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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6604ce0b3e5dd8659c21

Receipt Date : 13-Feb-2022 05:17:53 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000018675

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : SHRI GANPATI ESTATE (Vendee)

GRN Number : 2209818868



:- For Office Use :-

✓ Sawyer
 ✓ Bojji
 ✓ Sunil Kumar Bains
 ✓ Payal Bojji

श्री १९९९ की धारा ६२ अन्तर्गत दण्डनीय अपराध है।
 १९९९ की धारा ६२ अन्तर्गत दण्डनीय अपराध है।
 १९९९ की धारा ६२ अन्तर्गत दण्डनीय अपराध है।
 १९९९ की धारा ६२ अन्तर्गत दण्डनीय अपराध है।

hupda

Prasad

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

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Payal Bajaj

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 17th day of February, 2022, A.D.

BY AND BETWEEN

- (1) **SHRI SOURAV AGARWAL** (PAN: AVAPA6840R, AADHAR No. xxxx xxxx 4952) (mobile no. 7209547940) (aged about 30 years), son of Shri Sanjay Kumar Agarwal and grandson of Late Munshi Ram Agarwal, by caste General (Don't come under CNT Act, 1908), by faith Hindu, by occupation Business, residing at 309, Panchwati Residency, Kanke Road, Chandani Chowk, Ranchi-834008, P.S. Gonda, District Ranchi in the State of Jharkhand, Indian National,
- (2) **SHRI ANIL BAJAJ (HUF)** (PAN: AAEHA9171N) through its "Karta" **ANIL BAJAJ** (AADHAR No. xxxx xxxx 5430) (mobile no. 9431101054) (aged about 51 years), son of Sri Pushkar Lal Bajaj and grandson of Late Ramchandra Bajaj, by caste General (Don't come under CNT Act, 1908), by faith Hindu, by occupation: Business,

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Sunil Kumar Bishu

Anil Bajaj






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रॉन्की कंसाएकलन रॉन्की (रॉन्की रॉन्की) के लॉन्की 11/2(11)/200 आ 20/6/20 के लॉन्की 5/2

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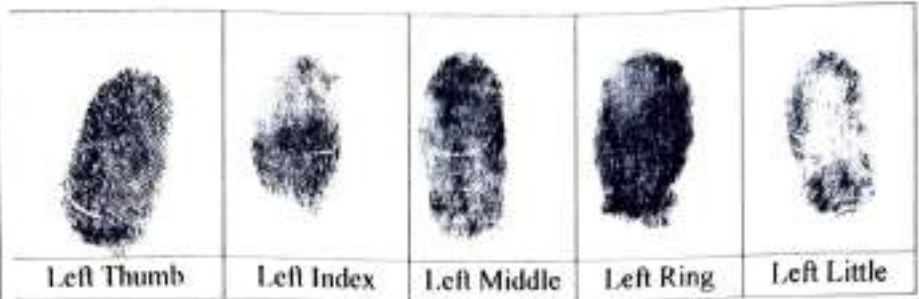


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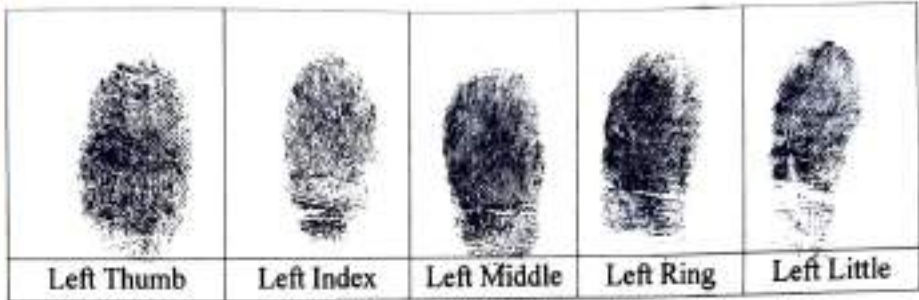
Soumal Agarwal
Sanjay K. Agarwal
Kanke Road Poronji

Business Soumal

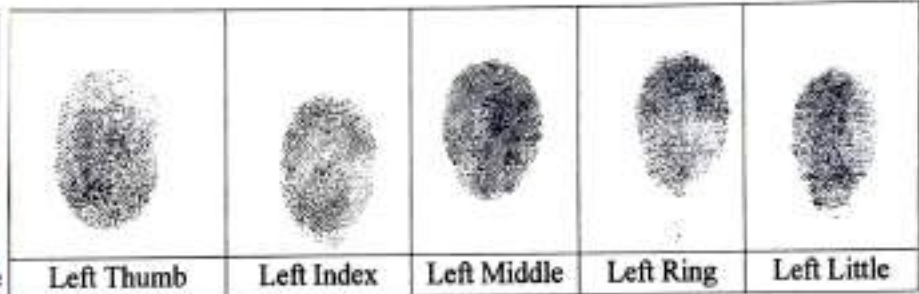
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residing at Balajee Sadan, Nil Ratan Street, Upper Bazar, Ranchi-834001, P.S. Kotwali, District Ranchi in the State of Jharkhand, Indian National,

(3) **SHRI SUNIL BAJAJ (HUF)** (PAN: AAKHS5208Q) through its "Karta" **Sunil Bajaj** (AADHAR No. xxxx xxxx 7424) (mobile no. 9308727236) (aged about 52 years), son of Sri Pushkar Lal Bajaj and grandson of Late Ramchandra Bajaj, by caste General (Do not come under CNT Act, 1908), by faith : Hindu, by occupation : Business, residing at Balajee Sadan, Nil Ratan Street, Upper Bazar, Ranchi-

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834001, P.S. Kotwali, District Ranchi in the State of Jharkhand, Indian National, and

- (4) **SMT. PAYAL BAJAJ** (PAN: AAXPL7320F) (AADHAR No. xxxx xxxx 2248) (Mobile no. 7541079254) (aged about 40 years), wife of Sri Naveen Bajaj and daughter of Late Raj Kumar Lohia and granddaughter of Late Jageshwar Lohia, by caste : General (Don't come under CNT Act, 1908), by faith : Hindu, by occupation : Business, residing at Balajee Sadan, Nil Ratan Street, Upper Bazar, Ranchi, P.S. Kotwali, District Ranchi in the State of Jharkhand, Indian National, hereinafter collectively called the "**LAND OWNERS**"/"**OWNERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include themselves, their respective heirs, co-parceners, successors, assigns, legal representatives, executors, administrators etc.) of the **ONE PART**;

AND

SHRI GANPATI ESTATE (PAN : AEHFS6630M) , a Partnership Firm, having its office at 102B, H. P. Chamber, Beside Gopal Complex Lane, Kutchery Road, Ranchi-834001 (Jharkhand) through its Partner **SHRI PRAMOD KUMAR PARASHRAMPURIA** (PAN: ADBPP 8866H) (UID No. xxxx xxxx 7975) (MOBILE No. 94300-55620), (aged about 55 Years), son of Late Niranjana Lal Parashrampuriah and grandson of Late Mahadev Lal Parashrampuriah, by faith : Hindu, by caste : General (Don't come under CNT Act, 1908), by occupation: Business, residing at 3C, Rose Valley Apartment, Rameshwerm Lane, Bariatu Road, Ranchi-834009 P.S. Bariatu, District Ranchi in the State of Jharkhand, Indian National, hereinafter called the "**DEVELOPER/ PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof mean and include

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itself, its successors, administrators, executors assigns etc.) of the **OTHER PART**;

In this Agreement unless the context otherwise demands the reference to :-

- (i) words importing masculine gender shall include feminine gender or neuter gender. Likewise words importing feminine gender shall include masculine gender or neuter gender and the words importing neuter gender shall include masculine gender or feminine gender, as the case may be.
- (ii) singular shall mean and include plural and vice-versa ; and
- (iii) living person shall and include body incorporate and/or any other artificial person.

WHEREAS the LAND OWNERS are the absolute and lawful owners of their respective land having permanent heritable and transferable rights, situated at village : Bariatu, Thana : Bariatu, Thana No. 193, Circle : Bargain, District : Ranchi within Ward No. 8 of Ranchi Municipal Corporation, Ranchi as mentioned hereinbelow:-

S. No.	Name of the Landowner	Details of Land			Purchased vide Deed of Sale
		R.S. Plot No.	Kha ta No.	Areas in Acre	
1.	Sri Sourav Agarwal (Land owner No.1)	841 (portion)	50	0.46	dated 25.10.2019 being Document No.2019/RAN/8445/BK1/7482 in Book No. BK1, Volume No.961 from Page Nos. 1 to 278 at office of S.R.O., Ranchi.
2.	Sri Sourav Agarwal (Landowner No.1)	836 (portion)	56	0.04	dated 09.07.2020 being Document No.2020/ RAN/3815/BK1/3516 in Book No. BK1, Volume No.485 from Page Nos. 1 to 138 at office of S.R.O., Ranchi.

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3.	(i) Shri Anil Bajaj, H.U.F. (Land owner No.2)	835 (portion)	50	0.02	dated 25.10.2019 being Document No.2019/RAN/8444/BK1/7481 in Book No. BK1, Volume No.960 from Page Nos. 301 to 584 at office of S.R.O.-Ranchi.
	(ii) Shri Sunil Bajaj H.U.F. (Landowner No.3) and	841 (portion)	50	0.39	
	(iii) Smt. Payal Bajaj (Landowner No.4) CO-JOINTLY	839	27	0.03	
				(Total 0.44)	
4.	Smt. Payal Bajaj (Land owner No.4)	836 (Portion)	56	0.06	dated 09.07.2020 vide Document No.2020/ RAN/3816/BK1/3517 in Book No. BK1, Volume No.485 from Page Nos.139 to 276 at office of S.R.O., Ranchi.

Total Area 1.00 (One Acre).

AND WHEREAS land of the aforesaid Plot was once owned and possessed by Ranchi Zamindari Ltd., later on changed to and known as M/s. Ranchi Enterprises and Properties Ltd., who acquired the said land by virtue of Registered Settlement Deeds being-

- (1) No. 1587 for the year 1941 dated 20.03.1941 of the office of the District Sub Registrar, Ranchi executed by the then Khewatdars Ashfand Eaar Khan and Mohammad Islam Khan both sons of Akhar Khan.
- (2) No.2041 for the year 1941 dated 07.04.1941 of the office of the District Sub Registrar, Ranchi, executed by the then Khewatdars Mohammad Mir Khan, Heyat Mir Khan and Mansubdar Khan all sons of Alizan Khan, and Wazir Khan, son of Nabizan Khan. Karim Khan S/o Nabab Khan, Mosmtt. Jainab Bibi, Mosmtt. Shera Bibi and Mosmtt. Heyatan Bibi all daughters of Navijan Khan.
- (3) No.2462 for the year 1941 dated 03.05.1941 of the office of the District Sub-Registrar, Ranchi, executed by the then Khewatdars

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Mosmtt. Masihan Bibi, Anwar Khan, Mosmtt. Bibi Bashiran (for self and on behalf of minor children Md. Yusuf Khan, Md. Yasir Khan, Asmat Bibi and Hasina Bibi) and Md. Rafique Khan ; and

- (4) No. 3008 for the year 1941 dated 05.06.1941 of the office of the District Sub Registrar, Ranchi executed by the then Khewatdars Amiruddin Khan, Mosmtt. Bibi Walihan, Kamaruddin Khan, Mosmtt. Umaro Bibi, Mosmtt. Mariam Bibi, Mosmtt. Bajdan Bibi, Mosmtt. Wahidan Bibi for self and for her minor daughter Mujeran Bibi;

AND WHEREAS the said Ranchi Enterprises and Properties Ltd., in its turn, sold and transferred 1.00 (one acre) of land out of and from their purchased land as detailed above to the Landowners and put them in possession of the said land as respective owner(s) thereof ;

AND WHEREAS name of the Landowner No.1 has been mutated in the sherista of the State in Mutation Case No. 2039R27 of 2019-20 (concerning 46 decimal of aforesaid land) and No.569 R 27 of 2020-21 (concerning 4 decimal of aforesaid land) by the order passed by the Circle Officer, Bargain, Ranchi and he is paying rent to the State in his own name and in his own rights, title, interest and possession ;

AND WHEREAS name of the Landowners Nos. 2,3 and 4 have been mutated in the sherista of the State in Mutation Case No.2412 R 27 of 2019-20 (concerning 44 decimal of the aforesaid land) and name of the Landowner No.4 has been mutated in Mutation case No. 568 R 27 of 2020-21 (concerning 6 decimal of the aforesaid land) both by the order passed by the Circle Officer, Baragain, Ranchi and they/she are/is paying rent to the state in their/her own name and right, title, interest and possession ;

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AND WHEREAS the Landowners Nos.1, 2, 3 and 4 are thus, absolute owner of their respective land, collectively mentioned in "SCHEDULE-A" to this Agreement and they are in peaceful possession thereof ;

AND WHEREAS the above respective lands of the Landowner Nos. 1, 2, 3 and 4 (i.e. 50 decimal of land of the Landowner No.1, 44 decimal of the land, Owner Nos. 2, 3 and 4, and 6 decimal of the Landowner No.4) are adjacent to and abutting to each other and form one chunk of the land. The Landowners intended to develop the aforementioned land in one chunk/block, morefully described in the "SCHEDULE-A" hereunder written and to get multi-storeyed building complex constructed over the same ;

AND WHEREAS the said "SCHEDULE-A" land (hereinafter for the sake of brevity be called as the "SAID PROPERTY") in one block is capable of being developed by constructing of new multi-storied building complex thereon by utilizing maximum F.A.R. and Floor Index of land ;

AND WHEREAS the LANDOWNERS co-jointly are desirous of developing the SAID PROPERTY in one block/chunk on conversion-cum-ownership basis through any reputed Builder or Developer.

AND WHEREAS the DEVELOPER/PROMOTER has expertise in developing properties. The DEVELOPER/ PROMOTER has sufficient means and resources for such development. Upon the proposal made by the Landowners for development of the SAID PROPERTY to the DEVELOPER/PROMOTER, the matter was discussed at length in various meetings between the LANDOWNERS and the DEVELOPER/ PROMOTER. After due deliberation and discussions, the proposal of the Landowners was accepted by the DEVELOPER/ PROMOTER. And the LANDOWNERS co-jointly have agreed to permit the DEVELOPER/

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PROMOTER to develop the SCHEDULE-A LAND (the SAID PROPERTY) on conversion-cum-ownership basis and the DEVELOPER/PROMOTER has agreed to undertake development of the SAID PROPERTY by constructing multi-storeyed building complex thereon on conversion-cum-ownership basis on the terms and conditions mutually agreed upon; AND

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

- (a) The LAND OWNERS are the lawful owners having rightful and legal title and are in possession of their respective landed property comprised in the SAID PROPERTY which is the subject matter of these presents.
- (b) The Said Property is free from all encumbrances, charges, liens, lis, lispens and trusts of whatsoever nature.
- (c) No other person except the LAND OWNERS have any right, claim or demand in respect of the SAID PROPERTY or any part thereof.
- (d) The LANDOWNERS have or any of them has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the SAID PROPERTY or portion thereof and the SAID PROPERTY is not subject to any claim or demand, encumbrance, attachment or any process issued by any court or authority and the LAND OWNERS hereby declare that they or either of them shall hereafter not create any third party

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

- (e) The LAND OWNERS have not entered into any agreement or arrangement, oral or written with regard to transfer and/or sale of the SAID PROPERTY.
- (f) No notice from any Government, Municipal Corporation or any other public authority or public body or any notice under any law including under the Land Acquisition Act, the Land Requisition Act, the Ranchi Municipal Corporation Act, or any other statute has been received or served upon them (the LAND OWNERS) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor any publication has been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment. The SAID PROPERTY is fit to be developed by constructing multi-storeyed buildings thereon.
- (g) There are no proceedings instituted by or against the LAND OWNERS in respect of the SAID PROPERTY and pending in any court or before any authority and the said property is not under any lispendens.
- (h) The LAND OWNERS have furnished photostat copies of all the documents relating to title of the ownership on and over the SAID PROPERTY together with correction slip, rent receipts, municipal tax receipts to the DEVELOPER/PROMOTER. The LAND OWNERS shall hand over all the original documents relating to their respective title on and over

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the SAID PROPERTY including Correction Slip, Rent Receipt, Municipal Tax Receipts to the DEVELOPER/PROMOTER as and when require for legal compliances.

- (i) In case any defect or flaw in title on the said property is discovered later on then in such event the LAND OWNERS shall make out a marketable title to the SAID PROPERTY free from all encumbrances, doubts and claims and shall at their own costs and expenses remove the same.
3. Upon offering by the Land Owners the aforesaid land to the Developer to construct multi storied building at their cost and in lieu of land, to allot agreed salable area of the proposed building to the landowners and taking into declaration and representation made by the landowners as true and correct, the DEVELOPER became interested and agreed to undertake construction of the proposed multi-storeyed buildings complexes on the SAID PROPERTY on conversion-cum-ownership basis. The PROMOTER has further agreed to develop the SAID PROPERTY by constructing multi-storeyed building thereon as per the plan(s) to be sanctioned by the Competent Authority/ Ranchi Municipal Corporation, Ranchi.

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

MUTUAL COVENANTS AND RIGHTS :

4. The Land Owners hereby agree to entrust and agreed to hand over the vacant possession of the SAID PROPERTY to the Developer/Promoter and the PROMOTER/DEVELOPER shall

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proceed with the construction work after securing the plan duly sanctioned or approved by Ranchi Municipal corporation, Ranchi and the Landowners shall also permit and facilitate the right of development of the Said Property. The Developer/ Promoter shall develop the SAID PROPERTY at their own cost, efforts, expenses or arrangements. Accordingly the Landowners have delivered actual physical possession of the Said Property described in "Schedule-A" below to the Developer/ Promoter accompanied by absolute and unalterable authority and power to the Developer/Promoter to proceed with construction/development work without any obstruction or hindrances from the Landowners or either of them.

5. The Developer/Promoter has got a building plan pre sanctioned in the name of the Land Owners by the RANCHI MUNICIPAL CORPORATION, RANCHI vide Building Plan Case No. RMC/GH/0628/W09/2021.
6. Necessary modification, alteration, if necessitates in the approved plan, the same will be done as per advice or suggestion of the Architect/Design Consultant and if permissible under law.
7. The Land Owners will render to the Developer/Promoter all reasonable assistance in obtaining all sanctions, permissions, approval as and when required by the Developer/Promoter from Ranchi Municipal Corporation and /or other the competent authority, and/or other authorities, if any, and the Land Owners hereby agree, assure and undertake to sign and execute such plans, applications, writing, undertakings and other papers and deeds, documents as may be required by the Developer from time to time at the costs and expenses of the Developer without raising any objections.

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8. The Land Owners shall duly answer all requests and objections as to their title to the said property as may be made from time to time by the Developer and shall also make out a good and marketable title to the said property to the reasonable satisfaction of the Developer. It is made clear that any omission/abstinence on the part of the Developer to make any query or raise any objection on any matter relating to indefeasible title and/or perfect right and/or absolute authority regarding the said property described in Schedule "A" below and development of the same by the Developer by construction of Multi Storied building complex shall not in any way absolve the Land Owners from their guarantees, assurances and understanding as contained in these presents.
9. The DEVELOPER/PROMOTER shall be entitled to proceed with the said development by constructing multi-storeyed building on the said property in accordance with the plan(s) including modified plan(s) if any approved by Ranchi Municipal Corporation or any other Competent Authority and also in accordance with the applicable rules, bye-laws and regulations.
10. The DEVELOPER/PROMOTER shall develop the project in accordance with the approved lay out plans, floor plans and specification. The Promoter undertakes to strictly abide by such plans and by bye-laws, FAR and density norms and shall not make any variation/ alteration/ modification in plans, other than in the manner prescribed under law.
11. The DEVELOPER/PROMOTER shall carry out construction as per specification aforesaid and under the supervision of Architect/Engineers.

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12. The entire development cost viz.(i) Cost of preparing plans, designs, etc. and obtaining the necessary sanctions/approvals (ii) payment of fees/ deposits to Ranchi Municipal Corporation or the Competent Authority and/or to the authority under the Real Estate (Regulation and Development Act, 2016) (iii) fees deposits and other charges payable to the concerned authorities (iv) construction costs including cost of building materials, fixtures and fittings (as will be approved by the Architect), wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction/development work, (v) fees and charges payable to surveyor, Marketing Consultants, Architects, Civil Contractors, Supervisors, Engineers and all other persons engaged for the purpose shall be borne and paid by the DEVELOPER/PROMOTER alone.
13. The DEVELOPER/PROMOTER shall install required number of lifts (Elevators) in the said multi-storeyed buildings. The said lifts shall be for the common use of all the occupants/visitors of the said multi-storeyed buildings.
14. The DEVELOPER shall act as independent Developer in constructing the said building over the scheduled property and shall keep the owners indemnified from and against all third parties claims, arising out of any act promising against the development of the said building (during the course of construction). The Developer undertakes to comply all acts, deeds, matters, things and in particular subject to other provisions of this agreement.
15. The LAND OWNERS shall extend all co-operation with the DEVELOPER and their agents and servants for carrying out the said constructions. The LAND OWNERS shall have right to visit the

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construction work and due consideration will be given to their appreciable suggestions.

16. The LAND OWNERS have given irrevocable vacant and peaceful possession of the SAID PROPERTY to the DEVELOPER/PROMOTER for the purpose of development and allied acts as provided herein.
17. The Land Owners agree, undertake, assure and guarantee that the rights, powers and authorities of the Developer as mentioned in these presents are irrevocable and unalterable and any claim to the contrary if made by Land Owners or any of them on any pretext whatsoever shall be void and of no effect.
18. The DEVELOPER/PROMOTER shall take all sincere endeavor to complete the entire development within 54 months with grace period of six months from the date of registrations of the project under RERA coupled with sanctioned of plan subject to extension of time consumed in force majeure and any other reasons beyond the control of the DEVELOPER/PROMOTER.

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

19. If the DEVELOPER/PROMOTER is prevented from carrying out the construction and the development activities in respect of the

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SAID PROPERTY for any of the reasons which are beyond the control of the DEVELOPER/PROMOTER and have not arisen due to default of the DEVELOPER/PROMOTER such as (i) Force Majeure as illustrated hereinabove; and (ii) any notice, order, rule, prohibition, injunction notification of the Government or other public, judicial or competent authority, any nuisance, trouble, hindrance, obstruction, frustration affecting the development in respect of the SAID PROPERTY, the time for completion of the development and construction of multi-storeyed building shall stand extended suitably -qua- the consumption of time in that happening.

20. If the completion time is delayed beyond the said stipulated period of 54 months (+) plus grace period and time consumed in happening of Force Majeure then in that event the LANDOWNERS co-jointly are entitled to receive and the DEVELOPER /PROMOTER is liable and responsible to pay mutually agreed penalty at the rate of Rs. 1,00,000.00 (Rupees One Lakh only) per month for the period of such delay to the LANDOWNERS as per their respective ratio of land. The amount of penalty on the above rate for the period of such delay will be paid by the DEVELOPER/PROMOTER to each Land owner in proportion to his/their/her share in the said property on or before seventh day of the succeeding month when it falls due. If the DEVELOPER/PROMOTER fails to pay the aforesaid mutually agreed penalty in accordance with the above provision, then the DEVELOPER/PROMOTER shall be liable to pay in addition to penalty, simple interest thereon to be calculated @ 18(eighteen) percent per annum for each day of default/delay, calculated from the due date till the actual date of payment.

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21. Apart from above if completion time is delayed beyond the said stipulated period and as also including grace period and time consumed in happening(s) of Force majeure and beyond the control of the DEVELOPER then in that event the DEVELOPER/PROMOTER shall be entitled to get extension of completion time of the Project in terms of the provisions laid down under the Real Estate (Regulation and Development) Act, 2006 and the rules made thereunder as well as renewal of the Plan(s) under the relevant Act and/or the Jharkhand Municipal Act, 2011 and the Rules, Bye-laws made thereunder.
22. The DEVELOPER who has been put in possession of the SAID PROPERTY, will be fully responsible to deal with all the matters that may be crop up be it legal, administrative and law and order, social and anti-social elements, creating trouble. However, the land related dispute shall be looked after and followed by the Landowners at their own cost and expenses. In case any amount incurred by the Developer in land related cases then in that event the same shall be reimbursed by the Landowners to the Developers.
23. In lieu of the Landowners permitting to develop their land and more particularly described in "SCHEDULE-A" below, the Developer/Promoter has agreed to construct the multistoreyed building complex and deliver to the Landowners as the Owners' share 47% of the super-built up area in aggregate in the shape of independent units floor wise and location wise of the building(s) as well as 47% of total parking area morefully described and detailed in the "Schedule-B" given below together with 47% of the total undivided proportionate share in land in "Schedule-A" to extent of the area attributable to the allotted Units and pro-rata multistoreyed

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undivided share in common area, common facilities and amenities in the said proposed buildings as their fixed share after completion of the construction work. The share of the Land Owner / Owner's Allocation in the said proposed multistoried building has been more fully described and detailed in Schedule of Property "B" given below. The Land Owners shall also not claim any right whatsoever in the 53% of the total salable area of Flats (Residential area) as well as 53% of the total parking area of the building morefully described and detailed in Schedule of Property "C" which shall belong exclusively to the Developer with power of disposition in any way or manner the Developer may like and share of the Developer shall include proportionate share of land in the said property described in Schedule of Property "A" below. To complete the full and final consideration of 47% share of Land Owners The Developer shall pay to the Landowner no. 1 for 214 (two hundred fourteen only) sq. ft. super built up area. The amount for this 214 (Two Hundred Fourteen only) sq. ft. super built up area shall be derived by mutual consent / or as per prevailing market rate.

The Developer shall have no claim or any rights whatsoever over the area known as Owners' allocation or Landowners' portion of the proposed multi storeyed building or owners' or Landowners' share.

24. The remaining 53% of the total super-built up area in the shape of independent Units floor wise and location wise of the building(s) as well as 53% of the total parking area together with 53% of total undivided proportionate share in land in "Schedule-A" as mentioned and detailed in schedule-C and pro-rata undivided share in the common area, common facilities and amenities in the said multistoreyed proposed known as developer's/Promoter's share shall be retained by and shall belong exclusively to the Developer/Promoter in lieu of development of "Schedule-A" land on

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conversion-cum-ownership basis, with the power to dispose of in any way or manner as per volition and wishes of the developer/Promoter and as the Developer/ Promoter likes. The share of the Developer's Allocation in the said proposed multistoried building has been more fully described and detailed in Schedule of Property "C" given below.

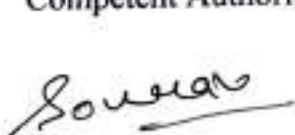
The Landowners shall have no claim or any rights whatsoever, over the area known as Developer's/Promoter's allocation or Developer's/Promoter's portion of the proposed multi-storeyed building or Developer's/Promoter's allocation.

25. The DEVELOPER has agreed to pay a sum of Rs.22,00,000.00 (Rupees Twenty Two Lac only) to the LAND OWNERS as REFUNDABLE ADVANCE in two installments in the following manner :


- (a) Rs. 11,00,000.00 (Rupees Eleven lac only) to the Land Owner No.1, namely Shri Sourav Agarwal.
- (b) Rs.11,00,000.00 (Rupees eleven lac only) to the Land Owner No.2, Shri Anil Bajaj HUF, Land Owner No.3 Sri Sunil Bajaj HUF and Land Owner No.4 Smt. Payal Bajaj co-jointly.

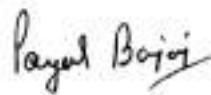
The DEVELOPER has paid 50% of the agreed REFUNDABLE ADVANCE amounting to Rs. 5,50,000.00 (Rupees Five Lac Fifty Thousand only) to the Landowner No.1 vide Cheque No. 053302 dated 15-01-2021, a sum of Rs. 1,80,000.00 (Rupees One Lac Eighty Thousand) each to the Land owner No.2 Shri Anil Bajaj HUF and Landowner No.3 Sunil Bajaj HUF vide Cheque No. 053304 dated 15-01-2021 and Cheque No. 053303 dated 15-01-2021 respectively, and a sum of Rs. 1,90,000.00 (Rupees One Lac Ninety thousand only) to the Land owner No.4 Smt. Payal Bajaj vide Cheque No. 053305 dated 15-01-2021 all Cheques drawn on Punjab National Bank which amount the Landowners do and each of them does hereby admit and acknowledge as having been received.

The remaining 50% of the agreed REFUNDABLE ADVANCE amounting to Rs. 11,00,000.00 (Rupees Eleven Lac only) shall be paid forthwith by the PROMOTER to the LANDOWNERS simultaneously upon sanction of plan in respect of the said property by Ranchi Municipal Corporation, Ranchi or Competent Authority.





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The said REFUNDABLE ADVANCE will not carry any interest and the same is refundable to the DEVELOPER/PROMOTER by LANDOWNERS/each of them simultaneously upon handing over possession of the Landowners' Allocation by the DEVELOPER/ PROMOTER in the said multi-storeyed residential complexes.

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

The common portion, common part, common amenities provided in the said multi-storeyed buildings and the area of the entire land will always remain in jointness and no party shall make partition thereof. Roof right will be in accordance with the provisions of Jharkhand Apartment (Flat) Ownership Act, 2011. However the LANDOWNERS shall have right to the extent of 47% and the

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DEVELOPER/PROMOTER shall have right to the extent of 53% on the roof.

28. That the Developer shall henceforth manage, supervise and look after the said property. The Developer shall demolish the existing old building and structures if any, standing on the said property at its own cost.

(A) That the Developer shall be authorised to prepare/ amend/ratify the plans or map of the proposed Multistoried building with mutual consent of the Land Owner and to obtain necessary permission or sanction of the plan of the proposed building from the R.M.C. Ranchi or the other authorities as may be necessary.

(B) That the Developer shall have full right to sign & apply before appropriate authority for installation of electric connection, water pipe connection and other installation as may be required in the premises.

(C) That the Developer shall have the right and authority to sign any application, swear any affidavit, sign and execute any bond or security bond and other paper and documents whatsoever which shall be necessary for obtaining sanction of the maps or plans of the proposed building and to execute the same.

(D) That the Developer shall also have the right and authority to allot, enter into any agreement for sale, lease or rent of the portion or portions of the proposed building or unit along with the impartible and undivided proportionate share of Land in respect of the Developers allocation (Schedule "C") in the said

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building and to receive any amount of advance from the prospective purchaser and to grant receipt for the same at his own will and the Land Owner have no right to any way question receipt, retention, use and appropriation of such money(s) by the Developer.

- (E) That the Developer shall have the rights to sign, execute and present for registration any agreement for sale or the sale deed or deeds/any other document in respect of the Schedule 'C' property or part thereof in favour of the intending purchaser/s and to present the same before the registering authority for registration and to admit execution thereof along with undivided proportionate share of the land in Schedule "A" property.
- (F) That the Developer shall have the right and authority to engage labourers, masons, contractors, architects and builders for construction of the said proposed Multistoried Building and to construct the said building as per the sanctioned Map.
- (G) That the Developer shall have also the right to appear before any authority or court and to represent the Land Owner on her behalf.
- (H) That the Developer shall have also the right to sign and deal the legal matter and to receive any summon or notice in the name of Land Owner and comply on behalf of the Land Owner.
- (I) That the Developer shall have also the right to settle the matter with R.M.C. or with any government/public

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body, if and when any objection is raised by them or any of them.

- (J) That the Developer shall have also the right to purchase all necessary stamp papers in the name of Land Owner.
- (K) That the Developer shall have also the right to appoint lawyer/advocate on behalf of the Land Owner, if required, with the consent of the Owner.
- (L) That the Developer shall have also the right to generally execute and perform all and every act which it may deem fit in connection with the construction of multistoried building and sale along with properly conveying/ registering the property in favour of the intending purchaser/s of Developer's share (Schedule 'C') of the said proposed multi-storied building.

29. In case if the law allows to raise further storey on and over the said multi-storeyed buildings over the existing top roof then in such event either party shall within two months inform the Other Party regarding their intention to raise further additional storey and in that event a new Agreement will be entered into by and between the Developer/Promoter and the LAND OWNERS for raising further storey on the same terms and conditions as provided herein.

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

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31. On completion of the new buildings, the Developer shall give notice to the Land Owners in writing to take possession of the portion in the new building known as "Land owners' Area"/ "Land Owners' allocation"/ "Land Owner's portion" and from the date of taking possession of their allocated portion in the building and/or from the date fixed in the notice for taking possession which ever earlier the LANDOWNERS shall be liable to pay all rates, taxes, G.S.T., Municipal taxes, service taxes, service charges and other outgoing in respect of common facilities in the buildings, proportionate to the area known as "the Land Owner's Area" provided that any additional costs, or expenses by way of maintenance for any particular use for any portion within Land Owner's Area shall also be paid by the Land Owners in proportion to their respective shares.

a) It is hereby made clear that the Landowners will get GST registration from the department concerned. If Unit/s of LANDOWNERS' share is/are sold during the construction of the building then the LANDOWNERS shall be liable to pay the GST amount to the DEVELOPER as per invoice raised by the DEVELOPER. The LANDOWNERS shall revert back the amount of the GST to the extent of their share to the DEVELOPER in respect of the unsold units after getting the occupancy certificate. For which the Developer shall be paying GST to the department concerned on RCM basis.

32. The LAND OWNERS and the DEVELOPER/PROMOTER shall be entitled absolutely to their respective allocation and the DEVELOPER shall be at liberty to deal therewith (the Developer's allocation) in any manner separately as per their own volitions and wishes and in the manner they deem fit and proper. The

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DEVELOPER/PROMOTER will also be at liberty to enter into any arrangement, agreement to lease, agreement for sale or transfer by any mode of their portion.

33. The DEVELOPER/PROMOTER shall be entitled to receive all the moneys from the person to whom DEVELOPER'S/PROMOTER'S ALLOCATION are sold or allotted as the case may be, in the multi-storeyed residential apartment complexes/buildings to be constructed by the DEVELOPER/PROMOTER on the SAID PROPERTY and to appropriate the same in such manner as the DEVELOPER/PROMOTER may deemed fit. The DEVELOPER/PROMOTER shall also have the right and authority to allot, enter into any agreement for sale, lease or rent of the portion or portions of the proposed building or unit along with the impartible and undivided proportionate share of land in respect of the Developers allocation in the said building and to receive any amount of advance from the prospective purchaser and to grant receipt for the at his own will and the LANDOWNERS have no right to any way question receipt, retention, use and appropriation of such money(s) by the Developer. All the moneys so received and/or will be received by the DEVELOPER/PROMOTER from such person(s) shall belong to the DEVELOPER/PROMOTER and will be received by it on its own accounts and responsibility. The LANDOWNERS shall in no case be liable or responsible to any such persons in as so far as it relates to the said moneys neither the LANDOWNERS shall be liable or responsible for return/ refund of such moneys to any persons whomsoever nor for any mis-application or non-application of such moneys or any part thereof.

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34. That Developer/Promoter hereby agrees and covenants with the Land Owners not to do any act, deed or thing by which the Land owners may be prevented from enjoying, selling, assigning and/or disposing their allocated portion in the new buildings as described in Schedule "B" below. The DEVELOPER/PROMOTER shall in no case be liable or responsible to any such persons in as so far as it relates to the said moneys neither the DEVELOPER/PROMOTER shall be liable or responsible for return/ refund of such moneys to any persons whomsoever nor for any mis-application or non-application of such moneys or any part thereof
35. The LAND OWNERS and the DEVELOPER/PROMOTER and their transferee(s) shall be bound with the decision of the association and will abide by the rules by-laws, regulation, which will be framed by the association.
36. The LAND OWNERS shall give to the DEVELOPER/PROMOTER or their nominee/representative and as required by the Developer, a General Power of Attorney investing him with specific powers required for development of the SAID PROPERTY in entirety including preparation, submission and sanction of the building plans up to the completion of the project including the powers, in so far as it relates to the Developer's Area/ Allocation the power to arrange for prospective purchasers/allottees, enter into agreement with them, receive booking amount, advance and other consideration money and to execute Deed of Conveyance in respect of units of PROMOTER'S allocation and to get the same registered by admitting execution thereof to effectuate proper transfer thereof in favour of the purchasers besides related powers.

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In the said General Power of Attorney the LAND OWNERS shall also empower the attorney to sue for or defend any legal action including civil, criminal, revenue arising out of or related to the SAID PROPERTY and for that purpose engage lawyer/advocate, sign Vakalatnama, plaint, written statements, petitions and rejoinder and also that they may be necessary for protection of the LAND OWNERS' interest in the SAID PROPERTY and for successful completion of the said multi-storeyed building.

37. The LAND OWNERS shall simultaneously on receipt of information from the DEVELOPER/PROMOTER regarding sanction of plan and registration of the Project under RERA execute a registered Power Attorney in favour of the DEVELOPER/PROMOTER and/or its nominee(s) and as required by the Developer in respect of the DEVELOPER'S Allocation (area) morefully described in SCHEDULE -C hereunder written authorizing it or him with powers to execute Allotment Letter, Agreement For Sale, Deed, or Deeds of Conveyance in favour of the allottees/Purchasers/transferees and get the same registered before the proper registering authority to meet the requirement under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder as well as the Jharkhand Apartment (Flat) Ownerships Act, 2011.

38. DEVELOPER'S /PROMOTER'S RIGHTS

- (a) The Developer/Promoter shall be entitled to advertise in its own name about the development of 'the Said Property' and to allotment and/or proposed sale of units with or without car parking space in the buildings to be constructed and to put up

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Advertisement Board on 'the Said Property' in so far as it relates to their allocation.

- (b) The Developer/Promoter shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, and Plumber etc. and to appoint agents at its own costs, risks and expenses and at its full responsibility and according to the provisions of prevailing law.
- (c) The Developer/Promoter shall be further entitled to book and allot units etc. with or without car parking space or rights in the new buildings with proportionate share in the said property and common area to prospective purchasers/allottees in so far as they relate to Developer's Area and to enter into agreements and receive booking money, advance amount, installments and other payables from the allottees/prospective purchasers and grant receipt thereto without in any way creating any liability upon the LANDOWNERS and by adhering the mandatory provisions of law.
- (d) However, although the Developer/Promoter may, immediately after registration under RERA may and shall start booking of the units and shall also be entitled to sell the same by various registered deeds with respect to the portion known as the Developer's Area.
- (e) The Developer/Promoter shall have the authority and the right to sign and execute any deed or deeds or allotment letters or Agreement for rent and/or Agreement(s) for Sale and to present the same before the registering authority for registration and to admit the execution thereof in respect of their

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portion/Developer's allocation or share save and except the portion of shares allotted to the Landowners, alongwith proportionate undivided share in land and common area and to receive booking amount, advance, consideration money and to grant receipt thereof.

- (f) That the Developer shall have also the right to settle the matter with R.M.C. or with any government/public body, if and when any objection is raised by them or any of them.
- (g) That the Developer shall have also the right to purchase all necessary stamp papers in the name of Land Owners.
- (h) That the Developer shall have also the right to generally execute and perform all and every act which it may deem fit in connection with the construction and sale of Developer's share of the said proposed multi-storied building.
- (i) That the Developer shall have also the right to henceforth manage, supervise and look after the said property. The Developer shall demolish the existing old building and structures if any, standing on the said property at its own cost.
- (j) That the Developer shall be authorised to prepare/ amend/ratify the plans or map of the proposed Multistoried building with mutual consent of the Land Owner and to obtain necessary permission or sanction of the plan of the proposed building from the R.M.C. Ranchi or the other authorities as may be necessary.
- (k) That the Developer shall have full right to sign & apply before appropriate authority for installation of electric connection, water pipe connection and other installation as may be required in the premises.

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- (l) That the Developer shall have the right and authority to sign any application, swear any affidavit, sign and execute any bond or security bond and other paper and documents whatsoever which shall be necessary for obtaining sanction of the maps or plans of the proposed building and to execute the same.
- (m) That the Developer shall have also the right to appear before any authority or court and to represent the Land Owner on her behalf.
- (n) That the Developer shall have also the right to sign and deal the legal matter and to receive any summon or notice in the name of Land Owner and comply on behalf of the Land Owner.
- (o) That the Developer shall have also the right to appoint lawyer/advocate on behalf of the Land Owner, if required, with the consent of the Owner.
- (p) That regarding the construction of the building the whole responsibility shall be on the Developer and the Land Owners shall have the responsibility regarding the title of the land. Any expenses regarding title of land shall be borne by the Land Owners only. At the request of the Developer the Land Owners shall execute the necessary sale deed/deeds in favor of the intending purchaser. The cost of registration of sale deed shall be borne by the Developer or the prospective purchasers.

39. MUTUAL RIGHTS

- (a) On completion of the new buildings, the Land Owners, shall be entitled to the property in the new buildings, known as "Land Owners' Area" as described in detail in Schedule-'B' and earmarked/ craved out in the copy of plan(s).

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- (b) Likewise on completion of construction of the new buildings the Developer/Promoter shall be entitled to the property mentioned in the Schedule 'C' and known as "Developer's /Promoter's Area" and as earmarked/craved out in the copy of plan.
- (c) The common area of the new building shall be controlled by the Developer till the formation of Association etc. and thereafter by the Association of the unit owners or a co-operative Society formed by the Developer, Landowners and occupants of the new buildings for management of the building and welfare of its occupants.
- (d) The landowners and the Developer/Promoter have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as joint Venture or Adventure between them nor do the parties hereto constitute an Association. This agreement does not give right to consumer dispute inter-se between the Landowners and the Developer/Promoter.
- (e) For the maintenance of the building, and for looking after the common facilities in the building, the Developer/Promoter shall form, as it deems best, a Co-operative Society/Association of persons/Body Corporate of all the persons owning tenements, in the said building according to the provision laid down in the Jharkhand Apartment (Flat) Ownership Act, 2011. The Land Owners (for unsold unit) and their nominee/s (for sold units) shall become members of such organization, the Developer/Promoter/the Landowners, their nominees, respective

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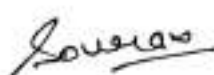
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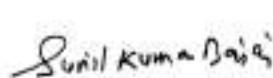
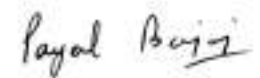
agent's, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as may be framed by the organization from time to time and the members shall be bound to contribute towards the cost of formation of such organization including Reserve/Corpus Fund, etc. as well as to pay the regular maintenance charges as be fixed for maintenance and management of the entire building complex.

(f) It is also agreed by and between the parties hereto that the common roof above 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 and engineers etc. (appointed by the DEVELOPER/LAND OWNER and or the Unit holders' Association, Co-operative Society or a body formed by the occupants of the building), for the purpose of repairs and inspection of the Over head Water reservoir, Disc antenna etc. The roof right of proposed building will be neither saleable nor transferable by the "Unit Holders Association" but it can be used for the common enjoyment and benefit of all the occupiers of the buildings.

(g) The common areas shall jointly be owned by all the unit owners of all the portion of the said buildings with equal entitlement to use all common areas and facilities intended for utilization by the occupants of the said buildings on the same terms and conditions applicable to all for such utilization. No owner of any part of the said land and building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.





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40. RATES & TAXES:

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

That any levy of G.S.T., any other taxes and duties due towards Government Authorities, the Land Owner and Developer will bear the same in the ratio of their respective share/allocation. The Land Owner will reimburse to Developer the G.S.T., any other taxes, duties and interest due towards Government Authority on Land Owner's share/allocation in respect of the same.

41. SERVICES & CHARGES:

(a) From the date of taking possession of "Land Owners' Area" allocated to them in the new building, the Land Owners will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the new buildings.

(b) For the Sold Flats of the Landowner share the LANDOWNER or their purchaser shall pay the corpus fund to the DEVELOPER/PROMOTER before possession or sale deed registration. For unsold flat handed over to the LANDOWNER for their share the LANDOWNER shall pay the corpus fund to the society bank account on the date when

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DEVELOPER/PROMOTER transfer the received corpus fund (from the purchaser) to the society account.

- (c) Additional operation and maintenance/service charges shall also be borne and paid by the LANDOWNERS proportionately.

42. TITLE DEEDS;

The Title Deeds in respect of the said property shall be given by Land Owners to the Developer/Promoter.

43. ARBITRATION:

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

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

SCHEDULE- "A"

(THE SAID PROPERTY)

ALL THAT PIECE AND PARCEL OF LAND having heritable and transferable rights being portion of R.S. Plot No. 841 appertaining to Khata No.50 area 0.46 acre and portion of R.S. Plot No.836 appertaining to Khata No.56 area 0.04 acre, i.e. total 0.50 acre belonging to the Landowner No.1 Sri Sourav Agarwal and a portion of R.S. Plot No.835 area 0.02 acre, R.S. Plot No. 841 (portion) area 0.39 acre both appertaining to Khata No.50

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and R.S. Plot No. 839 appertaining to Khata No. 27 area 0.03 acre belonging to the Landowner No.2 Shri Anil Bajaj H.U.F., Land owner No.3, Sri Sunil Bajaj H.U.F. and Landowner No.4 Smt. Payal Bajaj co-jointly togetherwith portion of R.S. Plot No. 836 appertaining to Khata No.56 area 0.06 acre belonging to the Landowner No.4 Smt. Payal Bajaj, i.e. total 0.50 acre belonging to the Landowner Nos. 2, 3 and 4 co-jointly or severally, containing by total admeasurements 1.00 (one) acre situated at village : Bariatu, Thana : Bariatu, Thana No. 193, Circle : Bargain, District Ranchi within Municipal Holding No. 0080007996000Z0, 0080007997000Z0, 0080007998000Z0, 0080007999000Z0, **In ward No.8** of Ranchi Municipal Corporation, Ranchi butted and bounded as follows:-

North : Part of the Plot No. 841 P

South : Part of the Plot No. 839 P & 841 P

East : 30 Feet Wide Road

West : Part of the Plot No. 835 P

VALUATION

For the purpose of stamp duty and registration fee, value of instrument as per Govt. Norms is as follows:-

Commercial Value of Land 100 Decimal :-Rs. 4,93,10,600.00

SCHEDULE- "B" (LAND OWNERS' ALLOCATION)

ALL THAT PIECE AND PARCEL OF 47 % (in aggregate) of the Super built up area of the independent Units floor wise and location wise and 47% of Car parking space and 47% of undivided share in land mentioned in "Schedule-A" attributed to the allotted units besides rights to enjoy

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common amenities and facilities having pro-rata undivided 47% share in common area.

The Landowners will be allotted their agreed share (47% in aggregate) in whole of constructed area as per area of the Landowner No.1 at the one hand and the land of the Landowner Nos. 2, 3 and 4 co-jointly at the other hand -vis-a-vis- construction taken in the entire land as one block.

LANDOWNER NO. 1 SOURAV AGARWAL, Total Flat Nos. 20.

<u>SR. No.</u>	<u>FLAT NO.</u>	<u>SR. No.</u>	<u>FLAT NO.</u>	<u>SR. No.</u>	<u>FLAT NO.</u>	<u>SR. No.</u>	<u>FLAT NO.</u>	<u>SR. No.</u>	<u>FLAT NO.</u>
1.	3-E	5.	6-C	9.	6-G	13.	11-C	17.	11-G
2.	3-G	6.	6-D	10.	6-H	14.	11-D	18.	11-H
3.	6-A	7.	6-E	11.	11-A	15.	11-E	19.	13-A
4.	6-B	8.	6-F	12.	11-B	16.	11-F	20.	13-C

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LANDOWNER NO. 2, 3 AND 4 COJOIONTLY, Total Flat Nos. 21

<u>SR. No.</u>	<u>FLAT NO.</u>	<u>SR. No.</u>	<u>FLAT NO.</u>	<u>SR. No.</u>	<u>FLAT NO.</u>	<u>SR. No.</u>	<u>FLAT NO.</u>	<u>SR. No.</u>	<u>FLAT NO.</u>
1.	3-F	6.	5-D	11.	10-A	16.	10-F	21.	13-D
2.	3-H	7.	5-E	12.	10-B	17.	10-G		
3.	5-A	8.	5-F	13.	10-C	18.	10-H		
4.	5-B	9.	5-G	14.	10-D	19.	12-A		
5.	5-C	10.	5-H	15.	10-E	20.	13-B		

Sourav

Archi

Sunit Kumar Bajaj Payal Bajaj

SCHEDULE - "C"

DEVELOPER'S /PROMOTER'S ALLOCATION/SHARE

ALL THAT PIECE AND PARCEL OF 53% of the Super built up area of the independent Units floor wise and location wise and 53% of Car parking space and 53% of undivided share in land mentioned in "SCHEDULE-A" land attributable to the allotted units besides right to enjoy common amenities and facilities having pro-rata undivided 53% share in common area.

DEVELOPER SHARE DETAILS, Total Flat Nos. 47.

<u>SR.</u> <u>No.</u>	<u>FLAT</u> <u>NO.</u>	<u>SR.</u> <u>No.</u>	<u>FLAT</u> <u>NO.</u>	<u>SR.</u> <u>No.</u>	<u>FLAT</u> <u>NO.</u>	<u>SR.</u> <u>No.</u>	<u>FLAT</u> <u>NO.</u>	<u>SR.</u> <u>No.</u>	<u>FLAT</u> <u>NO.</u>
1.	3-A	11.	4-G	21.	8-A	31.	9-C	41.	12-F
2.	3-B	12.	4-H	22.	8-B	32.	9-D	42.	12-G
3.	3-C	13.	7-A	23.	8-C	33.	9-E	43.	12-H
4.	3-D	14.	7-B	24.	8-D	34.	9-F	44.	13-E
5.	4-A	15.	7-C	25.	8-E	35.	9-G	45.	13-F
6.	4-B	16.	7-D	26.	8-F	36.	9-H	46.	13-G
7.	4-C	17.	7-E	27.	8-G	37.	12-B	47.	13-H
8.	4-D	18.	7-F	28.	8-H	38.	12-C		
9.	4-E	19.	7-G	29.	9-A	39.	12-D		
10.	4-F	20.	7-H	30.	9-B	40.	12-E		

Handwritten signature

RECORDED HEREIN

The specification/s of the constructed area in the PROPOSED MULTI STOREYED RESIDENTIAL APARTMENT COMPLEXES/ BUILDINGS :-

AS PER DRAWING BY THE DRAWING BY THE STRUCTURE ENGINEER/ARCHITECT.

Signature

Signature

Sunil Kumar Dahiya, Pooja Bhojra

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

WITNESSES :-

1. Ayoo Sar

S/o Lalit Ka Jain
Lane Road, Ranchi

2. Sar

Sarany Kh. Bhattarai
80 Lal N.L. Parambaram
3c Kote Valley, Baramati
Road, Ranchi - 9

1. Rouseau

2. Binj







3. Sunil Kumar Bisoi

4. Loyal Bisoi

LANDOWNERS

Pranav

DEVELOPER/PROMOTER

					
	Left Thumb	Left Index	Left Middle	Left Ring	Left Little

Bhalya Anand Kumar
Advocate
En No - 4317/05
Drafted by

Bhalya Anand Kumar
Advocate
En No - 4317/05

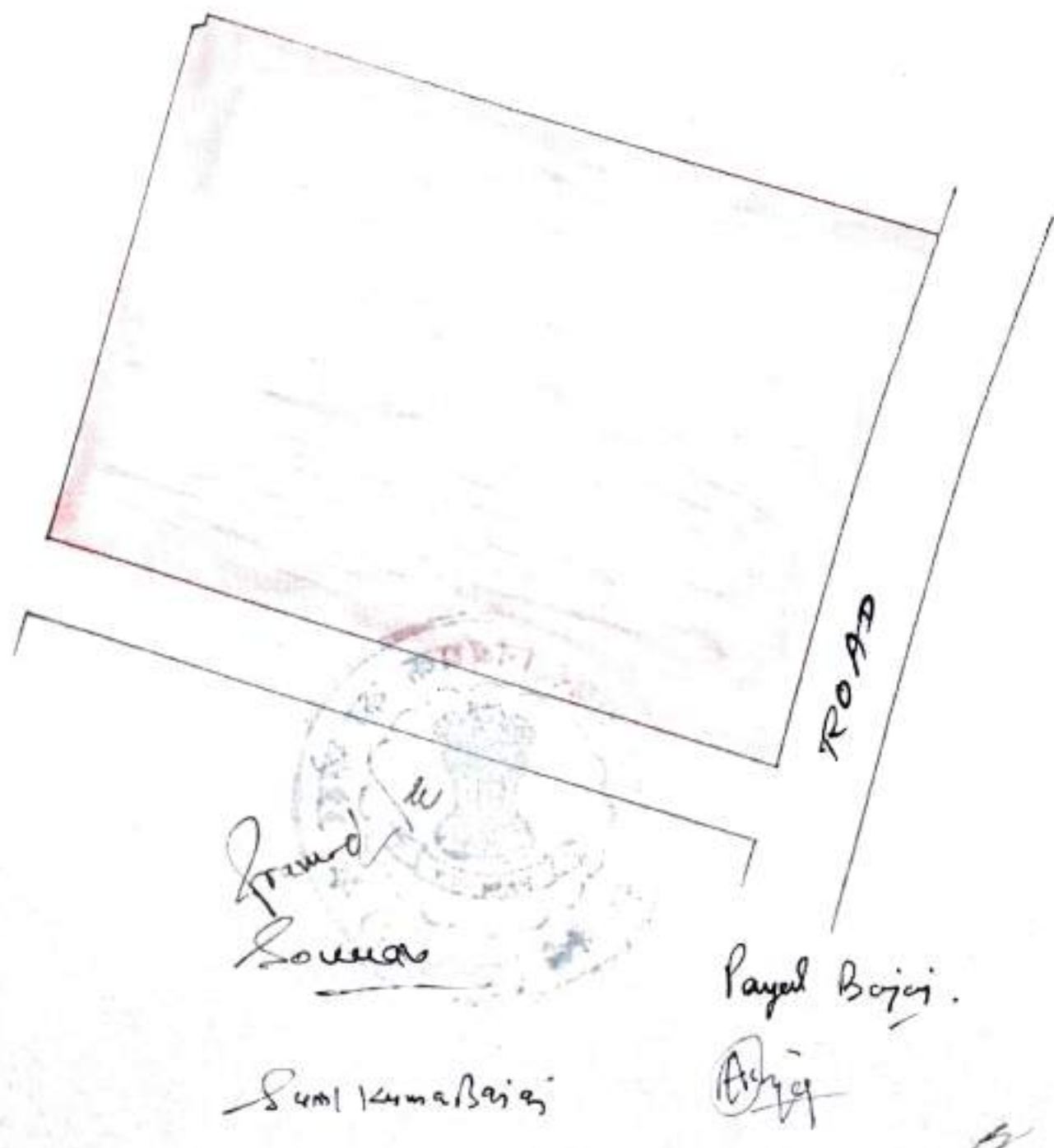
Certified that the fingers print of left hand of each person whose photographs are affixed in this document has been obtained before me.

Bhalya Anand Kumar
Advocate
En No - 4317/05



VILLAGE - BARIATU
MANA NO - 193
MANA - BARIATU DIST - RANCHI

<u>PLOT NO</u>	<u>AREA</u> <u>A - 762</u>
841 - - - -	0 - 46
836 - - - -	0 - 10
835 - - - -	0 - 02
841 - - - -	0 - 39
839 - - - -	0 - 03
<hr/>	
TOTAL →	1 - 00



Sunder
Sunder

Payal Baiji.
Ajay

Suni Kumar Baiji



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT811082021012037**
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : **11-08-2021**
Ward No : **8**
Acknowledgement No : **SAF/03/008/9735**
Holding No : **008000799900020**

Received From Shri / Smt. **ANIL BAJAJ HUF S/O SHRI PUSHKAR LAL BAJAJ, SUNIL BAJAJ HUF S/O SHRI PUSHKAR LAL BAJAJ, PAYAL BAJAJ W/O NAVEEN BAJAJ**

Address : **VILL BARIATU THANA NO 193 POLICE STATION BARIATU**

A Sum of Rs. **11498.00** (in words) **Eleven Thousand Four Hundred Ninety Eight Rupees Only**

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

Dated _____ Drawn on _____

Place Of The Bank. _____

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2019-2020 III - 2020-2021 IV	5340.72
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	3560.48
1100200A	Water Tax Arrear	2019-2020 III - 2020-2021 IV	0.00
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2019-2020 III - 2020-2021 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2019-2020 III - 2020-2021 IV	0.00
1105203	Health Cess	2019-2020 III - 2020-2021 IV	0.00
1718002	Interest on Holding Tax Receivable	2019-2020 III - 2021-2022 IV	2685.39
		Total	11588.59
		Rebate on Current Demand	89.01
		Already Paid	0.00
		Amount Received	11498.00

For Details Please Visit : www.ranchimunicipal.com
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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पृजी II प्रति

February 13, 2022

भाग वर्तमान	22	पृष्ठ संख्या	40	बढ़ागाई	हलका का नाम	इल्का-04	इस्टेट का नाम	JHARKHAND
जिला का नाम	राँची	अनुमंडल नाम	सदर	हलका का नाम	धाना नन्दर	193	खाला का प्रकार	रैयती
मौजा का नाम	बरियारु	होस्टिंग संख्या	50	धाना नन्दर				

SHRI ANIL BAJAJ HUF, SHRI SUNIL BAJAJ HUF
, पिला- SHRI PUSHKAR LAL BAJAJ, जति- — एवं
SMT. PAYAL BAJAJ HUF, पिला-LATE RAJKUMAR
LOHIA, जति- —

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	खाना	सेस							
50	835 /	0 रे 2 डि 0 हे	नामानरप मुकदमा संख्या 2412/2019 - 2020	110	0							
50	841 /	0 रे 39 डि 0 हे										
27	839 /	0 रे 3 डि 0 हे										
	कुल परिमाण	0 रे 44 डि 0 हे										
तारीख	प्राति पत्र संख्या	सात से साल तक	लागत बकाया	लागत वाला सात	रोड सेस बकाया	रोड सेस वाला सात	शिक्षा सेस बकाया	शिक्षा सेस वाला सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस वाला सात	कृषि सेस बकाया	कृषि सेस वाला सात
07-11-2020	0609540634	2019-2020-2021	110	110	27.5	27.5	55	55	55	55	22	22

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

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति

यह पत्र केवल प्राची की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अवलधिकारी से संपर्क करे

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे





RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT811082021011950**
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : **11-08-2021**
Ward No : **8**
Acknowledgement No : **SAF/03/008/9736**
Holding No : **0080007998000Z0**

Received From Shri / Smt. **SOURAV AGARWAL S/O SHRI SANJAY KUMAR AGARWAL**

Address : **VILL BARIYATU,POLICE STATION BARIYATU,THANA NO 193**

A Sum of Rs. **11929.00** (in words) **Eleven Thousand Nine Hundred Twenty Nine Rupees Only**

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

Dated _____ Drawn on _____

Place Of The Bank. _____

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

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2019-2020 III - 2020-2021 IV	5583.48
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	3722.32
1100200A	Water Tax Arrear	2019-2020 III - 2020-2021 IV	0.00
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2019-2020 III - 2020-2021 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2019-2020 III - 2020-2021 IV	0.00
1105203	Health Cess	2019-2020 III - 2020-2021 IV	0.00
1718002	Interest on Holding Tax Receivable	2019-2020 III - 2021-2022 IV	2716.55
		Total	12022.35
		Rebate on Current Demand	93.06
		Already Paid	0.00
		Amount Received	11929.00

For Details Please Visit : www.ranchimunicipal.com
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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

February 13, 2022

भाग वर्तमान		22		पृष्ठ संख्या		7		परिवर्तन के लिए प्राधिकार		लगान	सेस			
जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	बड़गाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	बरियातु	होस्टिंग संख्या	50	तौजी संख्या	धाना नम्बर	193	खाता का प्रकार	—						
SOURAV AGRAWAL , पिता-SANJAY KUMAR AGRAWAL, जाति- —														
खाता नम्बर		फ्लोट संख्या		रकबा										
50		841		0 ऐ 46 डि 0 हे						120	0			
		कुल परिमाण		0 ऐ 46 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत साल	रोड सेस बकाया	रोड सेस साल	रोड सेस चावू साल	शिक्षा सेस बकाया	शिक्षा सेस साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस साल	कृषि सेस बकाया	कृषि सेस साल
01-05-2020	0922058779	2019-2020	2019-2020	0	120	0	30	0	0	60	0	60	0	24
05-17-2020	0776720819	2020-2021	2020-2021	0	120	0	30	0	0	60	0	60	0	24

List Of Case Status Details

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





RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT811082021012143**
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : **11-08-2021**
Ward No : **8**
Acknowledgement No : **SAF/03/008/9734**
Holding No : **0080007996000Z0**

Received From Shri / Smt. **SOURAV AGARWAL S/O SHRI SANJAY KUMAR AGARWAL**

Address : **VILL BARIATU POLICE STATION BARIATU THANA NO 193**

A Sum of Rs. **2579.00** (in words) **Two Thousand Five Hundred Seventy Nine Rupees Only**

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

Dated Drawn on

Place Of The Bank.

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2020-2021 II - 2020-2021 IV	242.76
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	323.68
1100200A	Water Tax Arrear	2020-2021 II - 2020-2021 IV	0.00
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2020-2021 II - 2020-2021 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 II - 2020-2021 IV	0.00
1105203	Health Cess	2020-2021 II - 2020-2021 IV	0.00
1718002	Interest on Holding Tax Receivable	2020-2021 II - 2021-2022 IV	2021.04
		Total	2587.48
		Rebate on Current Demand	8.09
		Already Paid	0.00
		Amount Received	2579.00

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

February 13, 2022

भाग वर्तमान	23	पृष्ठ संख्या	51									
जिला का नाम	राँची	अनुमंडल नाम	सदर	अबल का नाम	बड़गाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND			
मौजा का नाम	बरियातु	होस्टिंग संख्या	56	तौजी संख्या		धाना नम्बर	193	खाता का प्रकार	गैरमजरूवा खास			
SOURAV AGARWAL , पिता-SANJAY KUMAR AGARWAL, जाति-												
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार							लगान	सेस	
56	836	0 ऐ 4 डि 0 हे	नामान्तरण मुकदमा संख्या 569/2020 - 2021							10	0	
		कुल परिमाण										
प्रति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत साल	रोड सेस बकाया	रोड सेस साल	रोड सेस बकाया	सागत बकाया	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस साल	कृषि सेस बकाया	कृषि सेस साल
11-07-2020	0763336202	2020-2021	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



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



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT811082021011938**
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : **11-08-2021**
Ward No : **8**
Acknowledgement No : **SAF/03/008/9737**
Holding No : **0080007997000Z0**

Received From Shri / Smt. **PAYAL BAJAJ D/O LATE RAJ KUMAR LOHIA**

Address : **VILL BARIYATU,POLICE STATION,BARIYATU THANA NO 193**

A Sum of Rs. **2869.00** (in words) **Two Thousand Eight Hundred Sixty Nine Rupees Only**

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

Dated Drawn on

Place Of The Bank.

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2020-2021 II - 2020-2021 IV	364.14
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	485.52
1100200A	Water Tax Arrear	2020-2021 II - 2020-2021 IV	0.00
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2020-2021 II - 2020-2021 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 II - 2020-2021 IV	0.00
1105203	Health Cess	2020-2021 II - 2020-2021 IV	0.00
1718002	Interest on Holding Tax Receivable	2020-2021 II - 2021-2022 IV	2031.56
		Total	2881.22
		Rebate on Current Demand	12.14
		Already Paid	0.00
		Amount Received	2869.00

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

February 13, 2022

भाग वर्तमान	23	पृष्ठ संख्या	54
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	बरियातु	होलिंग संख्या	56
		तौली संख्या	
PAYAL BAJAJ , पिता-Lato Raj Kumar Lohia, जति. --			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
56	836	0 ऐ 6 डि 0 हे	नामान्तरण मुकदमा संख्या 568/2020 - 2021
	कुल परिमाण	0 ऐ 6 डि 0 हे	
तारीख	प्राप्ति पत्र संख्या	सात से सात तक	सात से सात तक
11-08-2020	04-54902083	2020-2021	2020-2021
		लागत बकाया	लागत बकाया
		15	0
		रोड सेस बकाया	रोड सेस बकाया
		3.75	0
		शिक्षा सेस बकाया	शिक्षा सेस बकाया
		7.5	0
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बकाया
		7.5	0
		कृषि सेस बकाया	कृषि सेस बकाया
		0	0
		लगान	सेस
		15	0

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवलधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर विलोक करे





राँची समाहरणालय, राँची

(राजस्व शाखा)

आदेश

श्री राजकुमार हिम्मतारामका पिता रगु काशीराम हिम्मतारामका द्वारा समर्पित आवेदन एवं संलग्न राजस्व दरतावेजों के आधार पर अंचल अधिकारी बड़गाई से प्राप्त विक्ति संख्या-08/2019-20 के द्वारा समयक जांचोपरान्त प्रतिवेदन उपलब्ध कराया गया है।

प्रतिवेदनानुसार भूमि का विवरण

अंचल	मौजा	थाना नं०	खाता सं०	प्लॉट नं०	रकबा	किस्म
बड़गाई	बरियातु	193	56	836	0.11 ए०	गैरमजकूआ मालिक दर्जा जमीन परती गडडा
			37	838	0.24 ए०	

प्रतिवेदनानुसार अवर निबंधक कार्यालय, राँची के निबंधित डीड संख्या 1587 दिनांक 25.03.1941 एवं 2043 दिनांक 07.04.1941 के आधार पर सर्वप्रथम पंजी ॥ में राँची जमींदारी के नाम तथा बाद में नाम बदलने से राँची इन्टरप्राइजेज के नाम से जमाबन्दी दर्ज है। जिसमें खाता सं०-56, प्लॉट नं०-836, रकबा 0.11 एकड़ एवं खाता सं०- 37, प्लॉट नं०-838, रकबा-0.24 एकड़ भूमि पंजी ॥ में दर्ज है। साथ ही निर्गत रसीद क्रमशः एवं 2014-15 एवं 2006-07 लगान की प्रविष्टि संघारित है।

उपरोक्त Genuine Reason के आधार पर पक्षकों द्वारा प्राप्त आवेदन सन्दर्भ जांचोपरान्त राजस्व निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार अधिसूचना सं०-13/नि०वि० (निगोटिय लिस्ट)-10/17-585/नि० राँची, दिनांक 10.10.2019 के कंडिका 3 के प्रावधान के अनुसार उक्त खाता सं०-56, प्लॉट नं०-836, रकबा 0.11 (शून्य दशमलव एक एक) एकड़ एवं खाता सं०- 37, प्लॉट नं०-838, रकबा-0.24 (शून्य दशमलव दो बार) एकड़ भूमि को प्रतिबंधित सूची से मुक्त करने का आदेश दिया जाता है।

३०/-

उपायुक्त,
राँची।

ज्ञापक : 1112/2020 दिनांक: 22-06-2020 सं०सं०

प्रतिलिपि : राज्य सूचना एवं विज्ञान पदाधिकारी राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित। निदेश दिया जाता है कि NGDRS में Upload की गयी प्रतिबंधित सूची से विमुक्त करने की कार्यवाई की जाय।


उपायुक्त,
राँची।

ज्ञापक : 1112/2020 दिनांक: 23-06-2020 सं०सं०

प्रतिलिपि- निदेशक, भू-अर्जन, भू-अभिलेख एवं परिष्कार निदेशालय एवं निबंधक महानिरीक्षक, राजस्व निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार को सूचनार्थ प्रेषित।


उपायुक्त,
राँची।

प्रतिलिपि- राज्य सूचना एवं विज्ञान पदाधिकारी राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।


उपायुक्त,
राँची।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अधिसूचना

खेती का नाम, अभिभावक का नाम, रिवाज

वकाशत, पेरवान, जाति-मुसलमान, निवासी- व वकाशत, पेरवान, जाति-मुसलमान, निवासी

जिला का नाम राँची अंचल का नाम बड़ागाँई हतका का नाम हतका-04 मौजा का नाम खरियातु खाता का रैयती प्रकार

खेवट नम्बर 4/7 खाता नम्बर 27 धान का नाम राँची धाना नम्बर 193

खाता नम्बर	खेसरा नम्बर	खेती की उत्तर 3 चौकड़ी दक्षिण 4	किस्म जमीन	मिशन	कैफियत / अधुक्ता	हाकिम के तहसीलगत मुताबिक लगान/सेस	लगान			खात वर्ग
							री (14)	आ (11)	पै (12)	
(1)	(2)	(3)	किपारी संख्या (5)		(8)	(9)				(13)
	837	1. टांड वकाशत पहलवान खी 1. धरती गठहा	टांड दो 2	1 एकड़	11 डिगमील					वकाशत मालीक
	839	1. टांड वकाशत पहलवान खी 1. टांड वकाशत मुसलम खी वगैरे	टांड दो 2	6 एकड़	7 डिगमील					वकाशत मालीक
	846	1. टांड वकाशत पहलवान खी 1. टांड वकाशत मुसलम खी वगैरे	टांड दो 1	1 एकड़	70 डिगमील					वकाशत मालीक
	863	1. टांड नुनका उरीव 1. दोन राम खीनेन्द्र नाथ चौधरी	टांड दो 1	2 एकड़	20 डिगमील					वकाशत मालीक
	856	1. परती कदीम वकरी खी 1. टांड नीज	टांड दो 1	1 एकड़	3 डिगमील					वकाशत मालीक
	33	1. टांड वकाशत म्हमद खी वगैरे 1. महमद ईशमईल खी	टांड दो 1	0 एकड़	48 डिगमील					वकाशत मालीक
27	77	1. टांड महमद ईशमईल खी 1. कबीरलाल मुसलम खी वगैरे	भाग आम, टांड दो 1	0 एकड़	33 डिगमील	अम मुसलत जौहन खी मेलिक वी आम 1 कुलहक वकयवे महमद खी वगैरे मालीक वगैरे कोटी कुलहक वकयवे मालीक अम कुलहक वकयवे अबदुल हमीद खी वगैरे वन्द हवीब खी काम पटान	0	0	0	वकाशत मालीक
	190	1. परती कदीम 1. सड़क	दोन तीन 1	0 एकड़	17 डिगमील					वकाशत मालीक
	426	1. दोन वकाशत परी महमद खी 1. बाग आम अबदुल गफूर खी	टांड दो 1	1 एकड़	41 डिगमील	कंरज 1 कुलहक वकयवे नीज				वकाशत मालीक
	600	1. टांड वकाशत फतेमहमद खी 1. टांड वकाशत मुनीम खी	टांड दो 1	0 एकड़	65 डिगमील					वकाशत मालीक
	655	1. दोन मीकू मुण्डा 1. नाता	टांड दो 1	0 एकड़	36 डिगमील					वकाशत मालीक
	737	1. बाग आम अबदुल गफूर खी वगैरे 1. दोन वकाशत रामजान खी	टांड दो 1	0 एकड़	45 डिगमील	आम 1 कुलहक वकयवे आसमा देवार खी वी मालीक आम कुलहक वकयवे नीज आम 1 कुलहक वकयवे नीज आम 1 कुलहक वकयवे नीज				वकाशत मालीक
	761	1. दोन वकाशत रामजान खी वगैरे 1. टांड कोका मुण्डा	टांड दो 3	3 एकड़	47 डिगमील					वकाशत मालीक
खाता में कुल प्लॉट संख्या		13	खाता का कुल मिजान (खतियान के अनुसार)		19 41	खाता का कुल लगान		0	0	0

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

2/13/2022

ऑनलाइन जांचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अधिलेख



रेपत का नाम, अभिभावक का नाम, रिश्ता												
वकाशत, _____, जाति _____, निवासी. व वकाशत, _____, जाति _____, निवासी.												
जिला का नाम राँची			अंचल का नाम बड़ागाई			हलका का नाम हल्का-04			मौजा का नाम बरियातु		खाता का रेपती प्रकार	
खेवट नम्बर 4/14			खाता नम्बर 50			धाना का नाम राँची			धाना नम्बर 193			
खाता नम्बर	खेसरा नम्बर	बीहदी उत्तर 3 बीहदी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खात शर्त	
(1)	(2)	(3)	किपारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
50	202	1. दोन वकाशत फतेमहमद खॉ 1. टांड वकाशत मुशमात मन्दीन बीवी वगै.	टांड तीन 4	0 एकड़	64 डिसमील						वकाशत मालीक	
	796	1. मुशमात भवीनी उराइन 1. खीमान तीरित	दोन एक 19	1 एकड़	58 डिसमील						वकाशत मालीक	
	862	1. टांड हरीनाथ वगै 1. हालाराम धीरेन्द्र नाथ चौधरी	टांड दो 2	4 एकड़	45 डिसमील						वकाशत मालीक	
	825	1. दोन शुकरत उराँव 1. परती गडहा	दोन दो 2	0 एकड़	21 डिसमील						वकाशत मालीक	
	835	1. दोन वकाशत अब्ददु गफूर खॉ वगै 1. टांड वकाशत खोदा वकस बीवी	टांड दो 1	0 एकड़	68 डिसमील			0	0	0	वकाशत मालीक	
	841	1. टांड वकाशत वकस बीवी 1. टांड वकाशत वकस बीवी	टांड दो 1	6 एकड़	37 डिसमील	तुत/1 वकवजे मालीक						वकाशत मालीक
	847	1. टांड वकाशत खोदा वकस बीवी वगै 1. टांड वकाशत वकस बीवी वगै	टांड दो 2	2 एकड़	24 डिसमील							वकाशत मालीक
	416881	1. दोन नीज 1. दोन नीज	दोन दो 5	0 एकड़	57 डिसमील							वकाशत मालीक
	857	1. टांड नीज 1. टांड हरिनाथ उराँव	टांड दो 1	1 एकड़	68 डिसमील							वकाशत मालीक
खाता मे कुल प्लोट संख्या 9			खाता का कुल मिजान (खतिपान के अनुसार)		18	42	खाता का कुल लगान		0 0 0			

यह एक कंप्यूटर जनित प्रति है

2/13/2022

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अपुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

ऑनलाइन जाँच



Pre Registration Docket

Date :- 22-02-2022 06:12 pm

Office Name :- SRO - Ranchi
Token No:- 20220000018675

Appoinment :- 23-Feb-2022 Time:- 11:15

Article	Development Agreement
Pre Registration Date	13-Feb-2022
No. Of Pages	75
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 12,37,036.

Property Id: **679150**

Valuation No. : 913482 / 2022	:- 2021-2022	User Id : 13178	Date : 22-February-2022 18:20:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu		Village/City : Bariatu
Bariatu Word No 8 - Other Road			
Volume Number - 23			
Page Number - 54			
Holding Number - 008000799700020			
Khata Number - 56			
Plot Number - 836			
Ward Number - 8			
Valuation Rule : Commercial land			
Property Details			
1	Land area	6 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6 x 493106=2958636	₹29,58,636/-
A	Total		₹29,58,636/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹29,58,700/-
Total Amount in Words : Twenty Nine Lakhs Fifty Eight Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: PART OF THE PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P
Area	Land area : 6.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	2958636
Transaction Amount	-

Property Id: **679151**

Valuation No. : 913485 / 2022	:- 2021-2022	User Id : 13178	Date : 22-February-2022 18:20:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu		Village/City : Bariatu
Bariatu Word No 8 - Other Road		-	
Volume Number - 23			
Page Number - 51			
Holding Number - 008000799600020			
Khata Number - 56			
Plot Number - 836			
Ward Number - 8			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 x 493106=1972424	₹19,72,424/-
A	Total		₹19,72,424/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹19,72,500/-
Total Amount in Words : Nineteen Lakhs Seventy Two Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: PART OF THE PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P
Area	Land area : 4.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	1972424
Transaction Amount	-

Property Id: **679156**

Valuation No. : 913488 / 2022	:- 2021-2022	User Id : 13178	Date : 22-February-2022 18:20:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu		Village/City : Bariatu
Bariatu Word No 8 - Other Road			
-			
Khata Number - 50			
Plot Number - 841			
Ward Number - 8			
Volume Number - 22			
Page Number - 7			
Holding Number - 0080000799800020			
Valuation Rule : Commercial land			
Property Details			
1	Land area	46 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 46 x 493106=22682876	₹2,26,82,876/-
A	Total		₹2,26,82,876/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,26,82,900/-
Total Amount in Words : Two Crore Twenty Six Lakhs Eighty Two Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: PART OF PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P
Area	Land area : 46.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	22682876
Transaction Amount	-

Property Id: **679157**

Valuation No. : 913495 / 2022	:- 2021-2022	User Id : 13178	Date : 22-February-2022 18:20:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu		Village/City : Bariatu
Bariatu Word No 8 - Other Road			
-			

Volume Number - 22
Khata Number - 50
Plot Number - 841
Ward Number - 8
Page Number - 40
Holding Number - 0080007999000Z0

Valuation Rule : Commercial land

Property Details

1	Land area	39 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 39 x 493106=19231134	₹1,92,31,134/-
A	Total		₹1,92,31,134/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹1,92,31,200/-
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Total Amount in Words : One Crore Ninety Two Lakhs Thirty One Thousands Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: PART OF PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P
Area	Land area : 39.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	19231134
Transaction Amount	-

Property Id: **679158**

Valuation No. : 913498 / 2022	:- 2021-2022	User Id : 13178	Date : 22-February-2022 18:20:PM
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State : Jharkhand	District : Ranchi	Tahsil : Baragal
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Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu
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Bariatu Word No 8 - Other Road	-
---------------------------------------	---

Volume Number - 22
Khata Number - 50
Ward Number - 8
Page Number - 40
Holding Number - 0080007999000Z0
Plot Number - 835

Valuation Rule : Commercial land

Property Details

1	Land area	2 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 493106=986212	₹9,86,212/-
A	Total		₹9,86,212/-
Note : Final Valuation is Rounded to Next 100/-			₹9,86,300/-
Total Valuation (A)			₹9,86,300/-
Total Amount in Words : Nine Lakh Eighty Six Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: PART OF PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P
Area	Land area : 2.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	986212
Transaction Amount	-

Property Id: **679159**

Valuation No. : 913499 / 2022	: 2021-2022	User Id : 13178	Date : 22-February-2022 18:20:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu		Village/City : Bariatu
Bariatu Word No 8 - Other Road	-		
Volume Number - 22			
Ward Number - 8			
Page Number - 40			
Holding Number - 0080007999000Z0			
Khata Number - 27			
Plot Number - 839			
Valuation Rule : Commercial land			
Property Details			
1	Land area	3 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3 x 493106=1479318	₹14,79,318/-
A	Total		₹14,79,318/-
Note : Final Valuation is Rounded to Next 100/-			₹14,79,400/-
Total Valuation (A)			₹14,79,400/-
Total Amount in Words : Fourteen Lakhs Seventy Nine Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: PART OF PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P
Area	Land area : 3.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	1479318
Transaction Amount	-

CLAIMANT	-Mr. SHRI GANPATI ESTATE THRO ITS PARTNER PRAMOD KUMAR PARASHRAMPURIA, Address - 3C ROSE VALLEY APARTMENT RAMESHWARAM LANE OLD ARMY SCHOOL LANE BARIATU ROAD RANCHI- ,Father/Husband Name LATE NIRANJAN LAL PARASHRAMPURIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7975
EXECUTANTS	-Mr. ANIL BAJAJ HUF THRO ITS KARTA ANIL BAJAJ, Address - BALAJEE SADAN NIL RATAN STREET UPPER BAZAR RANCHI- ,Father/Husband Name PUSHKAR LAL BAJAJ , PAN No.- ,Permission Case No.- , Aadhaar No. *****5430
	-Mr. SUNIL BAJAJ HUF THRO ITS KARTA SUNIL BAJAJ, Address - BALAJEE SADAN NIL RATAN STREET UPPER BAZAR RANCHI- ,Father/Husband Name PUSHKAR LAL BAJAJ , PAN No.- ,Permission Case No.- , Aadhaar No. *****7424
	-Mrs. PAYAL BAJAJ, Address - BALAJEE SADAN NIL RATAN STREET UPPER BAZAR RANCHI- ,Father/Husband Name LATE RAJ KUMAR LOHIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****2248
	-Mr. SOURAV AGARWAL, Address - 309 PANCHWATI RESIDENCY KANKE ROAD RANCHI- ,Father/Husband Name SANJAY KUMAR AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****4952

Witness Information	Mr. AYUSH JAIN , Address - LAKE ROAD RANCHI- ,Father/Husband Name-LALIT KUMAR JAIN
---------------------	---

Identifier Details	Mr. AYUSH JAIN , Address - LAKE ROAD RANCHI- ,Father/Husband Name-LALIT KUMAR JAIN
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

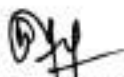
1	SP	2,250
Total		2,250

Fee Rule:Development Agreement		
1	A1	12,32,775

2	E	2,000
3	LL	8
4	PR	3
Total		12,34,786

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

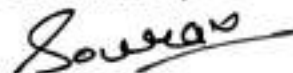
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Sunil Kumar Bajaj

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Rajeev Bajaj



Document Registration Summary 1

Date : 23-Feb-2022

- Government/Market Value: ₹49311000/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 606212

Receipt Date : 23-02-2022

Presenter Name : -

E	₹2000
PR	₹3
SP	₹2250
LL	₹12
A1	₹1232775
Stamp Duty	₹100

On Date 23-02-2022 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total	₹1237140
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShriGanpatEstate	GRN Number : 2209818868 DEPT Transaction Id : 6604ce0b3e5d08659c21 Transaction Type :	100
E	2000	2000	0	GRAS	ShriGanpatEstateThroltsPartnerPramodKumarParashrampur	GRN Number : 2209869333 DEPT Transaction Id : 75b074e0732600e2120b Transaction Type :	2000
PR	3	3	0	GRAS	ShriGanpatEstateThroltsPartnerPramodKumarParashrampur	GRN Number : 2209869333 DEPT Transaction Id : 75b074e0732600e2120b Transaction Type :	3
SP	2250	2250	0	GRAS	ShriGanpatEstateThroltsPartnerPramodKumarParashrampur	GRN Number : 2209869333 DEPT Transaction Id : 75b074e0732600e2120b Transaction Type :	2250
A1	1232775	1232775	0	GRAS	ShriGanpatEstateThroltsPartnerPramodKumarParashrampur	GRN Number : 2209869333 DEPT Transaction Id : 75b074e0732600e2120b Transaction Type :	1232775

LL	8	12	-4	GRAS	ShriGanpatiEstateThroItsPartnerPramodKumarParashrampuris	GRN Number : 2209889333 DEPT Transaction Id : 75b074e0732800e2120b Transaction Type :	12
Sub Total	1237040	1237140	-100				

Article : Development Agreement Number of Pages : 150

Signature of [Name]

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 :- 20220000018675

Deed Type	Development Agreement
Number of Pages	150
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 3, SP :- Rs. 2250, A1 :- Rs. 1232775, LL :- Rs. 8,
Property No.	1
Valuation Details	Value :- Rs.2958636/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: 30 FEET WIDE ROAD, West: PART OF THE PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P Volume Number - 23Page Number - 54Holding Number - 0080007997000Z0Khata Number - 56Plot Number - 836Ward Number - 8 Area Of Land :- 6.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.1972424/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: 30 FEET WIDE ROAD, West: PART OF THE PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P Volume Number - 23Page Number - 51Holding Number - 0080007996000Z0Khata Number - 56Plot Number - 836Ward Number - 8 Area Of Land :- 4.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.22682876/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: 30 FEET WIDE ROAD, West: PART OF PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P Volume Number - 22Khata Number - 50Plot Number - 841Ward Number - 8Page Number - 7Holding Number - 00800007998000Z0 Area Of Land :- 46.00 Decimal
Property No.	4
Valuation Details	Value :- Rs.19231134/- ,Transaction Amount :- Rs.0/-

Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: 30 FEET WIDE ROAD, West: PART OF PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P Volume Number - 22Khata Number - 50Plot Number - 841Ward Number - 8Page Number - 40Holding Number - 0080007999000Z0 Area Of Land :- 39.00 Decimal
Property No.	5
Valuation Details	Value :- Rs.986212/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: 30 FEET WIDE ROAD, West: PART OF PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P Volume Number - 22Khata Number - 50Ward Number - 8Page Number - 40Holding Number - 0080007999000Z0Plot Number - 835 Area Of Land :- 2.00 Decimal
Property No.	6
Valuation Details	Value :- Rs.1479318/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: 30 FEET WIDE ROAD, West: PART OF PLOT NO. 835P, South: PART OF THE PLOT NO. 839P AND 841P, North: PART OF THE PLOT NO. 841P Volume Number - 22Ward Number - 8Page Number - 40Holding Number - 0080007999000Z0Khata Number - 27Plot Number - 839 Area Of Land :- 3.00 Decimal

Sh./Smt.**SOURAV AGARWAL** *slaid/a/w/o* **SANJAY KUMAR AGARWAL** has presented the document for registration in this office







today dated :- 23-Feb-2022 Day :- Wednesday Time :- 17:16:32 PM









SOURAV AGARWAL(Individual)



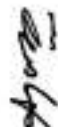
Party Name	Document Type	Document Number
SOURAV AGARWAL	PAN/UID	580656984952

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SUNIL BAJAJ HUF THRO ITS KARTA SUNIL BAJAJ Address1 - BALAJEE SADAN NIL RATAN STREET UPPER BAZAR RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sunil Baja Address:- . . . nil ratan Street,upper bazar mahabir chowk,ranchi, Ranchi G.P.O., . Ranchi, 834001, . Jharkhand, India		EXECUTANTS Age:52			<i>Sunil Kumar Bajor</i>
2	PAYAL BAJAJ Address1 - BALAJEE SADAN NIL RATAN STREET UPPER BAZAR RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Payal Baja Address:- BALAJI SADAN H NO -66, MAHABIR CHOWK, NIL RATAN STREET, UPPER BAZAR, Ranchi G.P.O., . Ranchi, 834001, . Jharkhand, India		EXECUTANTS Age:40			<i>Payal Bajor</i>
3	SOURAV AGARWAL Address1 - 309 PANCHWATI RESIDENCY KANKE ROAD RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sourav Agarwal Address:- 309, Panchwati Residency, Chandani Chowk, Kanke Road, Ranchi, Misirgonda alias pahargonda, . Ranchi, 834008, . Jharkhand, India		EXECUTANTS Age:30			<i>Sourav</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	ANIL BAJAJ HUF THRO ITS KARTA ANIL BAJAJ Address1 - BALAJEE SADAN NIL RATAN STREET UPPER BAZAR RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Anil Kumar Bajaj Address:- ... balaji sadan nil ratan street upper bazar ranchi, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:51			
5	SHRI GANPATI ESTATE THRO ITS PARTNER PRAMOD KUMAR PARASHRAMPURIA Address1 - 3C ROSE VALLEY APARTMENT RAMESHWARAM LANE OLD ARMY SCHOOL LANE BARIATU ROAD RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Pramod Kumar Parashrampurua Address:- Flat No. 3c, Rose Valley Apartment, Old Army School Lane, Rameshwaram Lane, Bariatu, Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:55			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AYUSH JAIN S/o-D/o LALIT KUMAR JAIN Address1 - LAKE ROAD 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	AYUSH JAIN Address1 - LAKE ROAD RANCHI, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SOURAV AGARWAL , ANIL BAJAJ HUF THRO ITS KARTA ANIL BAJAJ , PAYAL BAJAJ , SUNIL BAJAJ HUF THRO ITS KARTA SUNIL BAJAJ**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AYUSH JAIN**) Son/Daughter/Wife of (**LALIT KUMAR JAIN**) resident of (**LAKE ROAD RANCHI**) and by occupation (**Service**).

Signature of Registering Officer



Date: - 23-Feb-2022

Seal and Signature of Registering Officer



Token No.: 20220000018675

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **23-Feb-2022** by **SOURAV AGARWAL, S/O, D/O, W/O SANJAY KUMAR AGARWAL** resident of 309 PANCHWATI RESIDENCY KANKE ROAD RANCHI, ..

This deed was registered as Document No:- **2022/RAN/1241/BK1/1089** in Book No :- **BK1**, Volume No :- **139** from Page No :- **221** to **370** at, office of **SRO - Ranchi**

Date:- **23-Feb-2022**


Registering Officer

