	राँची	धाना नम्बर	194				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्षिण 4	किस्म जमीन	मिजान	कैफियत / अभुक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खाता शर्त
(1)	(2)	(3)	किायारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पे (12)	(13)
155	263	मकान इवन कुकुर दोन सोहरइ महतो	मकान मय छत 5 सहन 0	17 (एकड़) 50 (डिसमील) 0	आम 200 कटहल 30 बड़हड़ 30 लामुन 10 तीची 120 अमरुद 110 इमली 2 कुलहक बकवजे रेयत-बाहपती 4 बकवजे रेयत छपनपत्ती 36-4-0 छत्तीस रुपिया चार आना	बेलगान	0	0	0	मकान बाड़ी
खाता मे कुल प्लोट संख्या		1		खाता का कुल मिजान	17 (एकड़) 50 (डिसमील) 0	खाता का कुल	0 0 0			

यह एक कंप्यूटर जनित प्रति है

12/17/2020  
6:47:08 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

ऑनलाइन प्रतीति

BKA Associates

Partner

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सुकत । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 147

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 13

वो सकुनत नम्बर। Receipt No. : 0181634243

बड़ागाई   गाड़ी   194   तारामणी खत		
खाला संख्या	खेसरा संख्या	रकबा (एकड़ में)
155	763/66	7 कठा 0 उटाक 0 वर्गफीट

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष (2018-2019)	
मात (नकदी)	2.00				2.00	2.00
गुजारी (भावती)	0.50				0.50	0.50
सेस	1.00				1.00	1.00
सूद	1.00				1.00	1.00
मूतफरकत	0.40				0.40	0.40
मौजान	4.90				4.90	4.90

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालबा हाल (2019-2020)	फाजित
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष (2018-2019)		
मात (नकदी)					2.00	2.00	
गुजारी (भावती)					0.50	0.50	
सेस					1.00	1.00	
सूद					1.00	1.00	
मूतफरकत					0.40	0.40	
मौजान अदायकारी	4.90				4.90	4.90	

(१) मौजान कुल (लफ्जी में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमल तहसील कुनिन्दा : 02-07-2019

आस महल का बकाया मातगुजारी पर (सिधाव ऐसे बकायो पर जिन पर कि खर्टीफिकेट जारी हो) सूद नहीं लिख जात है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रथी की जानकारी के लिए है।

किसी भी प्रकार की असुविधियों के लिए सम्बन्धित अंवलधिकारी से स. के करे।

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

Page

BKA Associates



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
एंजी।। प्रति

December 17, 2020

भाग क्रमांक	13	पृष्ठ संख्या	147											
विला का नाम	श्री श्री अटुण्डल नाम	सदर	अंचल का नाम	बड़गाँव	हल्का का नाम	हल्का-04	दफ़्त का नाम	झारखण्ड	कारखाना	श्री श्री				
श्रीका का नाम	राठी	होबिलिग बरका	156/मथे	श्री श्री संख्या	0	खत नंबर	194	खत का प्रकार						
लाभगर्ही जगु, पिन-820 भवेन्द्र साधु, जडी. ———														
खता नंबर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकरण							तमान	सेरा			
190	753/पद	7 कठक क. 0 कर्पकोट	उपरोक्त खत संख्या 6298 अतः 27/2006-07 दिनि 25-7-07 के अधर पर दर्ज किया गत							2	2.9			
	कुल परिमाण	7 कठक क. 0 कर्पकोट												
तारीख	प्रति पर संख्या	सात से	सात तक	सातक बरकाप	सातक सात	रोड सेत बरकाप	रोड सेत सात	विज्ञा सेत बरकाप	विज्ञा सेत सात	स्वास्थ्य सेत बरकाप	स्वास्थ्य सेत सात	कृषि सेत बरकाप	कृषि सेत सात	
12/06/2007	875926	2006-07	2007-08	2	2	0.5	0.5	1	1	1	1	0.4	0.4	
07-21-2016	1469099978	2006-2007	2016-2017	20	2	0	0.5	10	1	10	1	4	0.4	
08-04-2017	1501847155	2017-2018	2017-2018	0	2	0	0.5	0	1	0	1	0	0.4	
07-02-2019	0181634343	2018-2019	2019-2020	2	2	0.5	0.5	1	1	1	1	0.4	0.4	

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 प्रकृत केवल प्रती की जानकारी के लिए है  
किसी भी प्रकार की अस्पष्टता के लिए सम्बन्धित अधिकारिकों से संपर्क करें  
घर का नक्का देखने के लिए प्लॉट नंबर मिलेक करें।

BKA Associates  
Partner

Sch XIV- F.No. 180v  
रसीद मातगुजारी  
नाम सर्कल । नाम मौज मय  
धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 148  
नाम रेयत मय बलिदयत जमाबन्दी Vol. No. : 13  
वो सकुनत नम्बर। Receipt No. : 0743804124

बडागाई । गाड़ी । 194 । श्रीमति सरोज साहु		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
155	783/65	8 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष (2018-2019)	
मात (नकदी)	2.00				2.00	2.00
गुजारी (भावती)	0.50				0.50	0.50
सेस	1.00				1.00	1.00
सूद	1.00				1.00	1.00
मुतफरकात	1.00				1.00	1.00
मीजान	0.40				0.40	0.40
	4.90				4.90	4.90

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतातबा हाल (2019-2020)	फाजित
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष (2018-2019)		
मात (नकदी)				2.00	2.00	
गुजारी (भावती)				0.50	0.50	
सेस				1.00	1.00	
सूद				1.00	1.00	
मुतफरकात				0.40	0.40	
मीजान अदायकारी				4.90	4.90	

(1) मीजान कुन (तफसील में) : Nine Rupees and Eighty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 02-07-2019

खरा महात का बकामा मातगुजारी पर (निगाप ऐसे बकामा पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं तिपा जाला है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

BKA Associates

*[Signature]*  
Partner





# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. 705112020014411  
 Department / Section : Revenue Section  
 Account Description : Holding Tax & Others

Date : 05-11-2020  
 Ward No : 7  
 New Ward No. : 7  
 Holding No : 007000362300020

Received From Shri / Smt. **MRS SAROJ SAHU W/O MR TARA MANI SAHU**

Address : **IMAM KUTHI KOKAR**

A Sum of Rs. 809.00 (in words) **Eight Hundred Nine Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **154433**

Dated **03-11-2020** Drawn on

**Bank of India** Place Of The Bank.

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

### HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2020-2021 I - 2020-2021 IV	971.04
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 I - 2020-2021 IV	0.00
1105203	Health Cess	2020-2021 I - 2020-2021 IV	0.00
1718002	Interest on Holding Tax Receivable		17.00
		<b>Total</b>	<b>988.00</b>
		<b>Advance</b>	<b>179.30</b>
		<b>Amount Received</b>	<b>809.00</b>

For Details Please Visit : [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
 OR Call us at 18008904115 OR 0651-3500700

In Association with  
 Sri Publication & Stationers Pvt. Ltd.

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

**BKA Associates**

*(Signature)*  
**Partner**



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. CNT712042019100142  
 Department / Section : Revenue Section  
 Account Description : Holding Tax & Others

Date : 12-04-2019  
 Ward No : 7  
 New Ward No. : 7  
 Holding No : 007000362400020

Received From Shri / Smt. **TARAMANI SAHU S/O LT BHAWENDRA SAHU**

Address : **TARA MANI SAHU MOTI ENCLAVE**

A Sum of Rs. **0.00** (in words) **Only**

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No \_\_\_\_\_

Dated \_\_\_\_\_ Drawn on \_\_\_\_\_

Place Of The Bank.

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

### HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2019-2020 I - 2019-2020 IV	661.52
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2019-2020 I - 2019-2020 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2019-2020 I - 2019-2020 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2019-2020 I - 2019-2020 IV	0.00
1105203	Health Cess	2019-2020 I - 2019-2020 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		<b>Total</b>	<b>662.00</b>
		<b>Rebate on Current Demand</b>	<b>49.62</b>
		<b>Advance</b>	<b>611.90</b>
		<b>Amount Received</b>	<b>0.00</b>
		<b>Remaining Advance</b>	<b>759.66</b>

For Details Please Visit : [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
 OR Call us at 18008904115 OR 0651-3500700

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

**BKA Associates**

*[Handwritten Signature]*  
**Partner**

20/04/13  
11/5/13

1140700000194-02

नामसौदा गांधी शहर नगरपालिका  
नगर योजना  
पान्ना नगर  
जिल्हा रंगी  
सिंह नगर नगरपालिका १६ वडा  
पत्र नं: १०० - १५ वडा

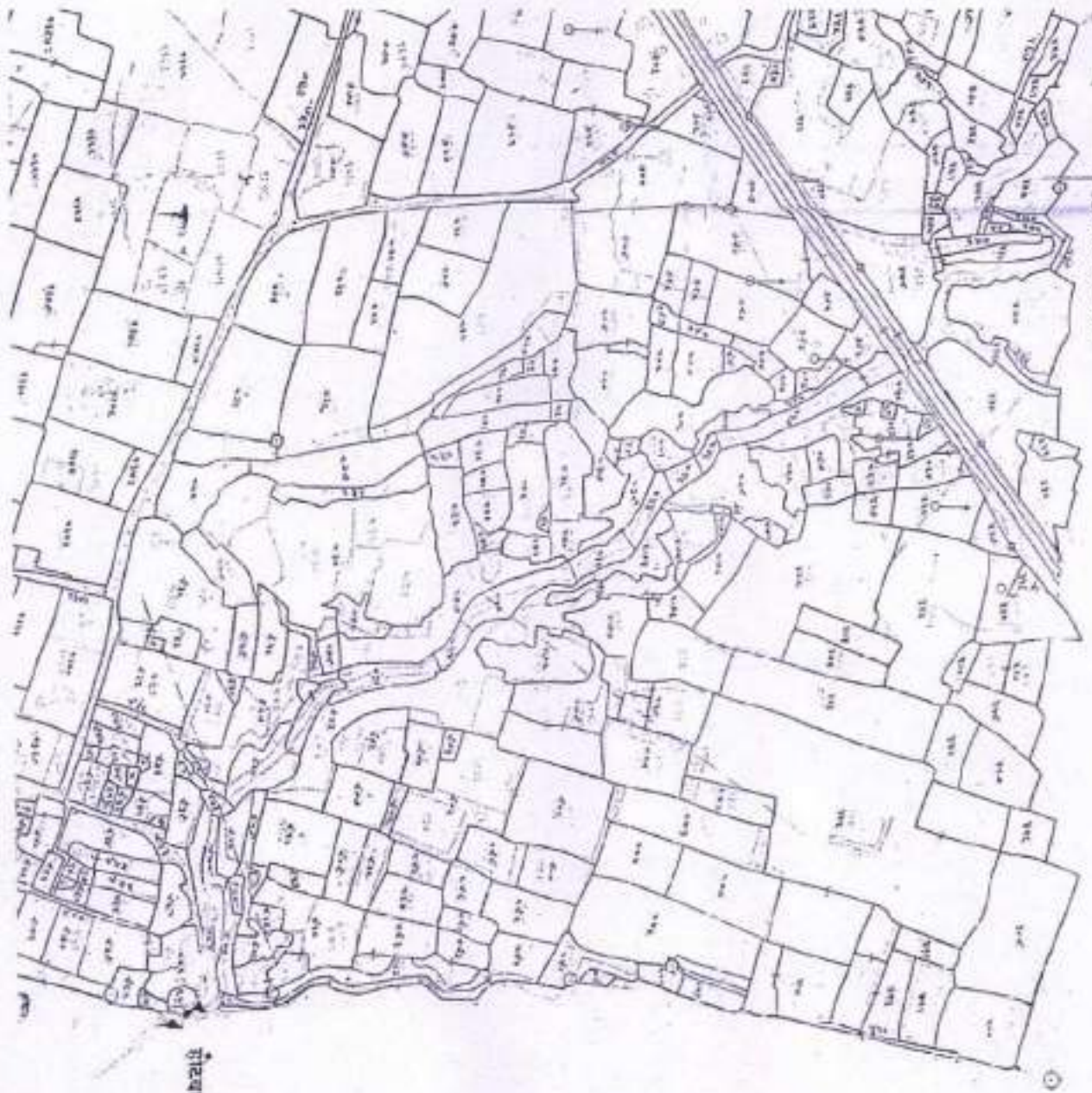
Copy

सिंह नगर



BKA Associates

Partner

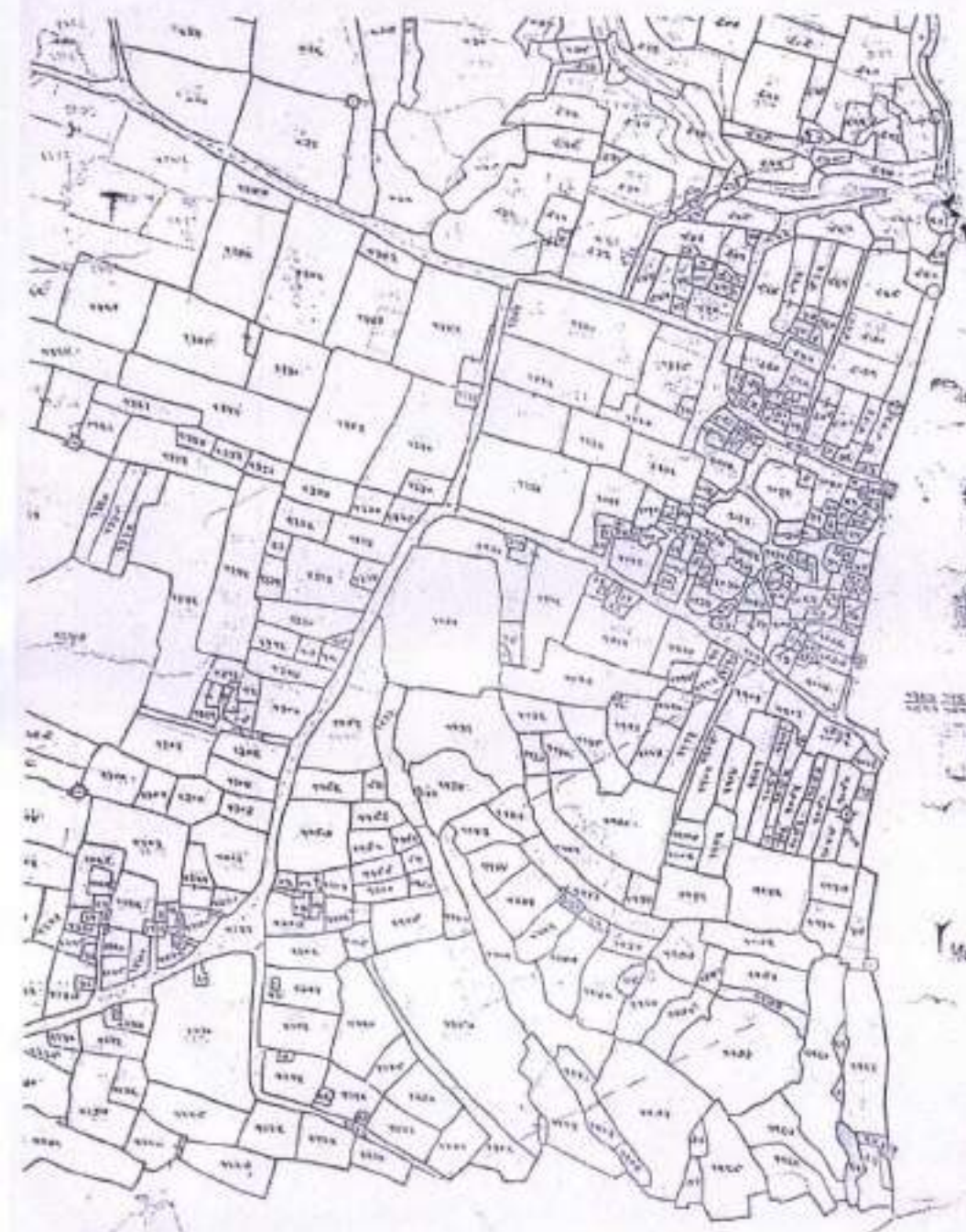


412000 210 121005

सिद्धेश्वर का १११

BKA Associates

*Prakash Kumar*  
Partner



शेड्यार नं-१८

सुदूर  
मालविका

सुदूर मालविका

Made and published under the authority of Government.

*[Signature]*

Superintendent of Survey.

BKA Associates

partner

खिला नं०-६५

खिला

महाराष्ट्र

1140700000194-02

Made and Published Under The Authority of Government.

Scale 1/64000

Scale 1/6 inches = 1 Mile.

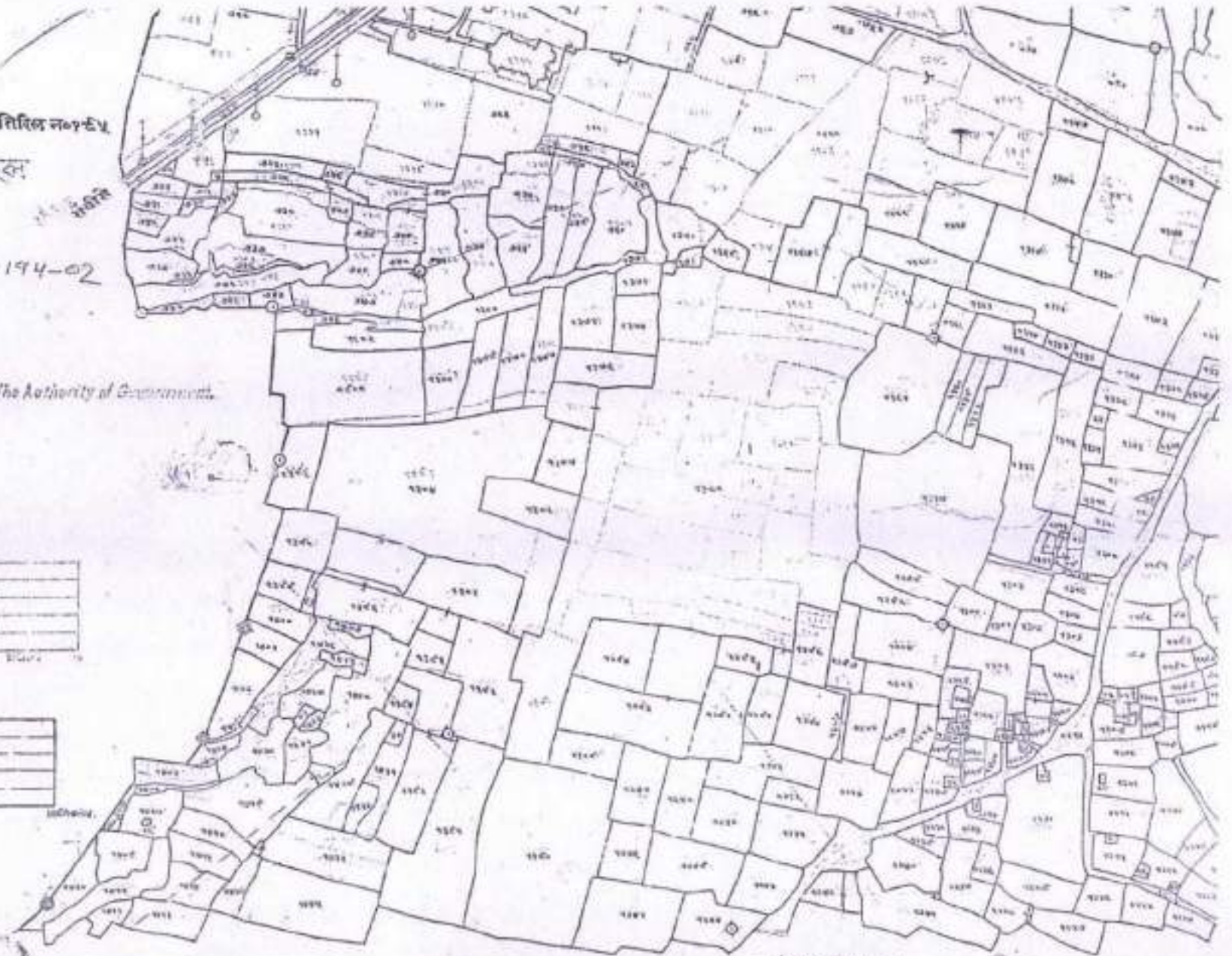
यदि मापन व क्षेत्र मापन  
का विषय वादग्रस्त हो:



सर्वेक्षण विभाग  
महाराष्ट्र सरकार, कोल-१

खिला नं०-६५

BKA ASSOCIATION  
Partner



18/12/20



### Pre Registration Docket

Date :- 17-12-2020 05:06 pm

Office Name :- SRO - Ranchi  
Token No:- 20200000112480

Appointment :- 18-Dec-2020 Time:- 10:39

Article	Development Agreement
Pre Registration Date	17-Dec-2020
No. Of Pages	26
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,22,109.*

Property Id: 440720

Valuation No. : 585998 / 2020	:- 2020-2021	User Id : 11701	Date : 17-December-2020 17:23:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Gari	Village/City : Gari	
Gari Word No 7 - Other Road			
Khata Number - 155			
Plot Number - 763			
Volume Number - 13			
Page Number - 147			
Holding Number - 007000352400020			
Valuation Rule : Commercial land			
Property Details			
1	Land area	11.57 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$11.57 \times 357116 = 4131832.12$	₹41,31,832/-
A	Total		₹41,31,832/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹41,31,900/-
Total Amount in Words : Forty One Lakhs Thirty One Thousands Nine Hundred Rupees Only.			

BKA Associates

*[Signature]*  
Partner

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: LAND OF VENDOR, West: LAND OF TARAMANI SAHU, South: LAND OF TARAMANI SAHU, North: 20 FEET WIDE ROAD
Area	Land area : 11.57 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	4131832.12
Transaction Amount	8853000

Property Id: **440727**

Valuation No. : 585999 / 2020	:- 2020-2021	User Id : 11701	Date : 17-December-2020 17:23:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Gari	Village/City : Gari	
Gari Word No 7 - Other Road			
Plot Number - 763			
Khata Number - 155			
Volume Number - 13			
Page Number - 148			
Holding Number - 007000362300020			
Valuation Rule : Commercial land			
Property Details			
1	Land area	13.22 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13.22 x 357116=4721073.52	₹47,21,074/-
			₹47,21,074/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹47,21,100/-
Total Amount in Words : Forty Seven Lakhs Twenty One Thousands One Hundred Rupens Only			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: LAND OF TARAMANI SAHU, West: R S PLOT-NO-750, South: LAND OF VENDOR, North: 20 FEET WIDE ROAD
Area	Land area : 13.22 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	4721073.52
Transaction Amount	-

**BKA Associates**

*[Signature]*  
Partner

CLAIMANT	-Mr. M S BKA ASSOCIATES THROUGH ITS PARTNERS ASHISH KUMAR AGARWAL, Address - R/O H.NO- C/96 B BLOCK NEAR DISPENSARY ROAD SONARI TOWN JAMSHEDPUR EAST SHINGHBHUM- ,Father/Husband Name BINOD KUMAR AGARWAL , PAN No.- ,Permission Case No.- . Aadhaar No. *****9930
	-Mr. M S BKA ASSOCIATES THROUGH ITS PARTNERS BINOD KUMAR AGARWAL, Address - R/O C/96 B BLOCK SONARI TOWN JAMSHEDPUR EAST SINGHBHUM- ,Father/Husband Name LATE NARAYAN AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5712
EXECUTANTS	-Mr. TARAMANI SAHU, Address - R/O MOHALLA UPPER CHUTIA RANCHI- ,Father/Husband Name LATE BHAWENDRA SAHU , PAN No.- ,Permission Case No.- . Aadhaar No. *****9464
	-Mrs. SAROJ SAHU, Address - R/O MOHALLA UPPER CHUTIA RANCHI- ,Father/Husband Name TARAMANI SAHU , PAN No.- ,Permission Case No.- . Aadhaar No. *****3756

Witness Information	Mr. PANKAJ SINGHANIA , Address - 102 INDRAGHANDHI CHOWK CHUTIA RANCHI- ,Father/Husband Name-VISHWANATH SINGHANIA
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Identifier Details	Mr. PANKAJ SINGHANIA , Address - 102 INDRAGHANDHI CHOWK CHUTIA RANCHI- , Father/Husband Name-VISHWANATH SINGHANIA
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	780
Total		780

Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	AI	2,21,325
Total		2,21,329

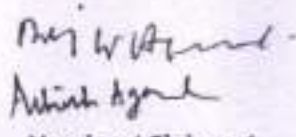
All the entries made, have been verified by me and are found same as the entries of the document presented.

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.

BKA Associates

*[Signature]*  
Partner

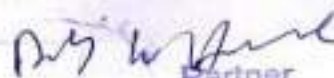
  
Deed Writer / Advocate

  
Vende / Claimant

  
Vendor / Executant

Saraj Saha

BKA Associates

  
Partner



## Document Registration Summary 1

Date : 18-Dec-2020

- Government/Market Value: ₹8853000/-
- Transaction Amount: ₹8853000/-
- Paid Stamp Duty: ₹50/-

Receipt : 410041

Receipt Date : 18-12-2020

Presenter Name: **TARA MANI SAHJ**

PR	₹1
SP	₹780
LL	₹4
A1	₹221325
Stamp Duty	₹50

On Date 18-12-2020 Presented at SRO - Ranchi

Signature of Presenter

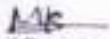
SRO - Ranchi

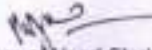
<b>Total</b>	<b>₹222180</b>
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	MSBkaAssociatesThroughItsPartnersAshishKumarAgarwal	GRN Number : 2003334882 DEPT Transaction Id : 3795f3b7ac722ef29c5 Transaction Type :	50
PR	1	1	0	GRAS	MSBkaAssociatesThroughItsPartnersAshishKumarAgarwal	GRN Number : 2003341144 DEPT Transaction Id : 8aed211f5b8477eab717 Transaction Type :	1
SP	780	780	0	GRAS	MSBkaAssociatesThroughItsPartnersAshishKumarAgarwal	GRN Number : 2003341144 DEPT Transaction Id : 8aed211f5b8477eab717 Transaction Type :	780
A1	221325	221325	0	GRAS	MSBkaAssociatesThroughItsPartnersAshishKumarAgarwal	GRN Number : 2003341144 DEPT Transaction Id : 8aed211f5b8477eab717 Transaction Type :	221325

LL	3	4	-1	GRAS	MSBkaAssociatesThroughItsPartnersAshishKumarAgarwal	GRN Number 2003341144 DEPT Transaction Id 8aed211f5b8477eab717 Transaction Type	4
Sub Total	222113	222160	-47				

Article : Development Agreement Number of Pages : 52

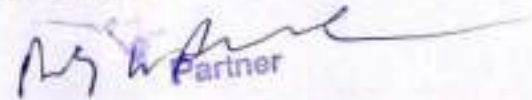
  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer



**BKA Associates**

  
Partner



## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20200000112480

Deed Type	Development Agreement
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 221325, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4131832/- ,Transaction Amount :- Rs.8853000/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 7 Property Boundaries :- East: LAND OF VENDOR, West: LAND OF TARAMANI SAHU , South: LAND OF TARAMANI SAHU , North: 20 FEET WIDE ROAD Khata Number - 155Plot Number - 763Volume Number - 13Page Number - 147Holding Number - 007000362400020 Area Of Land :- 11.57 Decimal
Property No.	2
Valuation Details	Value :- Rs.4721074/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 7 Property Boundaries :- East: LAND OF TARAMANI SAHU , West: R S PLOT NO- 750, South: LAND OF VENDOR , North: 20 FEET WIDE ROAD Plot Number - 763Khata Number - 155Volume Number - 13Page Number - 148Holding Number - 007000362300020 Area Of Land :- 13.22 Decimal

Sh./Smt.TARAMANI SAHU s/o/d/ah/w/o LATE BHAWENDRA SAHU has presented the document for registration in this office

today, dated :- 18-Dec-2020 Day :- Friday Time :- 14:52:02 PM



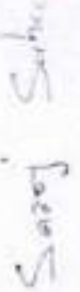





TARAMANI SAHU(Individual)

Party Name	Document Type	Document Number
TARAMANI SAHU	PAN/UID	915322149464




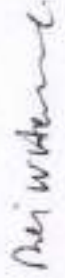
BKA Associates

*(Signature)*  
Partner

Sr.No	Party Name and Address	Is e-KYC Verified	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	<b>SAROJ SAHU</b> Address1 - R/O MOHALLA UPPER CHUTIA RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Saroj Sahu Address:- 6FLAT NO - 4C, BLOCK - A,MOTI ENCLAVE, B K SAHAY COMPOUND, ST ANNE SCHOOL ROAD, THARPAKHNA, Ranchi G.P.O.,, Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:67			
2	<b>TARAMANI SAHU</b> Address1 - R/O MOHALLA UPPER CHUTIA RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Taramani Sahu Address:- FLAT NO - 4C, BLOCK - A,MOTI ENCLAVE, B K SAHAY COMPOUND, ST ANNE SCHOOL ROAD, THARPAKHNA, Ranchi G.P.O.,, Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:73			

BKA Associates



  
Partner

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Type	Photo	Finger Print	Signature
3	<b>M S BKA ASSOCIATES THROUGH ITS PARTNERS ASHISH KUMAR AGARWAL</b> Address1 - R/O H.NO-C/96 B BLOCK NEAR DISPENSARY ROAD SONARI TOWN JAMSHEDPUR EAST SHINGHBHUM, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Ashish Kumar Agarwal Address:- C/96, B/Block, Near Dispensary Road, Jamshedpur, Sonari, East Singhbhum, 831011, Jharkhand, India		CLAIMANT Age:32			
4	<b>M S BKA ASSOCIATES THROUGH ITS PARTNERS BINOD KUMAR AGARWAL</b> Address1 - R/O C/96 B BLOCK SONARI TOWN JAMSHEDPUR EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Binod Kumar Agarwal Address:- C/96 B BLOCK, SONARI, JAMSHEDPUR, Gobindpur, West Singhbhum, 831011, Jharkhand, India		CLAIMANT Age:51			

Identification:

Sr.NO Party Name and Address Photo FingerPrint Signature

**BKA Associates**  
Partner

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>PANKAJ SINGHANIA</b> S/o-D/o <b>VISHWANATH SINGHANIA</b> <b>Address1 - 102 INDRAGHANDHI CHOWK CHUTIA RANCHI,</b> <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b>			<i>Pankaj Singhania</i>

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>PANKAJ SINGHANIA</b> <b>Address1 - 102 INDRAGHANDHI CHOWK CHUTIA RANCHI, Address2 -</b> ... Jharkhand			<i>Pankaj Singhania</i>

*D. Mulya*  
Signature of Operator

Seal and Signature of Registering Officer

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

Above mentioned, ( **SAROJ SAHU , TARAMANI SAHU**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **PANKAJ SINGHANIA**) Son/Daughter/Wife of ( **VISHWANATH SINGHANIA**) resident of ( **102 INDRAGHANDHI CHOWK CHUTIA RANCHI**) and by occupation ( **Business**).

Signature of Registering Officer

Date - 18-Dec-2020

Seal and Signature of Registering Officer



BKA ASSOCIATED

*M. S. W. Singh*  
Partner

Token No.: 20200000112480

## CERTIFICATE

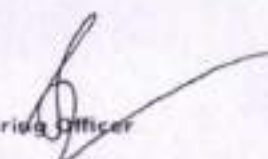
Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **18-Dec-2020** by **TARAMANI SAHU**, S/O, D/O, W/O **LATE BHAWENDRA SAHU** resident of R/O MOHALLA UPPER CHUTIA RANCHI.

This deed was registered as Document No:- **2020/RAN/7872/BK1/7180** in Book No - **BK1**, Volume No - 963 from Page No - 405 to 456 at, office of **SRO - Ranchi**

Date: **18-Dec-2020**

Registering Officer



BKA ASSOCIATION  
Partner

