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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1c8045a6824927f8887c

Receipt Date : 09-Jul-2021 02:33:59 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20210000065851

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : MAA CONTRACT PRIVATE LIMITED Thro
Director Ghanshyam Pandey (Vendee)

GRN Number : 2106348729



For Office Use :-
ने-सी एक्ट 1908 का धारा के अधीन
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
I या II का सं. 5 के अधीन यथावत स्टाम्प
(स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क
बाधित नहीं)

विबंधन पदाधिकारी
श्री 3, कलिंगा
9-7-2021

Ghanshyam Pandey
9.7.2021
Sneeta Sinha
9.7.21

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

MAA CONTRACT PVT. LTD.

Ghanshyam Pandey
DIRECTOR

जाति - कोयला
D. Agreement
U. Com



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हिसा अर्थात् पुरे के निमा न आमा,
 उकर उरि अर्थात् उरि के उरि
 न. 252 वर 253 नही नमा ॥

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MAA CONTRACT PVT. LTD
 Director
 DIRECTOR

THIS DEVELOPMENT AGREEMENT is made this the 9th day of July 2021, A.D.;

BETWEEN

I. MRS.RUPAM SINHA, (having Aadhar No. 2952 9992 3380 PAN AIMI593079 Mobile No.9599031475 wife of Sri Sushil Kumar Sinha, daughter of Late Krishnadev Prasad Sinha and granddaughter of Late Bhagwan Prasad Sinha, by faith: Hindu, by caste: Kayasth, by occupation : Housewife, resident of village Gogri, Jamalpur, Khagdiya, Bihar, Indian Citizen; AND



Sueta sinha
 9.7.21

Rupam sinha
 9.7.2021



2. MRS. SWETA SINHA, (having Aadhar No. 9249 0914 9314 PAN :CJKPS4818N MobileNo. 9471867499) wife of Adhish Kumar, daughter of Dr. Hemant Kumar Sinha and granddaughter of Late Ramchandra Prasad, by faith: Hindu, by caste: Kayasth, by occupation: Housewife, resident of village Gairol, post Gairol, District Vaishali, Bihar, Indian Citizen

(hereinafter Jointly called as the "LAND LADIES/OWNERS") of the ONE PART ;

AND

VASUDHA INFRA & REALTY PVT. LTD., through its Director Shri Rajesh Kumar, son of Shri Paras Nath Gupta, having its office at Argora to Kathalmore Road Pundag, Ranchi and a resident of Vikasnagar, Road No. 4, Singh More Hatia, Ranchi District Ranchi in the State of Jharkhand hereinafter called as the CONFIRMING PARTY of the SECOND PART;

A N D

MAA CONTRACT PRIVATE LIMITED (PAN AAFCM 0321 M)having its registered office at L. N. Mishra Colony, Itki Road Ranchi through its Director SHRI GHANSHYAM PANDEY (having Aadhar No. 2858 1964 2977, PAN AIXPP 9852 C, Mobile No 9431325480 Date of birth: 15-01-1970 son of Late Jagdish Pandey, Grandson of Late Shiv Pujan Pandey, resident of L. N. Mishra Colony, Itki Road Ranchi, District Ranchi, Jharkhand Indian Citizen (hereinafter called the " DEVELOPER") of the THIRD AND LAST PART;

In this Deed or Indenture/Agreement for Development unless the context otherwise demands the reference to:

i) male gender shall mean and include the female gender and vice-versa,

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DIRECTOR

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Rajesh Kumar

ii) Singular shall mean and include plural and vice-versa and

iii) reference to living person shall mean and include body corporate and/or any other artificial person.

The reference to the word "the SAID PROPERTY" refers to the land being portion of R.S. Plot No. 181 appertaining to Khata No. 253 an area 17.29 decimal, and R. S. Plot No. 180 appertaining to Khata No 252 an area 3.32 decimal total by admeasurements 20.61 decimal of Village Pundag Thana Jagannathpur, Thana No. 228 in the town and District of Ranchi and more particularly described in the SCHEDULE-A hereunder written

AND WHEREAS, the said agriculture land in Revisional Survey Plot Number 180 & 181, under Khata Number 252 & 253 of Village – Pundag, Thana Number 228, P.S. Jagarnathpur and District – Ranchi is recorded in the Revisional Survey Record of Right published in the year 1932 in the name of Maha Lohar son of Teja Lohar;

AND WHEREAS, Maha Lohar died leaving behind only son Jatru Lohar as his legal heirs and successors;

AND WHEREAS, Jatru Lohar son of Late Maha Lohar sold and transferred the land an area 83 Decimals in R.S. Plot No. 180 & 181, under Khata Number 253 of Village – Pundag, Thana Number 228, P.S. Jagarnathpur, District – Ranchi, through Registered Deed of Sale being Deed Number 6317 dated 08.06.1968, entered in Book No.1, Volume No. 54, Pages 152 to 154 registered in the office of District Sub Registrar, Ranchi in favour of Udit Ram son of Bhairo Mahto;

AND WHEREAS, through four Registered Deed of Sale being (1) Deed No. 14388 dated 28.12.2002 & (2) Deed No. 3197 dated 14.03.2002 (3) Deed No. 3192 dated 14.03.2002 & (4) Deed No. 14389 dated 28.12.2002, the

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said Udit Ram Son of Bhairo Mahto sold and transferred 12.46 Kathas equivalent to 20.61 Decimals of land in R.S. Plot No. 180& 181, under Khata Number 253 of Village - Pundag, Thana Number 228, P.S. Jagarnathpur, District – Ranchi in favour of (1) Roopam Sinha wife of Sri Sushil Kumar Sinha (2) Sweta Sinha wife of Sh. Adhish Kumar and after said purchase she came in peaceful possession over the same, get her name mutated in the office of Circle Officer, Ratu Anchal, Ranchi vide Mutation Case No. 511R27/2003-04 & 384R27/2002-03 and 510R27/2003-04 & 374R27/2002-03 and paid rent, cess etc. to the concerned authority;

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Gloria Singh
DIRECTOR

WHEREAS:

A) In this DEVELOPMENT AGREEMENT, unless it be contrary or repugnant to the context, the following words and/or expressions shall have the meaning assigned to them as hereinafter :-

1. ADVERTISEMENT means any documents 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 purpose.
2. ADVOCATE shall mean and include such Advocate(s) whom the DEVELOPER may from time to time appoint as the Advocate(s) for the Project.
3. AGREEMENT FOR SALE means an agreement entered into between the DEVELOPER and the Allottee in respect of the area known as Developer's Allocation.

Roopam Sinha
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Sweta Sinha
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4. ALLOTTEE means the person to whom an apartment or apartments has been allotted, sold or otherwise transferred by the DEVELOPER.
5. ARCHITECT shall mean such Architect or Architects as be appointed by the DEVELOPER from time to time for the project at the landed property/ the premises (hereinafter defined).
6. COMMON EXPENSES shall mean and include the expenses of the nature described and set out in the FOURTH SCHEDULE hereunder written.
7. "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, generator, water supply, water tanks, tube well and its installation, water pump room, water reservoir tanks, plumbing installation for carriage of water, all fire-fighting arrangement, sewerage pipe lines, lift with lift well, lift machine room all other electrical wiring, machinery fittings and other facilities and amenities for common use and enjoyments and all fixtures and fittings and it also includes common enjoyment, and also set out in the THIRD SCHEDULE hereunder written.
8. "CO-OWNERS" shall mean the persons who acquire or agree to acquire Saleable area in the PROPOSED MULTI-STOREYED BUILDING including Unit OWNERS.
9. CONFIRMING PARTY shall and mean the person who previously entered into the Development Agreement which was registered being No. 2541/2399 for the year 2019 dated 21.10.2021 entered in

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Book No. I, Volume 285 at pages 1 to 88 for development of the SCHEDULE property.

10. "DEVELOPER" shall mean the DEVELOPER above named and their respective heirs, successors-in-interest, executors, administrators and legal representatives.
11. "DEVELOPER'S PORTION OF THE PROPOSED MULTI-STOREYED BUILDING" shall be entitled to sell 87.5% of the Carpet area/ super built-up area other than the OWNER'S PORTION THE PROPOSED MULTI STOREYED BUILDING to be constructed in first schedule morefully described and set out in the paragraph (II) of the SECOND SCHEDULE hereunder written.
12. "LANDED PROPERTY" "PREMISES" mean and include land being portion of R.S. Plot No. 181 appertaining to Khata No. 253 an area 17.29 decimal, and R. S. Plot No. 180 appertaining to Khata No 252 an area 3.32 decimal total by admeasurements 20.61 decimal of Village Pundag Thana Jagannathpur, Thana No. 228 in the town and District of Ranchimorefully described and set out in the "FIRST SCHEDULE" hereunder written.
13. OWNERS shall mean the owner abovenamed and their heirs, successors or successors-in-interest, executors, administrators, legal representatives and assigns.
14. "OWNERS' PORTION OF THE PROPOSED MULTI-STOREYED BUILDING shall mean 12.5% of the Carpet area/ super built-up area in the PROPOSED MULTI-STOREYED

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BUILDING morefully described and set out in the Paragraph (1) of the SECOND SCHEDULE hereunder written.

15. "PARKING SPACE" mean any place reserved for parking of motor car and other vehicle.
16. PROJECT shall mean the work of development undertaken and to be done by the DEVELOPER in pursuance hereof till the development of the said landed property be completed and possession of the completed UNITS is taken by the Unit OWNERS.
17. PROPOSED MULTISTOREYED BUILDING shall mean the building(s) proposed to be constructed at the said landed property/premises in accordance with the plan(s) sanctioned by the Ranchi Regional Development Authority and/or Competent Authority.
18. SALEABLE AREA shall mean the space in the PROPOSED MULTISTOREYED BUILDING available for independent use and occupation by the OWNERS / DEVELOPER and/or the CO-OWNERS, including common portion and/or common facilities in the PROPOSED MULTISTOREYED BUILDING.
19. "SUPER BUILT AREA" means and include the entire covered area of the Unit, walls, Varandah , balconies, cupboard area, open terrace proportionate area of common part including lift, lift head lift room and facility and fire-fighting facilities, common passages, water tanks proportionate area of stair case, guard room, generator room, if any water supply facility including pump room etc. The calculation of super built-up area shall be by the Architect.

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DIRECTOR

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20. "UNIT" shall mean covered space available for independent use and occupation either for commercial use and/or for residential use that is, entire covered area i.e. flat, other covered space / covered area in the proposed multi-storeyed building which is capable of being exclusively owned, used and/or enjoyed by the UNIT OWNER(S) and which is not the common part/common portion.

21. UNIT OWNERS shall mean any person who acquires, holds and /or owns and/or agrees to acquire, hold and/or own any Unit in the PROPOSED MULTI STOREYED BUILDING know as Meera Enclave and shall also include the OWNERS and the DEVELOPERS for the UNITS held by them from time to time.

(B) The OWNERS DECLARE AND REPRESENT THAT THEY ARE THE ABSOLUTE OWNER OF THE SAID LANDED PROPERTY/PREMISES AND THE SAID LANDED PROPERTY / PREMISES IS NOT SUBJECT MATTER OF ANY LITIGATION AND/OR ANY PROCEEDING IN THE COURT OF LAW INCLUDING UNDER THE URBAN LAND (CEILING AND REGULATION) ACT, 1976.

THAT the OWNERS declare and assure that the said landed property/premises is not the subject matter of any litigation. The OWNER has not at any time heretobefore made, committed, done or suffered, permitted or has been a party to any act, deed, matter and thing whether by commission or omission by reason thereof the said landed property / premises which is subject matter of these presents or any part thereof, has been alienated, charges, mortgaged, encumbered or in any way impeached its title and possession. The said landed property/premises has neither been acquired by the State nor a subject matter of any acquisition proceeding. The said landed property /

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premises is not affected by any Government order or under any statute, rule, bye-laws, regulation, notification, order by any statutory authority, government authority or anybody, whomsoever .

THAT the Owners were in peaceful possession of the said landed property/premises. The said landed property previously entered into the Development Agreement vide no2541/2399 for the year 2019 dated 21.10.2021 entered in Book No. I, Volume 285 at pages 1 to 88 with the Confirming Party, and since then CONFIRMING PARTY are looking after it.

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G. Hanumanth
DIRECTOR

THAT the Developer has assured himself by going through the details available with the Owners and the Confirming Party that there is no impediment or legal obstructions, restriction in development of the said landed property.

- (C) The 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 in the said property are absolute land free from all encumbrances, charges and liens.

R. Yashwanth

The OWNERS AND further promise and assure the DEVELOPER that he shall hand over all the original Title Deeds relating to the said landed property on the day of execution of this Development Agreement together with other related papers available with him.

- (D) The OWNERS were interested in development of the said landed property by constructing MULTISTORIED BUILDING on the said land and have approached the Confirming Party for construction of multi-storeyed building and have entered into Development Agreement with confirming party on 21-01-2019 and Registered the said

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Development Agreement vide Deed no. 2399 Registered in the office of DSR Urban-3 Ranchi sue to other engagement and assignment the said confirming party could not fulfil the requirement of the land lord hence on mutual consent of both the party cancelled the said development agreement.

(E) The DEVELOPER being interested to undertake the construction of the PROPOSED MULTISTOREYED BUILDING held negotiations with the OWNERS and after verifying all documents suches title deed sanctioned map and others relevant papers and other details, the DEVELOPER has satisfied himself agreed to develop the said property by constructing the PROPOSED MULTISTOREYED BUILDING thereon as per Plans sanctioned and approved by the Ranchi Regional Development Authority being B C Case No. RRDA/BP/0140/2018 dated 25.06.2019.

(F)The terms and the conditions, which have been agreed upon by and between the parties hereto relating to development of the landed property, construction of the proposed multi-storeyed building and allotment of the OWNER'S SHARE (i.e. OWNERS'S PORTION OF THE POROPOSED MULTI-STOREYED BUILDING) and the DEVELOPER'S SHARE (i.e. DEVELOPER'S PORTION OF THE PROPOSED MULTI-STOREYED BUILDING) on conversion basis and sale land/or transfer thereof are being reproduced herein below.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

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1. The OWNERS have agreed to the construction of the proposed multi-storeyed Building on and over the said landed property by the DEVELOPER on the terms and conditions herein contained.

The DEVELOPER has agreed for construction of the proposed Multi-storeyed Building according to modern test, design and architecture at its own cost.

2. It is made clear that the DEVELOPER shall act as an independent party and not an agent of the OWNERS for the purpose of construction of the PROPOSED MULTISTOREYED BUILDING
3. The DEVELOPER shall have the full right to deal with the entire sale proceeds OF THE PROPOSED MULTISTOREYED BUILDING.
4. That the development of the said landed property will be carried out in the following manner:-

(a) That the OWNERS of the said landed property have at the time of execution of these presents have handed over vacant possession of the said landed property/premises to the DEVELOPER and have put the DEVELOPER in effective possession of the same. The OWNERS have further granted authority to the DEVELOPER to enter upon the said land and have hereby authorized the DEVELOPER to proceed on the work of development of the said land by undertaking construction of PROPOSED MULTISTORIED BUILDING.

- (b) At any time hereinafter, the DEVELOPER shall do soil testing and other preparatory works as may be necessary for the construction of the PROPOSED MULTISTORYED BUILDING thereon, at the costs and expenses of the DEVELOPER.

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DIRECTOR

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- (c) Simultaneously with the execution of these presents the OWNERS have handed over the documents of title and other papers relating to the landed property the DEVELOPER.
- (d) The PROPOSED MULTISTOREYED BUILDINGS shall be construct as per plan sanctioned and approved by RRDA vide B C Case No. RRDA/BP/0036/2018 & Sanctioned plan no. RRDA/BP/0140/2018 dated 25.06.2019 within such reasonable time as approved by the RRDA or extension as sought by the DEVELOPER.
- (e) The DEVELOPER will construct such maximum area as can be constructed on the landed property/ premises in its commercially viable manner, permissible under the Buildings Rules and Regulations and bye-laws of the Ranchi Regional Development Authority.
- (f) The PROPOSED MULTISTOREYED BUILDINGS shall be for residential purposes.
5. SAVE AND SUBJECT TO force majeure and reasons beyond its control in case the DEVELOPER fails to complete the project within the reasonable period, then and in such event, the DEVELOPER MAY seek extension from the RRDA.
6. That simultaneously with the execution of this agreement the OWNERS and CONFIRMING PARTY have granted and/or shall be deemed to have granted a licence to the DEVELOPER to enter upon the said landed property/premises and the DEVELOPER shall continue to hold the same as such licensee SUBJECT TO the terms of this agreement for the duration of the project. The Developer shall be entitled for setting up a temporary site office and/or quarters for its

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DIRECTOR

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staff, guard, etc. and shall further be entitled to put up boards and signs advertising the project and post its watch and ward staff.

7. In connection with the aforesaid, it is agreed and clarified as follows:-

(a) The plans for the PROPOSED MULTISTOREYED BUILDINGS is already approved by RRDA vide B C Case No. RRDA/BP/0036/2018 and Sanctioned plan no. RRDA/BP/0140/2018 dated 25.06.2019, hence in case of any alteration the proper permission shall be obtained by the DEVELOPER.

(b) In case if it will be required to pay any outstanding dues to the Ranchi Regional Development Authority and/or State or any other outgoings and liabilities in respect of the said premises the same shall be paid and settled by the DEVELOPER as now he is the absolute owner for all purposes.

(c) Upon being inducted into the said 20.61 Decimal of the landed property as licensees, the DEVELOPER shall be at liberty to do all works as may be required for project and to utilize the existing water and electricity (if any) in the said premises at its cost and expenses.

(d) All costs, charges and expenses for preparation or modification of present sanctioned plan and sanction of plans including extension of time limit for construction of the PROPOSED MULTISTOREYED BUILDING and/or development of the said landed property/ premises shall be borne and paid by the DEVELOPER exclusively.

8. That the roof right of the PROPOSED MULTISTOREYED BUILDING shall always remain with the DEVELOPER and if any

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construction on the roof of the top floor be made then the DEVELOPER has full right to construct the same over it and the OWNERS' have no objection..

9. That this Development Agreement is being Registered and under the provision of Jharkhand Apartment (Flat) ownership Act 2011;

10. That in terms of Section-5, Sub Section (I) this Development agreement is being executed by the Land Owner and Developer's/ Promoter and being presented for Registration before the District Sub Register, Ranchi which contains all the terms and condition including the portion of the Building and land, that would be shared by the Landowner and DEVELOPER'S/ Promoter;

11. That the terms of clause no. 11 and 14 mentioned in Page no. 6 read with paragraph (I) (II) of second schedule respectively of the Development agreement the land owner and the DEVELOPER'S have been allocated 12.5% and 87.5% shares respectively as per details given therein;

12. That in pursuance to the provisions contained in Sub Section (I) of Section 5, Jharkhand Apartment (Flat) Ownership Act, 2011, after completion/ construction of the proposed building/ project the Landowner & DEVELOPER'S/ Promoter shall become absolute owner of their respective shares as described in detail in Paragraph (I) & (II) of the Second Schedule respectively of this Development Agreement whereby they shall become entitled to sell/ transfer/ alienate their respective shares as absolute owner without any let or hindrance from each other;

13. This agreement is irrevocable subject to the stipulations made herein and both parties shall have to abide by all the terms and conditions mentioned herein.

14. It is further clarified as follows:-

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G. K. SINGH
DIRECTOR

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appoint an umpire such arbitration shall otherwise be in accordance with the Arbitration Reconciliation Act 1996.

17. In case in future, any Goods and Service Tax is imposed or assessed in respect of the said premises for construction of the PROPOSED MULTISTOREYED BUILDING for the DEVELOPER'S PORTION OF THE PROPOSED MULTISTOREYED BUILDING, the same shall be paid and borne by the DEVELOPER for all practical purposes. The service tax, if any, shall be payable by the Unit owner (s).

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G. Hanjyamba
DIRECTOR

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of land being portion of R.S. Plot No. 181 appertaining to Khata No. 253 an area 17.29 decimal, and R. S. Plot No. 180 appertaining to Khata No 252 an area 3.32 decimal total by admeasurements 20.61 decimal of Village Pundag Thana Jagannathpur, Thana No. 228, ^{Ward No - 36,} in the town and District of Ranchi, butted and bounded as under:-

- NORTH - Part of Plot No. 180, 181
- SOUTH - part of Plot No. 180, 181
- EAST - Proposed Road
- WEST - 20 feet Proposed Road

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Rybeem Simba
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THE THIRD SCHEDULE

(Common Part/ the Common Portion)

1. Common paths, passages, drive ways and main entrance to the said premises and the PROPOSED MULTISTOREYED BUILDING.
2. Common boundary walls and main gates.
3. Drainage,sewerage, pipes and other installations for the same except only those as are installed within the exclusive area of any flat/ shop/ office and / or exclusively for its use).
4. Electric installation and its room and/or meter room and/ or motor room (if any) and all electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any flat/shop /office).
5. Office room or attendant's room, if any for the management of day to day affair of the PROPOSED MULTISTOREYED BUILDINGS.
6. Staircase, Staircase landings and/or mid landing on all the floor of the PROPOSED MULTISTOREYED BUILDING.
7. Lobbies on all the floors of the PROPOSED MULTISTOREYED BUIDLIGN except the roof.
8. Water tanks, tube well and its installations, water pump room, water reservoir tanks and all plumbing for carriage of water (save and except those as per exclusively within and for use any flat/ shop/ office).
9. Lift along with lift well, lift machine room and all other electrical wiring, machinery and fitting, if any.

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DIRECTOR

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10. Such other common parts, areas, equipment or installations fittings and fixtures in or about the said premises PROPOSED MULTISTOREYED BUILDING as per necessary for passage to and/or user of the units/flats in common by co-owners.

THE FOURTH SCHEDULE

(Common Expenses)

1. All costs of maintenance, operating, replacing, repairing, white washing painting, re-decorating, rebuilding, reconstructing and lighting the common portions in the PROPOSED MULTISTOREYED BUILDING including the outer walls of the PROPOSED MULTISTOREYED BUILDING.
2. The salary of all persons employed for the common purposes including security persons, sweepers, plumbers, electrician, lift operators, pump operators etc. if any.
3. All charges and deposits for supplies of common utilities to co-owners in common.
4. Municipal taxes and other levies in respect of the said premises and the PROPOSED MULTISTOREYED BUILDING save those separately assessed.
5. Cost of formation and operation of the Association of co-owners.
6. Cost of running, maintenance, repair and replacement of generator, lift, transformers (if any) pumps and other common installations, including their license fees, taxes and other levies (if any).
7. Electricity charges for electric energy consumed for the operation of the common services.

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8. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
9. The Office expenses incurred for maintaining an office for common purposes.
10. All other expenses, taxes rates and other levies etc. as are deemed by the DEVELOPER to be necessary or incidental or liable to be paid by the co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and /or periodic repairing of the common portions.

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DIRECTOR

Standard Specification for Flats

1. Foundation : R.C.C. Columns and footings with anti termite treatment
2. Structure : R.C.C. frame structure with brick work in cement mortar as per design and specification of structural consultant.
3. External Wall Finish : Cement based water proof paint over plaster
4. Internal Wall Finish : P.O.P. and primer over plastered wall and ceiling
5. Floor : Glazed floor tiles
6. Door ; Flush Door shutters, Sal Wood frame with standard steel fitting and a coal primer
7. Windows : Aluminum, frame window with 2 track
8. Bathrooms : 1. Flooring & Wall Ceramic tiles & Glazed tiles upto 6' height
2. Sanitary ware; White glazed vitreous sanitary ware of ISI

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Suleeta Sinha
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3. Fittings: Aluminum plated CP fittings of standard make.

4. Hot and cold: In every toilet

9. Kitchen : Green Marble cooking platform with 2' height glazed ceramic tiles S.S. Sink with one top and aqua guard point, chimney point

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of Land 20.61 decimal = Rs. 1,39,86,600=00

Rs. One Crore Thirty Nine Lac Eighty Six Thousand Five Hundred only.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER have put their respective hands and executed this Development Agreement on the day, month and year written first above.

MAA CONTRACT PVT. LTD.
S. H. M. Y. S. M. S.
DIRECTOR

R. Y. S. M. S.
9.7.2021

Suleeta Sinha
9.7.21

Developer Signature

EXECUTED, SEALED AND SIGNED by the OWNERS and the DEVELOPER in presence of the

MAA CONTRACT PVT. LTD.
Ghanshyam
DIRECTOR

WITNESSES :-

1. *Adesh Kumar*
S/o Dr. B. P. Verma,
Buddha Colony,
Patna - 800001.
2. *Sushil Kr. Sinha*
S/o Lt. S. K. A. Sinha,
A/1803 Nandan Nagar,
Kankarbagh Patna-20

OWNERS SIGNATURE

1. *Rudra Sinha*
9.7.2021



Surender Sinha
9.7.21



CONFIRMING PARTY/ DEVELOPER

Rajesh Kumar



Drafted by

Alok
Adv.
Civil Court, Ranchi



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 9, 2021

पंजी II प्रति

भाग वर्तमान	10	पृष्ठ संख्या	77										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	पुन्दाग	होलिंग संख्या	252+253	तौजी संख्या	0	थाना नम्बर	228	खाता का प्रकार	---				
श्रीमति श्वेता सिंहा, पति-अधिस कुमार, जाति- -----													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								लगान	सेस
252	180	4.5 कठD छ. 0 वर्गफीट		दाखिल खारिज वाद संख्या 374 आर 27/ 2002-03								2	2.9
252	181	0 कठD छ. 0 वर्गफीट											
	कुल परिमाण	4.5 कठD छ. 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
04/11/2013	5205767	2011-12	2013-14	0	2	0	0.5	0	1	0	1	0	0.4
11-29-2016	1480427146	2014-2015	2016-2017	4	2	1	0.5	2	1	2	1	0.8	0.4
05-23-2019	0725470964	2017-2018	2019-2020	4	2	1	0.5	2	1	2	1	0.8	0.4

List Of Case Status Details

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

ऑनलाईन जाँचा
9/9/2021

नक्शा देखें



BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 9, 2021

पंजी ॥ प्रति

भाग वर्तमान	12	पृष्ठ संख्या	147												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	झारखण्ड						
मौजा का नाम	पुन्दाग	होलिग संख्या	252+253 मधे	तोजी संख्या	0	थाना नम्बर	228	खाता का प्रकार	---						
श्रीमति श्वेता सिन्हा, पति-अधिस कुमार, जाति- -----															
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस	
252	180/180	1.6 कठD छ. 0 वर्गफीट	दा0 खा0 के0 न0 510 आर 27 /2004-05के आदेशानुसार दर्ज किया गया। पे0 न0 253 /1 से आया										1	1.45	
		कुल परिमाण	1.6 कठD छ. 0 वर्गफीट												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल		
25/06/2010	929112	2003-04	2010-11	0	1	0	0.25	0	0.5	0	0.5	0	0.2		
04-25-2017	1493133436	2011-2012	2017-2018	6	1	1.5	0.25	3	0.5	3	0.5	1.2	0.2		
05-23-2019	0993144152	2018-2019	2019-2020	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2		

List Of Case Status Details

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

Ran
ऑनलाइन लॉज
9/9/2021

नक्शा देखें



BACK

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TEARINGS IN ESTATES IN GOVERNMENT

Distt: Dehra Sub-division: Muzaffarnagar Circle / Anchal: IX Balha: IX
 Name of State: U.P. Total Number: 537

1	2	3	4	5	6	7	8	9	10
Mutation cash num- ber in Register 27	Village	Thana and Thana Number	Number of tenancy to which the mu- tation relate	Authority sanc- tioning mutati- on with date of order	Whether muta- tion is due to sale gift exch- ange succession or partition	Full details of exchange affected by mutation	Date of correc- tion of the Halqa Register by the Karnamchari	Remarks	
30-70/2700/02-03	उमरगाँव	उमरगाँव थाना 252 180 252 181	2941 04 1/2 381	अंचल कमिश्नरी द्वारा	निकाल विक्री पट्टा सं - 3192 दि 14-3-02	उमरगाँव थाना में अंतर 3 गज 6 इंच 54 अमरी खेत में अमरी खेत में अमरी - अमरी खेत में अमरी - अमरी खेत में 310 (410 एग्रीकलर 185) अमरी में	29-11-2013	अमरी 1=00 रु	



Memo No. _____ Date _____

Circle Officer / Anchal _____
 Circle Anchal Adhikari _____

Approved to the Karnamchari Halqa No. _____ for information and necessary action.

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

नगड़ी । पुन्दाग । 228 । श्रीमति श्वेता सिंहा

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. 77

Vol. No. 10

Receipt No. 1480427148

खाता संख्या 252	खेसरा संख्या 180,181	रकबा (एकड़ में) 4.5 कठा 0 छटाक 0 वर्गफीट
अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2016-2017)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2014-2015)	1 ला वर्ष (2015-2016)	
माल (नकदी)	2.00			2.00	2.00	2.00
गुजारी (भावली)	0.50			0.50	0.50	0.50
सेस	1.00			1.00	1.00	1.00
सूद	1.00			1.00	1.00	1.00
मुतफरकात	0.40			0.40	0.40	0.40
मीजान	4.90			4.90	4.90	4.90

तफसील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया			मौतालबा हाल (2016-2017)	फाजिल
		3 रा वर्ष	2 रा वर्ष (2014-2015)	1 ला वर्ष (2015-2016)		
माल (नकदी)			2.00	2.00	2.00	
गुजारी (भावली)			0.50	0.50	0.50	
सेस			1.00	1.00	1.00	
सूद			1.00	1.00	1.00	
मुतफरकात			0.40	0.40	0.40	
मीजान अदायकारी			4.90	4.90	4.90	

(1) मीजान कुल (लफजों में) : Fourteen Rupees and Seventy Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 14.70

तारीख अमला तहसील कुनिन्दा : 29-11-2016

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



यह एक कम्प्युटर जनित प्रति है।

यह पत्र केवल पार्थी की जानकारी के लिए है।

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

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



warded to the R

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम संकेत । नाम मीजा मय

धाना वो धाना नम्बर

नगाड़ी । पुन्दाग । 228 । श्रीमती रुपम सिन्हा

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No

120

Vol No.

11

Receipt No

1480427718

खता संख्या 253	खेसरा संख्या 181	रकबा (एकड़ में) 1.88 कठा 0 छटाक 0 वर्गफीट
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अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2016-2017)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2014-2015)	1 ला वर्ष (2013-2014)	
मात (नकदी)	1.00					
गुजारी (भावली)	0.25			1.00	1.00	1.00
सेस	0.60			0.25	0.25	0.25
सूद	0.50			0.50	0.50	0.50
मुतफरकात	0.20			0.50	0.50	0.50
मीजान	2.45			0.20	0.20	0.20
				2.45	2.45	2.45

तफसील अदायकारी

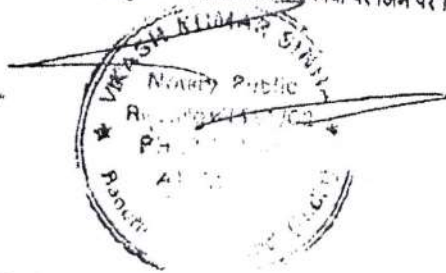
अदायकारी बावत	सालाना	बकाया				मोतालवा हाल (2016-2017)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2014-2015)	1 ला वर्ष (2013-2014)		
मात (नकदी)							
गुजारी (भावली)				1.00	1.00	1.00	
सेस				0.25	0.25	0.25	
सूद				0.50	0.50	0.50	
मुतफरकात				0.50	0.50	0.50	
मीजान अदायकारी				0.20	0.20	0.20	
				2.45	2.45	2.45	

(1) मीजान कुल (तफसील में) : Seven Rupees and Thirty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 7.35

खास महाल का बकाया मालगुजारी पर (सिवाय एसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है। तारीख अमला तहसील कुनिन्दा : 22-09-2016



ऑनलाइन जांचा
01/10/2016

यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल धार्मी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCY IN REGISTER IN GOVERNMENT

Name of State उत्तर प्रदेश Sub-division हर District / Anchal राज Taluk IX

Mutation cash num- ber in Register 27	Village	Thana and Thana Number	Number of tenancy to which the mu- tation relate	Authority sanc- tioning mutati- on with date of order	Whether muta- tion is due to sale gift exch- ange successio- n or partition	Full details of exchanges effected by mutation	Date of correc- tion of the Halka Register by the Karnachari
2	3	4	5	6	7	8	9
7102410 हं०- 384 मार 27/02-07	पुन्दागा खाला हं० खेजरा हं० 253 181		रकबा 04 1/2 मुह्रा	कंपन खेजरा, राज	निबंधाधिकारी पट्टा हं०- 3197/130 14-3-2002	29 के फंजीय रैफत (1-253) महाजोर 900 फीटा रिलाजोर सा. पुन्दागा के एकाज फल. श्रीकली रूपम सिन्हा वाले सुधील कुमार सिन्हा, मक गोदारी थाना-काजलकुल जिला-बगसिया के-मक के 300 एकाज हकीकत सिन्हा वाला है।	कमाल 1-0-08



Memo No.

Date

District Officer / Anchal

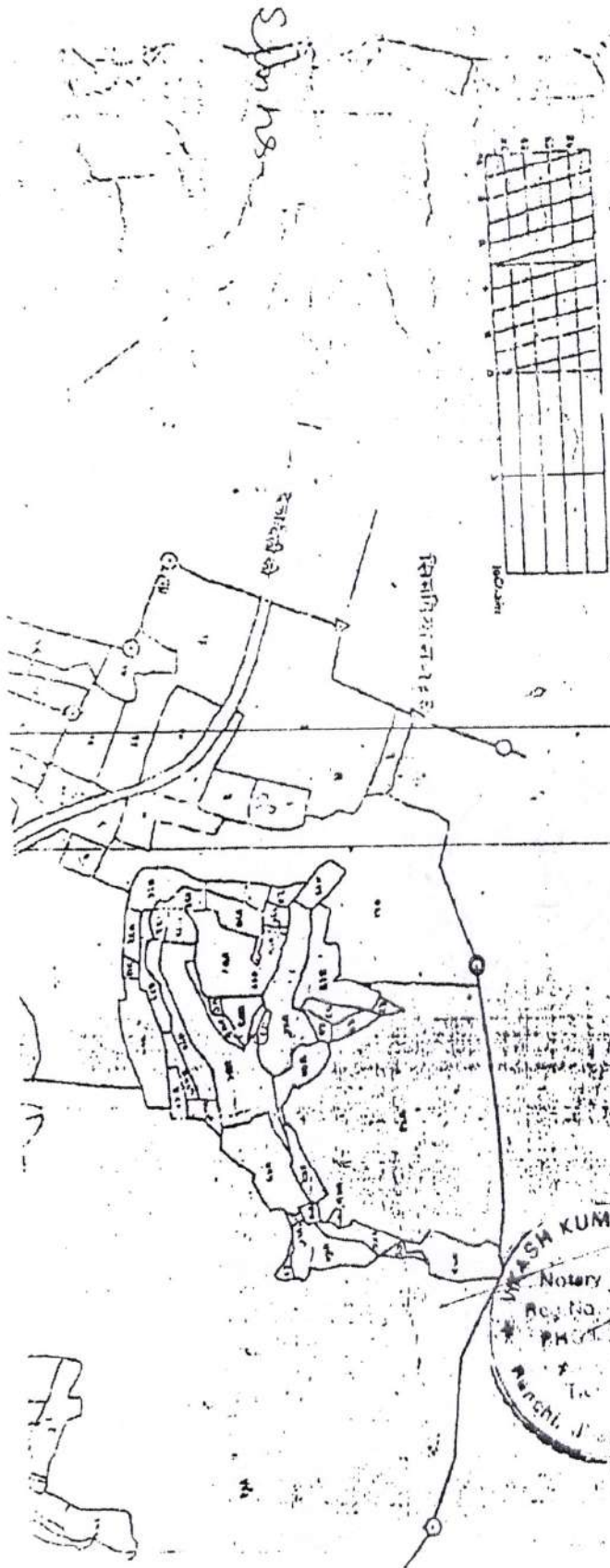
District Anchal Officer

forwarded to the Karnachari Halka No.

for information any necessary action.

(Signature)
[Signature]

Sureta Sinha

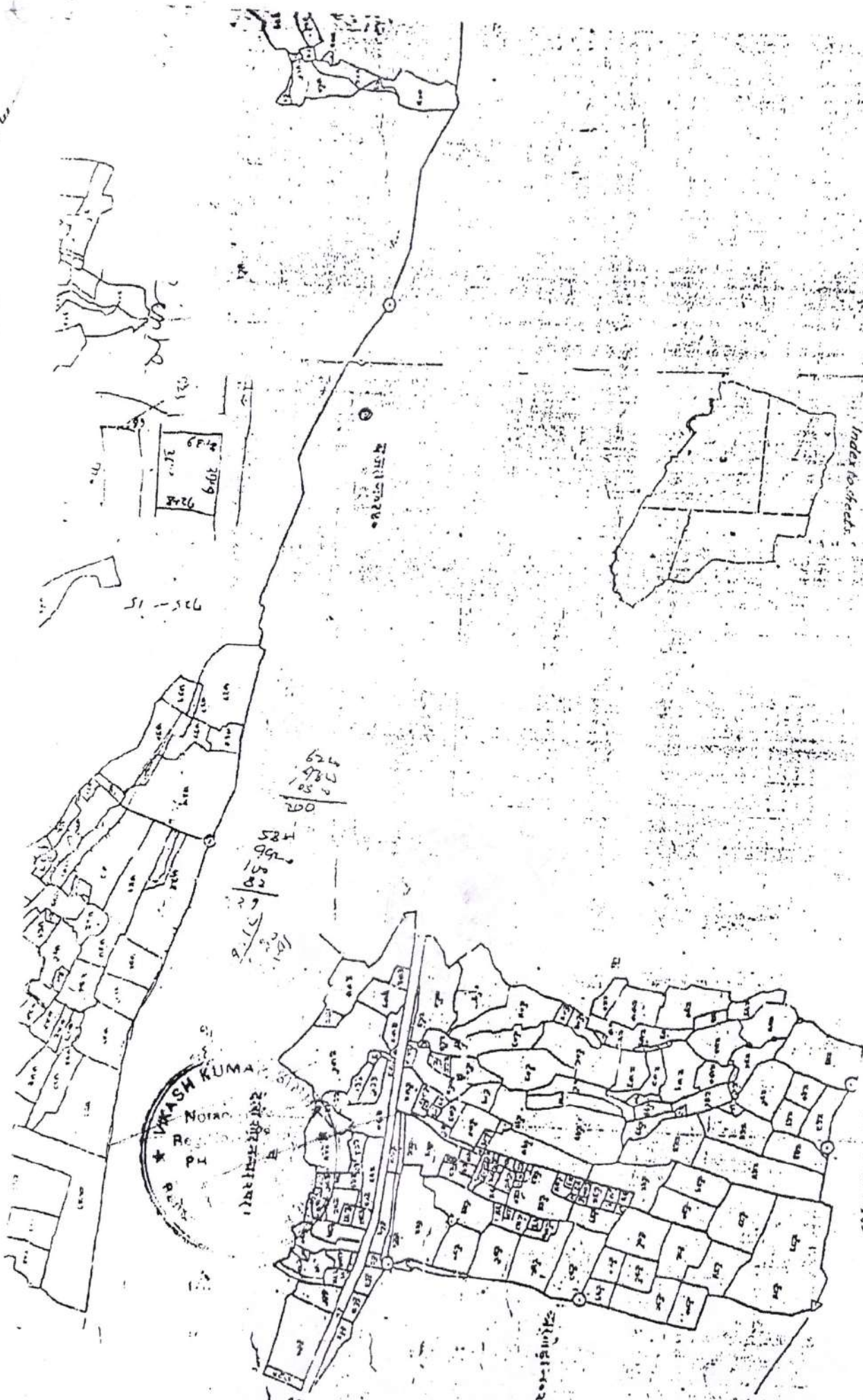


Purkhari

सुरेश कुमार सिन्हा
 राजेश कुमार सिन्हा
 सुरेश कुमार सिन्हा
 सुरेश कुमार सिन्हा

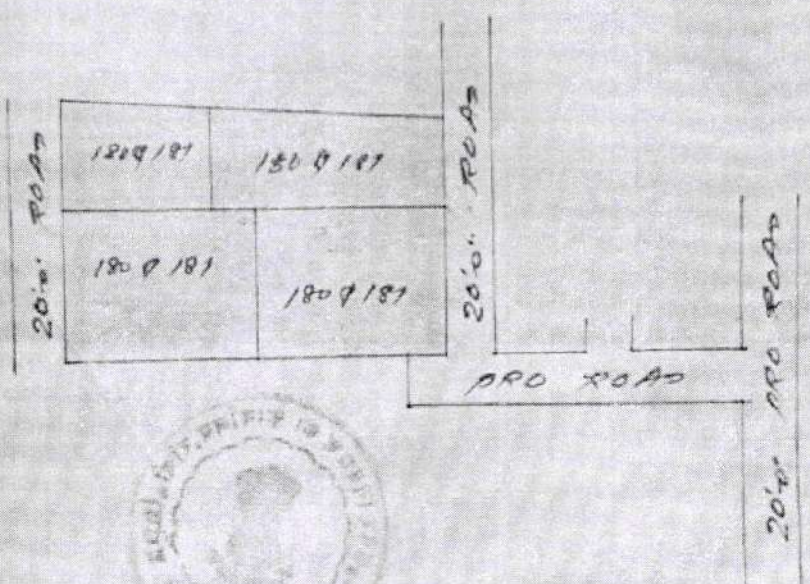
सुरेश कुमार सिन्हा
 सुरेश कुमार सिन्हा

WASH KUMAR SINHA
 Notary Public
 Reg. No. 11B
 PHO...
 Ranchi, Jharkhand



VILLAGE - PUNDRA
 THANA - JAGANNATHPUR
 THANA NO - 228 DIST RAJAGHAT
 PLOT NO - 180 & 181
 SOA PLOT NO - 180 & 181
 SHIPMENT IN REB CASE

AREA
 A - 360
 D - 20.60



Rupam Sinha
 Sweta Sinha

REGIONAL DEVELOPMENT AUTHORITY
 RAJAGHAT
 ODISHA
 28.640
 (rounded only)

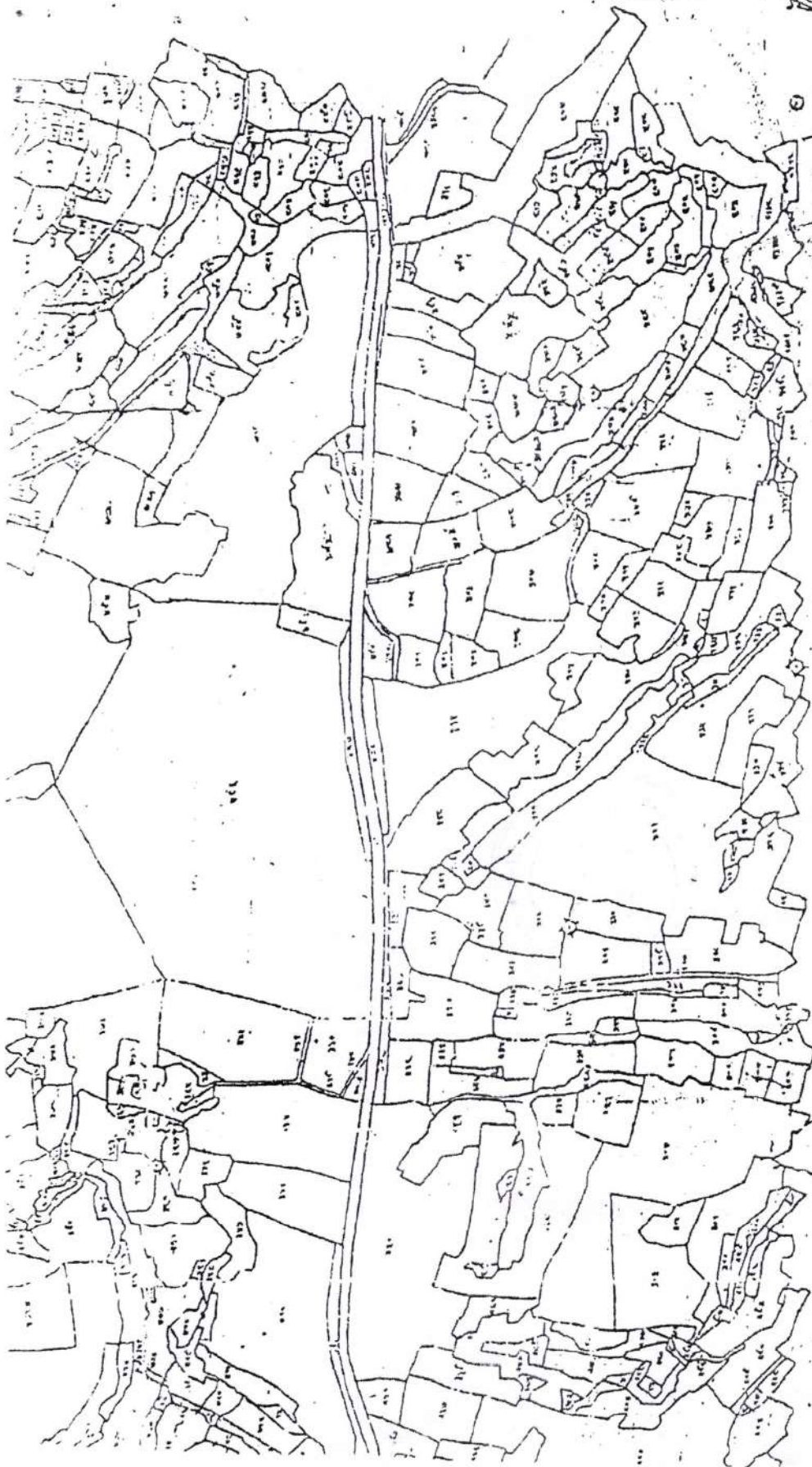
103



S. V. K. A. C. E. Y.

103

11



Made and published under the authority of Government.

1220218 11160

Superintendent of Survey



1220218 11160

1220218 11160

कार्यालय राँची नगर निगम, राँची।

पत्रांक - 837/अ.नि.
दिनांक - 07/12/09

अनुप कुमार गुप्ता
पुन्दाग, राँची।

आपके आवेदन दिनांक 05.12.09 के आलोक में सूचित किया जाता है कि भिलेज पुन्दाग सीट नं0-1, थाना, राँची हाल थाना रातु थाना नं0-228 प्लॉट नं0-183, 184, 188, 189, 190, खाता नं0-252, 253, 120 राँची नगर निगम सीमा रेखा के बाहर में पड़ता है।


राँची नगर निगम
जिला राँचा



Pre Registration Docket

Date :- 09-07-2021 01:41 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 20210000065851

Appointment :- 09-Jul-2021 Time:- 14:5

Article	Development Agreement
Pre Registration Date	09-Jul-2021
No. Of Pages	49
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,53,142.

Property Id: **543110**

Valuation No. : 725060 / 2021	:- 2021-2022	User Id : 3486	Date : 09-July-2021 13:30:PM
State : Jharkhand	District : Ranchi	Tahsil : Nagri	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag	Village/City : Pundag	
Pundag Word No 36 - Other Road	-		
Khata Number - 253			
Plot Number - 181			
Volume Number - 10-11			
Page Number - 83-120			
Valuation Rule : Commercial land			
Property Details			
1	Land area	17.29 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 17.29 x 678629=11733495.41	₹1,17,33,495/-
A	Total		₹1,17,33,495/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,17,33,500/-
Total Amount in Words : One Crore Seventeen Lakhs Thirty Three Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Proposed Road, West: 20' wide Road, South: Part of Plot No. 180, 181, North: Part of Plot No. 180, 181
Area	Land area : 17.29 Decimal
Other Description of the Property	Pin Code - 834004

Government/Market Value	11733495.41
Transaction Amount	13986600

Property Id: **543114**

Valuation No. : 725064 / 2021	: - 2021-2022	User Id : 3486	Date : 09-July-2021 13:30:PM
State : Jharkhand	District : Ranchi		Tahsil : Nagri
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag		Village/City : Pundag
Pundag Word No 36 - Other Road			-
Khata Number - 252			
Plot Number - 252			
Volume Number - 12-10			
Page Number - 147-77			

Valuation Rule : Commercial land

Property Details

1	Land area	3.32 Decimal
---	-----------	--------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.32 x 678629=2253048.28	₹22,53,048/-
A	Total		₹22,53,048/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹22,53,100/-
----------------------------	---------------------

Total Amount in Words : Twenty Two Lakhs Fifty Three Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Proposed Road, West: 20' wide Road, South: Part of Plot No. 180, 181, North: Part of Plot No. 180, 181
Area	Land area : 3.32 Decimal
Other Description of the Property	Pin Code - 834004
Government/Market Value	2253048.28
Transaction Amount	-

CLAIMANT	-Mr. MAA CONTRACT PRIVATE LIMITED Thro Director Ghanshyam Pandey, Address - L N Mishra Colony Itki Road Ranchi Jharkhand- ,Father/Husband Name Late Jagdish Pandey , PAN No.- ,Permission Case No.- , Aadhaar No. *****2977
EXECUTANTS	-Mrs. RUPAM SINHA, Address - Village Gogri Jamalpur Khagdiya Bihar at present resident of Flat No. 201 Nirala Eden Park Ahinsa Khand -2Indrapuram Shipra Sun City Ghaziabad Uttar Pradesh- ,Father/Husband Name Late Krishnadev Prasad Sinha , PAN No.- ,Permission Case No.- , Aadhaar No. *****3380

-Mrs. SWETA SINHA, Address - Gairol Post Gairol District Vaishali Bihar- ,**Father/Husband Name** Dr Hemant Kumar Sinha , **PAN No.-** ,**Permission Case No.-** , **Aadhaar No.** *****9314

Witness Information **Mr. Adhish Kuamr , Address** - Verma House Sindhi Colony Opp Bahujan Samaj Party Office, Budda Colony Patna Bihar-,
Father/Husband Name-B P Verma

Identifier Details **Mr. Adhish Kumar , Address** - Verma House Sindhi Colony Opp. Bahujan Samaj Party Office, Budda Colony Patna Bihar-,
Father/Husband Name-B P Verma

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,470
Total		1,470

Fee Rule:Development Agreement		
1	PR	2
2	LL	5
3	E	2,000
4	A1	3,49,665
Total		3,51,672

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

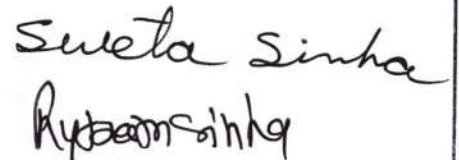
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- **20210000065851**

Deed Type	Development Agreement
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1470, A1 :- Rs. 349665, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.11733495/- ,Transaction Amount :- Rs.13986600/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 36 Property Boundaries :- East: Proposed Road, West: 20' wide Road, South: Part of Plot No. 180, 181, North: Part of Plot No. 180, 181 Khata Number - 253Plot Number - 181Volume Number - 10-11Page Number - 83-120 Area Of Land :- 17.29 Decimal
Property No.	2
Valuation Details	Value :- Rs.2253048/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 36 Property Boundaries :- East: Proposed Road, West: 20' wide Road, South: Part of Plot No. 180, 181, North: Part of Plot No. 180, 181 Khata Number - 252Plot Number - 252Volume Number - 12-10Page Number - 147-77 Area Of Land :- 3.32 Decimal





Sh./Smt.**RUPAM SINHA** s/o/d/o/w/o **Late Krishnadev Prasad Sinha** has presented the document for registration in this office



today dated :- **09-Jul-2021** Day :- **Friday** Time :- **15:55:46 PM**





RUPAM SINHA(Individual)

Party Name	Document Type	Document Number
RUPAM SINHA	PAN/UID	295299923380

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SWETA SINHA Address1 - Gairol Post Gairol District Vaishali Bihar, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sweta Sinha Address:- , verma house, sindhi colony, opp. bahunjan samaj party office, , , Budda Colony, , Patna, 800001, , Bihar, India		EXECUTANTS Age:46			<i>Sweta Sinha</i>
2	RUPAM SINHA Address1 - Village Gogri Jamalpur Khagdiya Bihar at present resident of Flat No. 201 Nirala Eden Park Ahinsa Khand -2Indrapuram Shipra Sun City Ghaziabad Uttar Pradesh, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Rupam Sinha Address:- Flat No.201,Nirala Eden Park, , Ahinsa Khand-2, indrapuram, Shipra Sun City, , Ghaziabad, 201014, , Uttar Pradesh, India		EXECUTANTS Age:49			<i>Rupam Sinha</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	MAA CONTRACT PRIVATE LIMITED Thro Director Ghanshyam Pandey Address1 - L N Mishra Colony Itki Road Ranchi Jharkhand, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Ghanshyam Pandey Address:- , L.N Mishra Colony, , Itki Road, Hehal, , Ranchi, 834005, , Jharkhand, India		CLAIMANT Age:51			<i>Ghanshyam Pandey</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Adhish Kumar S/o-D/o B P Verma Address1 - Verma House Sindhi Colony Opp. Bahujan Samaj Party Office, Budda Colony Patna Bihar, Address2 - , , Jharkhand PAN No.:			<i>Adhish Kumar</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Adhish Kuamr Address1 - Verma House Sindhi Colony Opp Bahujan Samaj Party Office, Budda Colony Patna Bihar, Address2 - , , Jharkhand			<i>Adhish Kumar</i>

Signature of Operator

[Signature]

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RUPAM SINHA , SWETA SINHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Adhish Kumar**) Son/Daughter/Wife of (**B P Verma**) resident of (**Verma House Sindhi Colony Opp. Bahujan Samaj Party Office, Budda Colony Patna Bihar**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 09-Jul-2021

Seal and Signature of Registering Officer



Document Registration Summary 1

Date :-09-Jul-2021

- Government/Market Value: ₹13986600/-
- Transaction Amount: ₹13986600 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 494839

Receipt Date : 09-07-2021

Presenter Name: -

On Date 09-07-2021 Presented at SRO - Ranchi
Urban3
Signature of Presenter

Rydeem Singh
SRO - Ranchi Urban3


E ₹2000
PR ₹2
SP ₹1470
LL ₹5
A1 ₹349665
Stamp Duty ₹50

Total ₹353192

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	MaaContractPrivateLimitedThroDirectorGhanshyamPandey	• GRN Number : 2106348729 • DEPT Transaction Id : 1c8045a6824927f8887c • Transaction Type :	50
E	2000	2000	0	GRAS	MaaContractPrivateLimitedThroDirectorGhanshyamPandey	• GRN Number : 2106348987 • DEPT Transaction Id : a9390fbc9398ff51959f • Transaction Type :	2000
PR	2	2	0	GRAS	MaaContractPrivateLimitedThroDirectorGhanshyamPandey	• GRN Number : 2106348987 • DEPT Transaction Id : a9390fbc9398ff51959f • Transaction Type :	2
SP	1470	1470	0	GRAS	MaaContractPrivateLimitedThroDirectorGhanshyamPandey	• GRN Number : 2106348987 • DEPT Transaction Id : a9390fbc9398ff51959f • Transaction Type :	1470
A1	349665	349665	0	GRAS	MaaContractPrivateLimitedThroDirectorGhanshyamPandey	• GRN Number : 2106348987 • DEPT Transaction Id : a9390fbc9398ff51959f • Transaction Type :	349665
LL	5	5	0	GRAS	MaaContractPrivateLimitedThroDirectorGhanshyamPandey	• GRN Number : 2106348987 • DEPT Transaction Id : a9390fbc9398ff51959f • Transaction Type :	5
Sub Total	353146	353192	-46				

Article : Development Agreement Number of Pages : 98


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

Token No.: 20210000065851

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **09-Jul-2021** by **RUPAM SINHA**, S/O, D/O, W/O **Late Krishnadev Prasad Sinha** resident of Village Gogri Jamalpur Khagdiya Bihar at present resident of Flat No. 201 Nirala Eden Park Ahinsa Khand -2Indrapuram Shipra Sun City Ghaziabad Uttar Pradesh ..

This deed was registered as Document No:- **2021/RANU3/1732/BK1/1581** in Book No :- **BK1**, Volume No :- 198 from Page No :- 53 to 150 at, office of **SRO - Ranchi Urban3**

Date:- **09-Jul-2021**

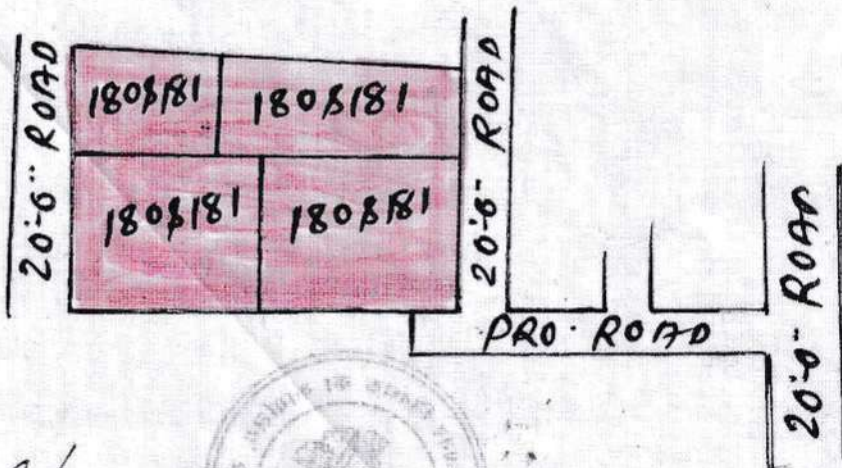

Registering Officer



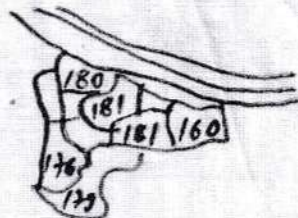
VILLAGE - PUNDAG
 THANA - JAGARNATHPUR
 THANA NO - 228, DIST - RANCHI
 R.S. PLOT NO - 180 & 181
 SUB PLOT NO - 180 & 181
 SHOWN IN RED WASH

AREA
 AC-DEC
 0 - 20.60

Sureta Sinha
 9.7.21
 P. P. Sinha
 9.7.2021



Charanjyoti 6
 9/7/2021



C/S