7279 // 6557

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

**NON JUDICIAL**

**Receipt Number :** 8a6989c933b20d2a0864
**Receipt Date :** 16-Sep-2021 11:31:26 am
**Receipt Amount :** 100/-
**Amount In Words :** One Hundred Rupees Only
**Token Number :** 20210000099397
**Office Name :** SRO - Ranchi
**Document Type :** Development Agreement
**Payee Name :** ABHISHEK SINGH RATHAUR CONSTRUCTION PVT LTD THRO ITS DIRECTOR ABHISHEK ( Vendee )
**GRN Number :** 2107538799

-: For Office Use :-

16/09/2021

For APARAJITA REAL ESTATE PVT. LTD.

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।

ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED

Director

सम्पत्ति का मूल्य
3,03,11,000/-

स्टाम्प 100/- रुपये

48105.00(4cmm)

फ्लैट का दर/वर्ग फुट.....

गैर मजरूआ प्रतिबंधित सूचि से
खाता....81,66 प्लॉट....4,00 ए
का मिलान किया दर्ज नही पाया


SHUTOSH KUMAR
Advocate
Civil Court, Ranchi
Enr. No.- 1551/2

# JOINT DEVELOPMENT AGREEMENT

**THIS JOINT DEVELOPMENT AGREEMENT** is made and registered on 16th day Of September 2021 (Two Thousand and Twenty One) at Ranchi.

## BETWEEN

1. **SRI YOGESH CHANDRA AGARWAL,** Date of Birth - 01.02.1951, son of Late Girwar Charan Agarwal, Grand son of Late Keshav Deo Agarwal, by caste - OBC (Not covered under CNT Act 1908), by faith Hindu, by occupation business, permanent resident of 108B, Patliputra Colony, District - Patna, State - Bihar, Pin- 800013, Indian Citizen **hereinafter called as Landowner No 1 ,**

   **PAN – ADMPA8315R, UID - 2904 0222 7428, MOB- 9934015050**

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

ASHUTOSH KUMAR
Advocate
Ranchi
Civil Court, Ranchi
Enr. No.- 1581/-

16/09/2021

L R M F T

16/09/2021

Rajesh Chandra Agarwal
Late Gidhwar C. Agarwal
Patna Bihar
Business

16/09/2021

16/09/2021

PHOTO, SIGNATURE AND THUMB IMPRESSION OF LAND OWNER NO. 2

| LITTLE | RING | MIDDLE | INDEX | THUMB |
|---|---|---|---|---|

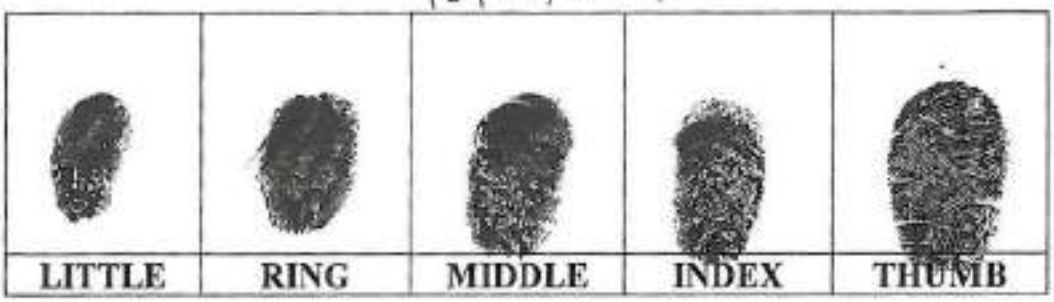
ASHUTOSH KUMAR
Advocate
Ranchi
Civil Court, Ranchi
Enr. No.: 8/09

PHOTO, SIGNATURE AND THUMB IMPRESSION OF LAND OWNER NO. 3

For APARAJITA REAL ESTATE PVT. LTD.

Jyoti Agrawal
Director

16/09/2021



| LITTLE | RING | MIDDLE | INDEX | THUMB |
|---|---|---|---|---|

ASHUTOSH KUMAR
Advocate
Ranchi
Civil Court, Ranchi
Enr. No.: 156/09

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

2. **SRI GAURAV AGRAWAL** Date of Birth - 02.07.1981, son of Sri Yogesh Chandra Agarwal, Grand son of Late Girwar Charan Agarwal, by caste - OBC (Not covered under CNT Act 1908), by faith Hindu, by occupation business, permanent resident of 12/812, Chhatarpur Mini Farms, Chhatarpur, New Delhi-110074, Indian Citizen, **hereinafter called as Landowner No 2,**

   **PAN – AGJPA1412F, UID - 5890 3833 6605, MOB - 9771843587**

3. **APARAJITA REAL ESTATE PVT. LTD. (CIN Number - U45200BR2011PTC017091, PAN – AAJCA5904H)**, a company incorporated under Companies Act, 1956, through its Director **Smt. Jyoti Agrawal** Date of Birth - 15.04.1956, wife of Mr. Yogesh Chandra Agarwal, daughter of Mahesh Chandra Gupta, Grand Daughter of Ram Raksh Pal by caste - OBC (Not covered under CNT Act 1908), by faith Hindu, by occupation business, permanent resident of 108B, Patliputra Colony, District - Patna, State - Bihar, Pin- 800013, Indian Citizen, **hereinafter called as Landowner No 3**

   **PAN-AAMPA8164H, UID - 8587 5879 6939, MOB- 70041 83423**

(and hereinafter, together all the three landowners will be called the **Landowners /First Party** , which term and expression, unless repugnant to the context or excluded by these presents shall mean and include their respective heirs, legal representatives, executors, administrators, successors and assigns) of the **FIRST PARTY.**

**AND**

**ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED (PAN No.AANCA3647F)** a Company incorporated under the Companies Act 1956, having its Registered Office at 201,Guru Akansha Apartment , Jai Prakash Nagar, Bariatu, Road , Ranchi 834009 , Jharkhand, and, represented through its Director **Sri Abhishek** Date of Birth - 14.08.1984, s/o ANIL KUMAR SINHA , Grand son of Ram Naresh Singh, by caste - General (Not covered under CNT Act 1908), by faith Hindu, by occupation business, permanent resident of Flat No. 201, Guru Akansha Apartment, Jaiprakash Nagar, P.S. - Sadar, District - Ranchi, State - Jharkhand, Indian Citizen, who has been authorized by the board of directors of the company

ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

to represent the company and enter into this Joint Development Agreement which shall be binding on the company – by a Board resolution passed in it's meeting held on 3rd February 2020 at it's registered office in Ranchi , ( hereinafter called the **DEVELOPER/ SECOND PARTY** , which term and expression shall unless repugnant to the context excluded by these presents mean and include its successors-in-interest and assigns ) of the **SECOND PARTY.**

**UID-7463 4164 9381, MOB-9709030000**

a. **WHEREAS,** The **LANDOWNERS** are **owners** of all that piece and parcel of land measuring **6.301 acres equivalent to 630.10 Decimals equivalent to more or less 2,74,472 sq. ft.** in R.S. Plot Nos. 900 under khata no 81 and R.S. Plot Nos.895, 896 and 901 under khata No.66 , all situated at Village Khatanga, Revenue Thana no. 179, P.S. Sadar, District Ranchi more fully described in **Schedule-A1** below. The above land has been acquired the same by virtue of 9 registered deeds of sale the details of which is given as hereunder :-

   - 6 Sale Deeds being, (4) Sale Deeds nos. 712/658, 749/694, 750/695, 751/696 all dated 11.01.2005 ; (1)Sale Deed no. 1131/1054 dated 17.01.2005 and (1) sale deed no. 6616/5827 dated 24.04.2006 all executed by the erstwhile owners in favour of **LANDOWNER No. 1 Sri Yogesh Chandra Agarwal,**
   - 2 (two) registered deeds of sale being nos. 533/491 dated 08.01.2005 and no. 7949/7290 dated 12.05.2005 executed by erstwhile owners in favour of **LANDOWNER No. 2 Gaurav Agrawal** , and ,
   - 1 registered deed no. 884/630 dated 05.02.2014 executed by the erstwhile owners in favour of **LANDOWNER No. 3 Aparajita Real Estate Pvt. Ltd.,**

   whereafter, the **LANDOWNERS (First Party)** came in peaceful possession over their respective Landed Property as absolute owners having absolute right and perfect title over the same.

b. After purchase of "**the Said Property**", the Landowners got the same mutated in their names vide mutation case nos. 129 R 27 of 2005-06, 130 R 27 of 2005-

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

06, 131 R 27 of 2005-06, 132 R 27 of 2005-06, 133 R 27 of 2005-06, and 1713 R 27 of 2006-07 (in favour of the **LANDOWNER no. 1)**, Mutation Case no. 741 R 27 of 2005-06 and 418 R 27 of 2005-06 (in favour of the **LANDOWNER no. 2)** and Mutation Case no. 5345/2015-16 (in favour of the **LANDOWNER no. 3)** and since then they are paying rents to the state of Jharkhand in their own rights as the owners in possession.

c. The above named **LANDOWNERS** are thus absolute owners and in exclusive possession with absolute Right, Title, Interest over the said Land in **Schedule-A1** below and the same is free from all encumbrances, debts, liens, charges or attachment and is in marketable condition and they have good right, full power and absolute authority with perfect title to develop the aforementioned Land in **Schedule-A1** below.

d. The **Landowners are interested** to develop the land as mentioned in **Schedule-A1** of the **LANDOWNERS** into a gated residential complex consisting of a Multi-Storied Residential Building/(s) having flats/dwelling units with car parking areas along with common facilities and amenities like Community Hall, Club House, Gymnasium, internal roads, drainage, park, sewage treatment plant, Landscaped garden, etc. as such they amalgamated their land.

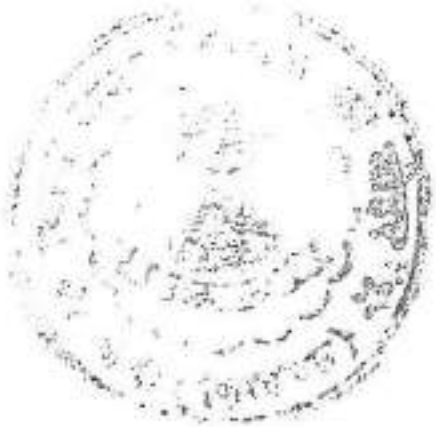
e. And after being approached by The **DEVELOPER** expressing interest to develop a gated residential complex on the said and , the **LANDOWNERS** have represented to the **DEVELOPER** that the property mentioned in **Schedule-A1** below to this agreement is free from all encumbrances, and that the **LANDOWNERS** have not created any encumbrance on the said property or any part thereof by way of sale, exchange, liens, trust, assignment, gift, leave and license, permission, possession, charges or any other encumbrance whatsoever including liability on account of Municipal taxes .

f. The **LANDOWNERS** - after considering the offer of the Developer - **OF GIVING TO THE LANDOWNER –**

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director



- **35% OF THE PERMISSBILE CONSTRUCTED AREA OF TOWER 1 AND TOWER 2 , INCLUDING SHOPS AND PARKING AREA ( WHICH IS ON THE WESTERN SIDE OF THE PLOT AND HAS PROPOSED SUPER BUILT UP AREA OF FLATS AND SHOPS OF 1,19,287 SQ FEET AND 1,16,879 SQ FEET RESPECTIVELY ) OF PROPOSED HOUSING PROJECT, AND**
- **40% OF THE PERMISSBILE CONSTRUCTED AREA OF THE REMAINING TOWERS , I.E FROM TOWER 3 TILL TOWER 9 - OF THE PROPOSED HOUSING PROJECT INCLUDING PARKING AREAS ( WITH PROPOSED SUPER BUILT UP AREA OF FLATS BEING 7,55,310 SQ FEET ).** ( Offer to the landlord has been mentioned as Landowner's Allocation and has been defined in Chapter 1 Definitions - clause (l) and in Point (ix) of Chapter 2) ;

have agreed to get their land mentioned in **Schedule-A** - developed through the **DEVELOPER** according to the provisional details mentioned in **Annexure B** and plans to be finally sanctioned by the competent authority i.e **Ranchi Regional Development Authority (RRDA)** Ranchi, at the cost and expenses of the **DEVELOPER** .

**NOW THEREFORE, THIS DEVELOPMENT AGREEMENT WITNESSETH** and the parties mutually agree as follows:-

1. **DEFINITIONS**: - Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-

   a) **"THE LANDOWNERS"** shall mean **Mr. Yogesh Chandra Agarwal, Gaurav Agrawal,** And **APRAJITA REAL ESTATE PVT. LTD.** , their respective legal heirs, executors, successors, administrators, legal representatives and assigns ;

   b) **"THE DEVELOPER"** shall mean **M/S ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED**, and its administrators, legal representatives successors-in-interest and assigns in office;

ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Dir

c) **"LANDED PROPERTY"** shall mean 6.301 acres equivalent to 630.10 Decimals which is situated at Village Khatanga, Thana no. 179, Kanke Block, District Ranchi more particularly described in **Schedule-A** of this agreement.

d) **"NEW BUILDING/S"** shall mean blocks of multi-storied Residential Building/s, common facilities, club house and parking areas to be constructed over the **Schedule-A1** property and provisionally described in **Schedule A2** , where the construction will be according to plans approved by the competent authority i.e **Ranchi Regional Development Authority (RRDA)** Ranchi and name of the Residential Complex shall be " **APARAJITA SPORTS CITY** ".

e) **"SANCTIONED PLAN"** being Case No. **RRDA/AH/0219/2020 dated 20.10.2020** shall mean the building plan, prepared by the architect and approved by the Landowners and Developer both, and sanctioned by the competent authority i.e. **Ranchi Regional Development Authority (RRDA)** Ranchi as per Chapter XI of building **Bye-laws, i.e Jharkhand Building Be Laws'2016.**

f) **"SPECIFICATIONS"** shall mean mutually settled and finalised specifications mentioned in **Schedule-D** according to which the buildings within the proposed new Residential Complex shall be constructed.

g) **"COMMON FACILITIES AND AMENITIES"** shall mean and include corridors, lobby, Stairways, Driveways, Roads, Landings, Machine Room, Staircase, Passage, Lift, Pump Room, Tubewells, Underground water reservoir, Overhead water tank, Pump, Motor, Sewerage Treatment Plant, Generators and Other facilities like park, community hall, club house, Garden , Lawns , Guard Room etc which may be mutually agreed upon between the parties and required for the establishment, location - enjoyment, provision and maintenance of the new building/complex.

h) **"SUPER BUILT UP AREA"** shall mean and include walls, area within the walls, pillars portions of the area occupied by lift landing, Stair case,

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

entrance, corridors, lobbies, administrative office, Club house, Utility Structures meant for service of the building like security guard's room, Overhead Water Tank, Static Water Tank for firefighting, generators room, pump houses, garbage shafts , electric cabin or substation if those are built within the landed property and will include any further construction if made as per any modified/revised plan that might be submitted subsequently and approved by the concerned Authorities.

i) **"BUILT-UP AREA"** will have the same meaning as has been defined under clause 2.23 of Chapter 2 of Jharkhand Building Bye Laws 2016 and will be relevant for the purpose of calculation of maximum permissible Floor Area Ratio, i.e total covered areas ( defined under clause 2.35) on all floors of an immovable property and shall exclude compound walls, Gardens , rain water harvesting structures , drainage , Gutter, Utility Structure meant for service of building like Guard room, pump houses, garbage shafts, electric cabins or substations or generator room.

j) **"RERA CARPET AREA"** – will have the same meaning as defined in clause 2.5 of Chapter 2 of Jharkhand Real Estate ( Regulation and Development ) Rules 2017 and will be relevant for determining selling price of the flats / units as required by RERA 2016, i.e it mean the net usable floor area of an apartment , excluding the area covered by the external walls , areas under services shafts , exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation :- For the purpose of this clause , the expression " Exclusive balcony or verandah area " means the area of the balcony or verandah , as the case may be which is appurtenant to the net usable floor area of an apartment, meant for exclusive use of the allottee, and " exclusive open terrace which is appurtenant to the net usable floor area of an apartment , meant for exclusive use of the allottee."

k) **"SAID UNIT/FLATS"** shall mean and include various residential flats/units in the new residential building/complex available for

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

independent use and occupation alongwith proportionate undivided share in the land on which the said new building shall be constructed .

l) **"Mandatory Economically Weaker Section (EWS) Flats"** : EWS flats would mean Flats with **RERA Carpet Area of not less than 27 sq meters and not more than 30 sq meters** and as defined in Section 427(5)(b) (iii) of Chapter 39 of Jharkhand Municipal Act 2011 and there is a provision of Mandatory construction of EWS houses ( As per Section 427(5)(b) (i) of Chapter 39 of Jharkhand Municipal Act 2011) for either

- 10% of permissible Floor Area - towards EWS Houses, or
- 20% of total number of units of the housing projects- towards EWS houses.

m) **"LANDOWNER'S ALLOCATION"** shall mean

- **35% of** the total RERA carpet area / built-up area /super built-up areas of Multi Storied TOWER 1 and TOWER 2 including proportionate share in shops and parking ; and
- **40 %** of the total RERA carpet area / built-up area /super built-up areas of the remaining Multi Storied towers ie Tower 3 to Tower 9, including proportionate share in parking (covered, open and mechanical parking spaces) ;

distributed equitably on each floor /in each direction and in terms of preferred/prime/premium location - to be built by the **DEVELOPER at his own expense and** as mentioned in **Schedule A2** , spread over all the floors together with proportionate undivided share in land and will also include 40 % of total numbers of car parking space or car parking area, roof rights , common facilities and amenities of in the new Multi-Storied Residential Building/s on land described in **Schedule-A1 in lieu of the cost of land which has been incurred by the Landowners . This Landowner's Allocation** is provisionally described in **Schedule-B** below and is denoted by units/ flats numbers marked in two copies of the proposed plan duly signed by the **LANDOWNERS** and **DEVELOPER**

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

(one copy each of such demarcated plan to be retained by both the parties).

n) **"DEVELOPER'S ALLOCATION"** shall mean the remaining portion of the building/complex i.e

- **65% of** the total RERA carpet area / built-up area /super built-up areas of Multi Storied TOWER 1 and TOWER 2 including proportionate share in shops and parking ; and
- **60 %** of the total RERA carpet area / built-up area /super built-up areas of the remaining Multi Storied towers ie Tower 3 to Tower 9 including proportionate share in parking (covered, open and mechanical parking spaces);

to be built by the **DEVELOPER** and as mentioned in Schedule A2 , spread over all the floors together with proportionate undivided share in land and will also include 60 % of total numbers of car parking space or car parking area, roof rights , share in common facilities and amenities of Units respectively in the new Multi-Storied Residential Building/s on land described in **Schedule-A in lieu of the cost and expenses of constructing the entire project which is to be solely incurred by the developer for the development of land and construction of buildings . This Developer's Allocation** is provisionally described in **Schedule-C** below and is denoted by units/ flats numbers marked in 2 copies of the proposed plan duly signed by the **LANDOWNERS** and **DEVELOPER** (one copy each of such demarcated plan to be retained by both the parties).

o) **"THE ENGINEER/ARCHITECT"** shall mean the consulting engineer/architect who shall be appointed by **DEVELOPER** for designing and planning of the new Residential Complex to be constructed on the said property in **Schedule-A1 and A2** below.

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

p) **"PROJECT"** shall mean the work of development and construction of Multi-Storied Residential Building/s undertaken by the **DEVELOPER** and to be completed within stipulated time.

q) **"UNIT/FLAT OWNERS"** shall mean any person who acquires, hold and/or owns and/or agrees to acquire hold and/or own flats in the proposed new Multi-Storied Residential Buildings including the **LANDOWNERS** and **DEVELOPER** also.

r) **"PARKING SPACE"** shall mean any place in covered area, semi covered, open area parking or mechanical parking - reserved for parking of car/motor cycle with specified measurement as per plan on Ground floor of the Residential Building.

s) **"COMMON SERVICE CHARGES/EXPENSES"** shall mean and include proportionate share of the premium for the enjoyment of the building and Municipal, land revenue charges and taxes, electric lighting, sanitation and repairs, charges for bill collection and charges for management of common facilities, cost for the renovation, replacement and maintenance and expenses in relation to the building including all common wiring, pipes, electrical and mechanical equipments, pumps, motors, generators, lift and other electrical and mechanical installations, appliances, tools, implements, and stair wise, corridors, halls besides, owners garden, pathways, open space and all other facilities whatsoever as may be mutually agreed from time to time by the Landowners and Developer, and by the owners of the units/flats etc. as the case may be.

t) " **APARAJITA SPORTS CITY FLAT OWNERS' SOCIETY** shall mean the society or association formed by the **LANDOWNERS, DEVELOPER** and the **OCCUPANTS** of all the blocks of new buildings and comprising of all the owners of Flats in the new multi-storied buildings.

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

2. **TERMS AND CONDITION FOR DEVELOPMENT:**

I. That the **LANDOWNERS** has delivered to the **DEVELOPER/BUILDERS** , copies all documents of title relating to the properties in possession of the **LANDOWNERS** upon which the proposed new Residential Complex is to be developed. That if any time, it transpires that the properties as mentioned in **Schedule-A1** below are not free from encumbrances, in that event the **LANDOWNERS** will be liable to make good any loss to be sustained by the **DEVELOPER/BUILDER** and will refund the advance money ( if any ) as well as the entire amount so invested by the **DEVELOPER** with regard to construction work in pursuance to this Development agreement with interest @ 12 % per annum till the payment to the **DEVELOPER/BUILDER** and in such eventuality, the agreement shall stand cancelled and neither party shall be liable to discharge their respective parts of obligation under this agreement.

II. That after being given copies of all documents relating to title and ownership of land by the Landowner to the Developer , the Developer has got the same checked/ searched for ascertaining whether the Landowner has a valid title to the said land and has satisfied himself beyond doubt about the validity of the title of ownership of the land as described in **Schedule A1**. The landowner has and will extend all cooperation to the developer to ascertain the validity of such title. The developer will try to carry out title search on the said land within 1 month from the signing of this Development Agreement. Once the Developer is satisfied about the validity of the title of the LANDOWNERS within 1 month from the date of signing of this Development Agreement — then after that the landlord will not be asked to pay compensation to **either Developer or prospective buyers** - in case somebody file suits /cases on such landed property. However both Landowner and the Developer will together fight any such case and the cost of defending such case will be exclusively be borne by the LANDOWNER.

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

III. That the developer has **present necessary plans, maps, drawings and designs which has been prepared through an Architect of his own choice of this residential project** and submited the same to **the competent authority , i.e Ranchi Regional Development Authority , (RRDA)** Ranchi for its sanction and got map sanctioned vide B. Case No. **RRDA/AH/0219/2020 dated 20.10.2020.** All expenses for preparation of Plan and obtaining sanction from the competent authority and all other expenses towards construction of the new Residential Buildings borne by the **DEVELOPER**. The Landowner had given all facility to the Developer for getting the approvals of the maps/plans drawings from **Ranchi Regional Development Authority , (RRDA)** and authorize the Developer to represent the Landowner before RRDA for the purpose of sanction of the plans. However, any undertaking , assurance that is to be submitted to **RRDA** may be done only after express approval and the signature of the landowners.

IV. The Developer may also file a copy of Registered Development Agreement with **Ranchi Regional Development Authority , (RRDA)**. Thus the Developer on being assured about the validity of the title of the Landowner, can get the Development Agreement registered and all costs associated with registration of DA ( like stamp fees and registration fees )- will be borne by the Developer only.

V. The landowner shall immediately after signing of this development agreement will give access of the property to the Developer for limited purpose of carrying out surveys/ boundary erection/ ground preparation/ leveling or such other activities as is required for the purpose of commencing construction work as per sanctioned building plans.

VI. In consideration of **LANDOWNERS** having entrusted and given license to the **DEVELOPER** to enter into the land property and develop the same into a Residential Complex by constructing thereon Multi-storied Residential Buildings/s as per details given in **Schedule A2** and as per specification given in **Schedule-D** -the developer hereby agrees to develop and allocate**35%** in Tower

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

1 and Tower 2 and **40%** of the total permissible in remaining towers i.e Tower 3 to Tower 9 , constructed area along with **proportionate** parking space/ area ,common facilities and amenities, other tenement and roof top right and proportionate undivided share in land .

VII. The **LANDOWNERS** also hereby agrees that in-order to meet his cost of construction of Residential Complex by constructing thereon Multi-storied Residential Buildings/s as per details given in **Schedule A2** and as per specification given in **Schedule-D** - the **DEVELOPER** will retain **65%** in Tower 1 and Tower 2 and **60% in remaining towers I.e Tower 3 till Tower 9** of the total permissible constructed area along with **proportionate** parking space/ area ,common facilities and amenities, other tenement and roof top right and proportionate undivided share in land and **the Developer** will be absolute owners of proportionate of undivided share in land in relation to the construction described in **Schedule C** over land described in the **Schedule-A1** below.

VIII. In the event of **ADDITIONAL FAR/FSI** being available and sanctioned, the developer may- with the approval of the Landowners –can put up any additional construction and this additional construction shall be shared between the parties in the same area sharing ratio i.e 40% to the Landowners and 60% to the Developers. Any expense payable to any government authority regarding the additional FAR/FSI shall be borne proportionately by the Landowners and the Developer. However, the cost of any additional construction undertaken by the Developer shall be borne solely by the Developer.

IX. That in pursuance of this agreement, **the DEVELOPER** will pay a sum **of Rs. 11,00,000/-** (Rupees Eleven Lac Only) to **the LANDOWNERS** as **Interest free refundable Security Deposit amount** within 6 months from the registration of this Development Agreement .

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

X. That the **DEVELOPER** will start the construction of flats/units in the New Multi-Storied Residential Building/s according to the specifications as mentioned in **Schedule-D** below within 3 months from the sanction of plans by **RRDA** . However, if the Developer fails to start construction activity within maximum 6 months of the approval of plans/ maps by RRDA, this Development Agreement will be lapse automatically and the LANDOWNERS will not be liable to pay any compensation to the DEVELOPER in that eventuality. However, this agreement may be mutually extended / renewed with mutual consent by both the landowner and the developer. The Developer will give a schedule of construction spread with specific milestones over maximum period of 5 years from the date of sanction of Building plans by RRDA and will be given in **Schedule E.**

XI. The **DEVELOPER** shall be authorized by the **LANDOWNERS** to apply for and secure clearances, permissions etc. from various authorities as also apply for quotas, entitlements and other allocation of such building materials as may be necessary. The Developer will also be allowed to apply for and obtain temporary and/or permanent connection of water supply, electricity and/or other facilities required for the construction of new building. However the cost of all this will be borne by the developer and the landowners will in no way be responsible for payment of any dues, i.e. either upfront/ installation fees or recurring usage charges whatsoever.

XII. The **LANDOWNERS** shall, at the cost of **DEVELOPER**, render it all reasonable assistance in obtaining all sanctions, permissions, approvals as and when required by the **DEVELOPER** from RRDA Ranchi, or any such authorities for the purpose of construction of the residential building/s.

XIII. If Ranchi Reginal Development Authority **(RRDA)** makes changes to maps, plan, drawings which is different than what is appended with this development agreement, then respective share of the Landowners and the Developer – will be reassigned in the agreed ratio i.e Landower's share 40% and Developer's

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

Share -60% and Schedule A2 , Schedule B , Schedule C , Schedule D and Schedule E will be redrafted with mutual consent and will be appended as rectification deed/ Supplementary Agreement to the registered joint Development Agreement.

**XIV.** That the **LANDOWNERS and DEVELOPER** further agree that for the purposes of raising any fund for the aforesaid construction work, the **DEVELOPER** shall not be directly allowed to mortgage or create any charge, and any encumbrance on the said property in **Schedule-A-1** below or any portion thereof with any Banks/financial institutions or any other third party to obtain loan to finance the aforesaid project. However, where the prospective buyers of the flats wants a home loans from the banks to finance the acquisition of the flats, such banks can mortgage / create charge on the portion of the respective Byuer's flat/ or rights therein as per the terms of DA.

**XV.** After the registration of the Development Agreement, both the **LANDOWNERS and THE DEVELOPER agree** that they will be allowed to sell their respective shares as has been mentioned in **Schedule B and Schedule C** respectively and the consent of the other party would not be required for selling their respective allocated shares. However, in case, it is felt that for ensuring transparency , the prospective buyers of the flats are asking for the Agreement to Sell/ Sale Deed to be signed by both Developer and Landowners , then both of them will sign on such Documents as confirming party for the satisfaction of the prospective buyers of the flats /or banks .

**XVI.** That after registration of this Joint Development Agreement , it may be deemed that the landowner is giving Power of Attorney to the Developer for selling **only Developer's Share /Allocation of flats as enumerated in Schedule C** .

**XVII.** That after registration of this Joint Development Agreement , it may be deemed that the Developer is giving Power of Attorney to the Landowners for selling **only Landowner's Share /Allocation of flats as enumerated in Schedule B** .

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

**XVIII.** That the parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale under section 53- A of Transfer of Property Act'1882.

**XIX.** It is hereby made clear that the **DEVELOPER** shall act as independent party and not as agent/partner of the **LANDOWNERS** for the purpose of the construction of the proposed building over **Schedule- A1** property and shall pay and keep the **LANDOWNERS** indemnified from and against all labour related issues and other claims, penalties, costs and demands arising out of or connected to any act or omission and/or dealing in respect of the proposed building and other works envisaged by this agreement.

**XX.** The **LANDOWNERS** shall not be responsible for any of the matters herein above. However, the **LANDOWNERS** and/or their duly authorized representatives/agents shall have the liberty to inspect, supervise and monitor the construction/progress of the construction of the multi-storied Residential building/s without any hindrance from the **DEVELOPER** or by any other persons, employee working under the **DEVELOPER.**

**XXI.** That the **DEVELOPER** shall ensure compliance of **all the applicable provisions of the Real Estate ( Regulation and Development ) Act 2016 (RERA)** and Jharkhand Real Estate ( Regulation and Development ) Rules 2017 (JHARERA), conditions as stipulated in Environment Clearance, Central Ground Water Authority, Jharkhand State Pollution Control Board, conditions as stipulated by Fire Fighting Department, Airport Authority, taxation authorities etc.

**XXII.** It is hereby agreed that since the Developer alone is carrying out the construction activity he alone is responsible for timely completion , adhering to the quality standards as promised in the development agreement / agreement to sell /sale deed and completion of the projects as promised. Further, it is hereby agreed that Developer alone will be responsible if any interest/ penalty / compensation is levied by any authority for any deviation in the project delivery as was promised by him. Furthermore, it is hereby agreed that the

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

Developer will keep the Landowner unconditionally indemnified if the Landowner is ordered to pay any compensation to any prospective buyer due to construction issues of the project.

**XXIII.** Goods and Service Tax as per prevailing rate will be paid on the sale of flats. However if the Landowner will also be required to pay GST on sale of his portion of flats- then he will be put to disadvantage as compared to the Developer as Developer alone will be able to take GST Input credit setoff for inputs utilized in construction of **ALL the flats** against his ( Developer's ) output GST Liability. Thus , the Developer agrees to pay to the Landowner, 40% of the total GST Input Tax credit set off which he would take against his output GST Tax Liability with respect to this project. The payment of Landowner's Proportionate share i.e 40% of the INPUT GST Credit set off with respect to this project will be paid at the option of the Landowner - either by:

- Bank Payment to be settled at the end of every quarter beginning from the date of first booking of flats by Developer - and the same will be as per the amount mentioned in the certificate of the Chartered Accountant engaged by the Developer.
- Or by way of allotment of equivalent amount of area calculated on the basis of agreed price.

**XXIV.** That The landowner will be allowed to buy a minority stake in the company of the developer and sign for the a separate Shareholder's Agreement containing mutually agreed terms for ensuring smooth completion of the project.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

**3. LANDOWNERS COVENANT: That,**

**a)** The area of the **Schedule-A** property is 6.301 acres equivalent to 630.10 Decimals / (630 decimals) equivalent to more or less **2,74,472 sq. ft.** of land. **This area of land is including an area equivalent to 1070.71 sq met / 11,525 sq feet which has**

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

**been left for road partly abutting on the northern and western side of the land so as to provide road connectivity to the land from 2 sides.**

b) The **LANDOWNERS** are seized and possessed of or are otherwise well and sufficiently entitled to as the absolute **OWNERS** in respect of **'the Said Property'** more fully described in **Schedule-A** below and the same is free from all encumbrances and the **LANDOWNERS** have acquired a good, clear and marketable title over the same.

c) That there are no attachment, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, *lis pendens*, notices, petitions or adjudication orders affecting the said property or any part thereof.

d) That apart from the **LANDOWNERS**, none else is or are entitled to or has or have any share, right, title, or interest, over and in respect of **'the Said Property'** or any part thereof as a partner or partnership or co-partners in any joint family or in any other manner howsoever.

e) The **LANDOWNERS** declare that they have not agreed, committed to or contracted or entered into agreement for sale, lease or transfer by any mode or for the development of **"The Said Property"** or any part thereof with any person other than the **DEVELOPER** and that they would keep **"The Said Property"** free from all encumbrances during the subsistence of these presents.

f) The **LANDOWNERS** further declare that they have not done any act, deed, thing or matter whereby or by reason whereof the development of **'the Said Property'** and construction of the new building thereon may be affected or prevented in any manner whatsoever.

g) The **LANDOWNERS** covenant with the **DEVELOPER** that in the event of any delay in the progress or completion of the project due to any court order, litigation, forcible occupation or disturbance by third party claimants, they would exclude such period of stoppage of work from the time fixed for completion of project.

h) That the **LANDOWNERS** have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment, right, gift, lien, leave, license, permission, possession, charge and or any other encumbrances whatsoever .

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

i) That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authorities or any other Government or other Local bodies or authorities concerning or affecting' The Said Property' or any part thereof.

j) That all demands, rates, taxes etc which pertains to the period beginning from date of this agreement shall be paid by the **DEVELOPER** alone and the **LANDOWNERS** shall be liable for such amount of demands, rates, taxes etc which pertains to the period up till the date of this agreement.

k) The **LANDOWNERS** shall become the members of the **APARAJITA SPORTS CITY FLAT OWNERS' SOCIETY** of the Proposed new buildings and shall be liable to pay the common expenses/monthly maintenance charges as per their share holding in the flats after formation of the **Flat owners Association/Society.**

l) That it is hereby clarified and declared that the **LANDOWNERS** shall not for any purpose be deemed to be the employers of or partners of the **DEVELOPER** in execution of the construction of the new building. The **DEVELOPER** shall always be deemed to have construed and raised the proposed new building independently on the **Schedule-A** property on the terms as envisaged in this agreement.

m) All cases, legal litigation, dispute regarding advances from purchasers or complaints as regards timely completion of the project , mismatch on specifications as mentioned prior to sale, quality of construction etc if any, by the purchasers relating to the project shall be the liability of the **DEVELOPER** and the **LANDOWNERS** shall not have any civil / criminal or any legal liability whatsoever under any circumstances.

n) That the **LANDOWNERS** personally or through their constituted attorney shall execute and register appropriate deeds of conveyance with respect to the **DEVELOPER'S** share in **Schedule-C** below in favour of the prospective purchasers at the cost of the **DEVELOPER** and/or its nominee's.

4. **DEVELOPER COVENANTS: That,**

a) The **DEVELOPER** shall carry out the development of **'the Said Property'** mentioned in **Schedule-A** below and construct thereon New Multi-Storied Residential

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

Building/s in accordance with the plan sanctioned by **Ranchi Regional Development Authority , (RRDA)** Ranchi and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, and any other regulations if any, and directions issued from time to time by local authorities.

**b)** The **DEVELOPER** shall arrange from its own sources, finances and/or funds, from time to time , which will be required for the development of **'the Said Property'** in **Schedule-A** below or for construction of Residential Building/s.

**c)** The **DEVELOPER** shall indemnify the **LANDOWNERS** against all actions, demands, suits, costs, proceedings and claims arising out of accidents and mishaps occurring and happening at the site of the said property or that may arise out of the **DEVELOPER'S** negligence during the development of **"the Said Property"** and/or construction of the new building/complex thereon including compensation in relation to any injury to any workmen, artisan, labour or any other person .

**d)** On completion of Multi-storied Residential Building/s, the **DEVELOPER** shall intimate the Landowner in writing to take possession of the constructed units of known as LANDOWNER'S Allocation . Such Intimation shall be given by registered post and through designated E mail id as to the said offer of possession within [ 15 ] days from the date of completion of construction in fully finished condition in all respects as per **Schedule-D** below. Thereafter, the LANDOWNERS and / or their nominees or assignees/ buyers of flats shall thereafter be entitled to receive delivery of the such units and other space of it's share in terms of this agreement.

**e)** The **DEVELOPER** hereby agrees and covenants with the **LANDOWNERS** not to violate or contravene any of the provisions or rules applicable for construction of the Multi-Storied Residential Building/s and indemnify the **LANDOWNER'S** against any unto ward incident which may occur during the course of construction or on account of it.

**f)** That **DEVELOPER** hereby agrees and covenants with the **LANDOWNERS** - not to do any act, deed or thing by which the **LANDOWNERS** may be prevented from enjoying, selling, assigning and/or disposing of their allocated portions in the units/flats in multi-storied residential Building/s.

**g)** That The **DEVELOPER** further agrees that it shall abide by and follow all rules and regulations made under prevailing applicable laws in the country ( like

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

environment/ fire clearance / aviation clearances / Municipal Clearances etc) with respect to the construction and development of the said land - including the terms and conditions stipulated in sale, transfer or conveyance of their ( Developer's ) share to any prospective purchasers/ any third party and shall keep the **LANDOWNERS** fully indemnified against the damages/costs and losses that the **LANDOWNERS** might suffer due to violation of laws, accidents at the site or any unto ward incident which may occur during the course of development , construction or on any account in future. Further, the developer shall defend any legal notice against land owners at its own cost which is due to construction on / development of - said land and shall keep the OWNERS indemnified in all respect to that effect. The OWNERS shall provide their active and required support in resolution of any such issue

h) That the possession of the completed flats/dwelling units shall be transferred to prospective purchaser in a proportionate manner and with every 10 flats completed 6 should belong to developer's allocation and 4 should belong to Landowner's allocation .

i) The **DEVELOPER** further affirms and undertakes that till the time this project is executed fully- all moneys obtained as sale proceeds from their share in the project shall be exclusively invested for the development of the said land only and such moneys shall not be diverted or invested in any other project work or purpose of the developer. In an event where such money becomes repayable , then the same shall be repaid by the developer alone and the Landowners shall have no concern with them and the money so received by the developer shall in no case be realized from the owners of the land or from their exclusive share.

j) The DEVELOPER covenants that they shall construct the building as per sanctioned plan and prevailing norm of RRDA/ competent authorities. However, in case of any fine or penalties is imposed on the said building/s for any extra built up area against the prevailing norms of RRDA/ Competent authorities in excess of sanctioned plan then the same will be borne by the Developer only. In case of extra constructed area in shape of flats, parking space and other tenement whatsoever in addition to first sanctioned plan by the competent authority , then the land owners will in addition to other terms and conditions of the development

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

agreement shall also be entitled to get 40 % of the extra built up area in the said complex.

k) The DEVELOPER covenants that in case of any maintenance required in the building and / or any flat including that of Landowner's area/ share on account of construction defect/ structural defects / water leakages / plumbing defects etc – and , the same shall be borne and done by the developer only at their cost till the period of one year from the date of final handing over of the OWNERS area. The developer shall also act to remove and / or improve upon and will do good any such construction defect in it's fullest within the said period of one year.

**5. TIME FOR COMMENCEMENT & COMPLETION OF PROJECT:**

a. **Subject to terms of this agreement and specifically Chapter 6 ( Force Majure ) , it is mutually agreed that the developer shall under normal circumstances SHALL COMMENCE THE CONSTRUCTION WITHIN 3 MONTHS from the date of sanction plan being released .**

b. The **DEVELOPER** shall complete the entire construction of all the blocks of New Residential Buildings within **60 months from the date of sanction of the building** plans plus 12 months grace period excluding the period of ***force majeure*** .

c. In case the construction is not completed within stipulated period of 72 months ( i.e 60 months + 12 months grace period) – the Developer will be liable to pay interest @12 % to the Landowners or prospective buyers of the flats.

**6. FORCE MAJEURE;-**

The **DEVELOPER** 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 throughout the duration of the ***force majeure***. In this regard, ***force majeure*** shall mean and include flood, earthquake, riot, war, storm, civil

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

commotion, air raids, pandemic and/or any act beyond the control of the parties hereof.

**7. Agreement to Sell Flats / Units with Prospective Buyers:**

Before the **DEVELOPER AND THE LANDOWNER** enters into Agreements to sell their respective units to prospective purchasers, a draft of the Agreement to Sell and sale deeds for transfer of various units will be prepared with mutual consent which shall contain standard terms and conditions .

**8. DEVELOPER'S RIGHTS**

a) The **DEVELOPER** shall be entitled to advertise in its own name about the development of **'the Said Property'** and proposed sale of units/flats, of the Multi-storied Residential Buildings to be constructed and to put up Advertisement Board on **'the Said Property'.**

b) The **DEVELOPER** shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, Plumber etc. and shall be at liberty to assign any part of the construction work to any person or agency and to appoint agents and other professional skills at its own costs, risks and expenses. But such person or agency have the necessary skills and experience to perform the said work as an expert. Further, The Developer will also keep the Landowners informed of any such engagements of professionals.

c) The **DEVELOPER** shall, further be entitled to book and allot units /flats etc. in the New Residential Building/Complex together with proportionate undivided share of land in **'The Said Property'** to prospective purchasers so far as they relate to **Developer's Allocation** and to enter into agreements for sale and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt thereto without in any way creating any liability upon the **LANDOWNERS.**

d) The parties hereby specifically agree that the basic sale price per square feet for the project alongwith the additional charges such as external development charges ( EDC), internal development charges (IDC), and prime location charges for the units shall be mutually decided by the Developer and Landowners from time

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

to time . Neither Developer nor LANDOWNERS shall be entitled to sell it's units at a price less than the basic sale price and the additional charges as has been mutually decided.

e) That all the rights, privileges given herein to the developer in the projects shall always be subjected to compliance by the developer of it's obligation under this agreement .

**9. MUTUAL RIGHTS**

a. For the management of new Residential Building/Complex and welfare of its occupants, a society/association in the name of **APARAJITA SPORTS CITY FLAT OWNERS' SOCIETY** shall be formed by the **LANDOWNERS, DEVELOPER** and the **OCCUPANTS** of the flats/units of Residential Buildings. The Common areas within the Residential Complex and in the muti-storied residential buildings shall be controlled by **FLAT OWNERS' SOCIETY/ASSOCIATION**. The Executive Committee of the said Society/Association shall comprise of 7 members. However, the posts of President, Secretary and Treasurer shall always remain with and shall be held by the members nominated by the **LANDOWNERS** and the **DEVELOPER.**

b. The **LANDOWNERS/DEVELOPER** and the **OCCUPANTS** of the bungalows/flats/dwelling units shall become members of such Society/Association. All the members of the Society, their nominees, respective agents, servants, licensees, tenants etc. shall be bound to abide by the Rules and Regulations as may be framed by the **LANDOWNERS** and the **DEVELOPER** from time to time. All the occupants of the New building shall be bound to contribute towards the cost of formation of such organisation as well as to pay the regular monthly maintenance charges as fixed for maintenance and management of the entire building complex, within **"APARAJITA SPORTS CITY".**

c. The draft of the Rules and Regulations of Society/Association of **FLAT OWNERS' SOCIETY/ASSOCIATIONS** for the up keeping and maintenance of the Residential Building/Complex shall be prepared and finalised by the **LANDOWNERS** and the **DEVELOPER** in due course.

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

d. The units/flats/dwelling units etc. within the aforesaid Residential Complex shall be used for Residential purposes only without causing any nuisance or annoyance or inconvenience to other occupiers of other flats in the Building/ s.

e. The flats/dwelling units owners/occupants within the aforesaid Residential Complex shall not carry out any commercial activities like Boy's or Girl's Hostel, Coaching classes/Institute, Business shops/Office, Boutiques in or from their respective units within the said Residential Complex.

f. The **LANDOWNERS** and the **DEVELOPER** 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 and the parties hereto do not constitute an Association.

g. It is also 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. and also from time to time visit by the technicians, plumbers, lift-man and engineers etc.(appointed by the **DEVELOPER** and or by **BUNGALOW/FLAT OWNERS SOCIETY/ASSOCIATION**, 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. However, the **ROOF RIGHTS** over the new Residential Building/Complex shall be held by the **LANDOWNERS** and the **DEVELOPER** proportionately to their allocated share in the constructed areas.

h. **In the interest of the allottees / intending buyers of the units in the project , the entire common area of the project will be used by the intending buyers of both the parties , subject to charges realized from them in proportion to their allocation ratio** and on the same terms and conditions applicable to all for such utilization. **Such charges / terms conditions shall be same for all buyers to avoid any confusion and unfair competition between both the parties.** However, no occupant of the bungalows/buildings and/or their agents, representatives, tenants etc, shall encroach upon any portion of the common area of "**APARAJITA SPORTS CITY** ".

i. **The Developer shall construct the project as per the feature and specifications as set out in Schedule D and such other features and specification as may be agreed**

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

**between the parties from time to time. The Developer may propose some additional specifications / features to it's proposed customers for which it shall be entitled to charge additional costs from the customers. Similarly , LANDOWNERS may avail the same additional specification/ features for it's own units at the same additional costs as charged by the Developer from it's own customers.**

j. It is agreed that while apportioning of project between the LANDOWNERS and THE DEVELOPER , if exact ratio of division in 35%-65% for Tower 1 + Tower 2 and 40%-60% for Tower 3 to Tower 9 is not practicable as the same is in fraction and that one Party will be getting more than the allotted ratio . To avoid disputes- both Landowner and Developer may agree on a compensatory price to be paid by the person who has been allotted extra area as compared to his allocated share to the other party. Once the compensatory price has been mutually decided- either party can take excess allotment and compensate the other party.

k. The LANDOWNERS agree that the agreement with apartment buyers, advertisements, sale promotions brochures etc, used for promoting it's respective constructed area of the project shall be verbatim same and common to corresponding documents used by the developer to avoid unnecessary competition , misunderstanding or misinterpretation between the prospective unit holder and the parties. No alteration in the terms and condition of the apartment buyers agreement , content of agreements , sales promotions brochures etc. shall be permitted unless otherwise mutually agreed by the parties hereto in the interest of the project.

l. In the event of the **LANDOWNERS/DEVELOPER** either retaining or transferring from their share in the residential multi-storied buildings, they or their transferee/s shall be liable to pay for following amenities like:

a) Deposits for forming a **corpus fund** of the Society/Association of unit/flat owners of the building/s.

b) Monthly maintenance and security charges of the bungalows/multi-storied buildings and residential Complex.

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

c) Charges for stand-by-Generator

**M. That this Development Agreement is being executed between the Land Owners/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.**

**N. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift etc. with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for Land Owners allocation and Schedule-C for DEVELOPER allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.**

**10. REGISTRATION OF DEVELOPMENT AGREEMENT, PAYMENT OF STAMP DUTY & REGISTRATION CHARGES :**

A. Further, this Development Agreement for this particular venture shall be Registered with the competent authority and **the stamp duty and registration fees and all connected expenses for registration of this agreement and the power of attorney as stated herein in this agreement , shall be borne by the developer. The registration of this development agreement is required** for the purpose of completion of the project and also to avoid any misunderstanding between the concerned parties. Further, to ensure transparency in the dealings between all the parties concerned - this Registered Development Agreement shall also necessarily be attached and annexed to the Agreement to Sell / Sale deed with prospective buyers.

**11.** To Ensure that the Project shall continue unhindered without any change in any of the terms and conditions of this agreement in the event of **Sudden Demise/ imprisonment/ medical condition or incapacitation for any other unforeseen reason- by which either Landowner or Developer is not able to discharge their respective duties/functions :-**

**a. In Case Landowner is faced with any one of the situation as mentioned above – The landlord hereby nominates the following person as her/ his nominees and**

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

the nominees will be bound to unconditionally act and discharge all functions of the landowners . The following will be the nominees of the landowners : -

i. Mr. Y.C.Agarwal – Nominate his wife Mrs. Jyoti Agarwal to succeed him.

ii. Mr. Gaurav Agarwal- Nominates his wife. Mrs. Mansi Agarwal to succeed him.

b. The Developer (which is a closely held private limited company- and an artificial judicial person - with family members being the major stake holders) is being represented by it's director Abheshiek - is faced with any one of the situation as mentioned above so as to be unable to discharge his respective duties / functions, then in that case :

i. The Developer being a private limited company – will mandate Mr. Vishal Rathaur who will be the main person to succeed Mr. Abhishek – as the main Director to execute the project on behalf of the company and the nominees will be bound to unconditionally act and discharge all functions of the Developers.

ii. The developer will also allow the landowner to buy a minority stake in this company for the limited purpose of execution of this project , and subsequently enter into a shareholder's agreement with the landowners (within 3 months of registration of JDA) , which will enumerate the mechanism of dealing with the efficient running of the ( Developer's) company in case the Main Director i.e. Mr. Abhishek is met with any of the case as enumerated above.

12. That the amount of Society/Association reserve fund (i.e. **corpus fund**) shall be mutually decided by the **LANDOWNERS** and the **DEVELOPER** in due course for the proper maintenance and for better ambiance of the said Residential Building/Complex.

13. That both parties reserve their rights to mutually agree to further terms and conditions by entering into a fresh additional agreement, if exigencies so demand then in such eventualities, the second additional agreement shall treated as part of this agreement.

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

**14. RATES & TAXES:**

Before allowing access of land to the **DEVELOPER** all taxes and other dues/responsibilities related to the land shall be borne by the **LANDOWNERS**. After getting access of **the said property/ land** and till the completion and handing over the Project in completely finished condition, the **DEVELOPER** shall be liable to pay all taxes, costs, expenses and other dues, if any, including payments to various local agencies related to construction work on **'the Said Property'**. Thereafter the **LANDOWNERS, DEVELOPER** and/or **PURCHASERS** of Residential Units/Flats/Bunglows in the New building, shall pay/bear the same in proportion to the area held by them.

**15. SERVICES & CHARGES:**

a) From the date of their taking possession of their area/space of units/ flats/duplex bunglows etc. in the new Residential Building/Complex, the owners of the flats including landowners and developer also will be responsible to pay and bear the proportionate maintenance/service charges for the common facilities in all the blocks of New Residential Buildings .

b) Additional operation and maintenance/service charged may also be charged for such other services as may be provided over and above those mentioned above.

**16. TITLE DEEDS:**

The Landowners on the execution of this agreement has handed over photocopies of the documents evidencing the project land to the developer and shall produce original sale deed(s) and such other documents and clarification as may be necessary and required in future for verification for bank loan or any other purposes. When the New Building is completed and the possession of **LANDOWNER'S ALLOCATION** is handed over to the **LANDOWNERS,** then it (Title Deeds) shall be handed over to the Association/Society of the **APARAJITA SPORTS CITY OWNERS**

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

**ASSOCIATION/SOCIETY** formed for the management of all the blocks of New Residential Buildings/Duplex Bungalows.

**17. JURISDICTION:**

That in case the **LANDOWNERS** or the **DEVELOPER** commits default in execution of this agreement then both the parties shall be entitled to enforce this agreement through the court of law.

**This agreement shall be governed in all respect by the laws of India and subject to the provisions of Chapter 19 (Arbitration), and** only Courts - including High Court- at Ranchi shall have the jurisdiction in all matters or dispute between the parties relating to or arising out of this agreement.

**18. NOTICES:**

All notices to be served hereunder by either of the parties to the other or others , **shall be in writing and** shall be deemed to have been served if the same has been sent or dispatched by registered post/Speed post with acknowledgment at the last known address of the addressee party hereto. **Notices also have to be sent on email.**

**IF TO THE LANDOWNERS: -**

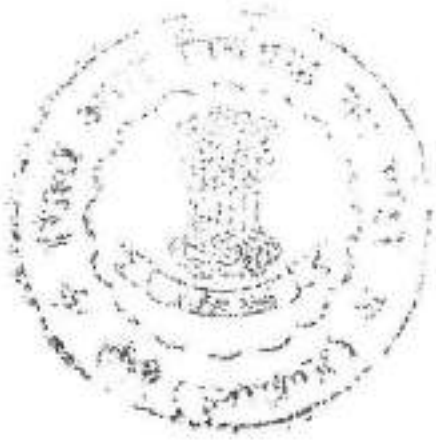
**ADDRESS : 39, Circuit House Area (North West), Near Tribal Culture Centre , Jamshedpur , 831001 – Jharkhand.**
**ATTENTION : Gaurav Agrawal**
**TELEPHONE : 9771843587/9934015050**
**E MAIL : gagrawal133@gmail.com, ycagarwal@gmail.com**

**IF TO THE DEVELOPER**

**ADDRESS: FLAT NO 201, GURU AKANSHA APARTMENT, JAI PRAKASH NAGAR BARIATU ROAD RANCHI 834009**
**ATTENTION : ABHISHEK SINGH RATHAUR**
**TELEPHONE: 9709030000**
**E MAIL: abhishek.singh2014@gmail.com / asrprivatelimited@gmail.com**

ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director



**Either Party may from time to time change it's address or representative for receipt of notices or other communications provided for in this Agreement, by giving the other Party notice of not less than [ 15 ] days prior notice.**

**19. ARBITRATION:**

It is hereby agreed by both the Parties that all disputes and differences arising out of and in relation to these presents or touching the development of **'the Said Property'**, construction of Blocks of Residential Building/s and other related matters thereto shall be referred to **Arbitration** under the **Arbitration & Conciliation Act, 1996** and the decision of the **Arbitrator,** appointed for the said purpose, shall be final and binding on both the parties.

**Arbitration proceedings should be conducted as follows:-**

- **All proceedings in any arbitration shall be conducted in English/ Hindi.**
- **Parties shall appoint 1 ( one) arbitrator each and such arbitrator shall appoint a third arbitrator.**
- **The arbitral tribunal may by unanimous agreement award to a party that substantially prevails on the merits , it's costs and reasonable expenses ( including reasonable fees of it's counsel) incurred during the arbitration proceedings.**
- **The seat of arbitration tribunal shall be at Ranchi, Jharkhand, India.**
- **The arbitration tribunal proceedings shall be governed by the Arbitration and Conciliation Act 1996 or any re-enactment or modification thereof.**

**20. LANGUAGE**

**All documents to be furnished or communication to be given or made under this agreement shall be in English Language**

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

**21. HEADINGS .**

**The headings of the paragraphs and Clauses of this agreement are inserted for convenience of reference only and are not intended to be part of or affect the meaning or interpretation of this Agreement.**

**22. AMMENDMENTS AND WAVIERS**

**Any amendment or modification to this agreement shall not be valid unless such modifications and / or amendments are in writing and signed by both the parties.**

**23. SEVERABILITY**

**IF for any reason whatsoever, any provision of this agreement is or becomes, or is declared by a court of competent jurisdiction to be invalid , illegal or unenforceable, then the parties will negotiate in good faith to agree on such provision to be substituted , which provisions shall, as nearly as practicable, leave the Parties in the same or nearly similar position to that which prevailed prior to such invalidity, illegality or unenforceability .**

**NOTE :- Valuation of Land for the purpose of registration :-**

**Land Area - 630.10 Decimal (commercial Rate) = 3,03,11,000/-**

## SCHEDULE – A 1

## Land Details

The **LANDOWNERS** are **owners** of all that piece and parcel of land measuring **6.301 acres equivalent to 630.10 Decimals equivalent to more or less 2,74,472 sq. ft./ 25,499.24 sq Meter** in R.S. Plot Nos. **900** under khata no **81** and R.S. Plot Nos.**895, 896** and **901** under khata No.**66**, all situated at Village **Khatanga**, Revenue Thana

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

no. **179**, P.S. Sadar, District Ranchi . **This area of land is including an area equivalent to 11,525 sq feet/ 1070.71 sq met which has been left for road partly abutting on the northern and western side of the land so as to provide road connectivity to the land from 2 sides.**

**Combined Boundary of land :-**

**North :- SURVEY Plot No.906,819,899,898 and 897**

**South :- Survey Plot No.869 and 895 PART.**

**East :- Village Road**

**West :- Survey Plot No.906,905 and 902**

## Registered Sale Deed And Mutation Details

| | Name of the Landowner | Registry NO/ Date | Plot NO | Khata no | Area (Decimal) | Mutation Slip No /Date | Bounded By | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Yogesh Chandra Agarwal | | | | | | North | South | East | West |
| | | 712/658, dated 11.01.2005 | 900 | 81 | 6 5.50 | 129 R27/2005-06 | Plot No 819,906 | Plot No 900 (P) | Plot No 900 (P) | Plot No 905 |
| | | 749/694, dated 11.01.2005 | 900 | 81 | 50.00 | 130 R 27 of 2005-06, | Plot of Bhutka Munda | Plot No 900 (P) | Plot of Mahavir Gope | Plot No 900 (P) |
| | | 750/695, dated 11.01.2005 | 900 | 81 | 38.00 | 133 R 27 of 2005-06, | Plot 900(P) | Plot Mahavir Gope | Plot 895 | Plot 900 (P) |
| | | 751/696 | 900 | 81 | 38.50 | 131 R 27 | Plot 900(P) | Plot | Plot | Plot |

ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | all dated 11.01.2005 | | | | of 2005-06, | | 901( P) | 900(P) | 900 (P) |
| | | Sale Deed no. 1131/1054 dated 17.01.2005 | 900 | 81 | 3 9.00 | 132 R 27 of 2005-06 | Plot 900 (P ) | Plot 901 | Plot 900(P) | Plot 905, 902 |
| | | sale deed no. 6616/5827 dated 24.04.2006 | 896 | 66 | 127.00 | 1713 R 27 of 2007-08 | Plot 897,898,899 | Plot 895 | Plot Village Road | Plot 900 |
| 2. | **Gaurav Agrawal** | 533/491 dated 08.01.2005 | 895 | 66 | 26.10 | 418 R 27 of 2005-06 | Plot (Nij) | Plot (Nij) | Plot Village Road | Plot 900 |
| | | no. 7949/7290 dated 12.05.2005 | 901 | 66 | 146.00 | 741 R 27 of 2005-06 | Plot 900 YC Agarwal | Plot Vartu Munda 869 | Plot 895 | Plot 902 |
| 3 | **Aparajita Real Estate Pvt. Ltd** | 884/630 dated 05.02.2014 | 895 | 66 | 100.00 | 5345 R 27 2015-16 | Plot 895 (P) | Plot 869 | Plot 895 (P) | Plot 900, 901,869 |
| | | | | **Total** | **6.301** | | | | | |

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

# SCHEDULE A -2

## Broad Summary of Construction to Be Done

**As Per Draft Plans As Submitted In RRDA - The Following Details Have Been Worked Out**

| Area Statement | | | | |
|---|---|---|---|---|
| AREA OF THE LAND @ 6.301 acres equivalent to 630.10 Decimals as per actual measurement on site ( there was a difference of 28.56 sq meters) | **25,468.34** | SQ.M. | 274,305.96 | SQ FEET |
| Extent of Land given for road | **1,070.71** | SQ.M. | 11525.03 | SQ FEET |
| Net Land | **24,397.63** | SQ.M. | | |
| PERMISSIBLE GROUND COVERAGE ( 50 % ) | **12,198.82** | SQ.M. | 1,31,307.00 | SQ FEET |
| PROPOSED GROUND COVERAGE (36.20) | **8833.03** | SQ.M. | 95,078.00 | SQ FEET |
| PERMISSIBLE F.A.R | **3.50** | SQ.M. | 3.50 | SQ FEET |
| PERMISSIBLE BUILT-UP AREA = 25468.34 X 3.50 = | **89139.19** | SQ.M. | 960,070.85 | SQ FEET |
| Proposed Green area<br><br>Being 15.93 of Total Plot Area | **4,061.78** | SQ.M. | 43,698.25 | SQ FEET |
| Number of Towers | **8 No. Typical Towers<br>1 No. 1 BHK Tower<br>1 No. Club House with open terrace Swimming pool and other facilities** | | | |
| Total No Of Flats | **3.5 BHK – 348 Flats<br>2.5 BHK – 352 Flats<br>1 BHK – 320 Flats/320<br><br>Total - 1020 Flats** | | | |

For APARAJITA REAL ESTATE PVT. LTD.

Jyoti Agrawal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| | | | | |
|---|---|---|---|---|
| Total No of Parking | **Basement Parking – 254**<br><br>**Ground Floor Parking – 412**<br>➢ **Covered -184**<br>➢ **Open -110**<br>➢ **Open Puzzle-118**<br><br>**1st Floor Parking - 176**<br><br>**Total 842** | | | |

For APARAJITA REAL ESTATE PVT. LTD.

Jyoti Agrawal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

16/09/2021

## Tower 1

| Tower -1 | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | | S.B.A ( Sqft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | 201 | 1342 | 202 | 1317 | 203 | 1056 | 204 | 966 | 205 | 1056 | 206 | 966 | - | - | - | - | | |
| 3rd Floor | 301 | 1342 | 302 | 1317 | 303 | 1056 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1342 | 308 | 1317 | | |
| 4th Floor | 401 | 1342 | 402 | 1317 | 403 | 1056 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1342 | 408 | 1317 | | |
| 5th Floor | 501 | 1342 | 502 | 1317 | 503 | 1056 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1342 | 508 | 1317 | | |
| 6th Floor | 601 | 1342 | 602 | 1317 | 603 | 1056 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1342 | 608 | 1317 | | |
| 7th Floor | 701 | 1342 | 702 | 1317 | 703 | 1056 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1342 | 708 | 1317 | | |
| 8th Floor | 801 | 1342 | 802 | 1317 | 803 | 1056 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1342 | 808 | 1317 | | |
| 9th Floor | 901 | 1342 | 902 | 1317 | 903 | 1056 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1342 | 908 | 1317 | | |
| 10th Floor | 1001 | 1342 | 1002 | 1317 | 1003 | 1056 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1342 | 1008 | 1317 | | |
| 11th Floor | 1101 | 1342 | 1102 | 1317 | 1103 | 1056 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1342 | 1108 | 1317 | | |
| 12th Floor | 1201 | 1342 | 1202 | 1317 | 1203 | 1056 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1342 | 1208 | 1317 | | |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 | | |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 | | |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | | | |
| G Floor (SHOPS) | Shop1 | 684 | Shop2 | 363 | Shop 3 | 244 | Shop 4 | 215 | Shop 5 | 200 | Shop6 | 255 | Shop7 | 215 | Shop8 | 202 | Shop 9 | 641 |
| | Total Area | | 1,19,898 Sq Ft | | Land Owners Share | | 41,877 Sq Ft | | Developer's Share | | 78,021 Sq ft | | | | | | | |
| | | | | | | | 34.93 % | | | | 65.07 % | | | | | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

16/09/2021

## Tower 2

| Tower -2 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | 201 | 1342 | 202 | 1317 | 203 | 1056 | 204 | 966 | 205 | 1056 | 206 | 966 | | | | |
| 3rd Floor | 301 | 1342 | 302 | 1317 | 303 | 1056 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1342 | 308 | 1317 |
| 4th Floor | 401 | 1342 | 402 | 1317 | 403 | 1056 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1342 | 408 | 1317 |
| 5th Floor | 501 | 1342 | 502 | 1317 | 503 | 1056 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1342 | 508 | 1317 |
| 6th Floor | 601 | 1342 | 602 | 1317 | 603 | 1056 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1342 | 608 | 1317 |
| 7th Floor | 701 | 1342 | 702 | 1317 | 703 | 1056 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1342 | 708 | 1317 |
| 8th Floor | 801 | 1342 | 802 | 1317 | 803 | 1056 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1342 | 808 | 1317 |
| 9th Floor | 901 | 1342 | 902 | 1317 | 903 | 1056 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1342 | 908 | 1317 |
| 10th Floor | 1001 | 1342 | 1002 | 1317 | 1003 | 1056 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1342 | 1008 | 1317 |
| 11th Floor | 1101 | 1342 | 1102 | 1317 | 1103 | 1056 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1342 | 1108 | 1317 |
| 12th Floor | 1201 | 1342 | 1202 | 1317 | 1203 | 1056 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1342 | 1208 | 1317 |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,16,879 Sq Ft | | Land Owners Share | | 41,045 Sq Ft | | Developer's Share | | 75,834 | Sq Feet | | | | |
| | | | | | | | 35.12 % | | | | 64.88 | % | | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Director

16/09/2021

## Tower 3

| Tower -3 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | 201 | 1318 | 202 | 1317 | 203 | 1050 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1318 | 208 | 1317 |
| 3rd Floor | 301 | 1318 | 302 | 1317 | 303 | 1050 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1318 | 308 | 1317 |
| 4th Floor | 401 | 1318 | 402 | 1317 | 403 | 1050 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1318 | 408 | 1317 |
| 5th Floor | 501 | 1318 | 502 | 1317 | 503 | 1050 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1318 | 508 | 1317 |
| 6th Floor | 601 | 1318 | 602 | 1317 | 603 | 1050 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1318 | 608 | 1317 |
| 7th Floor | 701 | 1318 | 702 | 1317 | 703 | 1050 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1318 | 708 | 1317 |
| 8th Floor | 801 | 1318 | 802 | 1317 | 803 | 1050 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1318 | 808 | 1317 |
| 9th Floor | 901 | 1318 | 902 | 1317 | 903 | 1050 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1318 | 908 | 1317 |
| 10th Floor | 1001 | 1318 | 1002 | 1317 | 1003 | 1050 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1318 | 1008 | 1317 |
| 11th Floor | 1101 | 1318 | 1102 | 1317 | 1103 | 1050 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1318 | 1108 | 1317 |
| 12th Floor | 1201 | 1318 | 1202 | 1317 | 1203 | 1050 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1318 | 1208 | 1317 |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,18,944 Sq Ft | | Land Owners Share | | 47,526 Sq Ft | | Developer's Share | | 71,418 | Sq Feet | | | | |
| | | | | | | | 39.96 % | | | | 60.04 | % | | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Director

16/09/2021

## Tower 4

| Tower -4 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | 201 | 1342 | 202 | 1317 | 203 | 1056 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1342 | 208 | 1317 |
| 3rd Floor | 301 | 1342 | 302 | 1317 | 303 | 1056 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1342 | 308 | 1317 |
| 4th Floor | 401 | 1342 | 402 | 1317 | 403 | 1056 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1342 | 408 | 1317 |
| 5th Floor | 501 | 1342 | 502 | 1317 | 503 | 1056 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1342 | 508 | 1317 |
| 6th Floor | 601 | 1342 | 602 | 1317 | 603 | 1056 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1342 | 608 | 1317 |
| 7th Floor | 701 | 1342 | 702 | 1317 | 703 | 1056 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1342 | 708 | 1317 |
| 8th Floor | 801 | 1342 | 802 | 1317 | 803 | 1056 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1342 | 808 | 1317 |
| 9th Floor | 901 | 1342 | 902 | 1317 | 903 | 1056 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1342 | 908 | 1317 |
| 10th Floor | 1001 | 1342 | 1002 | 1317 | 1003 | 1056 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1342 | 1008 | 1317 |
| 11th Floor | 1101 | 1342 | 1102 | 1317 | 1103 | 1056 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1342 | 1108 | 1317 |
| 12th Floor | 1201 | 1342 | 1202 | 1317 | 1203 | 1056 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1342 | 1208 | 1317 |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,19,538 Sq Ft | | Land Owners Share | | 47,748 Sq Ft | | Developer's Share | | 71,790 | Sq Feet | | | | |
| | | | | | | | 39.94 % | | | | 60.06 | % | | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

For APARAJITA REAL ESTATE
Jyoti Agrawal
Director

## Tower 5

| Tower -5 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | 201 | 1342 | 202 | 1317 | 203 | 1056 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1342 | 208 | 1317 |
| 3rd Floor | 301 | 1342 | 302 | 1317 | 303 | 1056 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1342 | 308 | 1317 |
| 4th Floor | 401 | 1342 | 402 | 1317 | 403 | 1056 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1342 | 408 | 1317 |
| 5th Floor | 501 | 1342 | 502 | 1317 | 503 | 1056 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1342 | 508 | 1317 |
| 6th Floor | 601 | 1342 | 602 | 1317 | 603 | 1056 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1342 | 608 | 1317 |
| 7th Floor | 701 | 1342 | 702 | 1317 | 703 | 1056 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1342 | 708 | 1317 |
| 8th Floor | 801 | 1342 | 802 | 1317 | 803 | 1056 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1342 | 808 | 1317 |
| 9th Floor | 901 | 1342 | 902 | 1317 | 903 | 1056 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1342 | 908 | 1317 |
| 10th Floor | 1001 | 1342 | 1002 | 1317 | 1003 | 1056 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1342 | 1008 | 1317 |
| 11th Floor | 1101 | 1342 | 1102 | 1317 | 1103 | 1056 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1342 | 1108 | 1317 |
| 12th Floor | 1201 | 1342 | 1202 | 1317 | 1203 | 1056 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1342 | 1208 | 1317 |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,19,538 Sq Ft | | Land Owners Sare | | 47,838 Sq Ft. | | Developer's Share | | 71,700 | Sq Feet | | | | |
| | | | | | | | 40.02 % | | | | 59.98 | % | | | | |

Landowners Share : [redacted]

Developer's Share : [redacted]

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

## Tower 6

| Tower -6 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | 201 | 1318 | 202 | 1317 | 203 | 1050 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1318 | 208 | 1317 |
| 3rd Floor | 301 | 1318 | 302 | 1317 | 303 | 1050 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1318 | 308 | 1317 |
| 4th Floor | 401 | 1318 | 402 | 1317 | 403 | 1050 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1318 | 408 | 1317 |
| 5th Floor | 501 | 1318 | 502 | 1317 | 503 | 1050 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1318 | 508 | 1317 |
| 6th Floor | 601 | 1318 | 602 | 1317 | 603 | 1050 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1318 | 608 | 1317 |
| 7th Floor | 701 | 1318 | 702 | 1317 | 703 | 1050 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1318 | 708 | 1317 |
| 8th Floor | 801 | 1318 | 802 | 1317 | 803 | 1050 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1318 | 808 | 1317 |
| 9th Floor | 901 | 1318 | 902 | 1317 | 903 | 1050 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1318 | 908 | 1317 |
| 10th Floor | 1001 | 1318 | 1002 | 1317 | 1003 | 1050 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1318 | 1008 | 1317 |
| 11th Floor | 1101 | 1318 | 1102 | 1317 | 1103 | 1050 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1318 | 1108 | 1317 |
| 12th Floor | 1201 | 1318 | 1202 | 1317 | 1203 | 1050 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1318 | 1208 | 1317 |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,18,944 Sq Ft | | Land Owners Sare | | 48,785 Sq Ft | 41.02 % | Developer's Share | | 70,159 | Sq Feet | 58.98 % | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

16/09/2021

For APARAJITA RENTS

Director

| Tower 7 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -7 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | 201 | 1318 | 202 | 1317 | 203 | 1050 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1318 | 208 | 1317 |
| 3rd Floor | 301 | 1318 | 302 | 1317 | 303 | 1050 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1318 | 308 | 1317 |
| 4th Floor | 401 | 1318 | 402 | 1317 | 403 | 1050 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1318 | 408 | 1317 |
| 5th Floor | 501 | 1318 | 502 | 1317 | 503 | 1050 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1318 | 508 | 1317 |
| 6th Floor | 601 | 1318 | 602 | 1317 | 603 | 1050 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1318 | 608 | 1317 |
| 7th Floor | 701 | 1318 | 702 | 1317 | 703 | 1050 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1318 | 708 | 1317 |
| 8th Floor | 801 | 1318 | 802 | 1317 | 803 | 1050 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1318 | 808 | 1317 |
| 9th Floor | 901 | 1318 | 902 | 1317 | 903 | 1050 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1318 | 908 | 1317 |
| 10th Floor | 1001 | 1318 | 1002 | 1317 | 1003 | 1050 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1318 | 1008 | 1317 |
| 11th Floor | 1101 | 1318 | 1102 | 1317 | 1103 | 1050 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1318 | 1108 | 1317 |
| 12th Floor | 1201 | 1318 | 1202 | 1317 | 1203 | 1050 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1318 | 1208 | 1317 |
| | Total Area | | 1,02,388 Sq Ft | | Land Owners Sare | | 39,248 Sq Ft | | Developer's Share | | 63,140 | Sq Feet | | | | |
| | | | | | | | 38.33 % | | | | 61.67 | % | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

## Tower 8

| Tower -8 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | 201 | 1318 | 202 | 1317 | 203 | 1050 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1318 | 208 | 1317 |
| 3rd Floor | 301 | 1318 | 302 | 1317 | 303 | 1050 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1318 | 308 | 1317 |
| 4th Floor | 401 | 1318 | 402 | 1317 | 403 | 1050 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1318 | 408 | 1317 |
| 5th Floor | 501 | 1318 | 502 | 1317 | 503 | 1050 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1318 | 508 | 1317 |
| 6th Floor | 601 | 1318 | 602 | 1317 | 603 | 1050 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1318 | 608 | 1317 |
| 7th Floor | 701 | 1318 | 702 | 1317 | 703 | 1050 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1318 | 708 | 1317 |
| 8th Floor | 801 | 1318 | 802 | 1317 | 803 | 1050 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1318 | 808 | 1317 |
| 9th Floor | 901 | 1318 | 902 | 1317 | 903 | 1050 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1318 | 908 | 1317 |
| 10th Floor | 1001 | 1318 | 1002 | 1317 | 1003 | 1050 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1318 | 1008 | 1317 |
| 11th Floor | 1101 | 1318 | 1102 | 1317 | 1103 | 1050 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1318 | 1108 | 1317 |
| 12th Floor | 1201 | 1318 | 1202 | 1317 | 1203 | 1050 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1318 | 1208 | 1317 |
| | Total Area | | 1,02,388 Sq Ft | | Land Owners Share | | 41,621 Sq Ft | | Developer's Share | | 60,767 | Sq Feet | | | | |
| | | | | | | | 40.65 % | | | | 59.35 | % | | | | |

Landowners Share : [redacted]

Developer's Share : [redacted]

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director 16/09/2021

## Tower -9

| Tower -9 | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Floor | 101 | 317 | 102 | 317 | 103 | 317 | 104 | 317 | 105 | 317 | 106 | 318 | 107 | 317 | 108 | 317 | 109 | 317 | 110 | 317 | 3171 |
| 2nd Floor | 201 | 317 | 202 | 317 | 203 | 317 | 204 | 317 | 205 | 317 | 206 | 318 | 207 | 317 | 208 | 317 | 209 | 317 | 210 | 317 | 3171 |
| 3rd Floor | 301 | 317 | 302 | 317 | 303 | 317 | 304 | 317 | 305 | 317 | 306 | 318 | 307 | 317 | 308 | 317 | 309 | 317 | 310 | 317 | 3171 |
| 4th Floor | 401 | 317 | 402 | 317 | 403 | 317 | 404 | 317 | 405 | 317 | 406 | 318 | 407 | 317 | 408 | 317 | 409 | 317 | 410 | 317 | 3171 |
| 5th Floor | 501 | 317 | 502 | 317 | 503 | 317 | 504 | 317 | 505 | 317 | 506 | 318 | 507 | 317 | 508 | 317 | 509 | 317 | 510 | 317 | 3171 |
| 6th Floor | 601 | 317 | 602 | 317 | 603 | 317 | 604 | 317 | 605 | 317 | 606 | 318 | 607 | 317 | 608 | 317 | 609 | 317 | 610 | 317 | 3171 |
| 7th Floor | 701 | 317 | 702 | 317 | 703 | 317 | 704 | 317 | 705 | 317 | 706 | 318 | 707 | 317 | 708 | 317 | 709 | 317 | 710 | 317 | 3171 |
| 8th Floor | 801 | 317 | 802 | 317 | 803 | 317 | 804 | 317 | 805 | 317 | 806 | 318 | 807 | 317 | 808 | 317 | 809 | 317 | 810 | 317 | 3171 |
| 9th Floor | 901 | 317 | 902 | 317 | 903 | 317 | 904 | 317 | 905 | 317 | 906 | 318 | 907 | 317 | 908 | 317 | 909 | 317 | 910 | 317 | 3171 |
| 10th Floor | 1001 | 317 | 1002 | 317 | 1003 | 317 | 1004 | 317 | 1005 | 317 | 1006 | 318 | 1007 | 317 | 1008 | 317 | 1009 | 317 | 1010 | 317 | 3171 |
| 11th Floor | 1101 | 317 | 1102 | 317 | 1103 | 317 | 1104 | 317 | 1105 | 317 | 1106 | 318 | 1107 | 317 | 1108 | 317 | 1109 | 317 | 1110 | 317 | 3171 |
| 12th Floor | 1201 | 317 | 1202 | 317 | 1203 | 317 | 1204 | 317 | 1205 | 317 | 1206 | 318 | 1207 | 317 | 1208 | 317 | 1209 | 317 | 1210 | 317 | 3171 |
| 13th Floor | 1301 | 317 | 1302 | 317 | 1303 | 317 | 1304 | 317 | 1305 | 317 | 1306 | 318 | 1307 | 317 | 1308 | 317 | 1309 | 317 | 1310 | 317 | 3171 |
| 14th Floor | 1401 | 317 | 1402 | 317 | 1403 | 317 | 1404 | 317 | 1405 | 317 | 1406 | 318 | 1407 | 317 | 1408 | 317 | 1409 | 317 | 1410 | 317 | 3171 |
| | Total RERA Carpet Area | | 44,394 Sq Ft | | | | Land Owners Share | | 17,752 Sq Ft. | | | | Developer's Share | | 26,642 Sq Ft | | | | | | |

For APARAJITA REAL ESTATE PVT. LTD.
Director

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

## Parking Space Allocation

| | Space | Total Parking | | | | Land Owner Share | | | Developer Share | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Basement Parking | Ground Parking | 1st Fl. Parking | Total | Basement Parking | Ground Fl. Parking | 1st Fl. Parking | Basement Parking | Ground Fl Parking | 1st Fl. Parking |
| Phase 1 | TOWER - 1 | 23 | 9 | 22 | 54 | 8.00 | 3.00 | 8.00 | 15.00 | 6.00 | 14.00 |
| | CLUB HOUSE / Tower 10 | 22 | | | 22 | 7.00 | 0.00 | 0.00 | 15.00 | 0.00 | 0.00 |
| | TOWER - 2 | 23 | 20 | 22 | 65 | 8.00 | 7.00 | 8.00 | 15.00 | 13.00 | 14.00 |
| | | 68 | 29 | 44 | 141 | 23 | 10 | 16 | 45 | 19 | 28 |
| | | | | | | Landowner's Share Nos. | | 49 | Developer's Share Nos. | | 92 |
| | | | | | | Landowner's Share %age | | 34.75%. | Developer's Share Nos. | | 65.25%. |
| Phase 2 | BETWEEN TW.2 & TW.3 | 8 | | | 8 | 3.00 | 0.00 | 0.00 | 5.00 | 0.00 | 0.00 |
| | TOWER – 3 | 23 | 21 | 22 | 66 | 9.00 | 9.00 | 9.00 | 14.00 | 12.00 | 13.00 |
| | TOWER - 4 | 23 | 21 | 22 | 66 | 9.00 | 8.00 | 9.00 | 14.00 | 13.00 | 13.00 |
| | BETWEEN TW.4 & TW.5 | 8 | | | 8 | 3.00 | 0.00 | 0.00 | 5.00 | 0.00 | 0.00 |
| | TOWER - 5 | 23 | 21 | 22 | 66 | 9.00 | 8.00 | 9.00 | 14.00 | 13.00 | 13.00 |
| | | 85 | 63 | 66 | 214 | Landowner's Share Nos. | | 85.00 | Developer's Share Nos. | | 129 |
| | | | | | | Landowner's Share %age | | 40%.. | Developer's Share Nos. | | 60%. |
| Phase 3 | TOWER - 6 | 23 | 21 | 22 | 66 | 9.00 | 8.00 | 9.00 | 14.00 | 13.00 | 13.00 |
| | BETWEEN TW.5 & TW.7 | 8 | | | 8 | 4.00 | 0.00 | 0.00 | 4.00 | 0.00 | 0.00 |
| | BETWEEN TW.6 & TW.7 | 8 | | | 8 | 4.00 | 0.00 | 0.00 | 4.00 | 0.00 | 0.00 |
| | TOWER - 7 | 23 | 26 | 22 | 71 | 9.00 | 10.00 | 9.00 | 14.00 | 16.00 | 13.00 |
| | BETWEEN TW.7 & TW.8 | 8 | | | 8 | 3.00 | 0.00 | 0.00 | 5.00 | 0.00 | 0.00 |
| | TOWER - 8 | 23 | 21 | 22 | 66 | 9.00 | 8.00 | 9.00 | 14.00 | 13.00 | 13.00 |
| | BETWEEN TW.8 & TW.9 | 8 | | | 8 | 4.00 | 0.00 | 0.00 | 4.00 | 0.00 | 0.00 |
| | TOWER - 9 | | 24 | | 24 | 0.00 | 10.00 | 0.00 | 0.00 | 14.00 | 0.00 |
| | SITE SINGLE LAYER | | 110 | | 110 | 0.00 | 44.00 | 0.00 | 0.00 | 66.00 | 0.00 |
| | SITE MECH. DOUBLE LAYER | | 118 | | 118 | 0.00 | 48.00 | 0.00 | 0.00 | 70.00 | 0.00 |
| | TOTAL | 101 | 323 | 66 | 487 | Landowner's Share Nos. | | 197.00 | Developer's Share Nos. | | 290 |
| | | | | | | Landowner's Share %age | | 40%.. | Developer's Share Nos. | | 60%. |

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Director

16/09/2021

## SCHEDULE – B

## ( LANDOWNER'S ALLOCATION)

**Landowner's Allocation will mean**

- **35%** of the total RERA carpet area / built-up area /super built-up areas/ permissible constructed areas of Multi Storied TOWER 1 and TOWER 2 Including proportionate share in shops and parking ; and
- **40 %** of the total RERA carpet area / built-up area /super built-up areas/ permissible constructed areas of the remaining Multi Storied towers ie Tower 3 to Tower 9, including proportionate share in parking (covered, open and mechanical parking spaces) ;

The developer hereby agrees to develop and allocate – Landowners **40%** of the total permissible constructed area alongwith **proportionate** parking space/ area ,common facilities and amenities, other tenement and roof top right and proportionate undivided share in land

**Landowner's Allocation will also include proportionate ( 40% )of the following :-**

- Parking Details on each floor , i.e Basement, Ground Floor, 1st Floor,Open Area and Mechanical Parking .
- Common Facilities – Proportionate Share in the common facilites
- Garden and Open space
- Club with Community Hall and other facilities
- Other Facilities like Generator Room + Pump Room +Guard Room etc.
- 40% of Roof Rights
- Any other construction not mentioned in this schedule @ 40%

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
16/09/2021

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal

**A Detailed Landowner's Allocation of Flat Tower Wise is Given Below :**

| Tower 1 | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -1 | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) | Flat No | S.B.A ( Sqft) |
| 2nd Floor | 201 | 1342 | 202 | 1317 | 203 | 1056 | 204 | 966 | 205 | 1056 | 206 | 966 | | | | | | |
| 3rd Floor | | | | | | | | | | | | | | | | | | |
| 4th Floor | | | | | | | | | | | | | | | | | | |
| 5th Floor | | | | | | | | | | | | | | | | | | |
| 6th Floor | 601 | 1342 | 602 | 1317 | 603 | 1056 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1342 | 608 | 1317 | | |
| 7th Floor | | | | | | | | | | | | | | | | | | |
| 8th Floor | 801 | 1342 | 802 | 1317 | 803 | 1056 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1342 | 808 | 1317 | | |
| 9th Floor | 901 | 1342 | | | | | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1342 | 908 | 1317 | | |
| 10th Floor | | | | | | | | | | | | | | | | | | |
| 11th Floor | | | | | | | | | | | | | | | | | | |
| 12th Floor | | | | | | | | | | | | | | | | | | |
| 13th Floor | | | | | | | | | | | | | | | | | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 | | |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | | | |
| G Floor (SHOPS) | Shop1 | 684 | | | Shop 3 | 244 | | | | | Shop6 | 255 | | | | | | |
| | Total Area | | 1,19,898 Sq Ft | | Land Owners Share | | 41,877 Sq Ft | | | | | | | | | | | |
| | | | | | | | 34.93 %. | | | | | | | | | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

For APARAJITA REAL ESTATE
Director

| Tower 2 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -2 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | | | | | | | | | | | | | | | | |
| 3rd Floor | 301 | 1342 | 302 | 1317 | 303 | 1056 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1342 | 308 | 1317 |
| 4th Floor | | | | | | | | | | | | | | | | |
| 5th Floor | 501 | 1342 | 502 | 1317 | 503 | 1056 | 504 | 966 | | | | | | | | |
| 6th Floor | | | | | | | | | | | | | | | | |
| 7th Floor | 701 | 1342 | 702 | 1317 | 703 | 1056 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1342 | 708 | 1317 |
| 8th Floor | | | | | | | | | | | | | | | | |
| 9th Floor | 901 | 1342 | 902 | 1317 | 903 | 1056 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1342 | 908 | 1317 |
| 10th Floor | | | | | | | | | | | | | | | | |
| 11th Floor | | | | | | | | | | | | | | | | |
| 12th Floor | | | | | | | | | | | | | | | | |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | Total Area | | 1,16,879 Sq Ft | | Land Owners Share | | 41,045 Sq Ft | | | | | | | | | |
| | | | | | | | 35.1 % | | | | | | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| Tower 3 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -3 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | 201 | 1318 | 202 | 1317 | 203 | 1050 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1318 | 208 | 1317 |
| 3rd Floor | | | | | | | | | | | | | | | | |
| 4th Floor | 401 | 1318 | 402 | 1317 | 403 | 1050 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1318 | 408 | 1317 |
| 5th Floor | | | | | | | | | | | | | | | | |
| 6th Floor | 601 | 1318 | 602 | 1317 | 603 | 1050 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1318 | 608 | 1317 |
| 7th Floor | | | | | | | | | | | | | | | | |
| 8th Floor | 801 | 1318 | 802 | 1317 | 803 | 1050 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1318 | 808 | 1317 |
| 9th Floor | | | | | | | | | | | | | | | | |
| 10th Floor | | | | | 1003 | 1050 | 1004 | 966 | | | | | | | | |
| 11th Floor | | | | | | | | | | | | | | | | |
| 12th Floor | | | | | | | | | | | | | | | | |
| 13th Floor | | | | | | | | | | | | | | | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,18,944 Sq Ft | | Land Owners Share | | 47,526 Sq Ft | | | | | | | | | |
| | | | | | | | 39.96 % | | | | | | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| Tower 4 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -4 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | 201 | 1342 | 202 | 1317 | 203 | 1056 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1342 | 208 | 1317 |
| 3rd Floor | | | | | | | | | | | | | | | | |
| 4th Floor | 401 | 1342 | 402 | 1317 | 403 | 1056 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1342 | 408 | 1317 |
| 5th Floor | | | | | | | | | | | | | | | | |
| 6th Floor | 601 | 1342 | 602 | 1317 | 603 | 1056 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1342 | 608 | 1317 |
| 7th Floor | | | | | | | | | | | | | | | | |
| 8th Floor | 801 | 1342 | 802 | 1317 | 803 | 1056 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1342 | 808 | 1317 |
| 9th Floor | | | | | | | | | | | | | | | | |
| 10th Floor | | | | | 1003 | 1056 | 1004 | 966 | | | | | | | | |
| 11th Floor | | | | | | | | | | | | | | | | |
| 12th Floor | | | | | | | | | | | | | | | | |
| 13th Floor | | | | | | | | | | | | | | | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,19,538 Sq Ft | | Land Owners Share | | 47,748 Sq Ft 39.94 % | | | | | | | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

For APARAJITA REAL ESTATE PVT. LTD.
Director

## Tower 5

| Tower -5 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | | | | | | | | | | | | | | | | |
| 3rd Floor | 301 | 1342 | 302 | 1317 | 303 | 1056 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1342 | 308 | 1317 |
| 4th Floor | | | | | | | | | | | | | | | | |
| 5th Floor | 501 | 1342 | 502 | 1317 | 503 | 1056 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1342 | 508 | 1317 |
| 6th Floor | | | | | | | | | | | | | | | | |
| 7th Floor | 701 | 1342 | 702 | 1317 | 703 | 1056 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1342 | 708 | 1317 |
| 8th Floor | | | | | | | | | | | | | | | | |
| 9th Floor | 901 | 1342 | 902 | 1317 | 903 | 1056 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1342 | 908 | 1317 |
| 10th Floor | | | | | | | | | | | | | | | | |
| 11th Floor | | | | | 1103 | 1056 | | | 1105 | 1056 | | | | | | |
| 12th Floor | | | | | | | | | | | | | | | | |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | Total Area | | 1,19,538 Sq Ft | | Land Owners Share | | 47,838 Sq Ft. | | | | | | | | | |
| | | | | | | | 40.02 % | | | | | | | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
16/09/2021

For APARAJITA REAL ESTATE
Director

| Tower 6 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -6 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | | | | | | | | | | | | | | | | |
| 3rd Floor | 301 | 1318 | 302 | 1317 | 303 | 1050 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1318 | 308 | 1317 |
| 4th Floor | | | | | | | | | | | | | | | | |
| 5th Floor | 501 | 1318 | 502 | 1317 | 503 | 1050 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1318 | 508 | 1317 |
| 6th Floor | | | | | | | | | | | | | | | | |
| 7th Floor | 701 | 1318 | 702 | 1317 | 703 | 1050 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1318 | 708 | 1317 |
| 8th Floor | | | | | | | | | | | | | | | | |
| 9th Floor | 901 | 1318 | 902 | 1317 | 903 | 1050 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1318 | 908 | 1317 |
| 10th Floor | | | | | | | | | | | | | | | | |
| 11th Floor | | | | | 1103 | 1050 | | | 1105 | 1056 | | | | | | |
| 12th Floor | | | | | | | | | | | | | | | | |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 637 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | 1401 | 594 | | | | | | | 1405 | 575 | | | | | | |
| | | | | | | | | | | | | | | | | |
| | Total Area | | 1,18,944 Sq Ft | | Land Owners Share | | 48,785 Sq Ft 41.02 % | | | | | | | | | |

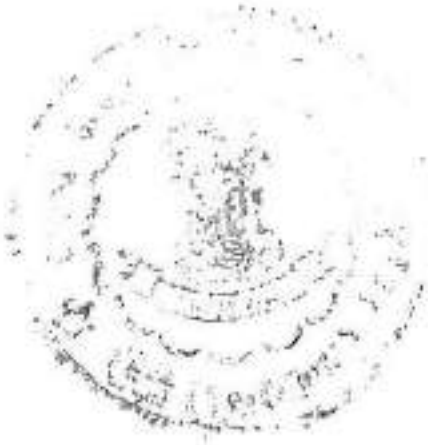
Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

For APARAJITA REAL ESTATE PVT. LTD.
Director



| Tower 7 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -7 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | 201 | 1318 | 202 | 1317 | 203 | 1050 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1318 | 208 | 1317 |
| 3rd Floor | | | | | | | | | | | | | | | | |
| 4th Floor | 401 | 1318 | 402 | 1317 | 403 | 1050 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1318 | 408 | 1317 |
| 5th Floor | | | | | | | | | | | | | | | | |
| 6th Floor | 601 | 1318 | 602 | 1317 | 603 | 1050 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1318 | 608 | 1317 |
| 7th Floor | | | | | | | | | | | | | | | | |
| 8th Floor | 801 | 1318 | 802 | 1317 | 803 | 1050 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1318 | 808 | 1317 |
| 9th Floor | | | | | | | | | | | | | | | | |
| 10th Floor | | | | | 1003 | 1050 | 1004 | 966 | | | | | | | | |
| 11th Floor | | | | | | | | | | | | | | | | |
| 12th Floor | | | | | | | | | | | | | | | | |
| | Total Area | | 1,02,388 Sq Ft | | Land Owners Share | | 39,248 Sq Ft | 38.33 % | | | | | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| Tower 8 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -8 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | | | | | | | | | | | | | | | | |
| 3rd Floor | 301 | 1318 | 302 | 1317 | 303 | 1050 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1318 | 308 | 1317 |
| 4th Floor | | | | | | | | | | | | | | | | |
| 5th Floor | 501 | 1318 | 502 | 1317 | 503 | 1050 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1318 | 508 | 1317 |
| 6th Floor | | | 602 | 1317 | | | | | | | 606 | 966 | | | | |
| 7th Floor | 701 | 1318 | 702 | 1317 | 703 | 1050 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1318 | 708 | 1317 |
| 8th Floor | | | | | | | | | | | | | | | | |
| 9th Floor | 901 | 1318 | 902 | 1317 | 903 | 1050 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1318 | 908 | 1317 |
| 10th Floor | | | | | | | | | | | | | | | | |
| 11th Floor | | | | | 1103 | 1050 | | | 1105 | 1056 | | | | | | |
| 12th Floor | | | | | | | | | | | | | | | | |
| | Total Area | | 1,02,388 Sq Ft | | Land Owners Share | | 41,621 Sq Ft<br>40.65 % | | | | | | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| Tower -9 | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -9 | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Total |
| 1st Floor | 101 | 317 | 102 | 317 | 103 | 317 | 104 | 317 | | | | | | | | | | | | | |
| 2nd Floor | 201 | 317 | 202 | 317 | 203 | 317 | 204 | 317 | | | | | | | | | | | | | |
| 3rd Floor | 301 | 317 | 302 | 317 | 303 | 317 | 304 | 317 | | | | | | | | | | | | | |
| 4th Floor | 401 | 317 | 402 | 317 | 403 | 317 | 404 | 317 | | | | | | | | | | | | | |
| 5th Floor | 501 | 317 | 502 | 317 | 503 | 317 | 504 | 317 | | | | | | | | | | | | | |
| 6th Floor | 601 | 317 | 602 | 317 | 603 | 317 | 604 | 317 | | | | | | | | | | | | | |
| 7th Floor | 701 | 317 | 702 | 317 | 703 | 317 | 704 | 317 | | | | | | | | | | | | | |
| 8th Floor | 801 | 317 | 802 | 317 | 803 | 317 | 804 | 317 | | | | | | | | | | | | | |
| 9th Floor | 901 | 317 | 902 | 317 | 903 | 317 | 904 | 317 | | | | | | | | | | | | | |
| 10th Floor | 1001 | 317 | 1002 | 317 | 1003 | 317 | 1004 | 317 | | | | | | | | | | | | | |
| 11th Floor | 1101 | 317 | 1102 | 317 | 1103 | 317 | 1104 | 317 | | | | | | | | | | | | | |
| 12th Floor | 1201 | 317 | 1202 | 317 | 1203 | 317 | 1204 | 317 | | | | | | | | | | | | | |
| 13th Floor | 1301 | 317 | 1302 | 317 | 1303 | 317 | 1304 | 317 | | | | | | | | | | | | | |
| 14th Floor | 1401 | 317 | 1402 | 317 | 1403 | 317 | 1404 | 317 | | | | | | | | | | | | | |
| | Total RERA Carpet Area | | 44,394 Sq Ft | | | | Land Owners Share | | 17,752 Sq Ft. | | | | Developer's Share | | 26,642 Sq Ft | | | | | | |

Landowners Share : [redacted]

Developer's Share : [redacted]

For APARAJITA REAL ESTATE PVT. LTD.
Director

Director
ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

16/09/2021

## Parking Space Allocation

| | Space | Total Parking | | | | Land Owner Share | | | Developer Share | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Basement Parking | Ground Parking | 1st Fl. Parking | Total | Basement Parking | Ground Fl. Parking | 1st Fl. Parking | Basement Parking | Ground Fl Parking | 1st Fl. Parking |
| Phase 1 | TOWER - 1 | 23 | 9 | 22 | 54 | 8.00 | 3.00 | 8.00 | | | |
| | CLUB HOUSE / Tower 10 | 22 | | | 22 | 7.00 | 0.00 | 6.00 | | | |
| | TOWER - 2 | 23 | 20 | 22 | 65 | 8.00 | 7.00 | 8.00 | | | |
| | | **68** | **29** | **44** | **141** | 23 | 10 | 16 | | | |
| | | | | | | Landowner's Share Nos. | | 49 | | | |
| | | | | | | Landowner's Share %age | | 34.75%. | | | |
| Phase 2 | BETWEEN TW.2 & TW.3 | 8 | | | 8 | 3.00 | 0.00 | 0.00 | | | |
| | TOWER – 3 | 23 | 21 | 22 | 66 | 9.00 | 9.00 | 9.00 | | | |
| | TOWER - 4 | 23 | 21 | 22 | 66 | 9.00 | 9.00 | 9.00 | | | |
| | BETWEEN TW.4 & TW.5 | 8 | | | 8 | 3.00 | 0.00 | 0.00 | | | |
| | TOWER - 5 | 23 | 21 | 22 | 66 | 9.00 | 8.00 | 9.00 | | | |
| | | **85** | **63** | **66** | **214** | Landowner's Share Nos. | | 85.00 | | | |
| | | | | | | Landowner's Share %age | | 40%.. | | | |
| Phase 3 | TOWER - 6 | 23 | 21 | 22 | 66 | 9.00 | 8.00 | 9.00 | | | |
| | BETWEEN TW.5 & TW.7 | 8 | | | 8 | 4.00 | 0.00 | 0.00 | | | |
| | BETWEEN TW.6 & TW.7 | 8 | | | 8 | 4.00 | 0.00 | 0.00 | | | |
| | TOWER - 7 | 23 | 26 | 22 | 71 | 9.00 | 10.00 | 9.00 | | | |
| | BETWEEN TW.7 & TW.8 | 8 | | | 8 | 3.00 | 0.00 | 0.00 | | | |
| | TOWER - 8 | 23 | 21 | 22 | 66 | 9.00 | 8.00 | 9.00 | | | |
| | BETWEEN TW.8 & TW.9 | 8 | | | 8 | 4.00 | 0.00 | 0.00 | | | |
| | TOWER - 9 | | 24 | | 24 | 0.00 | 10.00 | 0.00 | | | |
| | SITE SINGLE LAYER | | 110 | | 110 | 0.00 | 44.00 | 0.00 | | | |
| | SITE MECH. DOUBLE LAYER | | 118 | | 118 | 0.00 | 48.00 | 0.00 | | | |
| | TOTAL | **101** | **323** | **66** | **487** | Landowner's Share Nos. | | 198.00 | | | |
| | | | | | | Landowner's Share %age | | 40%.. | | | |

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

## SCHEDULE- C
## ( DEVELOPER'S ALLOCATION)

**Developer's Allocation will mean**

- **65%** of the total RERA carpet area / built-up area /super built-up areas/ permissible constructed areas of Multi Storied TOWER 1 and TOWER 2 Including proportionate share in shops and parking ; and
- **60 %** of the total RERA carpet area / built-up area /super built-up areas/ permissible constructed areas of the remaining Multi Storied towers ie Tower 3 to Tower 9, including proportionate share in parking (covered, open and mechanical parking spaces) ;

The Landowner hereby agrees to allocate – The Developer **60%** of the total permissible constructed area alongwith **proportionate** parking space/ area ,common facilities and amenities, other tenement and roof top right and proportionate undivided share in land

**Developers' Allocation will also include proportionate 60% of the following :-**

- Parking Details on each floor , i.e Basement, Ground Floor, 1st Floor
- Common Facilities – Proportionate Share in the common facilites
- Garden and Open space
- Convenience shops on Ground Floor
- Club with Community Hall and other facilities
- Other Facilities like Generator Room + Pump Room +Guard Room etc.
- 60% of Roof Rights
- Any other construction not mentioned in this schedule @ 60%

16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

| Tower -1 | Flat No | S.B.A Sqft | Flat No | S.B.A Sq ft | Flat No | S.B.A Sq ft | Flat No | S.B.A Sq ft | Flat No | S.B.A Sqft | Flat No | S.B.A Sqft | Flat No | S.B.A Sqft | Flat No | S.B.A Sqft | Flat No | S.B.A Sqft |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Floor | | | | | | | | | | | | | | | | | | |
| 3rd Floor | 301 | 1342 | 302 | 1317 | 303 | 1056 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1342 | 308 | 1317 | | |
| 4th Floor | 401 | 1342 | 402 | 1317 | 403 | 1056 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1342 | 408 | 1317 | | |
| 5th Floor | 501 | 1342 | 502 | 1317 | 503 | 1056 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1342 | 508 | 1317 | | |
| 6th Floor | | | | | | | | | | | | | | | | | | |
| 7th Floor | 701 | 1342 | 702 | 1317 | 703 | 1056 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1342 | 708 | 1317 | | |
| 8th Floor | | | | | | | | | | | | | | | | | | |
| 9th Floor | | | 902 | 1317 | 903 | 1056 | | | | | | | | | | | | |
| 10th Floor | 1001 | 1342 | 1002 | 1317 | 1003 | 1056 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1342 | 1008 | 1317 | | |
| 11th Floor | 1101 | 1342 | 1102 | 1317 | 1103 | 1056 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1342 | 1108 | 1317 | | |
| 12th Floor | 1201 | 1342 | 1202 | 1317 | 1203 | 1056 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1342 | 1208 | 1317 | | |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 | | |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | | | |
| 14th Floor | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| G Floor (SHOPS) | | | Shop2 | 363 | | | Shop 4 | 215 | Shop 5 | 200 | | | Shop7 | 215 | Shop8 | 202 | Shop 9 | 641 |
| | Total Area | | 1,19,898 Sq Ft | | | | | | Developer's Share | | 78,021 Sq Ft | | | | | | | |
| | | | | | | | | | | | 65.07 % | | | | | | | |

Landowners Share :

Developer's Share :

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

| Tower 2 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -2 | Flat No | SBA Sq ft | Flat No | SBA Sq ft | Flat No | SBA Sq ft | Flat No | SBA Sq ft | Flat No | SBA Sq ft | Flat No | SBA Sq ft | Flat No | SBA Sq ft | Flat No | SBA Sq ft |
| 2nd Floor | 201 | 1342 | 202 | 1317 | 203 | 1056 | 204 | 966 | 205 | 1056 | 206 | 966 | | | | |
| 3rd Floor | | | | | | | | | | | | | | | | |
| 4th Floor | 401 | 1342 | 402 | 1317 | 403 | 1056 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1342 | 408 | 1317 |
| 5th Floor | | | | | | | | | 505 | 1056 | 506 | 966 | 507 | 1342 | 508 | 1317 |
| 6th Floor | 601 | 1342 | 602 | 1317 | 603 | 1056 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1342 | 608 | 1317 |
| 7th Floor | | | | | | | | | | | | | | | | |
| 8th Floor | 801 | 1342 | 802 | 1317 | 803 | 1056 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1342 | 808 | 1317 |
| 9th Floor | | | | | | | | | | | | | | | | |
| 10th Floor | 1001 | 1342 | 1002 | 1317 | 1003 | 1056 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1342 | 1008 | 1317 |
| 11th Floor | 1101 | 1342 | 1102 | 1317 | 1103 | 1056 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1342 | 1108 | 1317 |
| 12th Floor | 1201 | 1342 | 1202 | 1317 | 1203 | 1056 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1342 | 1208 | 1317 |
| 13th Floor | | | | | | | | | | | | | | | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,16,879 Sq Ft | | | | | | Developer's Share | | 75,834 Sq Feet | | | | | |
| | | | | | | | | | | | 64.9 % | | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.

Jyoti Agrawal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director
15/09/2021

| Tower 3 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -3 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | | | | | | | | | | | | | | | | |
| 3rd Floor | 301 | 1318 | 302 | 1317 | 303 | 1050 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1318 | 308 | 1317 |
| 4th Floor | | | | | | | | | | | | | | | | |
| 5th Floor | 501 | 1318 | 502 | 1317 | 503 | 1050 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1318 | 508 | 1317 |
| 6th Floor | | | | | | | | | | | | | | | | |
| 7th Floor | 701 | 1318 | 702 | 1317 | 703 | 1050 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1318 | 708 | 1317 |
| 8th Floor | | | | | | | | | | | | | | | | |
| 9th Floor | 901 | 1318 | 902 | 1317 | 903 | 1050 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1318 | 908 | 1317 |
| 10th Floor | 1001 | 1318 | 1002 | 1317 | | | | | 1005 | 1056 | 1006 | 966 | 1007 | 1318 | 1008 | 1317 |
| 11th Floor | 1101 | 1318 | 1102 | 1317 | 1103 | 1050 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1318 | 1108 | 1317 |
| 12th Floor | 1201 | 1318 | 1202 | 1317 | 1203 | 1050 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1318 | 1208 | 1317 |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | Total Area | | 1,18,944 Sq Ft | | | | | | Developer's Allocation | | 71,418 Sq Ft | | | | | |
| | | | | | | | | | | | 60.04 % | | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
16/09/2021

| Tower 4 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -4 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | | | | | | | | | | | | | | | | |
| 3rd Floor | 301 | 1342 | 302 | 1317 | 303 | 1056 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1342 | 308 | 1317 |
| 4th Floor | | | | | | | | | | | | | | | | |
| 5th Floor | 501 | 1342 | 502 | 1317 | 503 | 1056 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1342 | 508 | 1317 |
| 6th Floor | | | | | | | | | | | | | | | | |
| 7th Floor | 701 | 1342 | 702 | 1317 | 703 | 1056 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1342 | 708 | 1317 |
| 8th Floor | | | | | | | | | | | | | | | | |
| 9th Floor | 901 | 1342 | 902 | 1317 | 903 | 1056 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1342 | 908 | 1317 |
| 10th Floor | 1001 | 1342 | 1002 | 1317 | | | | | 1005 | 1056 | 1006 | 966 | 1007 | 1342 | 1008 | 1317 |
| 11th Floor | 1101 | 1342 | 1102 | 1317 | 1103 | 1056 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1342 | 1108 | 1317 |
| 12th Floor | 1201 | 1342 | 1202 | 1317 | 1203 | 1056 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1342 | 1208 | 1317 |
| 13th Floor | 1301 | 594 | 1302 | 594 | 1303 | 550 | 1304 | 546 | 1305 | 575 | 1306 | 520 | 1307 | 632 | 1308 | 446 |
| | 1309 | 571 | 1310 | 446 | 1311 | 550 | 1312 | 520 | 1313 | 546 | 1314 | 594 | 1315 | 594 | | |
| 14th Floor | | | | | | | | | | | | | | | | |
| | Total Area | | 1,19,538 Sq FT | | | | | | Developer's Allocation | | 71790 Sq Ft<br>60.06 % | | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

16/09/2021

Jyoti Agrawal
Director

| Tower 5 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -5 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | 201 | 1342 | 202 | 1317 | 203 | 1056 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1342 | 208 | 1317 |
| 3rd Floor | | | | | | | | | | | | | | | | |
| 4th Floor | 401 | 1342 | 402 | 1317 | 403 | 1056 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1342 | 408 | 1317 |
| 5th Floor | | | | | | | | | | | | | | | | |
| 6th Floor | 601 | 1342 | 602 | 1317 | 603 | 1056 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1342 | 608 | 1317 |
| 7th Floor | | | | | | | | | | | | | | | | |
| 8th Floor | 801 | 1342 | 802 | 1317 | 803 | 1056 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1342 | 808 | 1317 |
| 9th Floor | | | | | | | | | | | | | | | | |
| 10th Floor | 1001 | 1342 | 1002 | 1317 | 1003 | 1056 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1342 | 1008 | 1317 |
| 11th Floor | 1101 | 1342 | 1102 | 1317 | | | 1104 | 966 | | | 1106 | 966 | 1107 | 1342 | 1108 | 1317 |
| 12th Floor | 1201 | 1342 | 1202 | 1317 | 1203 | 1056 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1342 | 1208 | 1317 |
| 13th Floor | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| 14th Floor | 1401 | 594 | 1402 | 594 | 1403 | 550 | 1404 | 546 | 1405 | 575 | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,19,538 Sq FT | | | | | | Developer's Allocation | | 71,700 | Sq Feet | | | | |
| | | | | | | | | | | | 59.98 | % | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| Tower 6 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -6 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | 201 | 1318 | 202 | 1317 | 203 | 1050 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1318 | 208 | 1317 |
| 3rd Floor | | | | | | | | | | | | | | | | |
| 4th Floor | 401 | 1318 | 402 | 1317 | 403 | 1050 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1318 | 408 | 1317 |
| 5th Floor | | | | | | | | | | | | | | | | |
| 6th Floor | 601 | 1318 | 602 | 1317 | 603 | 1050 | 604 | 966 | 605 | 1056 | 606 | 966 | 607 | 1318 | 608 | 1317 |
| 7th Floor | | | | | | | | | | | | | | | | |
| 8th Floor | 801 | 1318 | 802 | 1317 | 803 | 1050 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1318 | 808 | 1317 |
| 9th Floor | | | | | | | | | | | | | | | | |
| 10th Floor | 1001 | 1318 | 1002 | 1317 | 1003 | 1050 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1318 | 1008 | 1317 |
| 11th Floor | 1101 | 1318 | 1102 | 1317 | | | 1104 | 966 | | | 1106 | 966 | 1107 | 1318 | 1108 | 1317 |
| 12th Floor | 1201 | 1318 | 1202 | 1317 | 1203 | 1050 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1318 | 1208 | 1317 |
| 13th Floor | | | | | | | | | | | | | | | | |
| 14th Floor | | | 1402 | 594 | 1403 | 550 | 1404 | 546 | | | 1406 | 520 | 1407 | 632 | 1408 | 446 |
| | 1409 | 571 | 1410 | 446 | 1411 | 550 | 1412 | 520 | 1413 | 546 | 1414 | 594 | 1415 | 594 | | |
| | Total Area | | 1,18,944Sq FT | | | | | | Developer's Allocation | | 70,159 | Sq Feet | | | | |
| | | | | | | | | | | | 58.98 | % | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| Tower 7 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -7 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | | | | | | | | | | | | | | | | |
| 3rd Floor | 301 | 1318 | 302 | 1317 | 303 | 1050 | 304 | 966 | 305 | 1056 | 306 | 966 | 307 | 1318 | 308 | 1317 |
| 4th Floor | | | | | | | | | | | | | | | | |
| 5th Floor | 501 | 1318 | 502 | 1317 | 503 | 1050 | 504 | 966 | 505 | 1056 | 506 | 966 | 507 | 1318 | 508 | 1317 |
| 6th Floor | | | | | | | | | | | | | | | | |
| 7th Floor | 701 | 1318 | 702 | 1317 | 703 | 1050 | 704 | 966 | 705 | 1056 | 706 | 966 | 707 | 1318 | 708 | 1317 |
| 8th Floor | | | | | | | | | | | | | | | | |
| 9th Floor | 901 | 1318 | 902 | 1317 | 903 | 1050 | 904 | 966 | 905 | 1056 | 906 | 966 | 907 | 1318 | 908 | 1317 |
| 10th Floor | 1001 | 1318 | 1002 | 1317 | | | | | 1005 | 1056 | 1006 | 966 | 1007 | 1318 | 1008 | 1317 |
| 11th Floor | 1101 | 1318 | 1102 | 1317 | 1103 | 1050 | 1104 | 966 | 1105 | 1056 | 1106 | 966 | 1107 | 1318 | 1108 | 1317 |
| 12th Floor | 1201 | 1318 | 1202 | 1317 | 1203 | 1050 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1318 | 1208 | 1317 |
| | Total Area | | 1,02,388 Sq Ft | | | | | | Developer's Allocation | | 63,140 | Sq Feet | | | | |
| | | | | | | | | | | | 61.67 | % | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| Tower 8 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tower -8 | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft | Flat No | SBA in Sqft |
| 2nd Floor | 201 | 1318 | 202 | 1317 | 203 | 1050 | 204 | 966 | 205 | 1056 | 206 | 966 | 207 | 1318 | 208 | 1317 |
| 3rd Floor | | | | | | | | | | | | | | | | |
| 4th Floor | 401 | 1318 | 402 | 1317 | 403 | 1050 | 404 | 966 | 405 | 1056 | 406 | 966 | 407 | 1318 | 408 | 1317 |
| 5th Floor | | | | | | | | | | | | | | | | |
| 6th Floor | 601 | 1318 | | | 603 | 1050 | 604 | 966 | 605 | 1056 | | | 607 | 1318 | 608 | 1317 |
| 7th Floor | | | | | | | | | | | | | | | | |
| 8th Floor | 801 | 1318 | 802 | 1317 | 803 | 1050 | 804 | 966 | 805 | 1056 | 806 | 966 | 807 | 1318 | 808 | 1317 |
| 9th Floor | | | | | | | | | | | | | | | | |
| 10th Floor | 1001 | 1318 | 1002 | 1317 | 1003 | 1050 | 1004 | 966 | 1005 | 1056 | 1006 | 966 | 1007 | 1318 | 1008 | 1317 |
| 11th Floor | 1101 | 1318 | 1102 | 1317 | | | 1104 | 966 | | | 1106 | 966 | 1107 | 1318 | 1108 | 1317 |
| 12th Floor | 1201 | 1318 | 1202 | 1317 | 1203 | 1050 | 1204 | 966 | 1205 | 1056 | 1206 | 966 | 1207 | 1318 | 1208 | 1317 |
| | Total Area | | 1,02,388 Sq Ft | | | | | | Developer's Allocation | | 60,767 | Sq Feet | | | | |
| | | | | | | | | | | | 59.35 | % | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
16/09/2021

## Tower -9

| Tower -9 | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Flat No | RERA CA Sqft | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Floor | | | | | | | | | 105 | 317 | 106 | 318 | 107 | 317 | 108 | 317 | 109 | 317 | 110 | 317 | 3171 |
| 2nd Floor | | | | | | | | | 205 | 317 | 206 | 318 | 207 | 317 | 208 | 317 | 209 | 317 | 210 | 317 | 3171 |
| 3rd Floor | | | | | | | | | 305 | 317 | 306 | 318 | 307 | 317 | 308 | 317 | 309 | 317 | 310 | 317 | 3171 |
| 4th Floor | | | | | | | | | 405 | 317 | 406 | 318 | 407 | 317 | 408 | 317 | 409 | 317 | 410 | 317 | 3171 |
| 5th Floor | | | | | | | | | 505 | 317 | 506 | 318 | 507 | 317 | 508 | 317 | 509 | 317 | 510 | 317 | 3171 |
| 6th Floor | | | | | | | | | 605 | 317 | 606 | 318 | 607 | 317 | 608 | 317 | 609 | 317 | 610 | 317 | 3171 |
| 7th Floor | | | | | | | | | 705 | 317 | 706 | 318 | 707 | 317 | 708 | 317 | 709 | 317 | 710 | 317 | 3171 |
| 8th Floor | | | | | | | | | 805 | 317 | 806 | 318 | 807 | 317 | 808 | 317 | 809 | 317 | 810 | 317 | 3171 |
| 9th Floor | | | | | | | | | 905 | 317 | 906 | 318 | 907 | 317 | 908 | 317 | 909 | 317 | 910 | 317 | 3171 |
| 10th Floor | | | | | | | | | 1005 | 317 | 1006 | 318 | 1007 | 317 | 1008 | 317 | 1009 | 317 | 1010 | 317 | 3171 |
| 11th Floor | | | | | | | | | 1105 | 317 | 1106 | 318 | 1107 | 317 | 1108 | 317 | 1109 | 317 | 1110 | 317 | 3171 |
| 12th Floor | | | | | | | | | 1205 | 317 | 1206 | 318 | 1207 | 317 | 1208 | 317 | 1209 | 317 | 1210 | 317 | 3171 |
| 13th Floor | | | | | | | | | 1305 | 317 | 1306 | 318 | 1307 | 317 | 1308 | 317 | 1309 | 317 | 1310 | 317 | 3171 |
| 14th Floor | | | | | | | | | 1405 | 317 | 1406 | 318 | 1407 | 317 | 1408 | 317 | 1409 | 317 | 1410 | 317 | 3171 |
| | Total RERA Carpet Area | | 44,394 Sq Ft | | | | Land Owners Share | | | 17,752 Sq Ft. | | | Developer's Share | | | 26,642 Sq Ft | | | | | |

Landowners Share :

Developer's Share :

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

## Parking Space Allocation

| | Space | Total Parking | | | | Land Owner Share | | | Developer Share | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Basement Parking | Ground Parking | 1st Fl. Parking | Total | Basement Parking | Ground Fl. Parking | 1st Fl. Parking | Basement Parking | Ground Fl Parking | 1st Fl. Parking |
| Phase 1 | TOWER - 1 | 23 | 9 | 22 | 54 | | | | 15.00 | 6.00 | 14.00 |
| | CLUB HOUSE / Tower 10 | 22 | | | 22 | | | | 15.00 | 0.00 | 0.00 |
| | TOWER - 2 | 23 | 20 | 22 | 65 | | | | 15.00 | 13.00 | 14.00 |
| | | **68** | **29** | **44** | **141** | | | | **45** | **19** | **28** |
| | | | | | | | | | **Developer's Share Nos.** | | **92** |
| | | | | | | | | | **Developer's Share Nos.** | | **65.25%.** |
| Phase 2 | BETWEEN TW.2 & TW.3 | 8 | | | 8 | | | | 5.00 | 0.00 | 0.00 |
| | TOWER – 3 | 23 | 21 | 22 | 66 | | | | 14.00 | 12.00 | 13.00 |
| | TOWER - 4 | 23 | 21 | 22 | 66 | | | | 14.00 | 13.00 | 13.00 |
| | BETWEEN TW.4 & TW.5 | 8 | | | 8 | | | | 5.00 | 0.00 | 0.00 |
| | TOWER - 5 | 23 | 21 | 22 | 66 | | | | 14.00 | 13.00 | 13.00 |
| | | **85** | **63** | **66** | **214** | | | | **Developer's Share Nos.** | | **129** |
| | | | | | | | | | **Developer's Share Nos.** | | **60%.** |
| Phase 3 | TOWER - 6 | 23 | 21 | 22 | 66 | | | | 14.00 | 13.00 | 13.00 |
| | BETWEEN TW.5 & TW.7 | 8 | | | 8 | | | | 4.00 | 0.00 | 0.00 |
| | BETWEEN TW.6 & TW.7 | 8 | | | 8 | | | | 4.00 | 0.00 | 0.00 |
| | TOWER - 7 | 23 | 26 | 22 | 71 | | | | 14.00 | 16.00 | 13.00 |
| | BETWEEN TW.7 & TW.8 | 8 | | | 8 | | | | 5.00 | 0.00 | 0.00 |
| | TOWER - 8 | 23 | 21 | 22 | 66 | | | | 14.00 | 13.00 | 13.00 |
| | BETWEEN TW.8 & TW.9 | 8 | | | 8 | | | | 4.00 | 0.00 | 0.00 |
| | TOWER - 9 | | 24 | | 24 | | | | 0.00 | 14.00 | 0.00 |
| | SITE SINGLE LAYER | | 110 | | 110 | | | | 0.00 | 66.00 | 0.00 |
| | SITE MECH. DOUBLE LAYER | | 118 | | 118 | | | | 0.00 | 70.00 | 0.00 |
| | TOTAL | **101** | **323** | **66** | **487** | | | | **Developer's Share Nos.** | | **290** |
| | | | | | | | | | **Developer's Share Nos.** | | **60%.** |

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

For APARAJITA REAL ESTATE PVT. LTD.
Director

16/09/2021

## SCHEDULE- D

## ( PS: Provisional Specification of the Residential Flats/Dwelling units)

**~~To Be Finalised Within 1 Month From The Date Of Agreement~~**

| SL. NO. | FEATURE | PARTICULARS |
|---|---|---|
| 1. | Structure | Earthquake Resistant R.C.C. frame structure |
| 2. | Walls | External 10" and Internal 5" Brick wall. |
| 3. | Window | Three tracks Glazed aluminium- sliding window Powder coating. |
| 4. | FLOORING | |
| | Bedroom | Vitrified Tiles 2'x2' of standard make |
| | Living Space | Vitrified tiles 4'x4' of standard make |
| | Kitchen | a. Flooring - Anti skid Floor Tiles (1' X 1')<br>b. Working Platform – Black Granite<br>c. Dado - 24 Inches Glazed Tiles<br>d. Sink - Steel Sink<br>e. Water - Hot and cold water supply with CPVC pipeline in sink and wash |
| | Bathroom | a. Flooring - Anti Skid Floor Tiles<br>b. Walls - Glazed Tiles upto 7' height<br>c. Sanitary ware - White Glazed Wash Basin and commode of Hindware/ Parryware or Equivalent<br>d. C.P. Fittings – Jaquar continental series or equivalent<br>e. Water – Hot and cold water supply with CPVC pipe lines in all toilets. |
| 5. | Doors | All Doors – 32 mm thick ISI mark Flush Door Shutter on a coat of primer with fittings. |
| 6. | Chowkhats | (Door Frame) salwood. |
| 7. | Electrification | a. Concealed electrical wiring<br>b. All Electrical Board and Modular type switches of M.K. or equivalent/adequate lighting/power point socket, A.C Point One in Hall and One in Master Bedroom etc. |
| 8. | TV/Plug Point | One TV Point and telephone plug point provided in |

For APARAJITA REAL ESTATE PVT. LTD.
Director



ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

| | | |
|---|---|---|
| | | drawing room and one point in master bedroom. |
| 9. | **Internal Wall Finish** | All Internal walls shall be finished with POP on plastered surface. |
| 10. | **External Wall Finish** | All external walls finished with putty & weather coat. |
| 11. | **Water Proofing** | Special Water Proofing treatment for toilets, roof and other necessary items |
| 12. | **OUTER FLOORING** | |
| | **Parking** | a. Basement – Kota /Karapa/Tiles Flooring<br>b. Open Area – Pavers/cement pathway/Lush Green Garden with Landscaping.<br>c. Entr. Lobby - Granite or Marble<br>d. Floor Lobby - Anti skid Vetrified Tiles 2'x2'<br>e. Stair - Green Marble/Marble<br>f. Com. Hall - Vetrified Tiles 2'x2' |
| 13. | **Common Passage** | Exterior vitrified Tiles 2' X 2' |
| 14. | **Common Facilities** | a. **WATER SUPPLY** – Through over head tank from deep tube well boring.<br>b. **GENERATOR** – Soundproof Generator for common passage area and 600 watt for each Flat and for Lift also.<br>c. **LIFT – 3** (Three) nos. for each block – one for 8 PAX and two nos for 13 PAX (Kone, Otis or equivalent).<br>d. **TELEPHONE** - EPBAX with a Telephone set for each flat.<br>e. **CLUB HOUSE** – Two Nos. Community Hall, 6 Guest House, Temple, landscaped Central Green, Terrace Swimming Pool, Common Toilets, Gym, Change Room, Steam bath, Creche, Games Room, Audio Visual room, etc. As per Approved Drawing<br>f. **SECURITY** – CCTV security system at required place<br>g. **FIRE FIGHTING EQUIPMENT** - As per fire fighting norms<br>h. **RAIN WATER HARVESTING** – As per norms will be done |

For APARAJITA REAL ESTATE PVT. LTD.
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

# SCHEDULE- E

## WORK COMPLETION SCHEDULE

| | PHASE – I | | | PHASE – II | | | | PHASE - III | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor | Block 1 | Block 2 | Club House | Block 3 | Block 4 | Block 5 | Adnl. Bsmnt | Block 6 | Block 7 | Block 8 | Block 9 | Adnl. Bsmnt |
| | B+G+1+13 | B+G+1+13 | B+G+2 | B+G+1+13 | B+G+1+13 | B+G+1+13 | | B+G+1+13 | B+G+1+11 | B+G+1+11 | G+14 | |
| Basement | Oct.'21 | Oct.'21 | Oct.'21 | Feb.'23 | Feb.'23 | Feb.'23 | Feb.'23 | Feb'24 | Feb'24 | Feb'24 | - | Feb'24 |
| Ground floor | Nov.'21 | Nov.'21 | Nov.'21 | March'23 | March'23 | March'23 | | March'24 | March'24 | March'24 | Feb'24 | |
| 1st floor | Dec.'21 | Dec.'21 | Dec.'21 | April'23 | April'23 | April'23 | | April'24 | April'24 | April'24 | March'24 | |
| 2nd floor | Jan.'22 | Jan.'22 | Jan.'22 | May'23 | May'23 | May'23 | | May.'24 | May.'24 | May.'24 | April'24 | |
| 3rd floor | Feb.'22 | Feb.'22 | | June'23 | June'23 | June'23 | | June.'24 | June.'24 | June.'24 | May.'24 | |
| 4th floor | March'22 | March'22 | | July'23 | July'23 | July'23 | | July.'24 | July.'24 | July.'24 | June.'24 | |
| 5th floor | April'22 | April'22 | | Aug.'23 | Aug.'23 | Aug.'23 | | Aug.'24 | Aug.'24 | Aug.'24 | July.'24 | |
| 6th floor | May'22 | May'22 | | Sept.'23 | Sept.'23 | Sept.'23 | | Sept.'24 | Sept.'24 | Sept.'24 | Aug.'24 | |
| 7th floor | June.'22 | June.'22 | | Oct.'23 | Oct.'23 | Oct.'23 | | Oct.'24 | Oct.'24 | Oct.'24 | Sept.'24 | |
| 8th floor | July.'22 | July.'22 | | Nov.'23 | Nov.'23 | Nov.'23 | | Nov.'24 | Nov.'24 | Nov.'24 | Oct.'24 | |
| 9th floor | Aug.'22 | Aug.'22 | | Dec.'23 | Dec.'23 | Dec.'23 | | Dec.'24 | Dec.'24 | Dec.'24 | Nov.'24 | |
| 10th floor | Sept.'22 | Sept.'22 | | Jan.'24 | Jan.'24 | Jan.'24 | | Jan.'25 | Jan.'25 | Jan.'25 | Dec.'24 | |
| 11th floor | Oct.'22 | Oct.'22 | | Feb.'24 | Feb.'24 | Feb.'24 | | Feb.25 | Feb.25 | Feb.25 | Jan.'25 | |
| 12th floor | Nov.'22 | Nov.'22 | | March'24 | March'24 | March'24 | | March.'25 | March.'25 | March.'25 | Feb.25 | |
| 13th floor | Dec.'22 | Dec.'22 | | April.'24 | April.'24 | April.'24 | | April.'25 | | | March.'25 | |
| 14th floor | Jan.'23 | Jan.'23 | | May'24 | May'24 | May'24 | | May.'25 | | | April.'25 | |
| Roof & Above roof | Feb.'23 | Feb.'23 | | June'24 | June'24 | June'24 | | June.'25 | | | May.'25 | |
| All Finishing Work | Dec.24 | Dec.24 | Dec.24 | Oct.'25 | Oct.'25 | Oct.'25 | | Oct.'26 | Oct.'26 | Oct.'26 | Oct.'26 | |

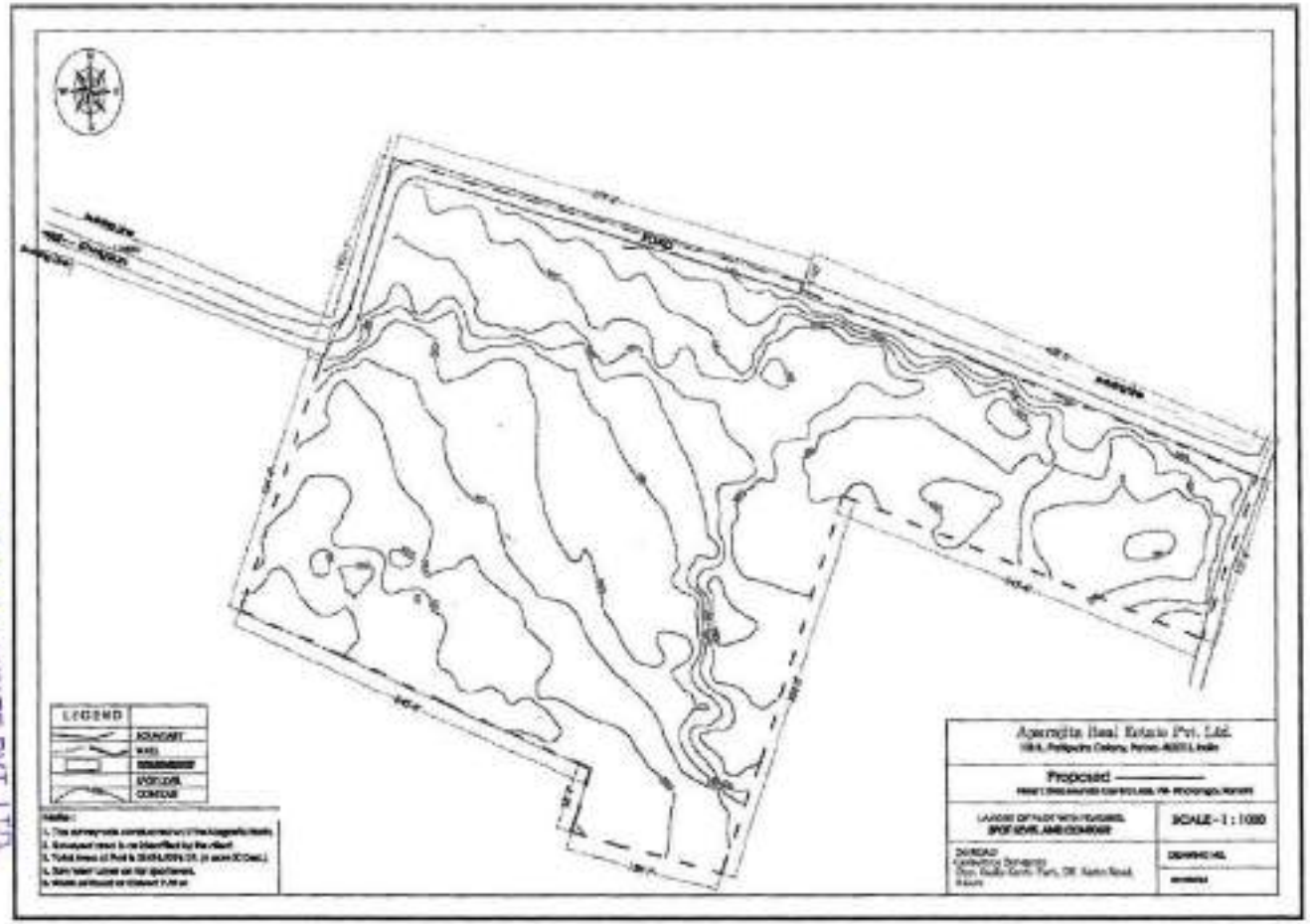
16/09/2021

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARAJITA REAL ESTATE PVT. LTD.
Director

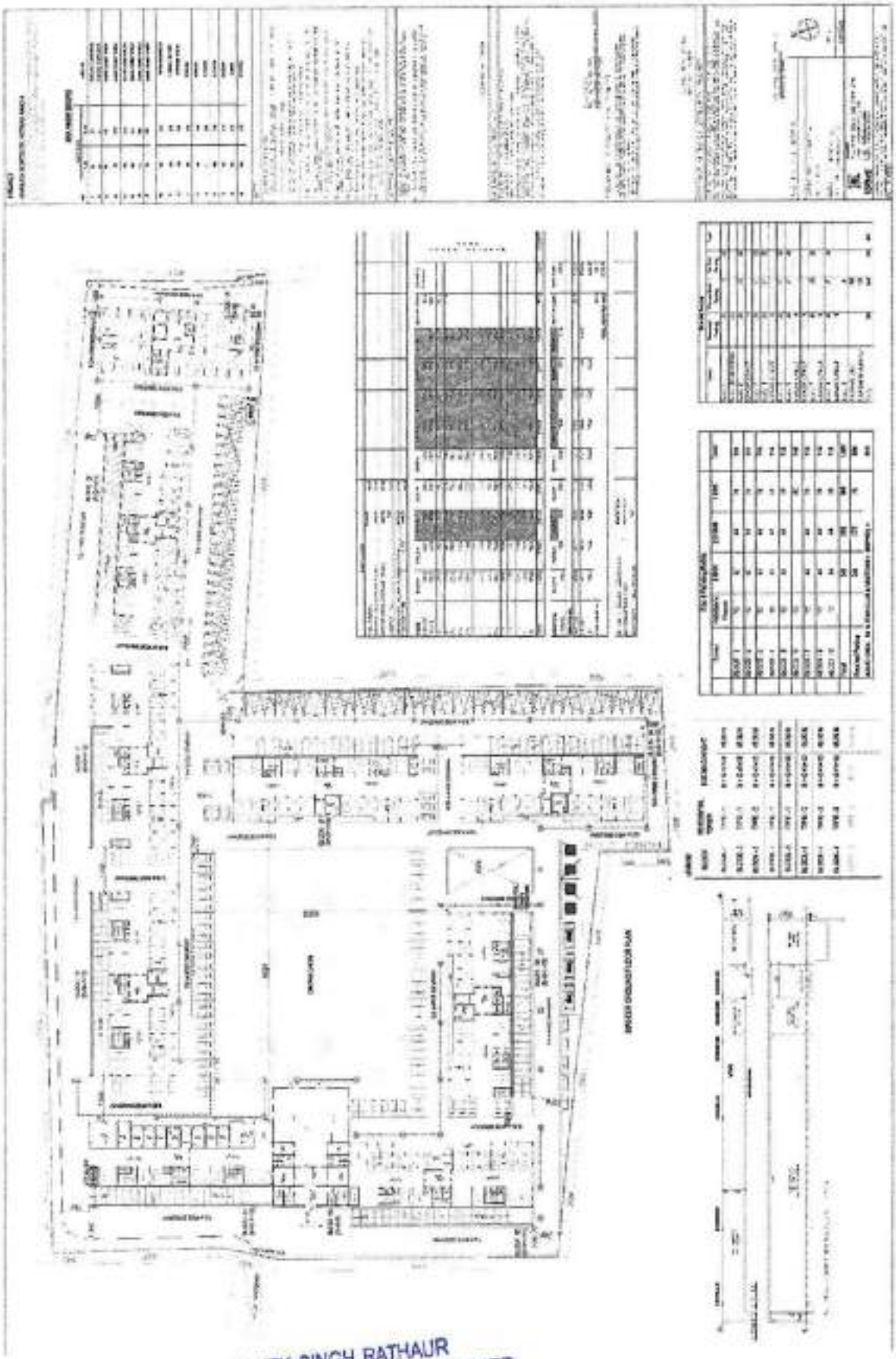
## Schedule F

## Map of The Plot of Land



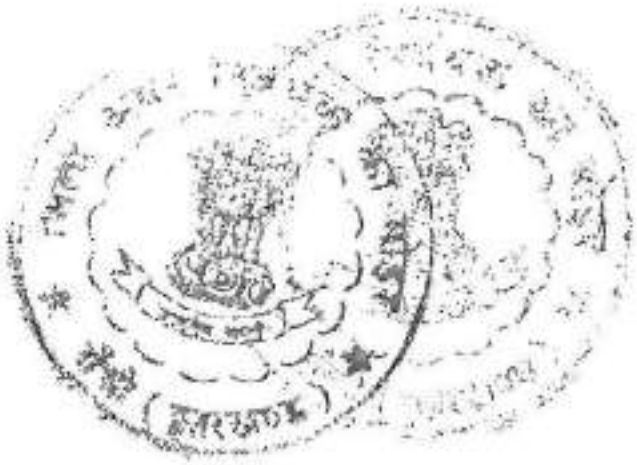

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
16/09/2021

For APARAJITA REAL ESTATE PVT. LTD.
Director



ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
16/09/2021

For APARAJITA REAL ESTATE PVT. LTD.
Director



## CERTIFICATE

This is to certify that the land is subject matter of this present and mentioned in the schedule is not the Govt. land. The same was neither acquired by the government for civil or military purposes nor it is bhoodan land. The land is outside from forest area limit and it does not belong to **C.C.L., B.C.C.L** or **E.C.C.L.**It is further certified that the land does not belong to any member of scheduled Tribe and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Mansa, Hargarhi, Fodder Scam, Land Scam and it is also certified that the land has not been mortgaged with any institution.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46(6) or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

**IN WITNESS WHEREOF** Sri **Mr. YOGESH CHANDRA AGARWAL , Mr. GAURAV AGARWAL** personally as **LANDOWNERS no. 1 and 2** and **Mrs. Jyoti Agarwal As Director, For and behalf of Aparajita Real Estate Pvt. Ltd.** and **Sri ABHISHEK SINGH RATHAUR** as the **Director** of **ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED,** the **DEVELOPER** have after fully understanding the contents as true have put their signatures in presence of the witnesses on the day month and year first above written.

**WITNESSES:-**

1.

Ashoy Shukla
ABHAY SHUKLA
S/o Late Jagdish Shukla
D.No. CD 445/III
HEC, DHURWA

(MR. YOGESH CHANDRA AGARWAL)
LANDOWNER 1

2. SUNIL KUMAR SINGH
B/101, Vinayak Garden,
Talta Kandra Main Road,
Gamharia, Jamshedpur.

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agrawal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021

16/09/2021

(GAURAV AGARWAL)
LANDOWNER-2

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director
16/09/2021

(MRS. JYOTI AGARWAL)
DIRECTOR
APARAJITA REAL ESTATE PVT. LTD. LANDOWNER

3

(SRI ABHISHEK )
DEVELOPER & DIRECTOR
ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Abhishek
Director
16/09/2021

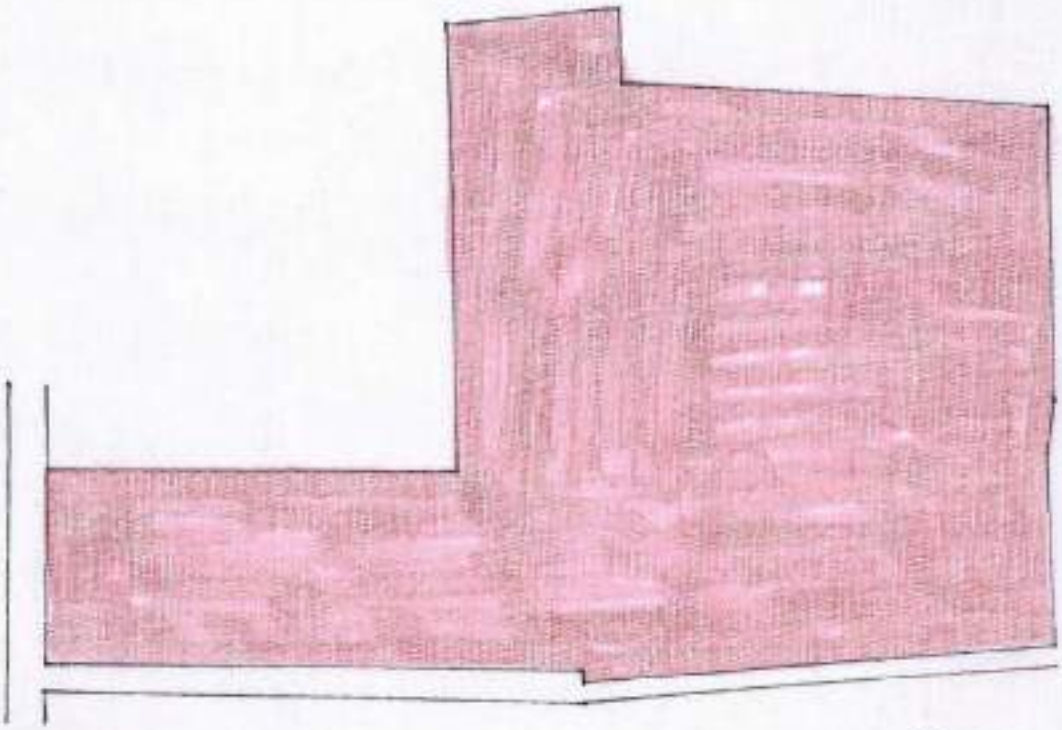
| LITTLE | RING | MIDDLE | INDEX | THUMB |
|---|---|---|---|---|
|  |  |  |  |  |

Certified that the each persons whose photographs have been affixed hereto have put their finger prints of left hands t the presents in my presence.

16-09-2021
Advocate :-

ASHUTOSH KUMAR
Advocate
Ranchi
Civil Court
Enr. No.

16/09/2021

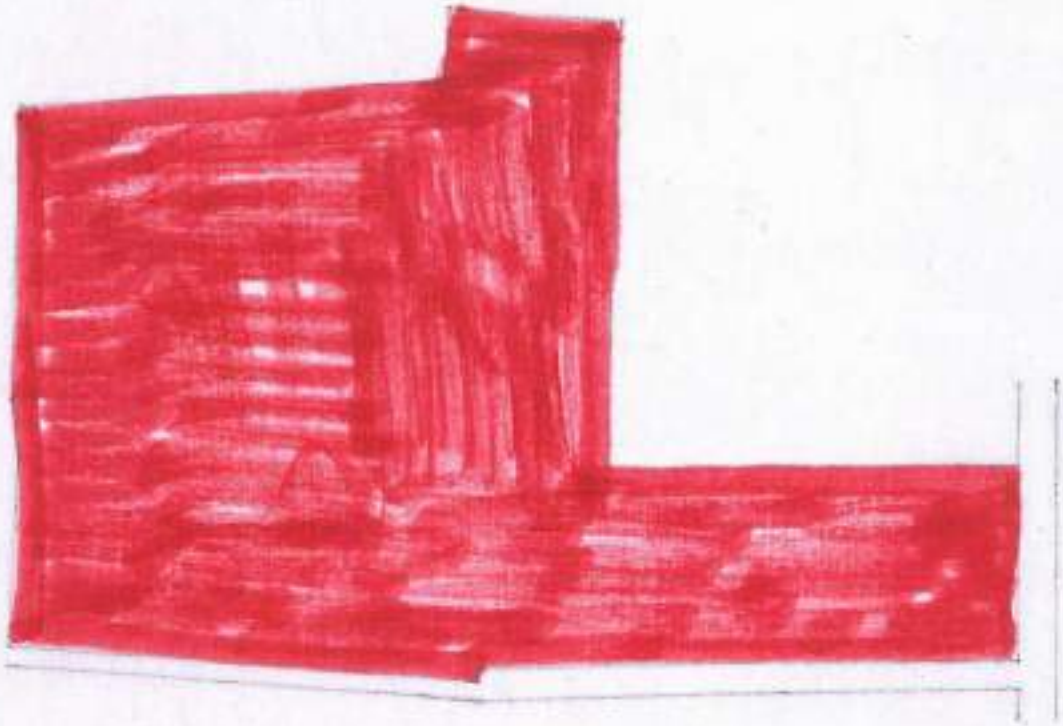


VILLAGE- KHATANGA
MUZA No- 179
P.S. SADAR, DIST - ANGUL
PLOT No- 895, 896, 900 & 901
AREA
630.10 DECIMAL

For APARAJITA REAL ESTATE PVT. LTD.
Jyoti Agarwal
Director

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

16/09/2021



ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

For APARALITA REAL ESTATE PVT. LTD.
Director

16/09/2025

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 2189/53329/05320

MF145336360FH

आपका आधार क्रमांक / Your Aadhaar No. :

**2904 0222 7428**

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

2904 0222 7428

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

**ADMPA8315R**

नाम/ Name
YOGESH CHANDRA AGARWAL

पिता का नाम/ Father's Name
GIRWAR CHARAN AGARWAL

जन्म की तारीख / Date of Birth
01/02/1951

हस्ताक्षर/ Signature

23052018

भारतीय विशिष्ट पहचान प्राधिकरण

Sol

Address

5890 3833 6606

Aam Admi ka Adhikar

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

GAURAV AGRAWAL

YOGESH CHANDRA AGARWAL

02/07/1981

Permanent Account Number

AGIPA1412F

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O Girivar Charan Agarwal, House No 108-B, Patliputra Colony, Patna, Patliputra, Patliputra Colony, Patna, Bihar - 800013

पता:

S/O गिरिवर चरण अग्रवाल, हाउस न 108-बी, पाटलीपुत्रा कोलोनी, पटना, पाटलीपुत्रा, पाटलीपुत्रा कॉलोनी, पटना, बिहार - 800013

2904 0222 7428

www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

आपका क्रमांक / Your Aadhaar No. :

**8587 5879 6939**

आधार — आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

8587 5879 6939

आधार — आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

APARAJITA REAL ESTATE PRIVATE LIMITED

10/06/2011

AAJCA5904M

# झारखंड सरकार
## राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

| ज़मीनदार नाम | रैयत का नाम, अभिभावक का नाम, रिश्ता |
|---|---|
| शेकरेट्री आफ इशटेइन इन इंडीपाइन | महादेव उरांव, वल्द-पोया उराव , जाति-उरॉंव, निवासी-साकिन देह |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| जिला का नाम | राँची | अचंल का नाम | काँके | हलका का नाम | हल्का-09 | मौजा का नाम | खटंगा | खाता का प्रकार | रैयती |
| खेवट नम्बर 2 | | खाता नम्बर 66 | | थाना का नाम | राँची | थाना नम्बर 179 | | | |

| 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) |
| [illegible] | 195 | टाड़ [illegible] टांड़ पाड़ाही मुन्डा | टाड़ दो 1 | 0 (एकड़) 43 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 241 | टांड़ [illegible] उरांव परती कदीम | टाड़ दो 1 | 0 (एकड़) 46 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 242 | टांड़ निज टांड़ पाहन मुन्डा | परती कदीम 2 | 1 (एकड़) 1 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 243 | टांड़ निज टांड़ [illegible] मुन्डा | दोन तीन 3 | 0 (एकड़) 51 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 244 | परती कदीम निज [illegible] निज | परती कदीम 1 | 0 (एकड़) 66 (डिसमील) () | आम/1, कुलहक वकबजे | | 0 | 0 | 0 | कायमी |
| | 245 | टाड़ [illegible] [illegible] निज | परती कदीम 1 | 0 (एकड़) 19 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 271 | टांड़ [illegible] [illegible] मुन्डा टांड़ | टाड़ दो 1 | 0 (एकड़) 72 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 349 | दोन [illegible] पाहन टोन | दोन तीन 2 | 0 (एकड़) 65 (डिसमील) () | ऑनलाईन जाँचा | | 0 | 0 | 0 | कायमी |
| | 371 | [illegible] टांड़ निज | टाड़ दो 1 | 0 (एकड़) 17 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 374 | दोन [illegible] महतो टांड़ निज | दोन तीन 3 | 0 (एकड़) 38 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 539 | [illegible] [illegible] [illegible] | टाड़ दो 1 | 0 (एकड़) 82 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| | 541 | [illegible] [illegible] | टाड़ दो 2 | 0 (एकड़) 73 (डिसमील) () | पुटकल/1 कुलहक वकबजे | | 0 | 0 | 0 | कायमी |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 547 | टांड़ निज टांड़ मुशमात | टाड़ दो 1 | 0 (एकड़) 16 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 559 | रास्ता टांड़ निज | मकान/3, सहन/1 0 | 74 (एकड़) 0 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 560 | रास्ता मकान निज | टाड़ एक 1 | 0 (एकड़) 3 (डिसमील) () | कटहल/1 कुलहक वकबजे नोगरा मुनड़ा वल्द सुमा मुन्डा | | 0 | 0 | 0 | कायमी |
| 561 | टांड़ निज टांड़ निज | मकान/1,सहन/1 0 | 0 (एकड़) 4 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 562 | 0 0 | टाड़ दो 0 | 0 (एकड़) 4 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 654 | 0 0 | टाड़ दो 0 | 0 (एकड़) 6 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 565 | 00 0 | टाड़ दो.0 | 0 (एकड़) 16 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 566 | 00 0 | टाड़ दो 0 | 0 (एकड़) 2 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 628 | 0 0 | टाड़ दो 0 | 0 (एकड़) 1 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 636 | 0 0 | टाड़ दो 0 | 0 (एकड़) 5 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 645 | 0 0 | टाड़ दो 0 | 0 (एकड़) 4 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 770 | 0 00 | टाड़ दो 0 | 2 (एकड़) 0 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 895 | 0 0 | टाड़ दो 0 | 3 (एकड़) 67 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 896 | 0 0 | टाड़ दो 0 | 1 (एकड़) 27 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 901 | 0 0 | टाड़ दो 0 | 1 (एकड़) 46 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 967 | 0 0 | टाड़ दो 0 | 0 (एकड़) 56 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 968 | 0 0 | टाड़ दो 0 | 0 (एकड़) 31 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 972 | 0 0 | टाड़ दो 0 | 3 (एकड़) 40 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 973 | 0 0 | टाड़ दो 0 | 1 (एकड़) 34 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 987 | 0 0 | टाड़ दो0 | 0 (एकड़) 41 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 989 | 0 0 | टाड़ दो 0 | 0 (एकड़) 97 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 990 | 0 00 | टाड़ दो 0 | 0 (एकड़) 3 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 991 | 0 0 | टाड़ दो 0 | 0 (एकड़) 7 | | | 0 | 0 | 0 | कायमी |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | (डिसमील) () | | | | | | |
| 1082 | 0 0 | टाड़ दो 0 | 1 (एकड़) 41 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1090 | 0 0 | टाड़ दो 0 | 1 (एकड़) 37 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1106 | 0 0 | टाड़ दो 0 | 0 (एकड़) 10 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1231 | 0 0 | टाड़ दो 0 | 0 (एकड़) 22 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1235 | 0 0 | टाड़ दो 0 | 0 (एकड़) 8 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1241 | 0 0 | टाड़ दो 0 | 0 (एकड़) 95 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1251 | 0 0 | टाड़ दो 0 | 0 (एकड़) 85 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1252 | 0 0 | टाड़ दो 0 | 0 (एकड़) 5 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1264 | 0 0 | टाड़ दो 0 | 0 (एकड़) 20 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1265 | 0 0 | टाड़ दो 0 | 0 (एकड़) 90 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1266 | 0 0 | टाड़ दो 0 | 0 (एकड़) 83 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1277 | 0 0 | टाड़ दो 0 | 0 (एकड़) 65 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1290 | 0 0 | टाड़ दो 0 | 2 (एकड़) 60 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 988 | 0 0 | टाड़ दो 0 | 0 (एकड़) 94 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| 1240 | 0 0 | टाड़ दो 0 | 1 (एकड़) 22 (डिसमील) () | | | 0 | 0 | 0 | कायमी |
| खाता मे कुल प्लोट संख्या | 50 | खाता का कुल मिजान | 30 (एकड़) 65 (डिसमील) () | खाता का कुल | | 0 0 0 | | | |

यह एक कंप्यूटर जनित प्रति है

6/28/2021 2:06:51 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।

16

Schedule III [illegible] Form No.
Chitchaman or Sadasvani

Continuation **KHATIAN** Form (Same half)

Name of Village

Thana

Thana Number

Number of Owners

Name of Landholder

Self Attested

Self Attested

Self Attested

IA

# झारखंड सरकार
## राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

| ज़मीनदार नाम | रैयत का नाम, अभिभावक का नाम, रिश्ता |
|---|---|
| सेक्रेट्री ऑफ इस्टेट सरडीहा सोसाईटी | मोहन अहीर,छेटन अहीर, पेशरान-जुग अहीर वहिस्सा बराबर, जाति-अहीर, निवासी-साकिन देह |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| जिला का नाम | राँची | अचंल का नाम | काँके | हलका का नाम | हल्का-09 | मौजा का नाम | खटंगा | खाता का प्रकार | रैयती |
| खेवट नम्वर | | खाता नम्वर | 81 | थाना का नाम | राँची | थाना नम्वर | 179 | | |

| खाता नम्वर | खेसरा नम्वर | 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) |
| 81 | 298 | दोन जाम वाहन महतो दोन | परती कदीम 1 | 0 (एकड़) 73 (डिसमील) () | | 1- लगान शामिल खाता नम्बर 66 बनाम महादेव अहीर | 0 | 0 | 0 | कायमी |
| | 644 | फमहान वाहर लोहार सहदेव लोहार | परती कदीम 1 | 0 (एकड़) 3 (डिसमील) () | पुटकल/1, कुलहक वकबेज | 1- लगान शामिल खाता नम्बर 66 बनाम महादेव अहीर | 0 | 0 | 0 | कायमी |
| | 783 | परती कदीम बड़का उरांव परती कदीम | परती कदीम 1 | 1 (एकड़) 23 (डिसमील) () | जामुन/1 वकबजे मालिक | 1- लगान शामिल खाता नम्बर 66 बनाम महादेव अहीर | 0 | 0 | 0 | कायमी |
| | 900 | टांड़ फेकुआ पाहन वगैरह टांड़ महादेव वगैरह | टाड़ दो 3 | 2 (एकड़) 31 (डिसमील) () | | 1- लगान शामिल खाता नम्बर 66 बनाम महादेव अहीर | 0 | 0 | 0 | कायमी |
| | 923 | टांड़ वकास्त महादेव मुखा टांड़ वकास्त | टाड़ दो 1 | 0 (एकड़) 88 (डिसमील) () | करंज/1 कतुहक वकबजे महादेव अहीर | 1- लगान शामिल खाता नम्बर 66 बनाम महादेव अहीर | 0 | 0 | 0 | कायमी |
| | 1234 | दोन निज परत कदीम नहु वड़ाअक | दोन तीन 2 | 0 (एकड़) 9 (डिसमील) () | | 1- लगान शामिल खाता नम्बर 66 बनाम महादेव अहीर | 0 | 0 | 0 | कायमी |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1253 | टांड़ बीरसा मुन्डा दोन निज | दोन तीन 2 | 0 (एकड़) 7 (डिसमील) () | | 1- लगान शामिल खाता नम्बर 66 बनाम महादेव अहीर | 0 | 0 | 0 | कायमी |
| 1254 | दोन निजो दोन निज | दोन दो 4 | 0 (एकड़) 96 (डिसमील) () | | 1- लगान शामिल खाता नम्बर 66 बनाम महादेव अहीर | 0 | 0 | 0 | कायमी |

| | | | | | |
|---|---|---|---|---|---|
| खाता मे कुल प्लोट संख्या | 8 | खाता का कुल मिजान | 5 (एकड़) 59 (डिसमील) () | खाता का कुल | 0 0 0 |

6/28/2021 2:07:59 PM

यह एक कंप्यूटर जनित प्रति है

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।

18

Schedule VI MB Form No
Chotanagpur Settlement

Continuous **KHATIAN** Form (Lower half)

Name of Village

Thana

Thana Number

Number of Khata

Name of Landholder

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | |

CERTIFIED TO BE TRUE COPY

Self Attested

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

V

फरद मालकी / फरद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
यो सकुनत नम्बर।

Page No. : 94
Vol. No. : 2
Receipt No. : 6937934020

कर्किं | खटंगा | 179 | गौरव अग्रवाल

| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
|---|---|---|
| 96 | 895 | 0 एकड़ 26.1 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|---|---|---|
| | | |

जोत का सालाना मांग मय तफसील (बकाया यो हाल) मौजूदा खत का।

| मांग बाबत | | सालाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 2.00 | | | | | 2.00 |
| गुजारी | (भावली) | 0.50 | | | | | 0.50 |
| सेस | .... | 1.00 | | | | | 1.00 |
| सूद | .... | 1.00 | | | | | 1.00 |
| मुतफरकात | .... | 0.40 | | | | | 0.40 |
| मौजान | | 4.90 | | | | | 4.90 |

तफसील अदायकारी

| अदायकारी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 2.00 | |
| गुजारी | (भावली) | | | | | 0.50 | |
| सेस | .... | | | | | 1.00 | |
| सूद | .... | | | | | 1.00 | |
| मुतफरकात | .... | | | | | 0.40 | |
| मौजान अदायकारी | | | | | | 4.90 | |

(१) मौजान कुल (तफ्जे में) : **Four Rupees and Ninety Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- **4.90**

तारीख अमल तहसील कुनिन्दा : **27-06-2021**

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

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

ऑनलाइन जाँचा

# झारखंड सरकार
## राजस्व एवं भूमि सुधार विभाग

June 27, 2021

**पंजी II प्रति**

भाग वर्तमान 2 पृष्ठ संख्या 94

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | कांके | हलका का नाम | हल्का-09 | स्टेट का नाम | झारखण्ड |
| मौजा का नाम | खटंगा | होल्डिंग संख्या | 66/नये | तौजी संख्या | 0 | पाता नम्बर | 179 | खाता का प्रकार | --- |

गौरव अग्रवाल , वाल्-गोपेश चन्द्र अग्रवाल, जाति- -------

| खाता नम्बर | प्लोट संख्या | एकवा | परिवर्तन के लिए प्राधिकार | लगान | सेस |
|---|---|---|---|---|---|
| 66 | 835 | 0 ए 26.1 डि 0 हे | 1दाखिल खारिज वाद संख्या 418 और 27/2005-06 अंचल पदाधिकारी द्वारा स्वीकृत दिनांक 27-6-05 | 2 | 2.9 |
| | कुल परिमान | 0 ए 26.1 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 03/08/2005 | 0554439 | 2005 | 2006 | 0 | 2 | 0 | 0.5 | 0 | 1 | 0 | 1 | 0 | 0.4 |
| 13-12-2017 | 1507794836 | 2006-2007 | 2017-2018 | 22 | 2 | 5.5 | 0.5 | 11 | 1 | 11 | 1 | 4.4 | 0.4 |
| 09-21-2020 | 0307897611 | 2018-2019 | 2020-2021 | 4 | 2 | 1 | 0.5 | 2 | 1 | 2 | 1 | 0.8 | 0.4 |
| 03-27-2021 | 0987934020 | 2021-2022 | 2021-2022 | 0 | 2 | 0 | 0.5 | 0 | 1 | 0 | 1 | 0 | 0.4 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

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

ऑनलाइन जाँच

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

V

फरद मतकी / फरद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 95
Vol. No. : 2
Receipt No. : 0957884895

लॉकि | खटंगा | 179 | योगेश चन्द्र अग्रवाल

| खाता संख्या | खेसरा संख्या | रकबा (एकड़ मे) |
|---|---|---|
| 81 | 900 | 0 एकड़ 39 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|---|---|---|
| | | |

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

| मांग बाबत | | सालाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 1.00 | | | | | 1.00 |
| गुजारी | (भावली) | 0.25 | | | | | 0.25 |
| सेस | . . . . | 0.50 | | | | | 0.50 |
| सूद | . . . . | 0.50 | | | | | 0.50 |
| मुतफरकात | . . . . | 0.20 | | | | | 0.20 |
| मौजान | | 2.45 | | | | | 2.45 |

तफसील अदायगारी

| अदायगारी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 1.00 | |
| गुजारी | (भावली) | | | | | 0.25 | |
| सेस | . . . . | | | | | 0.50 | |
| सूद | . . . . | | | | | 0.50 | |
| मुतफरकात | . . . . | | | | | 0.20 | |
| मौजान अदायगारी | | | | | | 2.45 | |

(१) मौजान कुल (तफसील में) : **Two Rupees and Fourty Five Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- 2.45

तारीख अमला तहसील कुनिन्दा : 27-06-2021

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

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अपवाधिकारी से संपर्क करे।

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

ऑनलाइन जाँचा

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 27, 2021

पंजी II प्रति

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| भाग वर्तमान | 2 | | पृष्ठ संख्या | 95 | | | | | |
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | कांके | हल्का का नाम | हल्का-09 | इस्टेट का नाम | झारखण्ड |
| मौजा का नाम | खटंगा | खेतिहर संख्या | 81/न्ये | तौजी संख्या | 0 | पाता नम्बर | 179 | खाता का प्रकार | — |

योगेश चन्द्र अग्रवाल , बाद-गिरधा चरन अग्रवाल, जाति- ——
—

| खाता नम्बर | प्लॉट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | लगान | सेस |
|---|---|---|---|---|---|
| 81 | 900 | 0 ए 39 डि 0 ही | नदाखिल खारिज वाद संख्या 132 आर 27/2005-06 अंचल पदाधिकारी द्वारा स्वीकृत दिनांक 11-6-05 | 1 | 1.45 |
| | कुल परिमान | 0 ए 39 डि 0 ही | | | |

| तारीख | प्रप्ति पत्र संख्या | साल से | साल तक | लगान बकाया | लगान बाबू साल | रोड सेस बकाया | रोड सेस बाबू साल | शिक्षा सेस बकाया | शिक्षा सेस बाबू साल | स्वास्थ्य सेस बकाया | स्वास्थ्य सेस बाबू साल | कृषि सेस बकाया | कृषि सेस बाबू साल |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 03/09/2005 | 0654440 | 2005 | 2006 | 0 | 1 | 0 | 0.25 | 0 | 0.5 | 0 | 0.5 | 0 | 0.2 |
| 10-12-2017 | 1507794312 | 2006-2007 | 2017-2018 | 11 | 1 | 2.75 | 0.25 | 5.5 | 0.5 | 5.5 | 0.5 | 2.2 | 0.2 |
| 09-21-2020 | 0736523410 | 2018-2019 | 2020-2021 | 2 | 1 | 0.5 | 0.25 | 1 | 0.5 | 1 | 0.5 | 0.4 | 0.2 |
| 06-27-2021 | 0667584805 | 2021-2022 | 2021-2022 | 0 | 1 | 0 | 0.25 | 0 | 0.5 | 0 | 0.5 | 0 | 0.2 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अड़चनों के लिए सम्बन्धित अनुमंडलाधिकारी से संपर्क करें
प्रपत्र का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

ऑनलाइन जाँच

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

**V**

फरद मतकी / फरद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
दो सकूनत नम्बर।

Page No. : 96
Vol. No. : 2
Receipt No. : 6266776211

| |
|---|
| कैंकि । खरगा । 179 । योगेश चन्द्र अग्रवाल |

| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
|---|---|---|
| 81 | 900 | 0 एकड़ 38.5 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|---|---|---|
| | | |

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

| मांग बाबत | | सालाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 1.00 | | | | | 1.00 |
| गुजारी | (भावली) | 0.25 | | | | | 0.25 |
| सैस | . . . . | 0.50 | | | | | 0.50 |
| सूद | . . . . | 0.50 | | | | | 0.50 |
| मुतफरकात | . . . . | 0.20 | | | | | 0.20 |
| मौजान | | 2.45 | | | | | 2.45 |

तफसील अदायगी

| अदायगी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 1.00 | |
| गुजारी | (भावली) | | | | | 0.25 | |
| सैस | . . . . | | | | | 0.50 | |
| सूद | . . . . | | | | | 0.50 | |
| मुतफरकात | . . . . | | | | | 0.20 | |
| मौजान अदायगी | | | | | | 2.45 | |

(१) मौजान कुल (तफ्लें में) : **Two Rupees and Fourty Five Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- **2.45**

तारीख अमला तहसील बुलन्दा : **27-06-2021**

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

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 27, 2021

**पंजी II प्रति**

| भाग वर्तमान | 2 | पृष्ठ संख्या | 96 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | कांके | हलका का नाम | हल्का-09 | इस्टेट का नाम | झारखण्ड |
| मौजा का नाम | खटंगा | होल्डिंग संख्या | 67/पचे | तौजी संख्या | 0 | थाना नम्बर | 179 | खाता का प्रकार | --- |

योगेश चन्द्र अग्रवाल , वल्द-शिकार चरण अग्रवाल, जाति- ----
---

| खाता नम्बर | प्लॉट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | लगान | सेस |
|---|---|---|---|---|---|
| 81 | 800 | 0 ए 38.5 डि 0 हे | 1दाखिल खारिज वाद संख्या 131 आर 27/2005-06 अंचल पदाधिकारी द्वारा स्वीकृत दिनांक 11-6-06 | 1 | 1.45 |
| | कुल परिमान | 0 ए 38.5 डि 0 हे | | | |

| तारीख | प्राप्ति पत्र संख्या | साल से | साल तक | लागत बकाया | लागत चालू साल | रोड सेस बकाया | रोड सेस चालू साल | शिक्षा सेस बकाया | शिक्षा सेस चालू साल | स्वास्थ्य सेस बकाया | स्वास्थ्य सेस चालू साल | कृषि सेस बकाया | कृषि सेस चालू साल |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 09-21-2020 | 07370367715 | 2018-2019 | 2020-2021 | 2 | 1 | 0.5 | 0.25 | 1 | 0.5 | 1 | 0.5 | 0.4 | 0.2 |
| 09-27-2021 | 02667762211 | 2021-2022 | 2021-2022 | 0 | 1 | 0 | 0.25 | 0 | 0.5 | 0 | 0.5 | 0 | 0.2 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अनुसूचियों 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 मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

**V**

फरद मलकी / फरद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
दो सकुनत नम्बर।

Page No. : 97
Vol. No. : 2
Receipt No. : 0806243884

लोकि | खटंगा | 179 | योगेश चन्द्र अग्रवाल

| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
|---|---|---|
| 81 | 900 | 0 एकड़ 50 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|---|---|---|
| | | |

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

| मांग बाबत | | सालाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 2.00 | | | | | 2.00 |
| गुजारी | (भावली) | 0.50 | | | | | 0.50 |
| सेस | .... | 1.00 | | | | | 1.00 |
| सूद | .... | 1.00 | | | | | 1.00 |
| मुतफरकात | .... | 0.40 | | | | | 0.40 |
| मीजान | | 4.90 | | | | | 4.90 |

तफसील अदायगारी

| अदायगारी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 2.00 | |
| गुजारी | (भावली) | | | | | 0.50 | |
| सेस | .... | | | | | 1.00 | |
| सूद | .... | | | | | 1.00 | |
| मुतफरकात | .... | | | | | 0.40 | |
| मीजान अदायगारी | | | | | | 4.90 | |

(१) मीजान कुल (लफ्जों में) : **Four Rupees and Ninety Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- **4.90**

तारीख अगला तहसील कुनिन्दा : **27-06-2021**

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

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

ऑनलाइन जाँचा

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 27, 2021

पंजी II प्रति

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| भाग वर्तमान | 2 | | पृष्ठ संख्या | 97 | | | | | |
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | कांके | हल्का का नाम | हल्का-09 | इस्टेट का नाम | झारखण्ड |
| मौजा का नाम | खटंगा | होल्डिंग संख्या | 87/नये | तौजी संख्या | 0 | थाना नम्बर | 178 | खाता का प्रकार | — |

योगेश चन्द्र अग्रवाल , कर्ता-गिरधर चरन अग्रवाल, जाति- —
—

| खाता नम्बर | प्लॉट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | लगान | सेस |
|---|---|---|---|---|---|
| 81 | 920 | 0 ए 50 डि 0 हे | 1दखिल खारिज वाद संख्या 130 आर 27/2005-06 अंचल पदाधिकारी द्वारा स्वीकृत दिनांक 11-8-05 | 2 | 2.9 |
| | कुल परिमान | 0 ए 50 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 09-21-2020 | 3806228090 | 2018-2019 | 2020-2021 | 4 | 2 | 1 | 0.5 | 2 | 1 | 2 | 1 | 0.8 | 0.4 |
| 06-27-2021 | 3806243884 | 2021-2022 | 2021-2022 | 0 | 2 | 0 | 0.5 | 0 | 1 | 0 | 1 | 0 | 0.4 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

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 करें
प्लॉट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

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

V

फरद नकली / फरद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
के सकुनत नम्बर।

Page No. : 98
Vol. No. : 2
Receipt No. : 0445042274

कॉके | खटंगा | 179 | योगेश चन्द अग्रवाल

| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
|---|---|---|
| 81 | 900 | 0 एकड़ 36 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|---|---|---|
| | | |

खेत का सालाना मांग मय तफसील (बकाया वे हाल) मौजूदा साल का।

| मांग बाबत | | सालाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 1.00 | | | | | 1.00 |
| गुजारी | (भावली) | 0.25 | | | | | 0.25 |
| सेस | .... | 0.50 | | | | | 0.50 |
| सूद | .... | 0.50 | | | | | 0.50 |
| मुतफरकात | .... | 0.20 | | | | | 0.20 |
| मौजान | | 2.45 | | | | | 2.45 |

तफसील अदायगी

| अदायगी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 1.00 | |
| गुजारी | (भावली) | | | | | 0.25 | |
| सेस | .... | | | | | 0.50 | |
| सूद | .... | | | | | 0.50 | |
| मुतफरकात | .... | | | | | 0.20 | |
| मौजान अदायगी | | | | | | 2.45 | |

(१) मौजान कुल (तफ्जे में) : **Two Rupees and Fourty Five Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- 2.45

तारीख अमल तहसील कुनिन्दा : 27-06-2021

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

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

ऑनलाइन जाँचा

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 27, 2021

पंजी II प्रति

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| भाग वर्तमान | 2 | | पृष्ठ संख्या | 98 | | | | | |
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | कांके | हल्का का नाम | हल्का-09 | इस्टेट का नाम | झारखण्ड |
| मौजा का नाम | खटंगा | खेतिहर संख्या | 81/मधे | तौजी संख्या | 0 | थाना नम्बर | 179 | खाता का प्रकार | --- |

योगेश चन्द अग्रवाल , वल्द-शिव चरन अग्रवाल, जाति- ------
-

| खाता नम्बर | प्लॉट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | लगान | सेस |
|---|---|---|---|---|---|
| 81 | 900 | 0 ए 38 डि 0 हे | दाखिल खारिज वाद संख्या 133/आर 27/2005-06 अंचल पदाधिकारी द्वारा स्वीकृत दिनांक 11-6-05 | 1 | 1.45 |
| | कुल परिमाण | 0 ए 38 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 03/09/2005 | 0654443 | 2005 | 2006 | 0 | 1 | 0 | 0.25 | 0 | 0.5 | 0 | 0.5 | 0 | 0.2 |
| 10-12-2017 | 1507794019 | 2006-2007 | 2017-2018 | 11 | 1 | 2.75 | 0.25 | 5.5 | 0.5 | 5.5 | 0.5 | 2.2 | 0.2 |
| 09-21-2020 | 0925608637 | 2018-2019 | 2020-2021 | 2 | 1 | 0.5 | 0.25 | 1 | 0.5 | 1 | 0.5 | 0.4 | 0.2 |
| 06-27-2021 | 0445042274 | 2021-2022 | 2021-2022 | 0 | 1 | 0 | 0.25 | 0 | 0.5 | 0 | 0.5 | 0 | 0.2 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

BACK

यह एक कम्पयूटर जनित प्रति
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 मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मतकी / फरद रैयती
नाम रैयत मय वल्लियत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 89
Vol. No. : 2
Receipt No. : 0558524578

| | | |
|---|---|---|
| कर्किक \| खर्टगा \| 179 \| योगेश चन्द्र अग्रवाल | | |
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| 81 | 900 | 0 एकड़ 65.5 डिसमील 0 हेक्टर |

| | | |
|---|---|---|
| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |

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

| मांग बाबत | | रूसाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 2.00 | | | | | 2.00 |
| गुजारी | (भावली) | 0.50 | | | | | 0.50 |
| सैस | .... | 1.00 | | | | | 1.00 |
| सूद | .... | 1.00 | | | | | 1.00 |
| मुतफरकात | .... | 0.40 | | | | | 0.40 |
| मौजान | | 4.90 | | | | | 4.90 |

तफसील अदायगारी

| अदायगारी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 2.00 | |
| गुजारी | (भावली) | | | | | 0.50 | |
| सैस | .... | | | | | 1.00 | |
| सूद | .... | | | | | 1.00 | |
| मुतफरकात | .... | | | | | 0.40 | |
| मौजान अदायगारी | | | | | | 4.90 | |

(१) मौजान कुल (तफर्क में) : **Four Rupees and Ninety Paise**
(२) जम देहिचा -
(३) कुल बकाया- 4.90

तारीख आमला तहसील कुनिन्दा : 27-06-2021

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

यह एक कम्पयुटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधतापिकारी से संपर्क करें।

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

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 27, 2021

पंजी II प्रति

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| भाग वर्तमान | 2 | | पृष्ठ संख्या | 99 | | | | | |
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | कांके | हल्का का नाम | हल्का-09 | इस्टेट का नाम | झारखण्ड |
| मौजा का नाम | खटंगा | होल्डिंग संख्या | 61/अपै | तौजी संख्या | 0 | पाता नम्बर | 179 | खाता का प्रकार | — |

योगेश चन्द्र अग्रवाल , चन्द्र-गिरधर अग्रवाल, जाति- ——

| खाता नम्बर | प्लोट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | खतान | सेस |
|---|---|---|---|---|---|
| 81 | 200 | 0 ए 65.5 डि 0 हे | 1दाखिल खारिज वाद संख्या 129आर 27/2006-08 अंचल पदाधिकारी द्वारा स्वीकृत दिनांक 11-8-05 | 2 | 2.9 |
| | कुल परिमान | 0 ए 65.5 डि 0 हे | | | |

| तारीख | प्रपत्ति 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 03/09/2005 | 0084444 | 2005 | 2006 | 0 | 2 | 0 | 0.5 | 0 | 1 | 0 | 1 | 0 | 0.4 |
| 10-12-2017 | 1507794672 | 2006-2007 | 2017-2018 | 22 | 2 | 5.5 | 0.5 | 11 | 1 | 11 | 1 | 4.4 | 0.4 |
| 09-21-2020 | 0388579925 | 2018-2019 | 2020-2021 | 4 | 2 | 1 | 0.5 | 2 | 1 | 2 | 1 | 0.8 | 0.4 |
| 06-27-2021 | 0559524578 | 2021-2022 | 2021-2022 | 0 | 2 | 0 | 0.5 | 0 | 1 | 0 | 1 | 0 | 0.4 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

BACK

यह एक कम्प्यूटर जनित प्रति
यह पत्र 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 मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना दो थाना नम्बर

V

फरद मतकी / फरद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
दो सकुनत नम्बर।

Page No. : 105
Vol. No. : 2
Receipt No. : 0908511395

कर्कि | खटंगा | 179 | गौरव अग्रवाल

| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
|---|---|---|
| 68 | 901 | 1 एकड़ 46 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|---|---|---|
| | | |

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

| मांग बाबत | | सालाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 2.00 | | | | | 2.00 |
| गुजारी | (भावली) | 0.50 | | | | | 0.50 |
| सेस | .... | 1.00 | | | | | 1.00 |
| सूद | .... | 1.00 | | | | | 1.00 |
| मुतफरकात | .... | 0.40 | | | | | 0.40 |
| मौजान | | 4.90 | | | | | 4.90 |

तफसील अदायगी

| अदायगी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 2.00 | |
| गुजारी | (भावली) | | | | | 0.50 | |
| सेस | .... | | | | | 1.00 | |
| सूद | .... | | | | | 1.00 | |
| मुतफरकात | .... | | | | | 0.40 | |
| मौजान अदायगी | | | | | | 4.90 | |

(१) मौजान कुल (तफसील में) : **Four Rupees and Ninety Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- **4.90**

तारीख अमला तहसील कुनिन्दा : **27-06-2021**

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

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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

ऑनलाइन जाँचा

# झारखंड सरकार
## राजस्व एवं भूमि सुधार विभाग

June 27, 2021

**पंजी II प्रति**

भाग वर्तमान 2 पृष्ठ संख्या 105

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | काँके | हल्का का नाम | हल्का-09 | इस्टेट का नाम | झारखण्ड |
| मौजा का नाम | खरंगा | होल्डिंग संख्या | 66/नये | तौजी संख्या | 0 | थाना नम्बर | 178 | खाता का प्रकार | — |

गौरव अग्रवाल , वल्द-योगेश चन्द्र, जाति- ———

| खाता नम्बर | प्लोट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | लगान | सेस |
|---|---|---|---|---|---|
| 66 | 801 | 1 ए 46 डि 0 हे | दाखिल खारिज वाद संख्या 741 आर 27/2006-06 अंचल पदाधिकारी द्वारा स्वीकृत दिनांक 23-8-05 | 2 | 2.9 |
| | कुल परिमाण | 1 ए 46 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 29/07/2006 | 317668 | 2006-06 | 2006-07 | 2 | 2 | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 0.4 | 0.4 |
| 13-12-2017 | 1507784176 | 2007-2006 | 2017-2018 | 20 | 2 | 5 | 0.5 | 10 | 1 | 10 | 1 | 4 | 0.4 |
| 09-21-2020 | 0541714275 | 2018-2019 | 2020-2021 | 4 | 2 | 1 | 0.5 | 2 | 1 | 2 | 1 | 0.8 | 0.4 |
| 06-27-2021 | 0908511395 | 2021-2022 | 2021-2022 | 0 | 2 | 0 | 0.5 | 0 | 1 | 0 | 1 | 0 | 0.4 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

नया देखें | Back

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

ऑनलाइन जाँचा

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

V

फारद मतावी / फारद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
वे मकुनत नम्बर।

Page No. : 80
Vol. No. : 3
Receipt No. : 0115322764

| फर्के । खटंगा । 179 । श्री योगेन्द्र चन्द्र अग्रवाल | | |
|---|---|---|
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| 66 | 896 | 1 एकड़ 27 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|---|---|---|
| | | |

जोत का खतौनी मांग मय तफसील (बकाया वे हाल) मौजूदा खाता का।

| मांग बाबत | | साहाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 10.00 | | | | | 10.00 |
| गुजारी | (भावली) | 2.50 | | | | | 2.50 |
| सेस | .... | 5.00 | | | | | 5.00 |
| सूद | .... | 5.00 | | | | | 5.00 |
| मुतफरकात | .... | 2.00 | | | | | 2.00 |
| मौजात | | 24.50 | | | | | 24.50 |

तफसील अदायगी

| अदायगी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 10.00 | |
| गुजारी | (भावली) | | | | | 2.50 | |
| सेस | .... | | | | | 5.00 | |
| सूद | .... | | | | | 5.00 | |
| मुतफरकात | .... | | | | | 2.00 | |
| मौजात अदायगी | | | | | | 24.50 | |

(१) मौजात कुल (रुपयों में) : **Twenty Four Rupees and Fifty Paise**
(२) नाम देहिन्दा -
(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 27-06-2021

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

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

Print

ऑनलाइन जाँचा

# झारखंड सरकार
## राजस्व एवं भूमि सुधार विभाग

June 27, 2021

**पंजी II प्रति**

भाग वर्तमान 3 पृष्ठ संख्या 60

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | काँके | हलका का नाम | हल्का-09 | इस्टेट का नाम | झारखण्ड |
| मौजा का नाम | खटंगा | होल्डिंग संख्या | 66 नये | तौजी संख्या | 0 | थाना नम्बर | 179 | खाता का प्रकार | — |

श्री योगेन्द्र चन्द्र अग्रवाल , पति-स्व0 गिरीधर चरण अग्रवाल,
वारि- .....

| खाता नम्बर | प्लोट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | लगान | सैस |
|---|---|---|---|---|---|
| 66 | 506 | 1 ए 27 डि 0 हे | दाखिल खारिज वाद संख्या 1713 आर 27/2007-08 | 10 | 14.5 |
| | कुल परिमाण | 1 ए 27 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 17/01/2008 | 355399 | 2007 | 2008 | 0 | 10 | 0 | 2.5 | 0 | 5 | 0 | 5 | 0 | 2 |
| 10-12-2017 | 1507794539 | 2008-2009 | 2017-2018 | 90 | 10 | 22.5 | 2.5 | 45 | 5 | 45 | 5 | 18 | 2 |
| 09-21-2020 | 0587872858 | 2018-2019 | 2020-2021 | 20 | 10 | 5 | 2.5 | 10 | 5 | 10 | 5 | 4 | 2 |
| 08-27-2021 | 0115322764 | 2021-2022 | 2021-2022 | 0 | 10 | 0 | 2.5 | 0 | 5 | 0 | 5 | 0 | 2 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

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 करें
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

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

**V**

फरद मलकी / फरद रैयती
नाम रैयत मय वल्दियत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 58
Vol. No. : 5
Receipt No. : 0103495839

| |
|---|
| कैमि । खटंगा । 179 । अपराजिता रियल इस्टेट प्राईवेट लि० लि० |

| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
|---|---|---|
| 66 | 885 | 1 एकड़ 0 डिसमील 0 हेक्टर |

| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|---|---|---|
| | | |

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

| मांग बाबत | | सालाना | बकाया | | | | हाल (2021-2022) |
|---|---|---|---|---|---|---|---|
| | | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल | (नकदी) | 100.00 | | | | | 100.00 |
| गुजारी | (भावली) | 25.00 | | | | | 25.00 |
| सेस | .... | 50.00 | | | | | 50.00 |
| सूद | .... | 50.00 | | | | | 50.00 |
| मुतफरकात | .... | 20.00 | | | | | 20.00 |
| मौजान | | 245.00 | | | | | 245.00 |

तफसील अदायगी

| अदायगी बाबत | | बकाया | | | | मौजूदा हाल (2021-2022) | फाजिल |
|---|---|---|---|---|---|---|---|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल | (नकदी) | | | | | 100.00 | |
| गुजारी | (भावली) | | | | | 25.00 | |
| सेस | .... | | | | | 50.00 | |
| सूद | .... | | | | | 50.00 | |
| मुतफरकात | .... | | | | | 20.00 | |
| मौजान अदायगी | | | | | | 245.00 | |

(१) मौजान कुल (तफ्सील में) : **Two Hundred Fourty Five Rupees**
(२) नाम देहिन्दा -
(३) कुल बकाया- **245.00**

तारीख अमला तहसील कुनिन्दा : **27-06-2021**

साल महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायें पर जिन पर कि सर्टीफिकेट जारी हो) सूद नहीं लिया जाता है।

यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

ऑनलाइन जाँचा

# झारखंड सरकार
## राजस्व एवं भूमि सुधार विभाग

June 27, 2021

**पंजी II प्रति**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| भाग वर्तमान | 5 | | पृष्ठ संख्या | 58 | | | | | |
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अंचल का नाम | बोड़ि | हलका का नाम | हल्का-09 | इस्टेट का नाम | JHARKHAND |
| मौजा का नाम | खटंगा | खेसिंग संख्या | 65 | राँची संख्या | | थाना नम्बर | 179 | खाता का प्रकार | --- |

अपराजिता रियल इस्टेट प्राईवेट लि० मि० , ----------
श्रीमती ज्योति अग्रवाल पति योगेश चन्द्र अग्रवाल , जाति- -----
--

| खाता नम्बर | प्लोट संख्या | रकबा | परिवर्तन के लिए प्राधिकार | लगान | सेस |
|---|---|---|---|---|---|
| 66 | 885 | 1 ए 0 डि 0 हे | नामान्तरण मुकदमा संख्या 6345/2015 - 2016 | 100 | 0 |
| | कुल परिमाण | 1 ए 0 डि 0 हे | | | |

| तारीख | प्राप्ति पत्र संख्या | साल से | साल तक | लगान बकाया | लगान 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10-12-2017 | 1507793518 | 2015-2016 | 2017-2018 | 200 | 100 | 50 | 25 | 100 | 50 | 100 | 50 | 40 | 20 |
| 09-21-2020 | 9481492728 | 2018-2019 | 2020-2021 | 200 | 100 | 50 | 25 | 100 | 50 | 100 | 50 | 40 | 20 |
| 06-27-2021 | 9103498939 | 2021-2022 | 2021-2022 | 0 | 100 | 0 | 25 | 0 | 50 | 0 | 50 | 0 | 20 |

**List Of Mutation Cases on the above transaction in Register-II** Mutation Cases Not Found !!

**List Of Case Status Details**

BACK

यह एक कम्पयूटर जनित प्रति
यह पृष्ठ केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अद्यतियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

ऑनलाइन जाँच।

# Ranchi Regional Development Authority (RRDA)

**FORM FOR SANCTION OF AFFORDABLE HOUSING**

**APPENDIX – 'E' /Bye Laws Clause No. 7.1**

From,

The Vice Chairman
Ranchi Regional Development Authority (RRDA)

To,

Abhishek
Abhishek Singh Rathaur Construction Pvt. Ltd, Flat No.
-201, Guru Akansha Appartment, Jai Prakash Nagar,
Bariatu, Ranchi, Jharkhand, 834009

Re:sanction of your building plan case no. **RRDA/AH/0219/2020** dated **20/10/2020** for grant of license on Dated **8/9/2021** for the **Affordable Housing** in Khata No.: **66,81** on RS Plot no.: **895,896,900,901** Situated in Colony/Street: **Khatanga** Mohalla/Bazar/Road: **Khatanga.**

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Vice Chairman **Ranchi Regional Development Authority (RRDA)**,under clause no.37 of Jharkhand Regional Developement Authority 2001[Adopted] with following conditions :

1. You have to pay the balance fee of RS.**4425985/-**

2. You have to furnish & Deposit a Gift Deed of **1070.71** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.

3. You have to pay first instalment of RS.**5683867/-** labour cess @ 1% of the project cost.

**Ranchi Regional Development Authority (RRDA)**

# Khatanga

नाममौज़ा खटङ्गा कैटनम्बर२

नाम थाना राँची

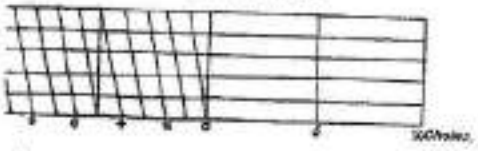
थाना नम्बर २७-

## ज़िला राँची

स्केल एक माइल बराबर १६ इन्च

सन् १९३२ - ३३ ईसवी


Scale 16 Inches = 1 Mile.



Made and published under the authority of Government.

Superintendent of Survey.

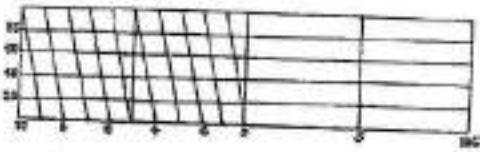
मिलान शीट नम्बर?

नाममी
नाम
थाना
ज़िल
स्केल एक
सन् १

मेरतोल न०१७८

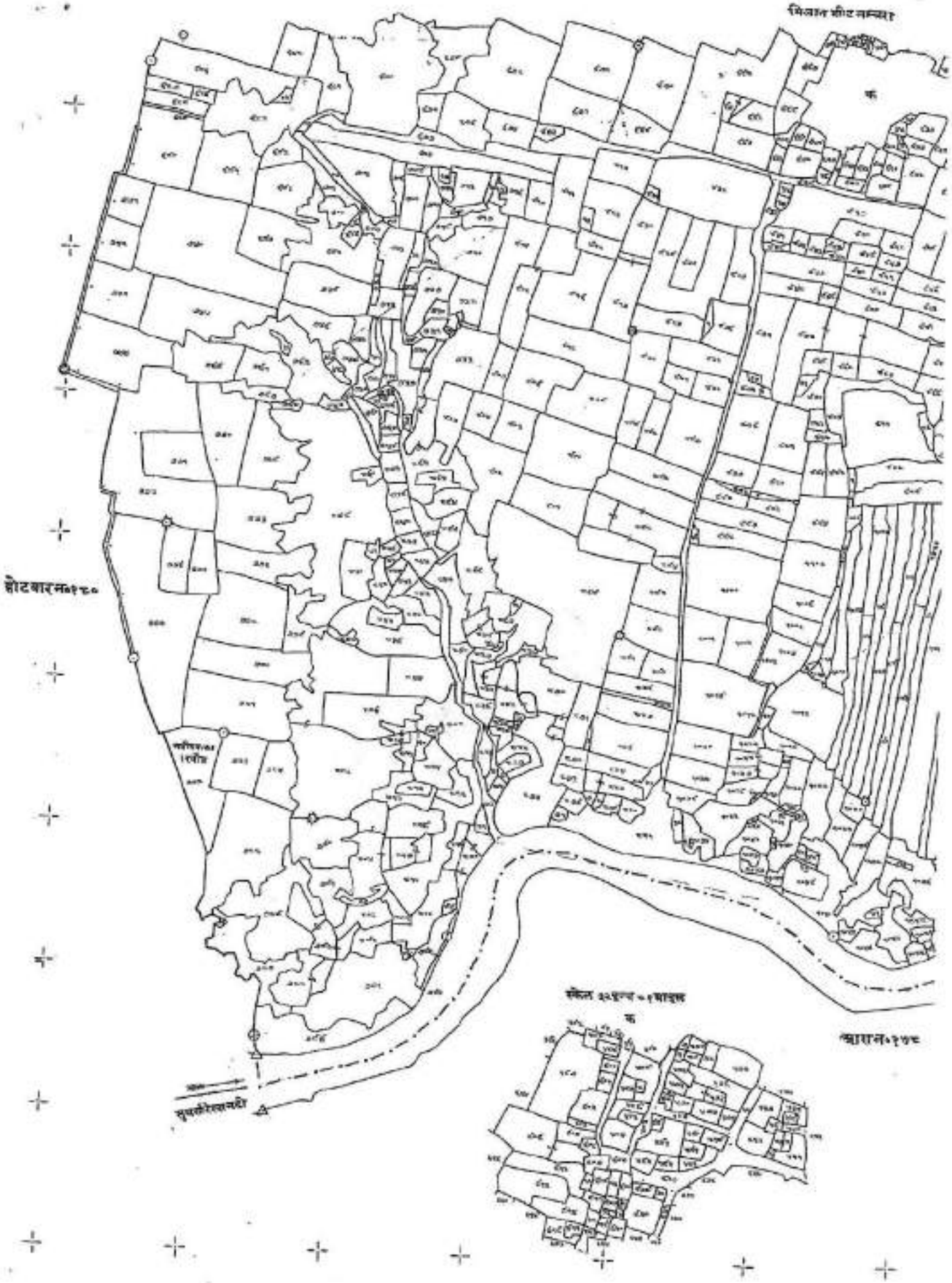
श्मशान०१७८

Scale 16 Inches = 1 Mile.



Made and p


Scale 16 in


मिलाल क्रीट नम्बर
होटबारन०१८०
आसन०२१८

# Pre Registration Docket

**Date :-** 15-09-2021 05:01 pm

**Office Name :-** SRO - Ranchi
**Token No:-** 20210000099397

**Appoinment** :- 16-Sep-2021 Time:- 15:27

| | |
|---|---|
| Article | Development Agreement |
| Pre Registration Date | 15-Sep-2021 |
| No. Of Pages | 105 |
| Stamp Duty | 4 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 73,157. |

Property Id: **591334**

| | | | |
|---|---|---|---|
| **Valuation No.** : 792614 / 2021 | **:-** 2021-2022 | **User Id** : 3218 | **Date** : 15-September-2021 17:42:PM |
| **State** : Jharkhand | **District** : Ranchi | **Tahsil** : Kanke | |
| **Land Type** : Rural | **Corporation** : | **Village/City** : Khatanga | |
| **Khatanga Word No 9 -** Other Road | - | | |
| **Khata Number** - 81 66 | | | |
| **Volume Number** - 2 3 5 | | | |
| **Page Number** - 99 97 98 96 95 60 94 58 105 | | | |
| **Plot Number** - 900 895 896 901 | | | |

**Valuation Rule :** Commercial land

**Property Details**

| | | |
|---|---|---|
| 1 | Land area | 630.10 Decimal |

**Calculation Details**

| Sr.No. | Description | Calculation | Total |
|---|---|---|---|
| 1 | Open Land Valuation | 1. 630.1 x 48105=30310960.5 | **₹3,03,10,961/-** |
| A | Total | | **₹3,03,10,961/-** |

**Note :** Final Valuation is Rounded to Next 100/-

**Total Valuation (A) :** **₹3,03,11,000/-**

**Total Amount in Words : Three Crore Three Lakh Eleven Thousands Rupees Only.**

| | |
|---|---|
| Land measurement, Sub Part and House No. | **Property Boundaries**<br>East: VILLAGE ROAD , West: SURVEY PLOT NO 906,905 AND 902, South: SURVEY PLOT NO 869 AND 895 PART, North: SURVEY PLOT NO 906,819,899,898 AND 897 |
| Area | Land area : 630.10 Decimal |
| Other Description of the Property | |

| | |
|---|---|
| Government/Market Value | 30310960.5 |
| Transaction Amount | - |

| | |
|---|---|
| CLAIMANT | **-Mr. ABHISHEK SINGH RATHAUR CONSTRUCTION PVT LTD THRO ITS DIRECTOR ABHISHEK, Address -** FLAT NO 201 GURU AKANSHA APARTMENT JAI RPAKASH NAGAR SADAR RANCHI- ,**Father/Husband Name** ANIL KUMAR SINHA , **PAN No.-** ,**Permission Case No.-** , **Aadhaar No.** ********9381 |
| EXECUTANTS | **-Mrs. APARAJITA REAL ESTATE PVT LTD THRO ITS DIRECTOR JYOTI AGRAWAL, Address -** 108B PATLIPUTRA COLONY PATNA BIHAR- ,**Father/Husband Name** MAHESH CHANDRA GUPTA , **PAN No.-** ,**Permission Case No.-** , **Aadhaar No.** ********6939 |
| | **-Mr. YOGESH CHANDRA AGARWAL, Address -** 108 B PATLIPUTRA COLONY PATNA BIHAR- ,**Father/Husband Name** LATE GIRWAR CHARAN AGARWAL , **PAN No.-** ,**Permission Case No.-** , **Aadhaar No.** ********7428 |
| | **-Mr. GAURAV AGRAWAL, Address -** 12/812 CHHATARPUR MINI FARMS CHHATARPUR NEW DELHI- ,**Father/Husband Name** YOGESH CHANDRA AGRAWAL , **PAN No.-** ,**Permission Case No.-** , **Aadhaar No.** ********6605 |

| | |
|---|---|
| Witness Information | **Mr. Abhay Shukla , Address -** cd/445 sector 3 hec colony dhurwa ranchi-, **Father/Husband Name-**late jagdish shukla |

| | |
|---|---|
| Identifier Details | **Mr. Abhay Shukla , Address -** cd/445 sector 3 hec colony dhurwa ranchi-, **Father/Husband Name-**late jagdish shukla |

| **Fee Rule:Development Agreement** | | |
|---|---|---|
| 1 | Stamp Duty | 4 |

| | | |
|---|---|---|
| 1 | SP | 3,150 |
| **Total** | | **3,150** |
| **Fee Rule:Development Agreement** | | |
| 1 | A1 | 7,57,775 |
| 2 | LL | 5 |
| 3 | PR | 2 |
| **Total** | | **7,57,782** |

**Sr.No. Exemption Detail Amount**

Exemption for Low Income Group

1 A1 687775

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

Jyoti Agrawal

# Document Registration Summary 1

Date :-16-Sep-2021

- Government/Market Value: ₹30311000/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 16-09-2021 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

**Receipt :** 534863
**Receipt Date :** 16-09-2021
**Presenter Name:** -

| | |
|---|---|
| **PR** | ₹2 |
| **SP** | ₹3150 |
| **LL** | ₹48 |
| **A1** | ₹70000 |
| **Stamp Duty** | ₹100 |
| **Total** | ₹73300 |

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|---|---|---|---|---|---|---|---|
| Stamp Duty | 4 | 100 | -96 | GRAS | AbhishekSinghRathaurConstructionPvtLtdThroltsDirectorAbhishek | GRN Number : 2107538799 DEPT Transaction Id : 8a6989c933b20d2a0864 Transaction Type : | 100 |
| PR | 2 | 2 | 0 | GRAS | AbhishekSinghRathaurConstructionPvtLtdThroltsDirectorAbhishek | GRN Number : 2107538957 DEPT Transaction Id : 8200f637eada22938d73 Transaction Type : | 2 |
| SP | 3150 | 3150 | 0 | GRAS | AbhishekSinghRathaurConstructionPvtLtdThroltsDirectorAbhishek | GRN Number : 2107538957 DEPT Transaction Id : 8200f637eada22938d73 Transaction Type : | 3150 |
| A1 | 70000 | 70000 | 0 | GRAS | AbhishekSinghRathaurConstructionPvtLtdThroltsDirectorAbhishek | GRN Number : 2107538957 DEPT Transaction Id : 8200f637eada22938d73 Transaction Type : | 70000 |
| LL | 5 | 48 | -43 | GRAS | AbhishekSinghRathaurConstructionPvtLtdThroltsDirectorAbhishek | GRN Number : 2107538957 DEPT Transaction Id : 8200f637eada22938d73 Transaction Type : | 48 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Sub Total | 73161 | 73300 | -139 | | | | |

**Article** : Development Agreement **Number of Pages** : 210

| Exemption Fee Rule | Fee Exemption |
|---|---|
| Exemption for Low Income Group | 687775/- |

Signature of Operator Signature of Head Clerk Signature of Registering Officer

**OFFICE OF THE SUB REGISTRAR**

**Office Name :-** SRO - Ranchi

**District Name :-** Ranchi

**State Name :-** Jharkhand

# Deed Endorsement

Token No :- **20210000099397**

| | |
|---|---|
| **Deed Type** | Development Agreement |
| **Number of Pages** | 210 |
| **Fee Details** | **Stamp Duty** :- Rs. 4, **PR** :- Rs. 2, **SP** :- Rs. 3150, **A1** :- Rs. 70000, **LL** :- Rs. 5, |
| **Property No.** | 1 |
| **Valuation Details** | **Value :-** Rs.30310961/- ,**Transaction Amount** :- Rs.0/- |
| **Property Details** | **District** :- Ranchi , **Tehsil** :- Kanke , **Village Name** :- Khatanga **Location** :- Other Road, Khatanga Word No 9<br>**Property Boundaries** :- East: VILLAGE ROAD , West: SURVEY PLOT NO 906,905 AND 902, South: SURVEY PLOT NO 869 AND 895 PART, North: SURVEY PLOT NO 906,819,899,898 AND 897<br>**Khata Number** - 81 66**Volume Number** - 2 3 5**Page Number** - 99 97 98 96 95 60 94 58 105**Plot Number** - 900 895 896 901<br>**Area Of Land** :- 630.10 Decimal |

Sh./Smt.**YOGESH CHANDRA AGARWAL** s/o/d/o/w/o **LATE GIRWAR CHARAN AGARWAL** has presented the document for registration in this office

today dated :- **16-Sep-2021** Day :- **Thursday** Time :- **16:55:16 PM**

YOGESH CHANDRA AGARWAL(Individual)

| Party Name | Document Type | Document Number |
|---|---|---|
| YOGESH CHANDRA AGARWAL | PAN/UID | 290402227428 |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|---|---|---|---|---|---|---|---|---|

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|---|---|---|---|---|---|---|---|---|
| 1 | **APARAJITA REAL ESTATE PVT LTD THRO ITS DIRECTOR JYOTI AGRAWAL** **Address1 -** 108B PATLIPUTRA COLONY PATNA BIHAR, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-** | Yes | Jyoti Agarwal **Address:-** House No.108-B, Patliputra, Patliputra Colony, Patna, Paltiputra Colony, , Patna, 800013, , Bihar, India | | EXECUTANTS **Age:**65 |  |  | |
| 2 | **YOGESH CHANDRA AGARWAL** **Address1 -** 108 B PATLIPUTRA COLONY PATNA BIHAR, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-** | Yes | Yogesh Chandra Agarwal **Address:-** House No.108-B, Patliputra, Patliputra Colony, Patna, Paltiputra Colony, , Patna, 800013, , Bihar, India | | EXECUTANTS **Age:**70 |  |  | |
| 3 | **GAURAV AGRAWAL** **Address1 -** 12/812 CHHATARPUR MINI FARMS CHHATARPUR NEW DELHI, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-** | Yes | Gaurav Agrawal **Address:-** House Number 12/812, , chattarpur mini farm Colony, , Chattar Pur, , South Delhi, 110074, , Delhi, India | | EXECUTANTS **Age:**40 |  |  | |

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|---|---|---|---|---|---|---|---|---|
| 4 | **ABHISHEK SINGH RATHAUR CONSTRUCTION PVT LTD THRO ITS DIRECTOR ABHISHEK** **Address1 -** FLAT NO 201 GURU AKANSHA APARTMENT JAI RPAKASH NAGAR SADAR RANCHI, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-** | Yes | Abhishek **Address:-** GURU AKANSHA 2O1, WATER TANK, JAYPRAKASH NAGAR BARIATU ROAD, BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India | | CLAIMANT **Age:**37 |  |  | |

**Identification:**

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|---|---|---|---|---|
| 1 | **Abhay Shukla** S/o-D/o **late jagdish shukla** **Address1 -** cd/445 sector 3 hec colony dhurwa 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 | **Abhay Shukla** **Address1 -** cd/445 sector 3 hec colony dhurwa ranchi, **Address2 -** , , , Jharkhand | | | |

**Signature of Operator**

**Seal and Signature of Registering Officer**

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **YOGESH CHANDRA AGARWAL , GAURAV AGRAWAL , APARAJITA REAL ESTATE PVT LTD THRO ITS DIRECTOR JYOTI AGRAWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by **(Abhay Shukla)** Son/Daughter/Wife of **(late jagdish shukla)** resident of **(cd/445 sector 3 hec colony dhurwa ranchi)** and by occupation **(Business)**.

**Signature of Registering Officer**

Date:- **16-Sep-2021**

**Seal and Signature of Registering Officer**

**Token No.: 20210000099397**

# CERTIFICATE

## Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **16-Sep-2021** by **YOGESH CHANDRA AGARWAL**, S/O, D/O, W/O **LATE GIRWAR CHARAN AGARWAL** resident of 108 B PATLIPUTRA COLONY PATNA BIHAR ,.

This deed was registered as Document No:- **2021/RAN/7279/BK1/6557** in Book No :- **BK1**,Volume No :- 873 from Page No :- 99 to 308 at, office of **SRO - Ranchi**

Date:- **16-Sep-2021**

**Registering Officer**