

1811

Development Agreement

1630



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5a4e6ac0288c9078a635

Receipt Date : 01-Oct-2020 11:00:56 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20200000081519

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Shanti Hari Tower And Viniyog Pvt Ltd
Thro Its Director Uday Shankar (Vendee)

GRN Number : 2002145070



महानियम 21 के अर्थात् तथा छोटानियम
इनेन्सी एक्ट 1908 की धारा ...के अधीन
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
। या। का सं. ... के अधीन यथावत स्टाम्प
(स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
बाधित नहीं)

Ruchi Gupta

01/10/2020

Madhu Gupta

01/10/2020

Raj Kumar Banerjee

01/10/2020

निर्देशन पदाधिकारी
एच.डी. खेव-3, कार्यालय,
रान्ची

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

Shanti Hari Tower & Viniyog Pvt. Ltd.

Director

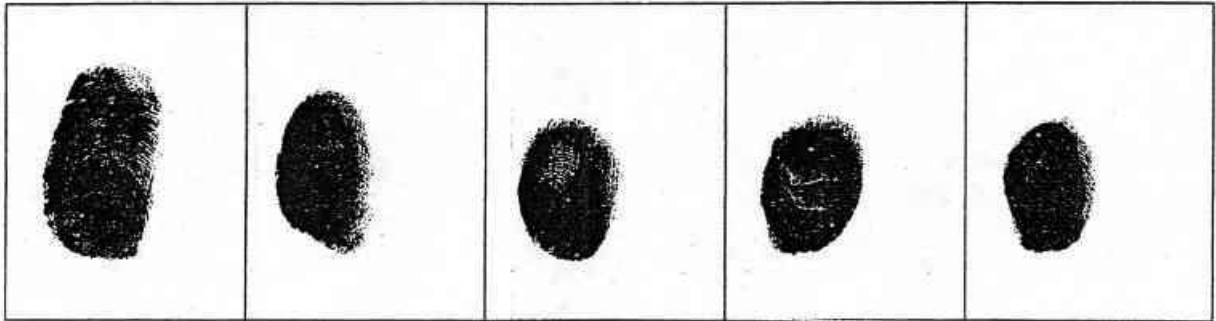
01/10/2020

Dev. Agreement
Stony - 1001 -
Ranchi
01/10/20



Ruchi Gupta
01/10/2020

Ruchi Gupta
01/10/2020



LEFT THUMB

LEFT INDEX

LEFT MIDDLE

LEFT RING

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THIS DEVELOPMENT AGREEMENT is made and executed at Ranchi

on this the 01st day of OCTOBER, 2020 (Two Thousand and Twenty) A.D.

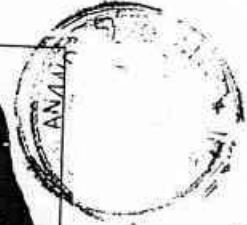
BY AND BETWEEN

Raj Kumar Prasad
01/10/2020

Madhur Gupta
01/10/2020

Shantihari Tower & Vniyog Pvt. Ltd.

Director
01/10/2020



Handwritten signature and initials.



LEFT THUMB

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01/10/2020

क पुत्राहाम/धापकहन...
 निबंधन कार्यालय श्री *श्री अरुण*
 निवासी *...*
 पेशा *...* लेख्यकारी विद्वान
 द्वारा प्रमाणिकृत
 पुस्तारन ... सन ... के अधीन
 लेख्यकारीयो ... मे से एक श्री
 अधिकर्ता हूँ नः - के लिए पेश किया

Ruchi Gupta
 01/10/2020



01/10 निबंधन अधिकारी
 श्री *...*

- (1) **SMT. RUCHI GUPTA** (UID No. 343038265649) (PAN AFJPG 1008A) (MOBILE No. 8709163557), wife of Sri Rajkumar Gupta, daughter of Ashok Kumar, granddaughter of Late Sri Saryu Prasad, by faith : Hindu, by caste : Rouniyar Vaish, by occupation : Business, Resident of Chruuch Road, P.S.- Lower Bazar, District- Ranchi, Jharkhand, Indian National.
- (2) **SRI RAJKUMAR PRANAY**, (UID No. 568273416444) (PAN AFMPP 5320H) (Mobile No. 9740773322), son of Suranjan Prasad, grandson of Late Sri Sheo Prasad Rouniyar, by faith : Hindu, by caste : Rouniyar Vaish, by occupation : Service, resident of 205, Sindhu Bhairvi, 129 Whitefield Main Road, Near Hope farm Whitefield, Bangalore, Karnataka- 560066, Indian National, and
- (3) **SMT. MADHU GUPTA** (UID No. 474096667511) (PAN ADQPG 9560J) (MOBILE No. 9934315100), wife of Sri Prince, daughter of Badri Prasad Gupta, granddaughter of Late Sri Kiri Sao, by faith : Hindu, by caste : Rouniyar Vaish, by occupation : Business, Resident of Hriday Kunj, Road No. A-1, Hawai Nagar, Near Birsa Chowk, P.S.- Jagarnathpur, District- Ranchi, Jharkhand, Indian National,
- hereinafter collectively** called the **"LAND OWNERS"/ "OWNERS"** (which expression shall unless repugnant to the context or meaning thereof mean and include themselves, their respective heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**;

AND

M/S SHANTI HARI TOWER & VINIYOG PVT. LTD, (PAN AAFCS 0289R) through its Director **SRI UDAY SHANKAR**, (PAN AYDPS 0931P) (UID No. 3690-5105-5142), son of Sri Shyamji Singh, grandson of Late Pradeep Singh by faith- Hindu, by caste- Bhumihar, by occupation- Business, having its office at 216, Hari Om Tower Commercial Complex, Lalpur, Ranchi, P.S.- Lalpur, District- Ranchi, Indian Citizen, hereinafter called the **"DEVELOPER"/ "PROMOTER"** (which expression shall unless it be

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✓ Madhu Gupta
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Director
01/10/2020

repugnant to the context or meaning thereof be deemed to mean and include itself, its Directors, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART**; (MOBILE No. 9199989888)

In this Agreement For Development unless the context otherwise demands the reference to :

- (i) singular shall mean and include plural and vice-versa.
- (ii) reference to living person shall mean and include artificial person and/or sole proprietorship firm.

WHEREAS the LAND OWNER No. 1 owned and possess and is lawful owner of land admeasuring 09 decimal under Khata No. 284 plot No. 414 situate at village- Pundag, P.S.- Jagarnathpur, Thana No. 228, ward No. 37, Holding No. 0370006413000Z0 of Ranchi Municipal Corporation, Ranchi, District- Ranchi, Jharkhand which land has been purchased by her by virtue of registered deed of sale being Deed No. 9573 dated 29-11-2018 for the year 2018 of the office of District Sub Registrar, Ranchi. The LAND OWNER No. 1 got the said land mutated in the sherista of state vide Mutation case No. 2512 R27/2018-19 and paying rent to the state; AND

WHEREAS the LAND OWNER No. 2 owned and possess and is lawful owner of land admeasuring 09 decimal under Khata No. 284 plot No. 414 situate at village- Pundag, P.S.- Jagarnathpur, Thana No. 228, ward No. 37, Holding No. 0370006413000Z0 of Ranchi Municipal Corporation, Ranchi, District- Ranchi, Jharkhand which land has been purchased by him by virtue of registered deed of sale being Deed No. 9575 dated 29-11-2018 for the year 2018 of the office of District Sub Registrar, Ranchi entered in Book No. 1, Volume- 970, Pages from 483 to 526. The LANDOWNER No. 2 got the said land mutated in the sherista of state vide Mutation case No. 2521 R27/2018-19 and paying rent to the state; AND

WHEREAS the LAND OWNER No. 3 owned and possess and is lawful owner of land admeasuring 09 decimal under Khata No. 284 plot No. 414

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01/10/2020

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01/10/2020

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Director
01/10/2020

situate at village- Pundag, P.S.- Jagarnathpur, Thana No. 228, ward No. 37, Holding No. 0370006413000Z0 of Ranchi Municipal Corporation, Ranchi, District- Ranchi, Jharkhand which land has been purchased by her by virtue of registered deed of sale being Deed No. 9576 dated 29-11-2018 for the year 2018 of the office of District Sub Registrar, Ranchi entered in Book No. 1, Volume- 970, Pages from 527 to 570. The LANDOWNER No. 3 got the said land mutated in the sherista of state vide Mutation case No. 2518 R27/2018-19 and paying rent to the state; AND

WHEREAS, the land so purchased by Landowner no. 1, 2 and 3 are adjacent to each other and form one Block/Chunk of land and therefore, the said entire land admeasuring 27 decimal (09 decimal + 09 decimal + 09 decimal) is being given for its development in one chunk (the land) and more particularly described in the "SCHEDULE-A" hereunder written and delineated on the plan thereof hereto annexed and thereon shown in RED COLOUR, hereinafter called the "SAID PROPERTY" / "SCHEDULE-A LAND". Each of the LAND OWNER is seized and possessed of or otherwise well and sufficiently entitled to her/his respective land of the "SAID PROPERTY" as lawful owner thereof.

AND WHEREAS the said SCHEDULE -A LAND in one chunk is capable of being developed in modern taste and design with construction of lucrative, attractive new multistoried commercial cum residential apartment/building thereon by utilizing maximum available F.A.R. and Floor Index of the Land;

AND WHEREAS the LAND OWNERS jointly are desirous of developing the said "SCHEDULE-A LAND" on Conversion-cum-Ownership basis through the DEVELOPER/PROMOTER;

AND WHEREAS the DEVELOPER/PROMOTER has expertise in developing properties and the DEVELOPER/PROMOTER is duly registered as Builder/Developer in the office of Ranchi Municipal Corporation, Ranchi vide Certificate No. RMC/DEV/0227/2018 Dated 4/10/2018;

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01/10/2020

AND WHEREAS the LAND OWNERS are interested for development of area of SCHEDULE "A" land, have negotiated with the DEVELOPER for development of the land by constructing Multistoried Commercial cum Residential Building as per the provisions of Ranchi Municipal Corporation and/or Regional Development Authority or any other Competent Authority at Ranchi.

AND WHEREAS the DEVELOPER has agreed to develop SCHEDULE "A" land by way of constructing a MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING, as per approval of the map by competent authority/authorities over SCHEDULE "A" land

AND WHEREAS the DEVELOPER has offered to give LAND OWNER an area equivalent to 62.50%(Sixty two point fifty percent) of the total constructed area, comprising exclusively lower Ground , Ground & First Floor entire commercial area completed in all sense like flooring with vitrified tiles, painting, door/shutter/window, electrical work, fire fighting , intercom, cctv , washroom / toilet in each floor and apartments on subsequent floors, of the total constructed area, 62.50% (Sixty two point fifty percent) of Double Basement parking space on parking floors along with all facilities and amenities in the proposed MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING along with undivided proportionate share in land against the SCHEDULE "A" property.

AND WHEREAS the DEVELOPER has also offered to pay to the LAND OWNERS an interest free refundable amount of Rs.11,00,000/- (Rupees Eleven lakh only) at the time of signing of this agreement. The amount paid will be refunded by the LAND OWNERS at the time, when they will be handed over possession of their share of allotments and as contained in SCHEDULE-B of this Agreement.

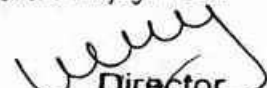
AND WHEREAS the DEVELOPER shall have such right to deal by way of sale, Gift, Mortgage, Lease, Rent etc. with remaining 37.50% (Thirty Seven

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Director
01/10/2020

point fifty percent) of the total constructed area and 37.50% (Thirty Seven point fifty percent) of the parking space with all facilities and amenities in the proposed MULTISTORIED COMMERCIAL CUMRESIDENTIAL BUILDING along with undivided proportionate share in Land property and appropriate the entire sale proceeds of Developer Share against its cost and profit for constructing a MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING and to sign, execute, register proper deeds in favour of purchasers, donees, lessees, etc. for which the LAND OWNER shall also be bound to sign all conveyance in favour of the allottee/purchaser/nominee or nominees of the DEVELOPER. If required, the LAND OWNER shall execute register power of attorney for execution of deed on behalf of the LAND OWNERS, for the units fallen to the share of DEVELOPER.

AND WHEREAS the parties hereto are desirous of recording the said mutually agreed terms and conditions as hereinafter appearing.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE LANDOWNERS AND THE DEVELOPER/PROMOTER AS FOLLOWS

:-

1. DEFINITION:

In this Agreement, unless the context otherwise requires -


- (a) "ADVERTISEMENT" means any document described or issued as advertisement through any medium and includes any notice, circular or other document(s) or publicity in any form, informing persons about a real estate project, or offering for sale of apartment(s) or inviting persons to purchase in any manner such apartment(s) or to make advances or deposit for such purposes.

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Director
01/10/2020

- (b) "AGREEMENT FOR SALE" means an agreement entered into between the Developer/Promoter and the Allottee in respect of the area known as Developer's Allocation.
- (c) "ALLOTTEE" /" PURCHASER" / "TRANSFeree" means the person to whom an apartment or apartments has been allotted, sold or otherwise transferred by the Developer/Promoter.
- (d) "APARTMENT" means a separate and self contained part of immovable property (the said property), including one or more room enclosed spaces, located on one or more floors or any part thereof in the building(s) used or intended to be used for commercial/residential purpose.
- (e) "APPROVED PLANS" means the building plans, lay out plans, drawings, designs floor plans, specification etc. as approved and sanctioned in respect of the said property.
- (f) "ARCHITECT" means a persons registered as an architect under the provisions of the Architects Act, 1972 (20 of 1972) as be appointed by the Developer/Promoter from time to time for the project at the said property.
- (g) "AUTHORITY" means the Real Estate Regulatory Authority established in for Sub-Section(1) of Section 20 of the Real Estate (Regulation and Development) Act, 2016 (RERA) and/or all the competent authority (authorities) including the authorities under the Jharkhand Municipal Act, 2011 and/or authority of Ranchi Municipal Corporation, Ranchi and/or the Rules made thereunder including the Jharkhand Building Bye Laws, 2016.
- (h) "BUILDING" OR "MULTI-STOREYED BUILDING" or "COMMERCIAL CUM RESIDENTIAL APARTMENT" means

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Director
01/10/2020

and includes the building/residential apartment to be constructed on and over the SAID PROPERTY (morefully described in the "Schedule-A" hereunder written) in accordance with the approved plans and includes any structure or erection or part of a structure or erection which is intended to be used for residential purpose.

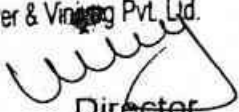
- (i) "CARPET AREA" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under sections shafts and includes exclusive balcony or verandah area with exclusive open terrace area and also the area covered by the internal partition walls of the apartments.
- (j) "COMMON FACILITIES AND AMENITIES" shall mean and include common passage, common path, Corridors, Hallways, Stairways, Drive Ways, Landings, Machine Room, Staircase, Passage, Lift Shafts, Lifts, Pump Room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water pump, Power Generator, Transformer, offices which includes administrative office and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions and maintenance of the building.
- (k) "COMMON PART/COMMON PORTION" shall mean the area "as per land use permissible under Building laws except the built-up area of units" and shall include walls, pillars, area within the walls and portions of the area occupied by lift landing, staircase, deep boring, water tank, septic tank, entrance, corridors, lobbies, generator room, security guard's room, area meant for fire fighting arrangement, administrative office and other common areas in the new building.

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Madhu Gupta
01/10/2020

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- (l) **“DEVELOPER’S/PROMOTER’S PORTION OF THE PROPOSED MULTI-STOREYED BUILDING/DEVELOPER’S AREA”** shall mean and include rest and remaining of the right and properties other than the LAND OWNERS' PORTION OF THE PROPOSED MULTI-STORIED COMMERCIAL CUM RESIDENTIAL BUILDING morefully described in “SCHEDULE-C” hereunder written.
- (m) **“LAND OWNERS' PORTION OF THE PROPOSED MULTI-STORIED BUILDING”/OWNER’S AREA”** shall mean such area in the PROPOSED MULTI-STORIED COMMERCIAL CUM RESIDENTIAL BUILDING, morefully described in “SCHEDULE- B” hereunder written.
- (n) **“PLAN”** shall mean the plans for construction of the PROPOSED MULTI-STORIED COMMERCIAL CUM RESIDENTIAL BUILDING to be sanctioned by Ranchi Municipal Corporation, Ranchi and/or other relevant authority or competent authority or authorities having jurisdiction and shall wherever the context permits include such plans, drawings, designs, lay-out plans, designs, floor plans, specification as are prepared by Architect.
- (o) **“SAID UNITS”** shall mean and include the individual commercial/residential unit to be constructed on “the Said Property”.
- (p) **“SALEABLE SPACE”** shall mean the space/area in the commercial cum residential building available for independent use and occupation as per RERA, after making due provision for common part/common portion/common facilities and amenities required in the new building. The Developer/ Promoter is entitled to sale to prospective purchasers/allottees the saleable space to the

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01/10/2020

extent of their area/allocation, subject to the terms and conditions of these presents. Likewise the Landowners are entitled to sale to prospective purchasers/allottees the salable space to the extent of their area/location.

(q) "THE ENGINEER/ARCHITECT/CONSULTANTS" shall mean the consulting Engineer who has been appointed by Developer/ Promoter for designing and planning of the New Building or any other persons, firm or company who may be appointed hereafter for the similar purpose.

2. The LAND OWNERS hereby declare and confirm inter-alia as under:-


- (a) The LAND OWNERS are the absolute and lawful owners and are seized and possessed of and are otherwise well and sufficiently entitled to the SAID PROPERTY described in the "SCHEDULE-A" hereunder written to the extent of their respective land. Their title to the SAID PROPERTY is free and marketable.
- (b) The Said Property is free from all encumbrances, charges, liens, lis, lispensens and trusts of whatsoever nature.
- (c) No other person except the LAND OWNERS have any right, claim or demand in respect of the SAID PROPERTY or any part thereof.
- (d) The LANDOWNERS have or any of them has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the SAID PROPERTY or portion thereof and the SAID PROPERTY is not subject to any claim or demand, encumbrance, attachment or any process issued by any court or authority and the LAND OWNERS hereby declare that they or either of them shall hereafter not create

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01/10/2020

any third party rights of whatsoever nature in respect of the SAID PROPERTY or any part thereof.

- (e) The LAND OWNERS have not entered into any agreement or arrangement, oral or written with regard to transfer and/or sale of the SAID PROPERTY.
- (f) No notice from any Government, Municipal Corporation or any other public authority or public body or any notice under any law including under the Land Acquisition Act, the Land Requisition Act, the Ranchi Municipal Corporation Act, or any other statute has been received or served upon them (the LAND OWNERS) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor any publication has been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment. The SAID PROPERTY is fit to be developed by constructing multi-storied building thereon.
- (g) There are no proceedings instituted by or against the LAND OWNERS in respect of the SAID PROPERTY and pending in any court or before any authority and the said property is not under any lispendens.
- (h) The SAID PROPERTY is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the SAID PROPERTY.
- (i) As stated above the names of the LAND OWNERS have been mutated in respect of the SAID PROPERTY in the Sherista of the State through the Circle Officer vide Mutation Case No. 2512 R27/2018-19, 2521 R27/2018-19 and 2518 R27/2018-19,

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✓ Madhu Gupta
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01/10/2020

respectively. The LAND OWNERS are paying rent and taxes to the state in their own name, rights, title, interest and possession.

- (j) The LAND OWNERS have furnished Photostat copies of all the documents relating to title of the ownership on and over the SAID PROPERTY together with correction slip, rent receipts, to the DEVELOPER/PROMOTER. The LAND OWNERS shall present all the original documents relating to their respective title on and over the SAID PROPERTY including Correction Slip, Rent Receipt, to the DEVELOPER/ PROMOTER as and when required for legal compliances.

That the Developer has inspected the said photocopies of the documents so provided by the Land Owners and also verified the marketability of the Land Owner title and prima-facie found that the land owner has absolute right, title and interest over the scheduled land and only thereafter the Developer has given assent for the Development of scheduled property.

- (k) In case any defect or flaw in title on the said property is discovered later on then in such event the LAND OWNERS shall make out a marketable title to the SAID PROPERTY free from all encumbrances, doubts and claims and shall at their own costs and expenses.
- (l) That the Landowner hereby undertake that they will make arrangement for measurement of the land and will get the land surrounded by boundary wall but the cost of boundary wall should be meet by the DEVELOPER-PROMOTER.

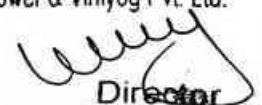
3. The DEVELOPER agrees to undertake construction of the proposed multi-storied commercial cum residential building on the SAID

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PROPERTY by constructing multi-storied building thereon as per the plan to be sanctioned by the Competent Authority/Ranchi Regional Development Authority (RRDA) / Ranchi Municipal Corporation, Ranchi.

SCHEME FOR DEVELOPMENT:

4. The DEVELOPER shall get the SAID PROPERTY surveyed and ascertained the area of the said property.
5. The Architect shall make plans, lay out plans of the multi-storied commercial cum residential building. Copy of such final plans shall be provided to the LAND OWNERS by the DEVELOPER/PROMOTER for suggestions, modifications, alterations if any. For the purpose of identification, the project/multistoried residential building will be christened as "HARI OM DARBAR"(Name of Building).
6. For undertaking construction of multi-storied building on and over the SAID PROPERTY the Architect/design consultant will set a very strict specification for construction, using best branded building and finishing materials, all kind of pipes, electrical wires, fittings, equipment etc. The consultants will prepare a separate schedule of specified materials under separate headings such as architecture, structure, electrical, lifts, escalators, plumbing sanitary wares etc. In case the Architect and the Developer feel it necessary and expedient to change the specification, the same will be done at the advice and consent of the Architect alongwith mutual consent of Land Owners and the DEVELOPER/PROMOTER.

MUTUAL COVENANTS AND RIGHTS :

7. The Land Owners hereby permit the Developer/Promoter and the Developer/Promoter shall develop at their own costs, efforts and expenses the SAID PROPERTY more particularly described in Schedule-A

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Ranchi Gupta
01/10/2020

hereunder written. The Developer/Promoter shall be entitled to apply for and obtain necessary sanctions and permissions.

8. The Developer/Promoter shall, get the building plan(s) prepared from an Architect/Design Consultant as stated in the aforementioned clauses by utilising all available F.A.R. and shall submit the same for sanction by Ranchi Municipal Corporation and/or any other competent authority for construction of the proposed multi-storied buildings on and over the SAID PROPERTY. The Developer/Promoter shall submit such building plan(s) in the names of the Land Owners and whenever so required the Land owners shall extend full co-operation to sign/execute the plan application, undertakings, writings, bond, documents, gift-deed and also swear affidavit at the cost of the Developer and to attend all necessary formalities for the said purpose. Necessary modification, alteration, if necessitates in the approved plan, the same will be done as per advice or suggestion of the Architect/Design Consultant and if permissible under law.

9. The Land Owners will render to the Developer/Promoter all reasonable assistance in obtaining all sanctions, permissions, as and when required by the Developer/Promoter from Ranchi Municipal Corporation and /or other the competent authority, and/or other authorities, if any, and the Land Owners hereby agree, assure and undertake to sign and execute such plans, applications, writing, undertakings and other papers and deeds, documents as may be required by the Developer from time to time at the costs and expenses of the Developer.

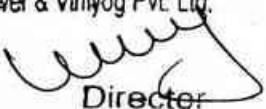
10. The DEVELOPER/PROMOTER shall be entitled to proceed with the said development by constructing multi-storied building on the said property in accordance with the plan(s) including modified plan(s) if any approved by Ranchi Municipal Corporation or any other Competent

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Director
01/10/2020

Authority and also in accordance with the applicable rules, bye-laws and regulations.


11. The DEVELOPER/PROMOTER before undertaking development shall get the said project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the LAND OWNERS shall extend all co-operation and assistance for such registration and shall provide all type of consent letters, authority letter for submission to the authority/authorities concerned.
13. **The DEVELOPER/PROMOTER shall immediately after sanction of map, get the share of Land Owner and the Developer demarcated as per share contained in SCHEDULE-B and SCHEDULE-C and thereafter immediately get the Development Agreement registered under the Provision of Section 5 of the Jharkhand Apartment (Flat) Ownership Act, 2011.**
14. The DEVELOPER/PROMOTER shall develop the project in accordance with the approved lay out plans, floor plans and specification. The Promoter undertakes to strictly abide by such plans and by bye-laws, FAR and density norms and shall not make any variation/alteration/modification in plans, other than in the manner prescribed under law.
15. The DEVELOPER/PROMOTER shall carry out construction as per specification aforesaid and under the supervision of competent Architect and by employing experienced and skill persons in this regard.
16. The entire development cost viz.(i) Cost of preparing plans, designs, etc. and obtaining the necessary sanctions/approvals(ii) payment of fees/

Ruchi Gupta
01/10/2020

Raj Kumar Banerjee
01/10/2020

Madhu Gupta
01/10/2020

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Director
01/10/2020

deposits to Ranchi Municipal Corporation or the Competent Authority and/or to the authority under the Real Estate (Regulation and Development Act, 2016) (iii) fees, deposits and other charges payable to the concerned authorities (iv) construction costs including cost of building materials, fixtures and fittings (as will be approved by the Architect), wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction/development work, (v) fees and charges payable to surveyor, Marketing Consultants, Architects, Civil Contractors, Supervisors, Engineers and all other persons engaged for the purpose shall be borne and paid by the DEVELOPER/PROMOTER alone.

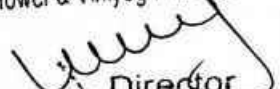
17. The DEVELOPER/PROMOTER shall install lift of any reputed company in the said multi-storied building. The said lift shall be for the common use of all the occupants/visitors of the said multi-storied building.
18. The LAND OWNERS shall extend all co-operation with the DEVELOPER and their agents and servants for carrying out the said constructions. The LAND OWNERS shall have right to visit the construction work.
19. The LAND OWNERS have given vacant and peaceful possession of the SAID PROPERTY to the DEVELOPER/PROMOTER for the purpose of development of the same only.
20. The DEVELOPER/PROMOTER shall take all sincere endeavor to complete the entire development within 36 (Thirty Six) months plus grace period of 06(six) months from the date of commencement of construction or start of work of new Multi-storied building after Registration of the project under RERA coupled with sanctioned of plan subject to extension of time consumed in force majeure and any other reasons beyond the control of the DEVELOPER/PROMOTER, which ever is later. However

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01/10/2020

Raj Kumar Prasad
01/10/2020

Madhu Gupta
01/10/2020

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Director
01/10/2020

if, construction of multistoried building is not completed within the stipulated period (i.e.36 months plus 6 month) other than reason of FORCE MAJEURE, then the DEVELOPER/PROMOTOR will pay penalty to the Land Owners for such delay, in following manner:-

(i) if delay is less than or equal to 6 months - 1% of the total estimated value of the property fallen to the Landowners' share.

(ii) if delay is more than 6 months but less than 9 months - 2% of the total estimated value of the property fallen to the Landowners' share.

(iii) if delay is more than 9 months but less than 12 months - 3% of the total estimated value of the property fallen to the Landowners' share.

....so on in the above manner. The maximum penalty will be capped at 12%.

FORCE MAJEURE: The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure and such obligation shall remain suspended through out the duration of the force majeure. In this regard, force majeure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lock out, fire, deadly virus attack, act of God.

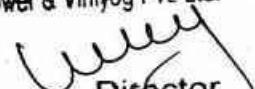
21. If the DEVELOPER/PROMOTER is prevented from carrying out the construction and the development activities in respect of the SAID PROPERTY for any of the reasons which are beyond the control of the DEVELOPER/PROMOTER and have not arisen due to default of the DEVELOPER/PROMOTER such as (i) Force Majeure as illustrated hereinabove; and (ii) any notice, order, rule, prohibition, injunction notification of the Government or other public, judicial or competent authority, any nuisance, trouble, hindrance, obstruction affecting the

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01/10/2020

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01/10/2020

Madhu Gupta
01/10/2020

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01/10/2020

development in respect of the SAID PROPERTY; the time for completion of the development and construction of multi-storied building shall stand extended suitably qua the consumption of time in that happening.

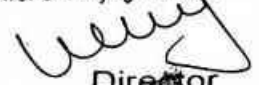
22. Time being essence of this agreement, if the completion time is delayed beyond the said stipulated period of 36 months and as also grace period of six months and time consumed in happening of Force Majeure or for the reasons not under control of the Developer, then in that event the parties will sit together to find out cause of default and will short out amicably.
23. Apart from above if completion time is delayed beyond the said stipulated period and as also including grace period and time consumed in happening(s) of Force majeure and beyond the control of the DEVELOPER then in that event the DEVELOPER/PROMOTER shall be entitled to get extension of completion time of the Project in terms of the provisions laid down under the Real Estate (Regulation and Development) Act, 2006 and the rules made thereunder as well as renewal of the Plan(s) under the relevant Act and/or the Jharkhand Municipal Act, 2011 and the Rules, Bye-laws made thereunder.
24. If the DEVELOPER/PROMOTER fails and/or neglects to adhere to the time stipulations as regards to progressive construction to comply with its obligations to construct and complete the Commercial cum Residential Building and to deliver the LAND OWNERS' allocation/area within the completion time including the grace period and period of force Majeure and/or the development work is not completed within 7 (seven) years in all cases as illustrated above from the date of sanction of registration under RERA coupled with sanction of plans or the DEVELOPER/PROMOTER abandons or stops the construction work for three months then in that event this Development Agreement will stand ipso-facto terminated and

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01/10/20

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01/10/2020

Madhu Gupta
01/10/20

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Director
01/10/20

the LANDOWNERS shall give notice in writing to the DEVELOPER/PROMOTER regarding such termination of the Development Agreement and as also taking over and assuming full control of the project by the LANDOWNERS. Thereafter the LANDOWNERS shall either undertake completion of the project/construction work themselves or through any other agency/developer. The LANDOWNERS may choose and apply the provisions as prescribed under RERA for completion of project in such happening.

Upon termination of the Development Agreement, the LANDOWNERS shall make payment of actual cost of construction till that period as assessed and calculated by a Registered Government Valuer/ Govt. approved Engineer or qualified Architect nominated by both the parties and the same shall be final and binding on both the parties. All the moneys received by the DEVELOPER against booking of its allocation to the prospective purchasers/allottees/transferees shall be deducted from such assessed/calculated actual cost of consideration and the residue amount, if any, shall be paid by the LANDOWNERS to the DEVELOPER/PROMOTER within six months from the date of above exercises. After adjustment of the amount as afore stated if it is found that the DEVELOPER/PROMOTER has to pay any amount to the LANDOWNERS then in that event such amount shall be paid by the DEVELOPER/PROMOTER to the LANDOWNERS within six month of such exercise.

It is hereby and hereunder made clear and recorded that in the event of termination of these presents :-

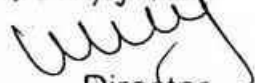
- (a) All the rights, claims and interest of the DEVELOPER/PROMOTER under these presents shall be deemed to have been and/or have been completely extinguished and vanished in relation to

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01/10/2020

Raj Kumar Prasad
01/10/20

Madhu Gupta
01/10/20

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Director
01/10/20

the Development Agreement and/or the new Commercial cum Residential complexes/ Buildings. The DEVELOPER/PROMOTER shall have no right to put forth any claim title, interest, possession and rights of any nature whatsoever on and over the SAID PROPERTY or any portion thereof and/or in the new Commercial cum residential apartments complexes/buildings and against the LANDOWNERS pursuant to these presents (which stand terminated).


- (b) The DEVELOPER'S/PROMOTER'S right of development in respect of the SAID PROPERTY shall stand suspended forever/ terminated.
- (c) Immediately upon taking over the Project by the LANDOWNERS, the DEVELOPER/PROMOTER or its men, agents, contractors, etc. shall have no right to access the SAID PROPERTY and/or the new Commercial cum residential apartments complexes/buildings or any part thereof.
- (d) The LANDOWNERS shall then only be entitled to all unpaid consideration amount/installments receivable from the prospective purchasers/allottees/transferees and/or anyone else of the then Developer's/Promoter's allocation (now vested in the LANDOWNERS) pursuant to the Agreements for Sale/ Transfer that may have been executed by and between the Developer/Promoter in favour of the prospective purchasers/Allottees /Transferees relating to the portion of the new residential apartments complexes/buildings the then Developer's/Promoter's allocation, and the LANDOWNERS alone shall be entitled to receive and collect all such amounts.

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01/10

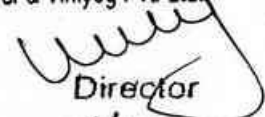
- (e) The construction made and/or materials belonging to the outgoing Developer/Promoter lying at site at the time of such take over shall be deemed to have been vested and/or vested on and belonging to the LANDOWNERS absolutely and for ever and the DEVELOPER/PROMOTER shall have no right or entitlement in respect of the same. The LANDOWNERS shall be entitled to use and/or to remove any materials or equipment that may be lying at the said property.
25. The DEVELOPER who has been put in possession of the SAID PROPERTY will be fully responsible to deal with all the matters that may be crop up be it legal, administrative and law and order, social and anti-social elements, creating trouble, however the LANDOWNERS shall extend all necessary co-operation.
26. The DEVELOPER/PROMOTER if so desire, can obtain loan from any Bank or any Financial Institution or any person for development of the project but have no right to mortgage of the Landowners' share property. If the DEVELOPER obtain loan from any financial institution or any person or Bank then the Developer/Promoter alone shall be liable to repay the same. Neither the Land owner(s) shall be held responsible for such loan(s) obtained by the Developer/Promoter nor the Land Owner shall be liable to repay the loan obtained by the Promoter/Developer.
27. It is agreed by and between the parties that before submitting the plan(s) of the purposed multi-storied Commercial cum residential apartment /building for sanction before the Ranchi Municipal Corporation, Ranchi or the Competent Authority or after sanction of plans the Land Owners and DEVELOPER with mutual consent and understanding shall clearly, undisputedly and without any cloud earmark/crave out the LAND OWNERS' PORTION OF THE PROPOSED MULTI STOREYED

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01/10

Raj Kumar Prasad
01/10

Madhu Gupta
01/10

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Director
01/10

BUILDING as described in SCHEDULE-B hereunder written vis-à-vis the DEVELOPER'S/PROMOTER'S portion of the proposed multi-storied building as described in SCHEDULE-C hereunder written in a copy of the plan(s) and both the parties shall put their signature showing and accepting their respective allocation/share, which will form part and parcel of this DEVELOPMENT AGREEMENT.

The LANDOWNERS' ALLOCATION has to be completed according to the specification mentioned in the "SCHEDULE-D" hereunder written and the DEVELOPR/PROMOTER assures and promises to complete the LANDOWNERS' ALLOCATION as per "SCHEDULE-D" hereunder written.

After earmarking /craving out their respective share, as stated above, if any Unit/residue portion is left without allotting to any party then the either party shall have right to take such un allotted unit/residue portion by paying proportionate amount to other party at prevailing market rate and/or on such rate as may be mutually agreed upon by and between the parties.

28. The DEVELOPER/PROMOTER shall be authorized by the LANDOWNERS to apply for and to obtain quotas, entitlements and other allocation of such building materials as may be necessary and also to apply for and obtain temporary and/or permanent connections of water supply, electricity and/or other facilities required for the new building(s).
29. On completion of construction of the multi-storied building on the SAID PROPERTY, the LAND OWNERS shall be allotted as part of the consideration what is commonly known as "ownership on conversion basis" and morefully described in the SCHEDULE-B hereunder written. Likewise the DEVELOPER/PROMOTER shall be allotted as part of the

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Director

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Ruchi Gupta
01/10

consideration what is commonly known as "ownership on conversation basis" and morefully described in the SCHEDULE-C hereunder written.

The common portion, common part, common amenities provided in the said multi-storied building and the area of the entire land will always remain in jointness and no party shall make partition thereof. Roof right will be in accordance with the provisions of Jharkhand Apartment(Flat) Ownership Act, 2011. However after excluding the area for common amenities which are going to be installed in roof top of the building, the LANDOWNERS shall have right to the extent of 62.46% on the remaining area of the roof top and the DEVELOPER/PROMOTER shall have right to the extent of 37.54% on the remaining area of the roof top.

30. In case if the law allows to raise further storey on and over the said multi-storied building over the existing top roof then in such event either party shall within two months inform the Other Party regarding their intention to raise further additional storey and in that event a new Agreement will be entered into by and between the Developer/Promoter and the LAND OWNERS for raising further storey on such terms and conditions as may be mutually agreed upon.
31. The PROMOTER/DEVELOPER hereby undertakes to indemnify and keep indemnified the LANDOWNERS against all claims, demands losses, damages, compensation or expenses and/or any other payment payable of whatsoever nature, made by any person, authority in consequence of or arising out of and from any act, omission, commission or negligence on the part of the DEVELOPER/PROMOTER related to or in connection with execution of the Development work.
32. The DEVELOPER/PROMOTER shall alone be liable and responsible for payment of all wages, salaries, bonus, overtime and all statutory

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01/10/10

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01/10

Madhu Gupta
01/10

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01/10

payments under different applicable laws to the workmen, staff, labourers, engineers, men, employees etc. employed by the DEVELOPER/PROMOTER in carrying out /undertaking the Development work. The DEVELOPER shall comply with all applicable laws, rules, bye laws, regulations and orders.

33. The LANDOWNERS hereby agree and covenant with the DEVELOPER/PROMOTER not to do any act or deed or thing whereby the DEVELOPER/PROMOTER may be prevented from booking, selling, assigning, transferring, leasing and/or disposing of any of the DEVELOPER'S allocated portion as stated above and also described in SCHEDULE-C hereunder written.

34. On completion of the new buildings, the Developer shall first give notice to the Land Owners in writing to take possession of the portion in the new building known as Land owner's Area"/ Land Owner's allocation" "Land Owner's portion. In so far as relates to G.S.T., if any, and other applicable taxes, the same shall be liability of each party or either party, as the case may be, as per relevant Act / Law as applicable from time to time. **It is made clear that the units which fallen to the share of land owners, the GST and/or other applicable taxes shall be paid by the Land owners and the units which are fallen to the share of DEVELOPER, the GST and/or other applicable taxes shall be paid by the DEVELOPER or intending purchaser claiming through the DEVELOPER. It is further been clarified that the GST and/or other applicable taxes shall be calculated/ made applicable at the time of handing over possession of the Units.**

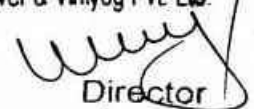
35. The LAND OWNERS and the DEVELOPER/PROMOTER shall be entitled absolutely to their respective allocation and the DEVELOPER shall be at liberty to deal therewith (the DEVELOPER'S ALLOCATION)

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01/10

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01/10

Madhu Gupta
01/10

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Director
01/10


in any manner separately as per their own volitions and wishes and in the manner they deem fit and proper. The DEVELOPER/PROMOTER will also be at liberty to enter into any arrangement, agreement to lease, agreement for sale or transfer by any mode of their portion. All booking advance/advances against the consideration of the apartment will be dealt with in accordance with the provisions laid down in the Real Estate (Regulation and Development) Act 2016.

36. The DEVELOPER/PROMOTER shall be entitled to receive all the moneys from the person to whom DEVELOPER'S/PROMOTER'S ALLOCATION are sold or allotted, as the case may be, in the multi-storied Commercial cum residential apartment /building to be constructed by the DEVELOPER/PROMOTER on the SAID PROPERTY and to appropriate the same in such manner as the DEVELOPER/PROMOTER may deem fit subject to adhering to the provisions of RERA. All the moneys so received and/or will be received by the DEVELOPER/PROMOTER from such person(s) shall belong to the DEVELOPER/PROMOTER and will be received by it on its own accounts and responsibilities. The LANDOWNERS shall in no case, be liable or responsible to any such persons in as so far as it relates to the said moneys neither the LANDOWNERS shall be liable or responsible for return /refund of such moneys to any persons whomsoever nor for any mis-application or non-application of such moneys or any part thereof.
37. That Developer/Promoter hereby agrees and covenants with the Land Owners not to do any act, deed or thing by which the Land owners may be prevented from enjoying, selling, assigning and/or disposing their allocated portion in the new buildings as described in Schedule "B" below.

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01/10

38. The LAND OWNERS and the DEVELOPER/PROMOTER and their transferee(s) shall be bound with the decision of the association and will abide by the rules by-laws, regulation, which will be framed by the association.
39. The LAND OWNERS if so required by the DEVELOPER, shall give to the Proprietor of the DEVELOPER/PROMOTER, a General Power of Attorney investing him with specific powers required for development of the SAID PROPERTY in entirety including preparation, submission and sanction of the building plans up to the completion of the project including the powers, in so far as they relate to the Developer's Area/ Allocation the power to arrange for prospective purchasers/allottees, enter into agreement with them, receive booking amount, advance and other consideration money, subject to compliance with the provision as laid down in the Real Estate (Regulation and Development) Act, 2016.
40. The LAND OWNERS shall simultaneously on receipt of information from the DEVELOPER/PROMOTER regarding sanction of plan and registration of the Project under RERA execute a registered Power Attorney in favour of the DEVELOPER/PROMOTER and/or its nominee(s) in respect of the DEVELOPER'S Allocation (area) more fully described in SCHEDULE -C hereunder written authorizing it or him with powers to execute Allotment Letter, Agreement For Sale, Deed, or Deeds of Conveyance in favour of the allottees/Purchasers/transferees and get the same registered before the proper registering authority to meet the requirement under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder as well as the Jharkhand Apartment (Flat) Ownerships Act, 2011.

41. DEVELOPER'S /PROMOTER'S RIGHTS

Raj Kumar Prasad
01/10

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01/10

Ruchi Gupta
01/10

- (a) The Developer/Promoter shall be entitled to advertise in its own name about the development of 'the Said Property' and to allotment and/or proposed sale of units with or without car parking space in the buildings to be constructed and to put up Advertisement Board on 'the Said Property' in so far as it relates to their allocation.
- (b) The Developer/Promoter shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, and Plumber etc. and to appoint agents at its own costs, risks and expenses and at its full responsibility and according to the provisions of prevailing law.
- (c) The Developer/Promoter shall be further entitled to book and allot units etc. with or without car parking space or rights in the new buildings with proportionate share in the said property and common area to prospective purchasers/allottees in so far as they relate to Developer's Area and to enter into agreements and receive booking money, advance amount, installments and other payables from the allottees/prospective purchasers and grant receipt thereto without in any way creating any liability upon the LANDOWNERS and by adhering the mandatory provisions of law.
- (d) However, although the Developer/Promoter may, immediately after registration under RERA may and shall start booking of the units and shall also be entitled to sell the same by various registered deeds with respect to the portion known as the developer's Area, yet the registration of the Deed of Conveyance will be done after possession of "SCHEDULE-B" property known as the Land Owners' Area has been delivered to the Land Owners.
- (e) The Developer/Promoter shall have the authority and the right to sign and execute any deed or deeds or allotment letters and/or

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01/10

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01/10 Director

Agreement(s) for Sale and to present the same before the registering authority for registration and to admit the execution thereof in respect of their portion/Developer's allocation or share save and except the portion of shares allotted to the Landowners, alongwith proportionate undivided share in land and common area and to receive booking amount, advance, consideration money and to grant receipt thereof.

42. MUTUAL RIGHTS

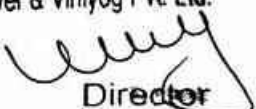
- (a) On completion of the new buildings, the Land Owners, shall be entitled to the property in the new buildings, known as "Land Owner's Area" as described in detail in Schedule - 'B'.
- (b) Likewise on completion of construction of the new buildings the Developer/Promoter shall be entitled to the property mentioned in the Schedule 'C' and known as "Developer's /Promoter's Area"
- (c) The common area of the new building shall be controlled by the Landowners/the Developer and/or their transferees till the formation of Association etc. and thereafter by the Association of the unit owners or a co-operative Society formed by the Developer, Landowners and occupants of the new buildings for management of the building and welfare of its occupants.
- (d) That the agreement or agreements entered into by the Developer/Promoter with the allottees/prospective purchasers shall in no way bind the Landowners in any manner whatsoever but it will further be obligatory upon the Developer/Promoter in every such agreement to include the following clauses:-
- (i) The allottees/prospective purchasers shall be bound by the condition that during their ownership or possession over the unit

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Director
01/10

having been purchased by them and they as also their successors-in-interest shall be bound to proportionately share all charges and expenses arising or accruing in connection with all the common amenities in the said building including House Tax, water tax, Latrine Tax, Electricity charges for the staircase, compound, other common portion in addition to being liable for such charges in respect of their own units allotted to them or owned by them or possessed by them.

(ii) The Units and every part thereof shall always be used for purpose exclusively to which it relate without causing any nuisance or annoyance or inconvenience to occupiers of other units and owners of other area.

(iii) The unit holder after taking possession of the unit, is not entitle to change the basic structure and/or the structure of washroom or change the lay out of waste pipe or system fitted in washroom.

(e) The landowners and the Developer/Promoter have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as joint Venture or Adventure between them nor do the parties hereto constitute an Association. This agreement does not give right to consumer dispute inter-se between the Landowners and the Developer/Promoter.

(f) It is agreed by and between the parties hereto that the roof over the Top floor shall be used for installation of Overhead Water tank, Disc. Antenna, etc. (save and except the roof of pent Houses, if any on the top floor) and also from time to time visit by the technicians, plumbers, lift-man and engineers etc. (appointed by the Developer and/or the residential unit Owners Association and/or Co-operative

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01/10

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Director
01/10

Society or a body formed by the occupants of the building), for the purpose of repairs and inspection of the lift/lift room, over head water reservoir, disc antenna etc. and undertaking other utility services etc.

(g) It is hereby made clear and understood that all the Provisions laid down in the Real Estate (Regulation and Development) Act, 2016 and Rules made therein in general and particularly as laid down in chapter II and III in so far as it relates to project activities and development of the project shall apply to the Project.

(h) For the maintenance of the building, and for looking after the common facilities in the building, the Developer/Promoter and the Land owners shall form, as it deems best, a Co-operative Society/Association of persons/Body Corporate of all the persons owning tenements, in the said building according to the provision laid down in the Jharkhand Apartment (Flat) Ownership Act, 2011. The Land Owners and their nominee/s shall become members of such organization, the Developer/Promoter/the Landowners, their nominees, respective agent's, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as may be framed by the organization from time to time and the members shall be bound to contribute towards the cost of formation of such organization including Reserve Fund, etc. as well as to pay the regular maintenance charges as be fixed for maintenance and management of the entire building complex.


(i) The common areas shall jointly be owned by all the unit owners of all the portion of the said buildings with equal entitlement to use all common areas and facilities intended for utilization by the occupants of the said buildings on the same terms and conditions applicable to

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Director
01/10

all for such utilization. No owner of any part of the said land and building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use. The proportionate land, proportionate common areas and common facilities of each apartment will be conveyed to the Association/Society in terms of and as laid down in the Real Estate (Regulation and Development) Act, 2016.

43. RATES & TAXES:

Till the completion of the Project the Developer shall be liable to pay all taxes and other dues, if any, on the said property from the date of taking possession of the SAID PROPERTY and prior to that the LAND OWNERS and after the completion of the Project the Land Owner, Developer/Promoter, Purchasers of the units in the new building shall pay/bear the same including the G.S.T. and any other taxes or outgoings leviable or levied by the Central or State Government, in proportion to the area held by them.

44. SERVICES & CHARGES:

- (a) From the date of taking possession of "Land Owners' Area" allocated to them in the new building, the Land Owners will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the new buildings.
- (b) Additional operation and maintenance/service charges may also be borne and paid by the LANDOWNERS proportionately.

45. TITLE DEEDS;

Copy of the Title Deeds in respect of the said property shall be given by Land Owners to the Developer/Promoter as and when required until the

Raj Kumar Pransy
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Madhu Gupta
01/10

Shantihari Tower & Vniyog Pvt. Ltd.
Director
01/10/20

Ruchi Gupta
01/10/2019

new building is completed. After handing over the possession of the Land Owners' area/allocation to the Land Owners simultaneously, the Land Owners shall handover title deeds to the DEVELOPER who shall hand over the same to Association of the Unit owners or the Co-operative Society formed for the management of the new buildings.

46. ARBITRATION:

It is hereby agreed by the parties that all disputes and difference arising out of and in relation to these presents or touching the Development construction of new Building and all matter relating thereto shall be referred to arbitration under the Arbitration & Conciliation Act, 1996 and the decision of the Arbitrator(s), appointed for the said purpose shall be final and binding on both the parties.

47. In case of registration of this Agreement, the Developer shall bear the cost and expenses of registration.

48. That this Development Agreement is being executed between the Land Owner/First Party and Developer/Second Party under the Provision of Section 5(1) (2) of the Jharkhand Apartment (Flat) Ownership Act 2011 both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed with respect to flat/units of their respective shares in Favor of prospective purchasers for land owner allocation and builder allocation and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act 2011.

Ruchi Gupta
21/10/2020

Raj Kumar Prasad
01/10

Madhu Gupta
01/10

Shantihari Tower & Viniyog Pvt. Ltd.
[Signature]
Director
01/10

49. Today after signing of this agreement, key of the gate of abovementioned plot will be handed over to Developer / promoter and since then and till handing over the landowners' allocated area to the Land owners, the entire responsibility will be on the developer / promoter.
50. The construction work as done by the Developer / promoter will be of very high/ good quality and for any faulty construction the promoter / Developer will be wholly responsible.

SCHEDULE- "A"
(THE SAID PROPERTY)

Ruchi Gupta
01/10/2020

ALL THAT PIECE AND PARCEL OF LAND under R.S. Khata No. 284, Plot No. 414 area total 27 decimal (09 decimal + 09 decimal + 09 decimal) of land situate at village- Pundag, P.S.- Jagarnathpur, Thana No. 228, ward No. 37, Holding No. 0370006413000Z0 of Ranchi Municipal Corporation, Ranchi, District- Ranchi, Jharkhand, butted and bounded as follows :-

Boundary of Landowner no. 1 Ruchi Gupta

NORTH : Plot of Manju Devi.
SOUTH : Plot No. 413/Part.
EAST : Plot of Madhu Gupta.
WEST : Plot No. 432, 433, and 443.

Boundary of Landowner no. Raj Kumar Pranay.

NORTH : Plot of Manju Devi.
SOUTH : Plot No. 413/Part.
EAST : Colony Road.
WEST : Plot of Madhu Gupta.

Shantihari Tower & Vinyog Pvt. Ltd.

Raj Kumar Pranay
01/10

Madhu Gupta
01/10

[Signature]
Director
01/10

Boundary of Landowner no. 3 Madhu Gupta

NORTH : Plot of Manju Devi.

SOUTH : Plot No. 413/Part.

EAST : Plot of Raj Kumar Pranay.

WEST : Plot of Ruchi Gupta.

Which is for greater clearness delineated in the map annexed hereunto and thereon shown in RED, GREEN and BLUE colour respectively, forming part and parcel of all these presents.

SCHEDULE- "B"

(LAND OWNERS' ALLOCATION)

62.50% (Sixty two point fifty percent) comprising exclusively Lower Ground ,Ground & First Floor commercial area and apartments on subsequent floors, of the total constructed area, 62.50% (Sixty two point fifty percent) of Double Basement parking space on parking floors along with all facilities and amenities in the proposed MULTISTORIED COMMERCIAL CUM RESIDENTIAL BUILDING along with undivided proportionate share in land.

Ruchi Gupta
01/10

COMERCIAL				
	Type	CARPET AREA excluding Balcony ,cabinet &External Wall	Builtup area	S.Builtup area
LOWER GROUND FLOOR		3957	4136	4614
GROUND FLOOR		3957	4136	4614
FIRST FLOOR		3957	4136	4614
FLOOR THIRD				

Raj Kumar Pranay
01/10

Madhu Gupta
01/10

Shantihari Tower & Viniyog Pvt. Ltd.

[Signature]
Director
01/10

Sl.n.	Type	CARPET AREA excluding Balcony ,cabinet &External Wall AREA	Builtup area	S.Builtup area
1	3BHK	1034	1210	1572
2	2BHK	574	661	859
3	3BHK	817	939	1221
4	3BHK	650	749	974
FLOOR 6TH				
Sl.n.	Type			
1	3BHK	1034	1210	1572
2	2BHK	574	661	859
3	3BHK	817	939	1221
4	3BHK	650	749	974

SCHEDULE - "C"

(DEVELOPER'S /PROMOTER'S ALLOCATION)

After settling the "LANDOWNERS' ALLOCATION" as detailed in "SCHEDULE-B" above, the rest 37.50% of the carpet area/ Super Builtup Area in the new multi-storeyed residential apartment /building including 37.50% of parking spaces and impartiable undivided joint proportionate share in land and common part/portion, common facilities and amenities.

Ruchit Gupta
01/10/20

FLOOR 2ND				
Sl.n.	Type	CARPET AREA excluding Balcony ,cabinet &External Wall	Builtup area	S.Builtup area
1	3BHK	1034	1210	1572
2	2BHK	574	661	859
3	3BHK	817	939	1221
4	3BHK	650	749	974
FLOOR 4TH				
Sl.n.	Type			

Raj Kumar Prasad
01/10

Madhu Gupta
01/10

Shantihari Tower & Viniyog Pvt. Ltd.

[Signature]
01/10/20
Director

1	3BHK	1034	1210	1572
2	2BHK	574	661	859
3	3BHK	817	939	1221
4	3BHK	650	749	974
FLOOR 5TH				
Sl.n.	Type			
1	3BHK	1034	1210	1572
2	2BHK	574	661	859
3	3BHK	817	939	1221
4	3BHK	650	749	974

SCHEDULE - "D"

The specification/s of the constructed area in the PROPOSED MULTI STORIED COMMERCIAL cum RESIDENTIAL APARTMENT / BUILDING with common amenities of the buildings and car parking area are as follows :-

i.	Structure	:	The super structure of M20/25 grade will be made of RCC Floor with 10"/8" thick brick wall (1.6 mortar) on external surface and 5" thick internal partition.
ii.	Flooring	:	The Common Area/Circulation Area/Lobby will be provided with Vitrified Tiles. Living area will be provided with Vitrified Tiles. Toilets will be provided with ceramic tiles full height. MAKE: Kajaria, Orient Bell, Somany, NITCO.
iii.	Painting	:	External finish, Weather coat/ Snowcem/ painting. Internal Finish, Plaster or Paris of standard quality.
iv.	Door/Shutter/Windows	:	All doors in toilets will be equipped with ISI marked flush doors and iron shutters painted over primer will be provided on commercial space. All Windows shall be of 3-Track Electro coloured Aluminum Frame. The doors will be painted over a

✓ Anchi Gupta
01/10/20

✓ Raj Kumar Pransy
01/10

✓ Madhu Gupta
01/10

Shantihari Tower & Viniyog Pvt. Ltd.

Director
01/10

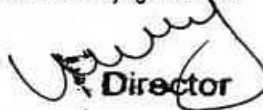
			coat of primer and will be provided with mortice lock of Doorset/Godrej or equivalent make.
v.	Kitchen	:	Black Granite Counter with 2 feet height Dado of Cermaic Tiles and Stailless Steel Sink of standard make, Gyeser points and RO Points etc.
vi.	Electrical Work	:	Electrical points of lights, fans shall be provided with concealed PVC conduits with multi-strand-fire resistant copper wires and modular switches, A.C. points will be provided in each bedroom and Drawing room. Electrical Switches will be modular of Legrand/ABB/Havells or equivalent make. Electrical cu wiring will be of Polycab/Havells/Phenolix/KEI make.
vii.	Generator	:	Soundless Generator will be provided as per the direction of the Electrical Engineer and Structural Engineer. Each unit will have 1.0 KW load through generator.
viii.	Lift	:	3 nos of Lift or number of lifts as per sanction building plan will be provided in the multistoried building. Make: OTIS/KONE/MITSIBUSHI.
ix.	Fire fighting/fire escape	:	The building will be equipped with fire fighting system in accordance with the advisory made by the Fire Department and easy fire escape stairs as per the drawing provided by the architect.
x.	Intercom, C.C. TV	:	The complex will be equipped with Surveillance cameras. The units will contain Intercom.

Ruchi Gupta
01/10/2020

Raj Kumar Pransy
01/10

Madhu Gupta
01/10

Shantihari Tower & Vmiyog Pvt. Ltd.


Director
01/10

NOTE:- In case the Land Owners wish to use materials of any superior quality in their flats other than those material mentioned in the specifications above, the same will be provided by the DEVELOPER on payment of difference amount.

VALUATION FOR THIS DEVELOPMENT AGREEMENT

Value of 27 decimal of land Rs. 2,19,33,018=00
(Rupees Two Crore Nineteen Lakh Thirty Three Thousand Eighteen only)

IN WITNESS WHEREOF the Parties hereto have executed this agreement and have set and subscribed their respective hands to these presents on the day, month and year first above written.

WITNESSES :-

1. Madhu
(M. V. Singh)
S/o Late S. N. P. Singh
Katu Road Ranchi-5

Ruchi Gupta
01/10/2020

Raj Kumar Prasad
01/10/2020

2. [Signature]
Katu Road
Ranchi

Madhu Gupta
LANDOWNER 01/10/2020



[Signature]
TYPED BY
01/10

Shantihari Tower & Vmityog Pvt. Ltd.
[Signature] 01/10/2020
DEVELOPER/PROMOTER

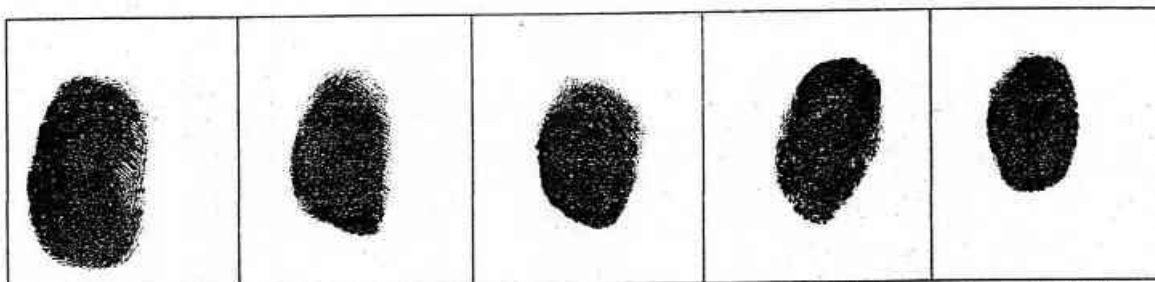
Drafted By



Typed By



Ruchi Gupta
01/10/2020



LEFT THUMB

LEFT INDEX

LEFT MIDDLE

LEFT RING

LEFT LITTLE

(LAND OWNER No.1)

Shantihari Tower & Vmiyog Pvt. Ltd.

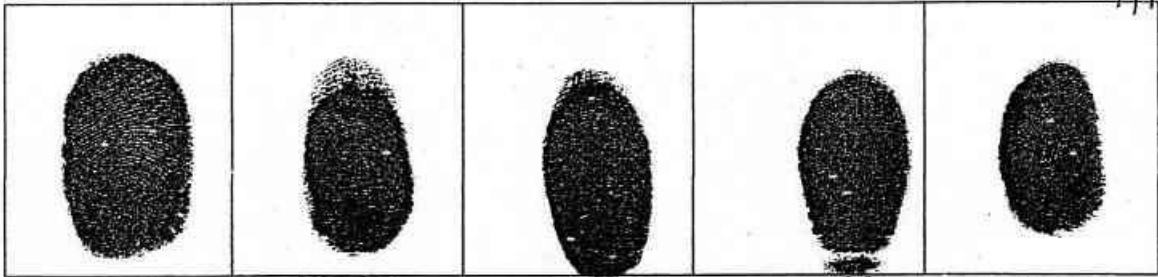

Director

01/10/2020



Handwritten signature and initials.

Raj Kumar Ranay
21/10/2020



LEFT THUMB

LEFT INDEX

LEFT MIDDLE

LEFT RING

LEFT LITTLE

(LAND OWNER No. 2)



9/10/20

Handwritten signature and initials.

Madhu Gupta
21/10/2020



LEFT THUMB

LEFT INDEX

LEFT MIDDLE

LEFT RING

LEFT LITTLE

(LAND OWNER No. 3)

Shantihari Tower & Vniyog Pvt. Ltd.

Handwritten signature
Director

21/10/2020



LEFT THUMB

LEFT INDEX

LEFT MIDDLE

LEFT RING

LEFT LITTLE

(DEVELOPER/PROMOTER)

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

Shantihari Tower & Vniyog Pvt. Ltd.

[Handwritten Signature]
Director
01/10/2020



Ruchi Gupta
01/10/2020

Raj Kumar Prasad
01/10/2020

Madhu Gupta
01/10/2020





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 1, 2020

पंजी II प्रति

भाग वर्तमान	44	पृष्ठ संख्या	95										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	पुन्दरा	होलिंग संख्या	284	तोड़ी संख्या		धाना नम्बर	228	खाता का प्रकार	----				
Ruchi Gupta पत्नी-Rajkumar Gupta, जाति- रोनीआर													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
284	414	0 ऐ 9 डि 0 हे			नामान्तरण मुकदमा संख्या 2512/2018 - 2019				30	0			
कुल परिमाण		0 ऐ 9 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
02-23-2019	0920486390	2018-2019	2018-2019	0	30	0	7.5	0	15	0	15	0	6
01-01-2020	0008947578	2019-2020	2019-2020	0	30	0	7.5	0	15	0	15	0	6

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

Mutation Cases Not Found !!

List Of Case Status Details

अगला पृष्ठ

BACK

यह एक कम्प्यूटर 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 करे

ऑनलाइन जाँचा
✓



झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
Bada Lal				Rama Teli, पिता-Gajra Teli -, जाति-तेली, निवासी-Pundag						
जिला का नाम	राँची	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	मौजा का नाम	पुन्दाग	खाता का प्रकार	रैयती	
खेवट नम्बर	2	खाता नम्बर	284	थाना का नाम	राँची	थाना नम्बर	228			
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)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
284	414	bachka kumhar partitand	दोन तीग 3	0 (एकड़) 41 (डिसमील) 0 (हेक्टर)	-	-----	1	0	0	kaymi
खाता मे कुल प्लोट संख्या		0	खाता का कुल मिजान	0 (एकड़) 41 (डिसमील) 0 (हेक्टर)	खाता का कुल	1 0 0				

यह एक कंप्यूटर जनित प्रति है

10/1/2020
1:37:06
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

ऑनलाइन जाँचा

Sch XIV- F No. 180v

रसीद मासगुजारी

नाम संकेत : नाम प्रतीक संकेत

याना की याना नम्बर

V

पत्र संख्या : 97
 पत्र संख्या : 44
 प्रसूत संख्या : 0934099385

नगडी पुन्दाग 228 Rajkumar Pranay		
खरवा संख्या	खेरवा संख्या	रकता (एकड़ में)
294	414	0 एकड़ 9 हिस्सामील 0 पैसा

परासी नकदी	भारतीय नकदी	एकड़मिल हिस्साय लागत आउती
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तीस वन सालाना भाग मय एकसील (बकाया) की हाली मीतुदा साल की:

भाग का नाम	राजधानी	तीस वन से ज्यादा	बकाया			रकता
			3 से 4 वर्ष	5 से 7 वर्ष	8 से 10 वर्ष	
भाज	नकदी	30.00				30.00
गुजारी	भारतीय	7.50				7.50
सेस		15.00				15.00
सूद		15.00				15.00
मुलफरकत		6.00				6.00
मीजान		73.50				73.50

एकसील अदायकारी

आदायकारी का नाम	राजधानी	तीस वन से ज्यादा	बकाया			रकता
			3 से 4 वर्ष	5 से 7 वर्ष	8 से 10 वर्ष	
भाज	नकदी					30.00
गुजारी	भारतीय					7.50
सेस						15.00
सूद						15.00
मुलफरकत						6.00
मीजान अदायकारी						73.50

- (1) मीजान कुल : **Seventy Three Rupees and Fifty Paise**
- (2) नाम देहिन्दा
- (3) कुल बकाया - 73.50

तारीख अमला तहसील कुजिन्दा: 01-01-2020

खरवा संख्या का बकाया मासगुजारी पर (सिवाय मीसे बकाया पर किल पर कि इन्फिक्ट जारी की) सूद मरी किल जाया है



ऑनलाइन जाँचा

SELF ATTESTED
 Raj Kumar Pranay

उह एक कायपयुत-जलिग यो है
 उह पयुत केवल पारी की भाजारी के किल है
 किलो भी पयार की अशुद्धि मीसे मन्वलिगत अमलाधिकारी से सपक करे

पुस्तक क्रमांक : 100
पुस्तक नाम :
पुस्तक लेखक :
पुस्तक संख्या :

V

पृष्ठ संख्या : 96
पुस्तक क्रमांक : 44
पुस्तक संख्या :
Page No: 96
Vol No: 44
Receipt No: 0551202477

पुस्तक क्रमांक : 228 Madhu Gupta		
पुस्तक नाम	पुस्तक संख्या	पुस्तक लेखक
	44	पुस्तक लेखक

पुस्तक संख्या	पुस्तक नाम	पुस्तक लेखक

पुस्तक का मूल्यमान पुस्तक लेखक के नाम पर ही प्रकाशित होगा

विवरण	मूल्य	कुल
पुस्तक	73.50	73.50
गुजराती		
सेल	15.00	15.00
पुस्तक	15.00	15.00
गुजराती	8.00	8.00
मौजुदा	73.50	73.50

विवरण	मूल्य	कुल
पुस्तक	73.50	73.50
गुजराती		
सेल	15.00	15.00
पुस्तक	15.00	15.00
गुजराती	8.00	8.00
मौजुदा	73.50	73.50

- (1) पुस्तक का मूल्य (Seventy Three Rupees and Fifty Paise)
- (2) पुस्तक लेखक
- (3) कुल मूल्य 73.50

पुस्तक लेखक का नाम : 01/01/2020



ऑनलाइन जाँचा

Madhu Gupta

पुस्तक लेखक का नाम :
पुस्तक लेखक का नाम :
पुस्तक लेखक का नाम :



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

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2/23/2019

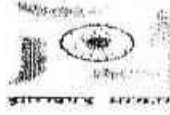


नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हल्का	हल्का-09		
इस्टेट का नाम	झारखण्ड	भाग	44	पृष्ठ संख्या वर्तमान	97	थाना न.	228		
वर्तमान(VOL)									
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
9465	2521 /R27 2018 - 2019	पुन्दाग/ 228	राँची	04/02/2019	By Sale Registration Deed 9575 Dated 29/11/2018	खाता भाग न. 284 2 पृष्ठ संख्या वर्तमान 28	खाता प्लॉट क्षेत्रफल न. न. 284 414 9 डिसमील	30	
क्रेता का नाम : ✓ (Rajkumar Pranayपिता-Suranjan Prasad. जाति-राँनीआर. पता-Bangalore Karnataka)		जमाबंदी रैयत का नाम : रमा तेली-पिता-गजरा तेली			विक्रेता का नाम : Dinesh Sahu. पिता-Lt.Sadhu Mahto. जाति-तेली. पत्ता- Pundag Ranchi				
राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।						Signature valid ✓ Digitally signed by: DIWAKARPRASAD C DWIVEDI अंचलाधिकारी नगड़ी			

ऑनलाइन जाँचा
✓

DIWAKARPRASAD C DWIVEDI
Raj Kumar Pandey



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate copy: CRSLP/14/79462

2/23/2019



नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हल्का	हल्का-09		
इस्टेट का नाम	झारखण्ड	भाग	44	पृष्ठ संख्या वर्तमान	96	थाना न.	228		
वर्तमान(VOL)									
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग पृष्ठ संख्या न. वर्तमान वर्तमान	कारोबार विस्तृत सूचना खाता प्लॉट क्षेत्रफल न. न.	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
9462	2518 /R27 2018 - 2019	पुन्दाग/ 228	राँची	04/02/2019	By Sale Registration Deed 9576 Dated 29/11/2018	284 2 28	284 414 9 डिसमील	30	
क्रेता का नाम :		जमाबंदी रैयत का नाम :			विक्रेता का नाम :				
(Madhu Gupta पति-Prince, जाति-राँनिआर वैश, पता-Hawai Nagar Near Birsa Chowk, Ranchi)		रामा तेली-पिता-गजरा तेली			Dinesh Sahu, पिता-Lt.Sadhu Mahto, जाति-तेली, पत्ता-Pundag, Ranchi				
राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।						Signature valid Digitally signed by: DIWAKARPRASAD C DWIVEDI अंचलाधिकारी नगड़ी			

ऑनलाइन जाँचा

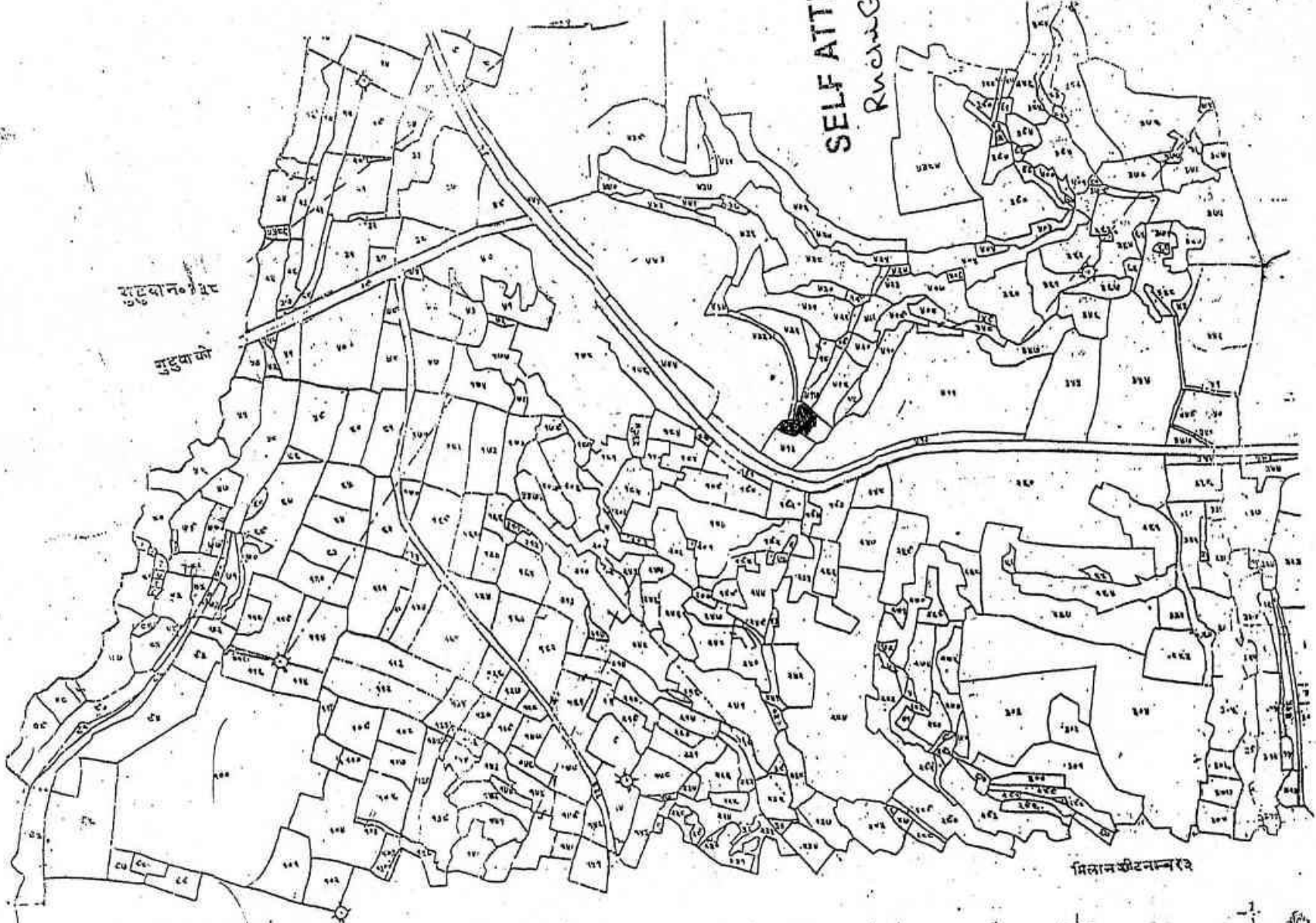
Madhu Gupta

SELF ATTESTED
Ruchi Gupta

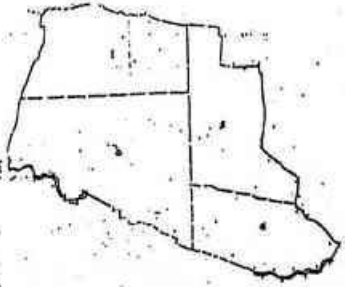
सुदधानं ३२

सुदधानं

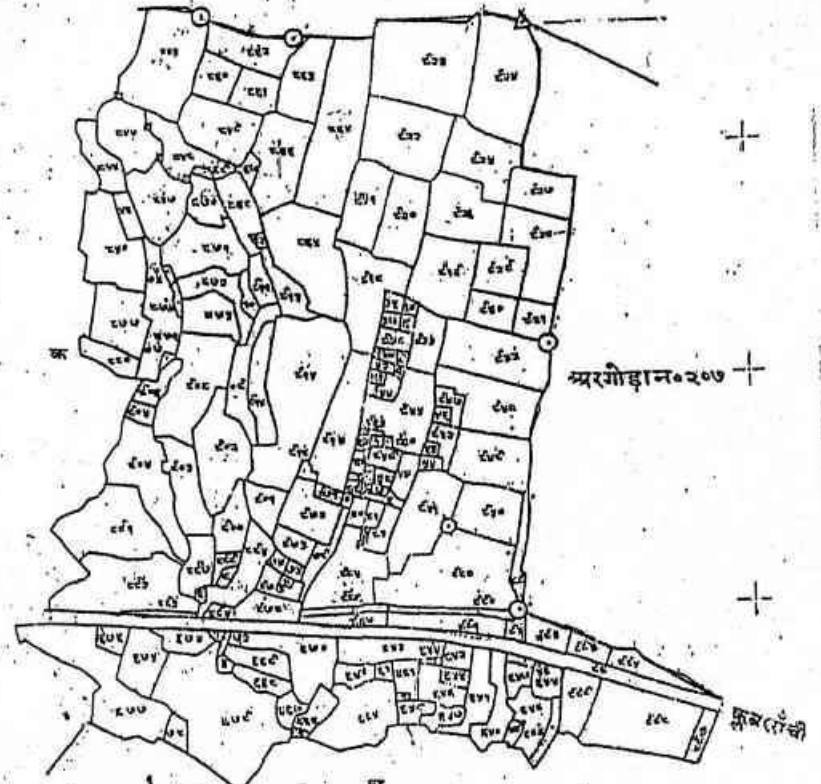
मिलान कीटनम् २२



Index to sheets:



SELF ATTESTED
Ruchi Gupta

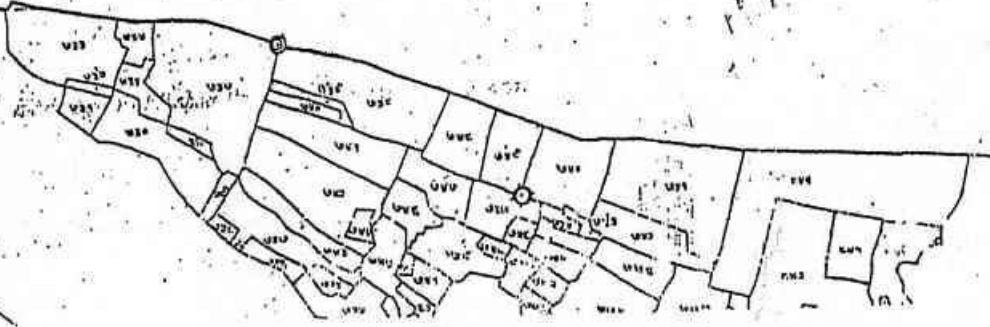


अप्रमोदान-२०७

कुरुवाडी

देवी शीट नम्बर २५८

पञ्जाग-१०१७०



Pundag

नाममैजा पुन्दाग शीट नम्बर ११
 नाम राजा राँची
 पाना नम्बर २२८
 जिला राँची
 लेल एक माइल बराबर १६ हक्य
 सन् १९३२ - ३३ क्यरी

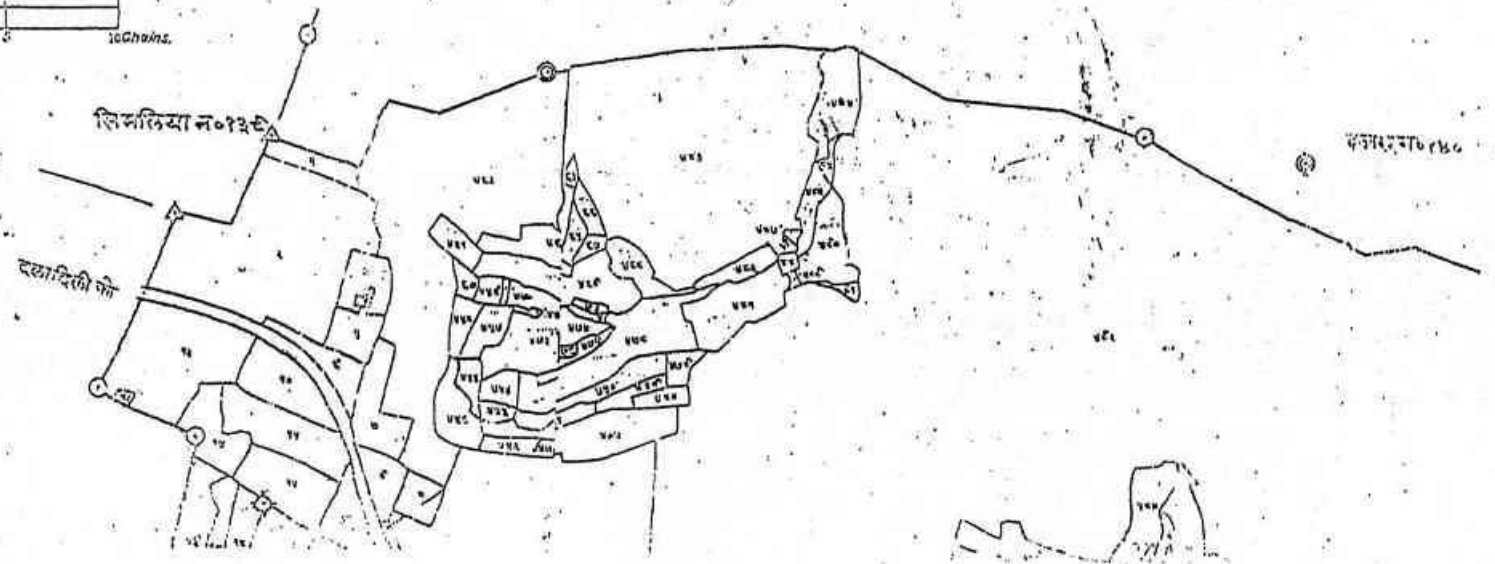
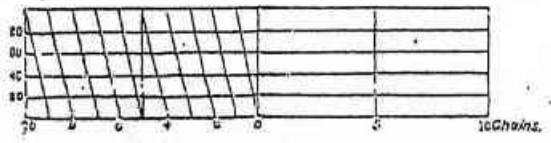
SELF ATTESTED

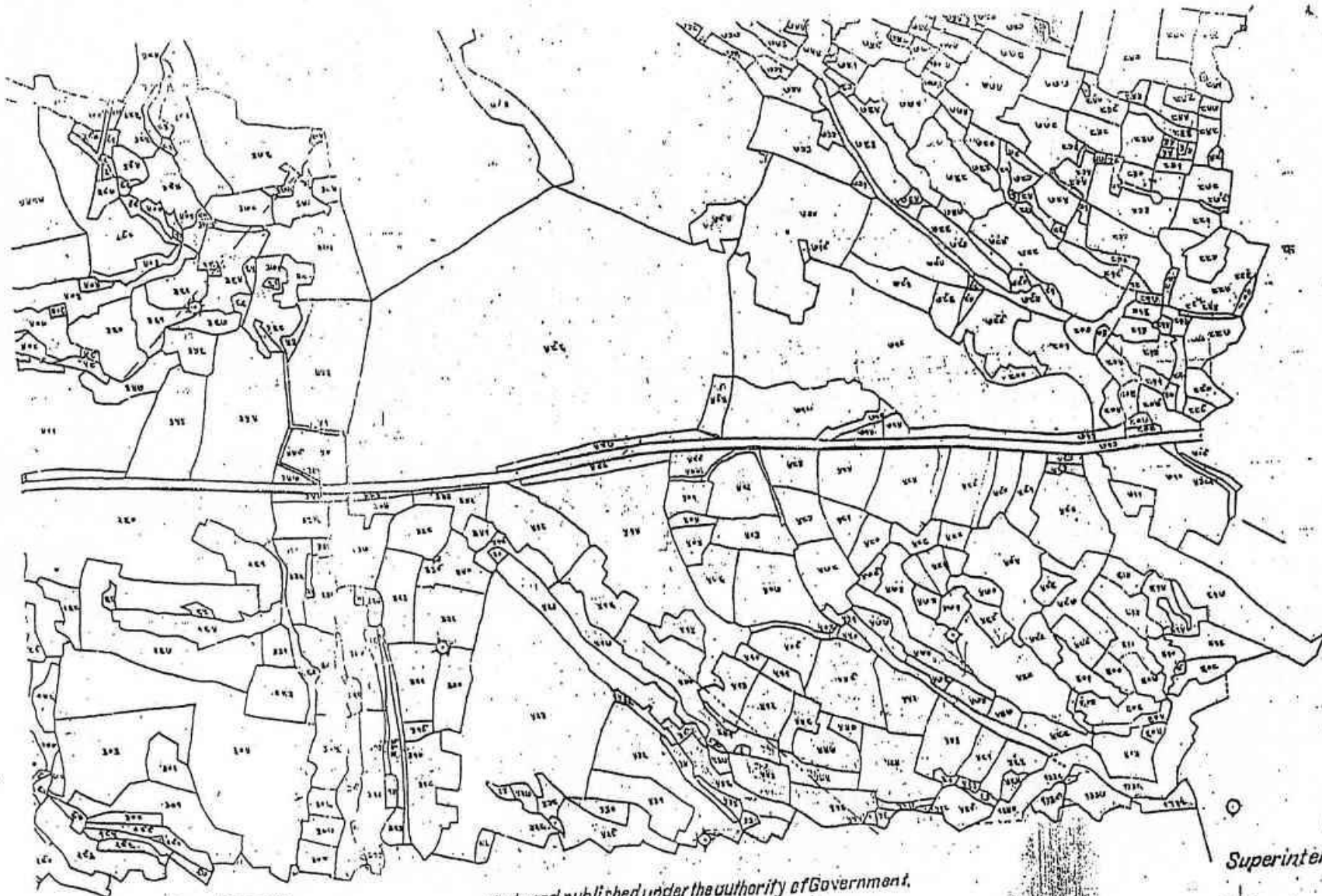
Rajchi Gupta

Index to sheets:



Scale 16 Inches = 1 Mile.





मिलान कीटनम्बर ३

Made and published under the authority of Government.

SELF ATTESTED
Ruchi Gupta

मिलान कीटनम्बर ३

[Signature]
Superintendent of Survey.



Document Registration Summary 1

Date :-01-Oct-2020

- Government/Market Value: ₹21933300/-
- Transaction Amount: ₹21933300 /-
- Paid Stamp Duty: ₹100 /-

On Date 01-10-2020 Presented at SRO - Ranchi Urban3
Signature of Presenter

SRO - Ranchi Urban3

Ruchi Gupta

Receipt : 370685

Receipt Date : 01-10-2020

Presenter Name: - RUCHI GUPTA

PR ₹1
SP ₹1620
LL ₹3
A1 ₹548333
Stamp Duty ₹100

Total ₹550057

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShantiHariTowerAndVinyogPvtLtdThroltsDirectorUdayShankar	• GRN Number : 2002145070 • DEPT Transaction Id : 5a4e6ac0288c907Ba635 • Transaction Type :	100
PR	1	1	0	GRAS	ShantiHariTowerAndVinyogPvtLtdThroltsDirectorUdayShankar	• GRN Number : 2002144488 • DEPT Transaction Id : 85dbd0da026347b321c9 • Transaction Type :	1
SP	1620	1620	0	GRAS	ShantiHariTowerAndVinyogPvtLtdThroltsDirectorUdayShankar	• GRN Number : 2002144488 • DEPT Transaction Id : 85dbd0da026347b321c9 • Transaction Type :	1620
A1	548333	548333	0	GRAS	ShantiHariTowerAndVinyogPvtLtdThroltsDirectorUdayShankar	• GRN Number : 2002144488 • DEPT Transaction Id : 85dbd0da026347b321c9 • Transaction Type :	548333
LL	3	3	0	GRAS	ShantiHariTowerAndVinyogPvtLtdThroltsDirectorUdayShankar	• GRN Number : 2002144488 • DEPT Transaction Id : 85dbd0da026347b321c9 • Transaction Type :	3
Sub Total	549961	550057	-96				

Article : Development Agreement Number of Pages : 108

Prajin
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000081519

Deed Type	Development Agreement
Number of Pages	108
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1620, A1 :- Rs. 548333, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7311006/- ,Transaction Amount :- Rs.21933300/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 37 Property Boundaries :- East: Plot No Madhu Gupta, West: Plot No 432,433 and 443, South: Plot No 413/ Part, North: Plot Of Manju Devi Khata Number - 284Plot Number - 414Holding Number - 0370006413000Z0Volume Number - 95Page Number - 44 Area Of Land :- 9.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.7311006/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 37 Property Boundaries :- East: Colony Road, West: Plot Of Madhu Gupta, South: Plot No 413 Part, North: Plot Of Manju Devi Khata Number - 284Plot Number - 414Volume Number - 44Page Number - 96Holding Number - 0370006413000Z0 Area Of Land :- 9.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.7311006/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 37 Property Boundaries :- East: Plot Of Raj Kumar Pranay, West: Plot Of Ruchi Gupta, South: Plot No 413/ part, North: Plot Of Manju Devi Khata Number - 284Plot Number - 414Volume Number - 44Page Number - 97Holding Number - 0370006413000Z0 Area Of Land :- 9.00 Decimal

Sh./Smt.Ruchi Gupta s/o/d/o/w/o Ashok Kumar has presented the document for registration in this office

today dated :- 01-Oct-2020 Day :- Thursday Time :- 12:59:01 PM





Ruchi Gupta



Ruchi Gupta(Individual)




Party Name	Document Type	Document Number
Ruchi Gupta	PAN/UID	343038265649

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Ruchi Gupta Address1 - Church Road, P.S. - Lower Bazar, Dist.- Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Ruchi Gupta Address:- , CHARCH ROAD, , VILL- CHARCH ROAD RANCHI,PS- LOWER BAJAR, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:43			<i>Ruchi Gupta</i>
2	Madhu Gupta Address1 - Hriday Kunj, Road No A-1 Hawai Nagar, Near Birsa Chowk, P.S.- Jagarnathpur, Dist.- Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Madhu Gupta Address:- hriday kunj, near birsa chowk, road no, A-1, hawai nagar, ps- jagarnathpur, ranchi, Hatiya, , Ranchi, 834003, , Jharkhand, India		EXECUTANTS Age:48			<i>Madhu Gupta</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	Rajkumar Pranay Address1 - 205, Sindhu Bhairvi, 129 Whitefield Main Road, Near Hofforum Whitefield, Banglore North, Karnataka, Address2 - Jharkhand PAN No.: ,Permission Case No.-	Yes	Raj Kumar Pranay Address:- #205, Sindhu Bairavi, Near Hope Farm, 129 Whitefield Main Road, Whitefield, Bangalor North, , Bangalor, 560066, , Karnataka, India		EXECUTANTS Age:46			<i>Raj Kumar Pranay</i>
4	Shanti Hari Tower And Viniyog Pvt Ltd Thro Its Director Uday Shankar Address1 - 216, Hari Orn Tower Commercial Complex, Lalpur, P.S. - Lalpur, Ranchi, Address2 - Jharkhand PAN No.: ,Permission Case No.-	Yes	Uday Shankar Address:- Flat No-H 501, , 70 Circular Road, Hari Om Tower Residential, Lalpur, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:42			<i>Uday Shankar</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
-------	------------------------	-------	-------------	-----------

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Manindra Kishore Sinha S/o-D/o Late S N P Sinha Address1 - Vikas Nagar Ratu Road Sukhdeo Nagar Ranchi, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Manindra Kishore Sinha Address1 - Vikash Nagar Ratu Road Sukhdeo Nagar Ranchi, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Ruchi Gupta , Madhu Gupta , Rajkumar Pranay), has/have admitted the execution before me. He/ She/ They has / have been identified by (Manindra Kishore Sinha) Son/Daughter/Wife of (Late S N P Sinha) resident of (Vikas Nagar Ratu Road Sukhdeo Nagar Ranchi) and by occupation (Business).



Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 01-Oct-2020



Pre Registration Docket

Date :- 30-09-2020 09:43 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 20200000081519

Appoinment :- 01-Oct-2020 Time:- 10:12

Article	Development Agreement
Pre Registration Date	30-Sep-2020
No. Of Pages	54
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,49,957.

Property Id: 397445

Valuation No. : 526340 / 2020	:- 2020-2021	User Id : 7644	Date : 30-September-2020 21:50:PM
State : Jharkhand	District : Ranchi	Tahsil : Nagri	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag	Village/City : Pundag	
Pundag Word No 37 - Other Road	-		
Khata Number - 284			
Plot Number - 414			
Holding Number - 0370006413000Z0			
Volume Number - 95			
Page Number - 44			

Valuation Rule : Commercial land

Property Details

1	Land area	9 Decimal
---	-----------	-----------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9 x 812334=7311006	₹73,11,006/-
A	Total		₹73,11,006/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹73,11,100/-
Total Amount in Words : Seventy Three Lakhs Eleven Thousands One Hundred Rupees Only.	

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No Madhu Gupta, West: Plot No 432,433 and 443, South: Plot No 413/ Part, North: Plot Of Manju Devi
Area	Land area : 9.00 Decimal
Other Description of the Property	Pin Code - 834004
Government/Market Value	7311006
Transaction Amount	21933300

Property Id: **397446**

Valuation No. : 526342 / 2020	:- 2020-2021	User Id : 7644	Date : 30-September-2020 21:50:PM
State : Jharkhand	District : Ranchi		Tahsil : Nagri
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag		Village/City : Pundag
Pundag Word No 37 - Other Road			-
Khata Number - 284			
Plot Number - 414			
Volume Number - 44			
Page Number - 96			
Holding Number - 0370006413000Z0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	9 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9 x 812334=7311006	₹73,11,006/-
A	Total		₹73,11,006/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹73,11,100/-
Total Amount in Words : Seventy Three Lakhs Eleven Thousands One Hundred Rupees only			

Land measurement, Sub Part and House No.	Property Boundaries East: Colony Road, West: Plot Of Madhu Gupta, South: Plot No 413 Part, North: Plot Of Manju Devi
Area	Land area : 9.00 Decimal
Other Description of the Property	Pin Code - 834004
Government/Market Value	7311006
Transaction Amount	-

Property Id: **397448**

Valuation No. : 526343 / 2020	:- 2020-2021	User Id : 7644	Date : 30-September-2020 21:50:PM
State : Jharkhand	District : Ranchi		Tahsil : Nagri
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag		Village/City : Pundag
Pundag Word No 37 - Other Road			-
Khata Number - 284			
Plot Number - 414			
Volume Number - 44			
Page Number - 97			
Holding Number - 0370006413000Z0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	9 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9 x 812334=7311006	₹73,11,006/-
A	Total		₹73,11,006/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹73,11,100/-
Total Amount in Words : Seventy Three Lakhs Eleven Thousand One Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot Of Raj Kumar Pranay, West: Plot Of Ruchi Gupta, South: Plot No 413/ part, North: Plot Of Manju Devi
Area	Land area : 9.00 Decimal
Other Description of the Property	Pin Code - 834004
Government/Market Value	7311006
Transaction Amount	-

CLAIMANT	-Ms. Shanti Hari Tower And Viniyog Pvt Ltd Thro Its Director Uday Shankar, Address - 216, Hari Om Tower Commercial Complex, Lalpur, P.S. - Lalpur, Ranchi- ,Father/Husband Name Shyamji Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****5142
EXECUTANTS	-Mrs. Ruchi Gupta, Address - Church Road, P.S. - Lower Bazar, Dist.- Ranchi- ,Father/Husband Name Ashok Kumar , PAN No.- ,Permission Case No.- , Aadhaar No. *****5649
	-Mrs. Madhu Gupta, Address - Hriday Kunj, Road No A-1 Hawaii Nagar, Near Birsa Chowk, P.S.- Jagarnathpur, Dist.- Ranchi- ,Father/Husband Name Badri Prasad Gupta , PAN No.- ,Permission Case No.- , Aadhaar No. *****7511

-Mr. Rajkumar Pranay, Address - 205, Sindhu Bhairvi, 129 Whitefield Main Road, Near Hofferum Whitefield, Bangalore North, Karnataka- ,Father/Husband Name Suranjan Prasad , PAN No.- ,Permission Case No.- , Aadhaar No. ***6444**

Witness Information **Mr. Manindra Kishore Sinha , Address - Vikash Nagar Ratu Road Sukhdeo Nagar Ranchi-, Father/Husband Name-Late S N P Sinha**

Identifier Details **Mr. Manindra Kishore Sinha , Address - Vikas Nagar Ratu Road Sukhdeo Nagar Ranchi-, Father/Husband Name-Late S N P Sinha**

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,620
Total		1,620

Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	A1	5,48,333
Total		5,48,337

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

Madhu Gupta
Raj Kumar Prasad
Ruchi Gupta
Vendor / Executant

Token No.: 20200000081519

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **01-Oct-2020** by **Ruchi Gupta**, S/O, D/O, W/O **Ashok Kumar** resident of Church Road, P.S. - Lower Bazar, Dist.- Ranchi ..

This deed was registered as Document No:- **2020/RANU3/1811/BK1/1630** in Book No :- **BK1**, Volume No :- 200 from Page No :- 105 to 212 at, office of **SRO - Ranchi Urban3**

Date:- **01-Oct-2020**


Registering Officer