

3436

3064



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9bcaa61bae1608ce2631

Receipt Date : 13-Apr-2021 04:11:29 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000048157

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : MAMTA PRASAD (Vendee)

GRN Number : 2105527678



:- For Office Use :-

कम्प्यूटर द्वारा 13 अप्रैल 2021 को राँची

ऑफिस की वेबसाइट पर 100/- रुपये का स्टाम्प शुल्क का भुगतान किया गया है।

उपरोक्त जानकारी के आधार पर स्टाम्प शुल्क का भुगतान पूर्ण है।

Mamta Prasad
13-4-21

Urbanscapes
A Ashok Kumar Singh
13-4-21
Partner

15/06/2021

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

Urbanscapes
A Ashok Kumar Singh
Partner

Handwritten signature

एक पशुपालन की जमीन छोटासा
1 खाशअहल लीज एके/एके में
गैर प्लॉट दर्ज नम्बर 1516

सम्पत्ति का मूल्य
64,60,000/-

स्टाम्प.....1.52/-.....रुपये

15/6/21

मार्ग दर्शिका पंजी से मिलान किया
जमीन का दर/डी०.....4.88.4.00/-
कच्चा मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
प्लैट का दर/वर्ग फीट.....
15/6/21



NAVINIT KUMAR
(ADVOCATE)
Chamber No.-5/7, 4th Floor
RDDB, NEW BUILDING,
CIVIL COURT, RANCHI, - 834001
EN. No- 2202/03

THIS DEVELOPMENT AGREEMENT is made on this the 13th day of April 2021 at Ranchi.

BETWEEN

Smt Mamta Prasad D/o, Sri Jagdish Prasad, Grand Daughter of Ram Sharan Sahu by faith Hindu, By caste Baniya, by occupation Homemaker, resident of 303 Lotus Enclave Shivpuri Path, Kilburn Colony, Hinoo, P.S. Doranda, District Ranchi in the State of Jharkhand an Indian Citizen (hereinafter for the sake of brevity called the FIRST PARTY/LANDOWNER) of the FIRST PART;

Aadhar - 3652 0140 1800, PAN AIMPP7507M, Mobile No. 9470928289

AND

M/s URBANSCAPES, (PAN - AAGFU0268A) a registered Company/Partnership Firm having its office at Ateet, Opposite Road no. 1, Ashok Nagar, Argora Road, P.S. - Argora, District Ranchi in the State of Jharkhand through its Partner namely

Urbanscapes

Urbanscapes

Ashok Kumar Singh - Mamta Prasad
13-4-21 Partner

Handwritten notes in Hindi

गैर मानसुवा के जमीन खूबि से
खाला.....1.....प्लॉट.118.119
का मिलान किया इन नम्बर पाया
15/6



Ashok Kumar Singh
Partner

Ashok Kumar Singh ,S/o Late Bali Singh, Grand son of Late Ramdhari Singh by faith Hindu,By Occupation Business, Resident of Ashok Puram, opp. Road no. 4, Argorha Road, District Ranchi, Jharkhand (hereinafter for the sake of brevity called the DEVELOPER/ SECOND PARTY) of the SECOND PART
(Aadhar – 4463 6495 1976 , PAN BEMPS4421L, Mobile No. 9470564560)

WHEREAS the above named FIRST PARTY/LAND OWNER is the sole and absolute owner in possession of a piece of land more fully described in the Schedule "A" hereunder.

AND WHEREAS the FIRST PARTY/LAND OWNER had acquired right title and possession over the schedule "A" land through a registered deed of sale vide deed no. 12462 dated 11/08/2005 registered in the office of the District Sub Registrar, Ranchi.

AND WHEREAS, the above named First Party after purchasing the Schedule "A" land through registered deed of sale from said Sri Ganesh Nath Shahdeo through power of attorney holder Sri Madan Singh (power of attorney no IV 1446 dated 15.12.2004) got the schedule land mutated in her name in the office of the Circle Officer, Town Anchal, Ranchi vide Mutation Case No.960R27/06-07 dated 26.07.2006 and has been coming in actual peaceful physical possession over the same by paying land revenue to the concerning authority.

AND WHEREAS the above named OWNER intended to get her said Schedule "A" land developed by constructing multi storied building thereon comprising residential/commercial ownership flat/shops with parking space in the ground / basement floor. the above named owner was in search of a competent developer/promoter having experience in the field and can do developments work independently.

AND WHEREAS the Developer approached the Owner to allow the Developer to develop the Schedule "A" land and the Owner on certain terms and conditions like allocation of her separate share in the multi-storied building proposed to be constructed on the Schedule "A" land, agreed to the proposal and authorized the developer to develop the Schedule "A" land by constructing multi

0

storied building thereon according to modern architecture, comprising, residential/commercial ownership flats/shops parking space in the ground/ basement floor with other facilities and amenities.

AND WHEREAS the Owner in lieu of the consideration of the Schedule "A" land allowed the Developer to retain 65% super built up area out of the total super built up area and 65% parking space in the multi storied building proposed to be constructed, details of which are mentioned in the Schedule "C" hereunder known and called DEVELOPER'S ALLOCATION/ SHARE and rest of the super built up area and parking space more fully described in the Schedule "B" hereunder known and called OWNER'S ALLOCATION/SHARE besides the same with right to use and enjoy common facilities and amenities as per specification mentioned in Schedule D of this agreement.

AND WHEREAS as a result of the negotiation between the parties and inspection of site hereto the aforesaid and on the documents relating to the Schedule "A" land produced by the owner, duly verified by Developer to their satisfaction, the owner and developer entered into the present Development Agreement for Development of the Schedule "A" land arrived at, between the parties upon the terms and conditions herein after referred.

NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSETH as follows: -

- 1) **DEFINITION** – Unless there is anything repugnant to the context or subject the following terms will have the meaning assigned to them.
- a) **LAND OWNER** – shall mean and include the above named Owner, her heirs, legal representatives, executors, administrators and assigns:
- b) **DEVELOPER** – shall mean and include the above named DEVELOPER , its successors-in-interest and assigns.
- c) **BUILDING** – shall mean the multi storied building known and called "**Urban Sapphire**" to be constructed on the land more fully described in the Schedule "A" hereunder.
- d) **COMMON FACILITIES & AMENITIES** – shall mean and include terrace, corridors, hall-ways, staircase, passageways, drive ways, common lavatory, pump

Urbanscapes
Achoo Kumar Singh.
Partner

Mamta Prasad
(13-4-21)

Ashok Kumar Singh.
(13-4-21)

rooms, tube wells, underground water reservoir, overhead water tank, guard room, generator room, water pump and motor, generator, lift, store room and bathroom, boundary wall along with grills and gates as agreed and other facilities which may be agreed upon between the parties and required for the establishment, location, enjoyment provisions, maintenance and management of the building.

e) **OWNER'S ALLOCATION** – Owner's allocation shall mean the portion of the building in the shape of flats/shops, as per specification (details of specification given in Schedule "D" hereunder) which is reserved and to be allocated to the Owner as part of Owner's portion (ALLOCATION) as described in Schedule "B" hereunder in accordance with the terms and conditions of these presents including proportionate share and liabilities in the common facilities, amenities and undivided/ un parted proportionate share in the land out of Schedule "A" land. That it is mutually agreed between the DEVELOPER and OWNER in order to avoid future disputes and differences relating to the exact earmarking of the Owner's area and Developer's area in the multi storied building. The adjustment towards the actual share of super built up area be done at the rate of Rs. 2200/- per square feet either way between Owner and Developer. It is specifically and repeatedly mentioned that the roof right of the building shall remain with the Owner and Developer in the same proportion as their respective share in super built up area. But neither the owner nor the Developer shall be entitled to individually raise any construction (temporary / permanent) over their respective area of the roof viz. microwave or telephone tower, advertising boards, or any such structure. The Owner and the Developer will ensure that any illegal or unauthorized or permanent construction of any nature will not be allowed by him or his allottees, by incorporating the suitable clause in their sale deed. If any such deviation is necessitated in future, the written consent of the Owner and Developer will be required. However in future, incase the Owner and Developer with mutual agreement decide to increase the floor (if permissible), the complete development cost will be entirely borne by Developer and the total built up area will be shared equally i.e. the spirit of this agreement will follow.

f) **DEVELOPER'S ALLOCATION** – shall mean the remaining portion of the building in the said property as described in Schedule "C" hereunder known as

DEVELOPER'S ALLOCATION after imparting Owner's Allocation including the proportionate share in the common facilities, amenities in the said building and undivided/un parted proportionate share in the Schedule "A" land.

- g) **BUILDING PLAN** – shall mean the Building plan prepared by the qualified Architect, appointed by the Developer for the construction of the multi storied building on the Schedule "A" land in agreement with Owner and in the name of the Owner and sanctioned by Ranchi Regional Development Authority, Ranchi at the cost of the Developer vide Building Plan Case No. RRDA/BP/0111/2020.
- 2) **SERVICE CHARGE** – shall mean and include proportionate share of the premises for the insurance of the building, if any, water, fire, scavenging charge and taxes, electricity, lighting, sanitation, repairs and renewal charges, any charges for bill collection and charges for management of common facilities and amenities, cost for renovation, replacement and maintenance and expenses in relation of the building including all common wiring, pipes, electrical and mechanical equipments, installations, appliances, tools, implements, apparatus and the stairways, corridors, halls, passage, parkways, open space and all other facilities whatsoever as may be mutually agreed upon from time to time by Owner/Occupiers of the flats in the building as the case may be. Developer to form a society in consultation with Owner and hand over all documents, drawings, plans along with originals of approval from various authorities for reference to society / Owners.
- 3) **AUTHORITY TO DEVELOP** – The owners hereby undertakes to deliver vacant possession of the Schedule "A" land to the Developer within one months from the date of sanction and approval of the building plan by the RRDA, Ranchi as the case may be, for construction of the multi storied building thereon, containing therein residential/commercial flats/shops with the parking space and other common facilities and amenities as per the specification as mentioned in Schedule "D" hereunder and take receipt from the Developer in writing. The Developer hereby agrees to develop and/or cause to be developed the Schedule "A" land by constructing multi storied residential flats in accordance with the sanctioned building plan containing in the multi storied building residential/commercial ownership flats/shops parking space and other common facilities and amenities at its own cost, expenses and arranging its own finance and at its risk and responsibility using suitable material and workmanship and

appliances. The developer agrees to appoint qualified Architect, surveyor, engineer etc. It is pertinent to mention that the owner will deliver physical possession of vacant land to the Developer.

4) CONSIDERATION MONEY – That as the Developer shall construct the entire building over the Schedule "A" land at its own cost and expenses and in lieu of the consideration of the or in exchange of the Schedule "A" land, the Developer shall allot 35% (thirtyfive percent) super built up area out of total super built up area along with common facilities and amenities, called as Owner's Allocation, mentioned in Schedule "B" hereunder, complete in all respects as per approved plan and agreed specifications. However the owner shall pay his part of the electrical connection, transformer, generator and lift charges.

5) DEVELOPER OBLIGATION – The Development of the said building by construction multi storied building known as "**Urban Sapphire**", containing residential/commercial flats/shops shall commence with all earnestness in accordance with the specifications, plans, schemes on approvals of the Competent Authority, applicable rules and regulation and bye-laws of the governing authorities, applicable, at the cost, risk and responsibility of the Developer, Owner having no responsibility in respect thereof in any manner whatsoever save as contained herein.

All material, labour, accessories for construction shall be arranged and provided by the developer including temporary water connection and electrical connection. The construction will be carried out by following the best and safe practice in line with applicable rules and regulation and code of practice using good construction materials. All liaising/coordination work with concerned authorities will be done by the developer with his own cost. The Developer shall complete the entire proposed building and complete with good material suitable for the purpose and good workmanship at their own cost and risk.

6) TIME OF COMPLETION OF THE PROJECT – The Developer shall complete the construction of multi storied building along with all common facilities, amenities and hand over the same to Owner within 30 (Thirty) months from the date of commencement of the construction work. Commencement of the work shall be

Urbanscapes
Ashok Kumar Singh
17-4-22
Partner
Manita Prasad
18-4-22

started or deemed to be started from the date of sanctioned/approval of the plan by concerned authority. However in case of exigencies and request of Developer this may be extended for a maximum period of six month by Owner in writing without any penalty. Possession of land has already been handed over to Developer by the landowner and construction work has also been started by the developer.

7)FORCE MAJURE – The parties to this Agreement shall perform their part of the obligation under these present unless provided by force majeure such as earthquake, flood, riot, war, civil commotion, recession, blasts, malicious damages, fire, tempest, litigation, order of the court/authority, strike, lock out, or any other act or omission or cause beyond the control of the party concerned and such time shall also be added automatically with the stipulated period mentioned hereinabove.

8)DEVELOPERS RIGHT – The Developer shall be entitled to enter into the Schedule "A" land, get the plan for the multi storied building sanctioned and construct the same as per plan with its own labors workers, contractors, architect and to advertise in its own name about such Development and propose to sell of flats along with undivided share in Schedule "A" land, parking space and common facilities and amenities (Developer's Allocation) in the said building by putting up advertisement board on the said property.

The Developer shall be further entitled to allot residential flats with parking space in the said Building to be constructed in so far as they related to developer's Allocation and to enter into Agreement with the prospective purchasers and receive booking amount advance and further installments and grant receipt for the same. The owner undertake to execute an absolute power of attorney and register the sale deed/s in respect of the residential flats/shops along with undivided share in Schedule "A" land, parking space, with common facilities and amenities in relations to the Developer's area/portion in favour of the Developer, its authorized person/s, nominee/s without charging any further money

9)MUTUAL RIGHTS

Urbanscapes
Ashok Kumar Singh
13-4-21
Mamta Poojari
13-4-21

- a) Immediately after completion of the New Building, the LANDOWNER shall be entitled to as the absolute OWNER of the constructed areas known as LANDOWNER'S Allocation in the new Building and described in the Schedule-B below.
- b) Likewise on completion of construction of the New building the DEVELOPER shall be entitled to as the absolute owner of the saleable space as particularly mentioned in the Schedule-C and known as 'DEVELOPER'S Allocation', PROVIDED ALWAYS that the DEVELOPER shall be at liberty to enter into such agreement(s) for sell of the residential flats and car parking spaces from out of the DEVELOPER'S Allocation as it may deem fit and proper at any time after execution of this agreement.
- c) For the management of the new residential building and welfare of its occupants a society in the name of **Urban Sapphire** OWNERS ASSOCIATION shall be formed by the LANDOWNER, the DEVELOPER and the occupants of the new buildings within the Residential Complex. The Common Areas in the new buildings shall be controlled by ASSOCIATION.
- d) The LANDOWNER and the DEVELOPER and their nominees shall become members of such Association. All the members of the Association, their nominees, respective agents, servants, licensees, tenants etc. shall be bound to abide by the Rules and Regulations as may be framed by the LANDOWNERS and the DEVELOPER from time to time. All the occupants of the buildings shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed for maintenance and management of all the buildings and common areas within Residential Complex.
The Flats/Dwelling units in the new buildings shall be used exclusively for residential purposes without causing any nuisance or annoyance or inconvenience to occupiers of other flat owners.
- e) The LANDOWNERS and the DEVELOPER have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as Joint Venture between them and the parties hereto do not constitute an association.
- f) All the Flat Owners of the buildings shall jointly own and use the common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. However, no occupant of the buildings and/or their

Urbanscapes

Ashok Kumar Singh. Mamta Prasad
13-4-21

agents, representatives, tenants etc, shall encroach upon any portion of the common area of Residential Complex

10) OWNERS TO BE INDEMNIFIED – Notwithstanding anything contained in these presents the Developer shall indemnify and keep indemnified the Owner against and from all genuine and actual losses, claims, damages that may be made incurred or suffered by the owner in relation to the said property and for any breach of contract by the Developer or for any violation of any permission, statutory rules, acts, regulations or bye-laws or arising of any accident of otherwise. Necessary safety arrangements during construction/ dismantling shall be made by the Developer and all such expenses for Insurance, fees, compensation, claims and any liabilities payable to any artisans, invitees or others or institutions arising out of employment or contract or otherwise during the construction of said multi storied building over the said land shall be paid and borne by the Developer. Owner's liability to the Developer will be limited only for clear entitlement of land and any assistance thereof. All other responsibility for successful completion of the project will lie only with the developer.

11) DEVELOPER TO BE INDEMNIFIED – Notwithstanding anything contained in these presents the owner shall indemnify and keep indemnified the Developer against and from due to any breach of any contract by the owner and/or for any violation and/or defect in title and/or misjoinder/non-joinder of parties and declaration made hereinabove and hereinafter by the owner.

12) OWNER'S TO EXECUTE DOCUMENTS – The owner shall at the request and cost, expenses and charges of the Developer sign and execute relevant documents from all plaints, applications, indemnity bond, affidavits, layouts for construction of the multi storied building on the said property and time to time as and when requested by the Developer. The Owner shall execute and also "Registered Power of Attorney" in favour of the Developer and/or in favour of its authorized person/s empowering to execute sale deed/s in respect of Developer's Allocation and/or give all necessary powers required to carry out the work of Developments (construction) for completion of the project smoothly and safely.

Both parties shall have to abide by all the terms and conditions mentioned in this Agreement.

13) OWNER'S UNDERTAKING – The owner declares that she has not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property mentioned in Schedule "A" or any part thereof with any other person other than the Developer. And that she would keep the said property free from encumbrances during the subsistence of these presents in the construction of the new building by the Developer nor shall so long as her interest in the property knows as "Owner's Allocation" is kept intact and the Developer protect his interest. The owners shall not prevent the Developer from disposing off, selling, assigning or transferring any portion of the Developer's Allocation in the building or to deal with the Developer's allocation in any manner whatsoever, as per agreement.

The owner shall pay all Municipal Rates, Taxes and other outgoing in respect of the said property mentioned in Schedule "A" hereunder till the date of this agreement and the Developer shall pay and bear all Municipal Rents, taxes and other outgoing thereafter till the Developer delivers the possession of the owner's allocation to the owner from which date the owner shall pay the rents, taxes and outgoing of their allocation and the Developer / allottees will bear the remaining of the rates, taxes and outgoing in respect of the Developer's allocation. In respect of the taxes, service charges etc. for the portion of the common facilities, amenities in the building will proportionately be shared by Owners /Developer (allotees) allocation.

14) DEVELOPER UNDERTAKING

Developer shall take full responsibility of preparation of site survey, preparation of drawings in consultation with Owner, getting approval from all concerned agencies /authorities, construct the building complex as per approved building plan and specifications following all regulation prescribed by municipal corporation/R.R.D.A./Electricity authorities /labour laws /fire fighting or any other concerned agencies . The developer shall supply all good quality materials and maintain a good workmanship during execution of work and following all safety rules & regulations.. The Developer shall bear the entire cost of project from

Urbanscapes
Ashok Kumar Singh, Manita Prasad
13-4-21 Partner

Urbanscapes
Ashok Kumar Singh,
Partner

planning to completion and handover stage without any botheration or cost to the owner.

15)SCHEME FOR MANAGEMENT – Developer will facilitate the formation of society/association of Residents of the said building. The Developer shall frame a scheme for the consent of the Owner/resident management and administration of the "**Urban Sapphire**" including the portion of the common use and such scheme and any rules and regulation framed under the scheme shall be binding on the occupiers of "**Urban Sapphire**" including the occupiers in the owners allocation

16)DEED OF CONVEYANCE – At the request of the Developer, the owner, shall execute and register appropriate deeds of conveyance and exchange (if any) and assign to the Developer and/or its nominees, including society, association of flat, legal person, owners, firm body, corporate, limited company etc., the portion or portions of the building namely "**Urban Sapphire**" known as Developer's Allocation, the super built up area, together with the undivided proportionate share in the said land more fully described in Schedule "A" below by registered deed, cost of which like stamp and registration fee, taxes, cess etc. shall be borne by such purchaser or purchasers and in which deeds, the Developer shall join as one of the Confirming Party.

The Developer shall in the mean while be entitled to book the saleable flats along with undivided share in land, parking space, out of the Developer's Allocation and further be entitled to fix its market price for the same, its mode of payment and to give effect to such booking, the Developer shall be further entitled to enter into agreement with prospective purchasers, receive advance and further other payments and grant receipt of such payments and to give delivery or possession of the Developers allocation.

17)NEITHER A JOINT VENTURE NOR A DEMISE – The parties hereby agree and declare that these presents do not constitute and the parties do not intend to be a partnership.

Ashok Kumar Singh
Manita Prasad
13-4-21
13-4-21

Urbanscapes

18)TITLE DEED – From the date of this agreement the Developer is entitled to inspect the title deeds and other relevant documents in possession of the owner and is further entitled to demand the documents of the said property/ or if required to produce all original relevant documents, relating to the said property either before any office, court, department on request of the Developer.

19)ARBITRATION – All disputes and differences by and between the parties hereto in any way relating to or connected with the premises and or building, allocation of the parties, terms and conditions of this agreement or any thing done in pursuance of this agreement shall be referred to for Arbitration before the Arbitrators to be appointed by the Owner and Developer to be adjudicated in accordance with the Arbitration and Conciliation Act with all upto date modification. The Arbitrators shall have the right to proceed and make interim awards which shall be final, conclusive and binding on the parties hereto as per Arbitration and Conciliation Act.

SCHEDULE – “A”

(Details of the land)

All that piece and parcel of land measuring an area 8 Kathas equivaillant to 5760 Sq. ft. being portion of R.S. Plot No.118 area 7 Kathas =11.57 Decimals &119 area 1 Katha = 1.653 Decimals Total Area 13.223 Decimals(More or Less) marked as Sub Plot No.(118,119)/102 under Khata No.1 situated at village Khijri, Thana, Namkom, Thana no. 219, District Ranchi in the State of Jharkhand, which is bounded and butted as under.

North : P. Road
South : sub plot no 119/3
East : P.Road
West : Sub plot no. – 118/95 and 119/96

Urbanscapes
Ashok Kumar Singh.
Partner

Urbanscapes
Ashok Kumar Singh.
Partner

SCHEDULE - "B"

(OWNER'S ALLOCATION)

The Land Owner has been allocated the 4 Flat/Units along with 4 car parking space in the ground floor of the building along with undemarkated proportionate undivided share in land of Schedule A

Details of flats

Flat no - 1C on First Floor

Flat no - 2A on Second Floor

Flat no - 2B on Second Floor

Flat no - 2C on Second Floor

SCHEDULE - "C"

(DEVELOPER'S ALLOCATION)

The DEVELOPER has been allocated the 8 Flat/Units along with 8 car parking space in the ground floor of the building alongwith undemarkated proportionate undivided share in land of Schedule A

Details of flats

Flat no - 1A on First Floor

Flat no - 1B on First Floor

Flat no - 3A on Third Floor

Flat no - 3B on Third Floor

Flat no - 3C on Third Floor

Flat no - 4A on Fourth Floor

Flat no - 4B on Fourth Floor

Flat no - 4C on Fourth Floor

Urbanscapes

Ashok Kumar Singh.
13-4-21
Manita Prasad
13-4-21

SCHEDULE- "D"
(SPECIFICATIONS)

SPECIFICATIONS (Standard Features of the Flat/shops)

Brief architectural and structural specifications of the building

1. Structure RCC Columns / Beams / Slabs to be designed as per relevant safety code and NBC for multi storey building.
2. TMT bars: Sail/Tiscon, Jindal, Mongia , Captain Fe-500
3. WALL Work : RCC wall for basement and brick wall of 6" Thick external and 4" thick internal partition wall by brick work with cement mortar. 1:6 and 1:4 respectively.
4. Plastering: 1:6 cement mortar on wall and
 1:4 cement mortar on ceiling
5. Windows: Aluminum sliding windows with three track glasses, iron grills and net.
6. Doors: Wooden Sal chaukhat with flush doors shutters
7. Kitchen: Granite top cooking platform with stainless steel sink with 2' height glazed tiles. Hot cold water mixture including piping will be provided in kitchen and outlet for water purifier.
8. Bathroom: Glazed Tiles upto 7 feet
9. Flooring: Vitrified tiles of 2' X 2' in entire flat of Karjaria / Euro/ Somany/ Simpulo and equivalent make and marble for common area and staircase.
10. Sanitary Fittings: CPVC / pipes shall be concealed one. Tap and other CP Fittings of Jaquar/ ESS/"Marc" make off white /white Basin & Pan. Cistern: PVC.

Urbanscapes
Ashok Kumar Singh.
13-4-21 Partner
Manute Prae ad
12-4-21

11. Boring and pump: 4" Deep Boring with KSB/Kirloskar make pumps.
12. Electrical works: Anchor/Havel/L&T/Gold Medal make wires and Anchor make modular switches and other accessories.
13. Painting Internal: Plaster of Paris and a coat of primer
14. Painting External: Two coats of weather proof paint (Apex/ Asian/Berger equivalent) over a coat of birla puty on the external face.
16. Lift: 6 Passengers lift
17. TV /Cable network: in drawing room and master bed room
18. Flooring(other area): Kota stone flooring in basement parking and interlocking blocks for uncovered portion of the plot

Note: Any other items not specifically mentioned above but requires to complete the scope of work/completion of the project is construed to be included and no additional charge will be levied for the same.

SCHEDULE- "E"
(Common Facilities)

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrances and exists. Top of the roof which shall be utilized by the owners/purchasers and all shall have right to access whenever necessary for the purposes of repair maintenance etc. of common amenities such as water tank, mechanical appliance, drainage, if any, lift, water tank etc.
2. Pumps installation, pump room, Guard Rood and for staff workers.
3. Common passage, drive away, except car parking spaces. if any.
4. Tube well, water pump, water tanks or reservoir, water pipes and other common pumping installations.

Urbanscapes

Ashok Kumar Singh.
13-4-21 Partner
Manita Prasad
13-4-21

Urbanscapes
Ashok Kumar Singh.
Partner

5. Electric wiring meters and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and rainwater pipe lines.
7. Boundary including outer side walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and generator room.
9. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to other user and occupancy of flat in common and as are easement of necessity or the building but excluding car parking space and areas.

SCHEDULE- "F"

(Common Expences of the Society)

1. The expenses of administration, maintenance, repair, replacement of the common areas and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls entrance, staircase, landings, gutter, rain water pipes, motor pump, tube well, wiring and installation sewers, drain and all other common parts, fixtures, fittings and requirement in under or upon the building enjoyed or used in common by the owners, intending purchaser, co-purchaser or other occupiers thereto.
2. The cost of cleaning, maintenance and lighting the main entrance passage, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerk, bill collectors, chowkidars, plumbers, electricians, sweepers etc., if any.
4. The costs of working repairs, replacements, and maintenances of pumps, tube wells and other service charges for services rendered in common to all occupiers.
5. Municipal taxes and other taxes and other out going etc
6. Insurance of building against earthquake, fire and damages and Civil commotion etc

Urbanscapes

Ashok Kumar Singh. 13-4-21
Mamta Pasand 13-4-21

Urbanscapes

Ashok Kumar Singh.
Partner

7. All electrical charges payable in common for the common portions of the said building.
8. However the above clauses are applicable only after the handover of building to owner/purchasers.

VALUATION FOR REGISTRATION

Value of land 13.223 Decimals @ Rs.4,88,400/ per decimals	Rs. 64,60,000/- ✓
--	-------------------

IN WITNESS WHEREOF the above named parties have put their respective signatures in this agreement on the day month and year first above written at Ranchi.

WITNESSES:

Aditya Kumar
 NAME:- ADITYA KUMAR
 S/o:- ARUN PRASAD JAISWAL
 ADDRESS:- PIRDAINTI BAZAR,
 BHAGALPUR, BIHAR
 (813209)

✓ Mamta Prasad
 13-4-21
 FIRST PARTY/OWNER

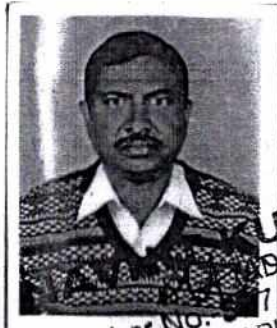
Urbanscapes
 Ashok Kumar Singh.
 13-4-21 Partner

2. अरविंद कुमार
 NAME - ARVIND KUMAR
 S/o - ASHOK KUMAR SINGH
 ASHOK PURAM, RANCHI

DEVELOPER/SECOND PARTY

Urbanscapes
 Ashok Kumar Singh.
 Partner

PHOTOGRAPH, FINGER PRINTS & SIGNATURE OF THE SECOND PARTY



KUMAR
 (ADVOCATE)
 7, 4th Floor
 Chamber No. 704
 RDBA, NEW BUILDING,
 CIVIL COURT BRANCH-834001
 EN. No. 2202/03

KANISTHKA	ANAMIKA	MADHYMA	TARJANI	ANGUTHA

Urbanscapes

Ashok Kumar Singh Mamta Prasad
 Partner

Certified that all the signatures & finger prints of left hand of the photopasted persons on this deed has been taken by me in my presence.

Typed By

 (S. Kumar)

Drafted By

 (Navnit Kumar, Advocate)

Enrolment No. 2202/2003

Urbanscapes
 Ashok Kumar Singh
 Partner

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम माल। नाम मौजा मय

थाना वी थाना नम्बर

V

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

Page No. : 51
Vol. No. : 6
Receipt No. : 0663344301

नामकुम खिजरी 219 श्रीमती ममता प्रसाद		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1	118,119	0 एकड़ 13.223 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा (2007-2008) - (2016-2017)	3 रा वर्ष (2017-2018)	2 रा वर्ष (2018-2019)	1 ला वर्ष (2019-2020)	
माल (नकदी)	2.00	20.00	2.00	2.00	2.00	2.00
गुजारी (भावली)	0.50	5.00	0.50	0.50	0.50	0.50
सेस	1.00	10.00	1.00	1.00	1.00	1.00
सूद	1.00	10.00	1.00	1.00	1.00	1.00
मुतफरकत	0.40	4.00	0.40	0.40	0.40	0.40
मीजान	4.90	49.00	4.90	4.90	4.90	4.90

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा (2007-2008) - (2016-2017)	3 रा वर्ष (2017-2018)	2 रा वर्ष (2018-2019)	1 ला वर्ष (2019-2020)		
माल (नकदी)	20.00	2.00	2.00	2.00	2.00	
गुजारी (भावली)	5.00	0.50	0.50	0.50	0.50	
सेस	10.00	1.00	1.00	1.00	1.00	
सूद	10.00	1.00	1.00	1.00	1.00	
मुतफरकत	4.00	0.40	0.40	0.40	0.40	
मीजान अदायकारी	49.00	4.90	4.90	4.90	4.90	

(1) मीजान कुल (तफर्जों में) : Sixty Eight Rupees and Sixty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 68.60

तारीख अमला तहसील कुनिन्दा : 09-06-2020

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



ऑनलाइन जांचा

यह एक कम्प्यूटर जनित प्रति है।

यह पत्र केवल प्राथी की जानकारी के लिए है।

अन्यी मा प्यकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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

Urbanscapes

Ashok Kumar Singh
Mamta Prasad

Ashok Kumar Singh
Partner



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

November 28, 2020

पंजी II प्रति

भाग वर्तमान	6	पृष्ठ संख्या	51										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हल्का का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	खिजरी	होलिडिंग संख्या	1	तौजी संख्या	0	थाना नम्बर	219	खाता का प्रकार	---				
श्रीमती ममता प्रसाद, पिता-जगदीश प्रसाद, जाति- ---													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
1	118	7 कठाल 0 छ 0 वर्गफीट			दाखिल खारिज केश नम्बर 960 आर 27/2006-07					2	2.9		
1	119	1 कठाल 0 छ 0 वर्गफीट											
कुल परिमाण		0 ए 13.223 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
14/08/2006	305608	2006	2007	0	2	0	0.5	0	1	0	1	0	0.4
06-09-2020	0663344301	2007-2008	2020-2021	26	2	6.5	0.5	13	1	13	1	5.2	0.4

List of Lease Status Details

यह एक कंप्यूटर जनित प्रति है।
 अधिक जानकारी के लिए कृपया संबंधित अधिकारियों से संपर्क करें।

Partner

Ujjwal Singh

श्रीमती ममता प्रसाद

नवस्था देखें

← BACK

Ashok Kumar Singh
 Mamta Prasad

Ashok Kumar Singh
Manta Pasrao

Urbanscupes

Ashok Kumar Singh
Partner

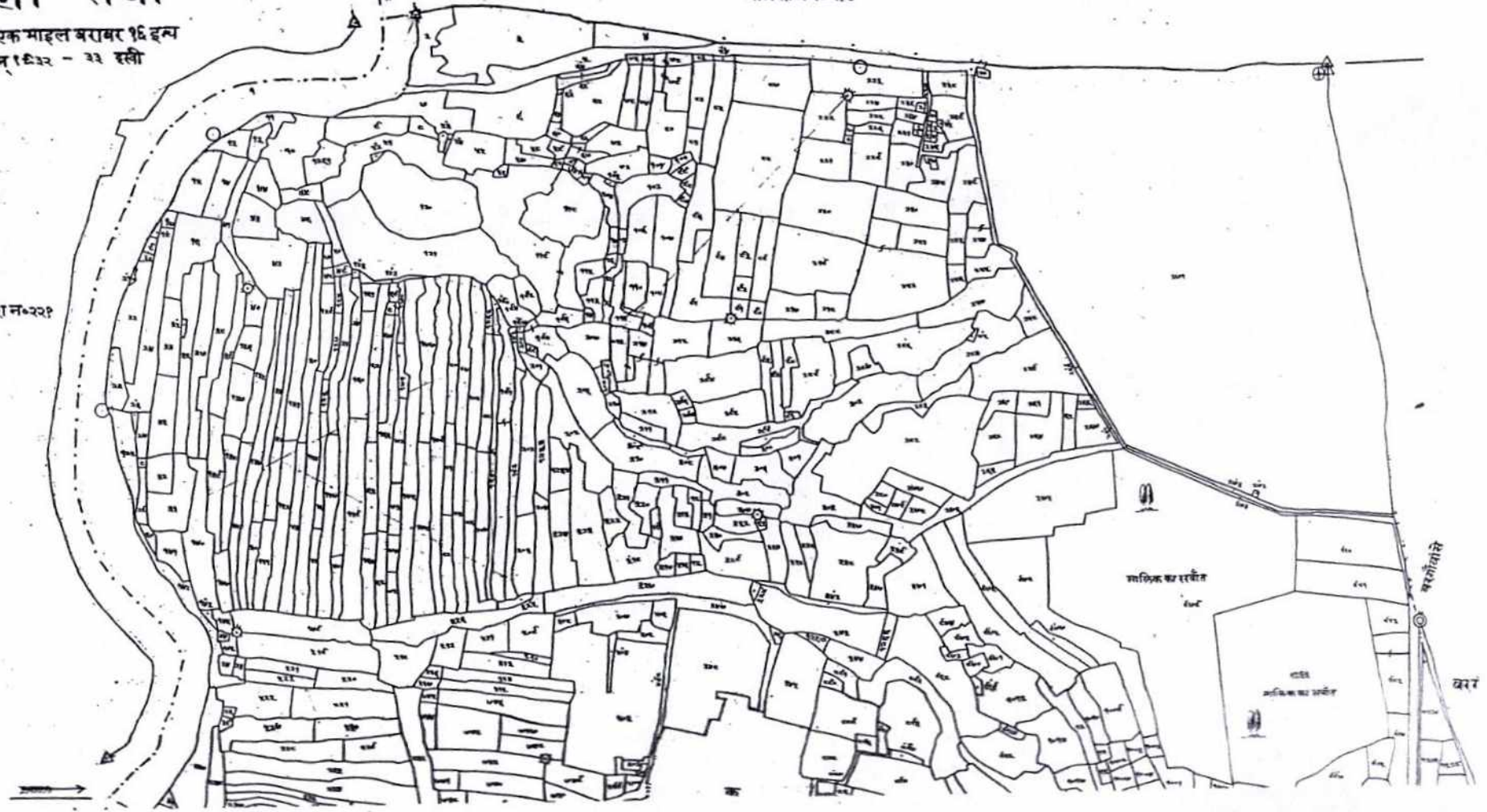
Khjiri

नाममौज़ा खिजरी
नाम घाना खिंची
घाना नम्बर २२६
ज़िला राँची

खेत एक माइल बराबर १६ इंच
सन १८३२ - ३३ इली

नामकोमन-२१४

वडाघाघरा न-२२१

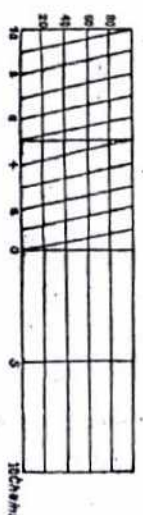
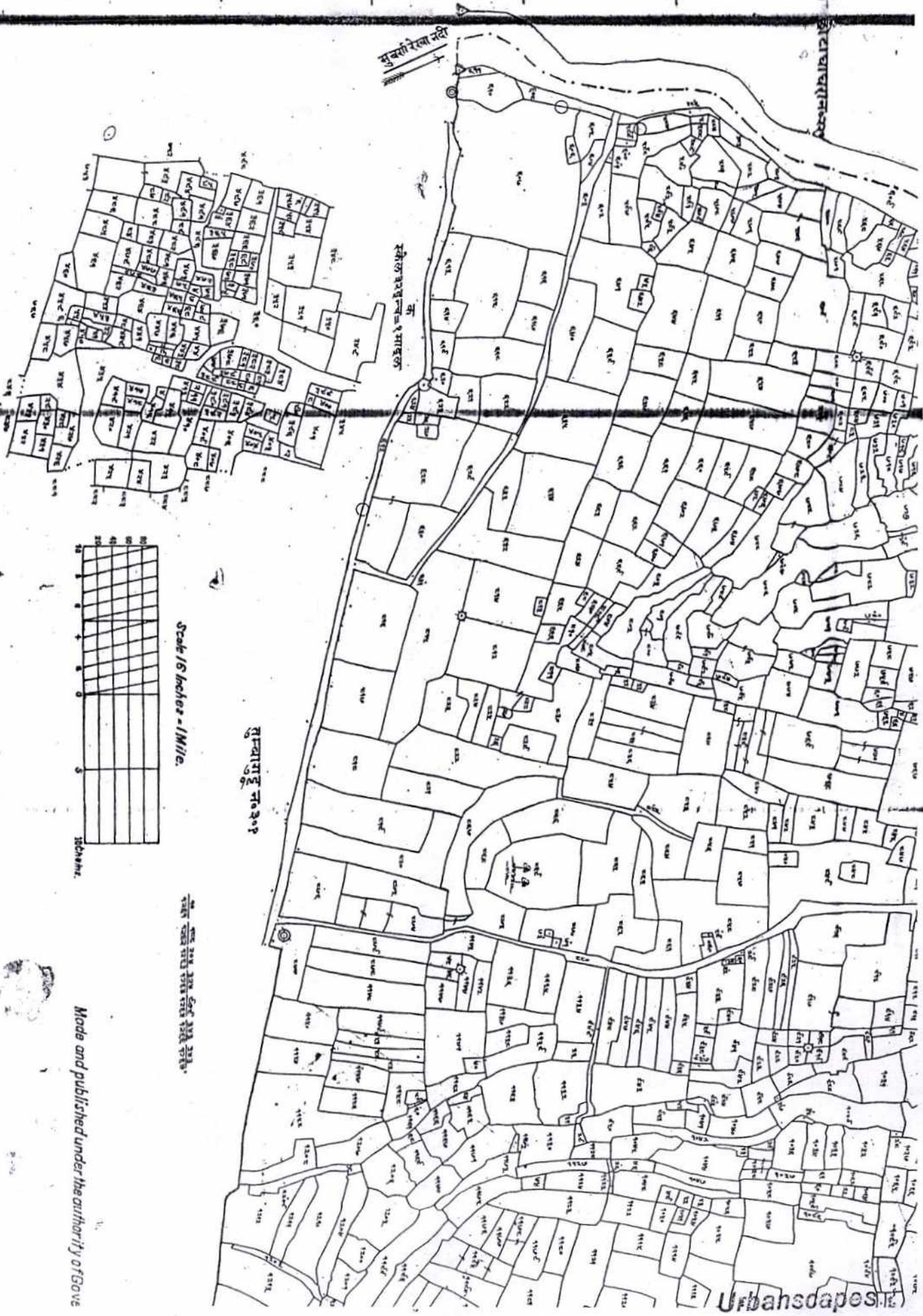


मलिक का खेत

मलिक का खेत

बगोवासे

बरा



Scale 16 inches = 1 Mile.

सुभारि देवा नदी

Made and published under the authority of Govt

सुभारि देवा नदी

Urbahsdapes

Achok Kumar Singh.
Mamta Prasad

Achok Kumar Singh
Partner

Supernite



Urbanscapes
 Alok Kumar Singh
 Partner

Alok Kumar Singh
 Mamta Parrot



भारत सरकार
GOVERNMENT OF INDIA



ममता प्रसाद
Mamta Prasad

जन्म वर्ष / Year of Birth : 1971
महिला / Female



3652 0140 1800

आधार — आम आदमी का अधिकार

Urbanscapes

Ashok Kumar Singh
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

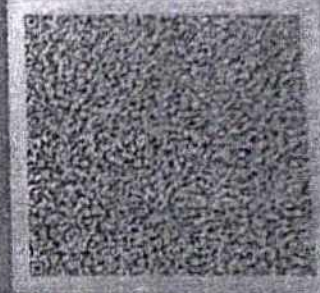


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AIMPP7507M



नाम / Name

MANTA PRASAD

पिता का नाम / Father's Name

JAGDISH PRASAD

जन्म की तारीख / Date of Birth

05/09/1971

Manta Prasad

हस्ताक्षर / Signature

Urbanscapeo

Ashok Kumar Singh.
Partner



भारत सरकार
GOVERNMENT OF INDIA

अशोक कुमार सिंह
Ashok Kumar Singh
जन्म तिथि/ DOB: 18/02/1969
पुरुष / MALE



4463 6495 1976



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: बालि सिंह, रोड न-4 के
सामने, अशोक पुरम, अरगोडा,
डोरंडा, राँची,
झारखण्ड - 834002

Address:
S/O: Ball Singh, Opp- Road No-
4, Ashok Puram, Argora,
Doranda, Ranchi,
Jharkhand - 834002



MEERA AADHAAR, MERI PEHACHAN

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Ashok Kumar Singh.

Urbanscapes

Ashok Kumar Singh.
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOK KUMAR SINGH

BALI SINGH

18/02/1969

Permanent Account Number
BEMPS4421L

Ashok Kumar Singh

Signature



30032006

Ashok Kumar Singh.

Urbanscapes

Ashok Kumar Singh.
Partner



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O: अरुण प्रसाद जयसवाल,
पीरपैती, प्रिपैन्ति बाजार, भागलपुर,
बिहार, 813209

Address: S/O: Arun Prasad Jaiswal,
Pirpanti, Pripanti Bazar, Bhagalpur, Bihar,
813209

2765 7549 0140

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
Government of India



आदित्य कुमार
Aditya Kumar

जन्म वर्ष / Year of Birth : 1992
पुरुष / Male



2765 7549 0140

आधार - आम आदमी का अधिकार

Urbanscapes

Achok Kumar Singh
Partner



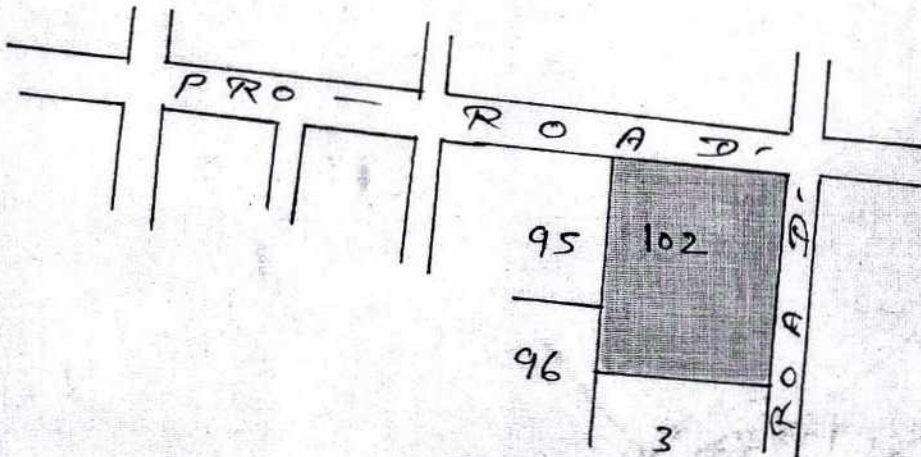
VILLAGE: KHIJRI THANA No 219

THANA & DIST: RANCHI

NOT TO SCALE - KHATA No-1

R.S. PLOT No SUB PLOT No AREA

<u>R.S. PLOT No</u>	<u>SUB PLOT No</u>	<u>AREA</u>
118	102	K - CH - SFT.
<u>AREA SHOWN IN RED WASH.</u>		<u>07 - 00 - 00</u>
119	102	01 - 00 - 00
TOTAL		08 - 00 - 00



Urbanscapes

Ashok Kumar Singh. Mants Present
Partner



Copy/Ref
(1)

Urbanscapes

Ashok Kumar Singh
Partner



Pre Registration Docket

Date :- 15-06-2021 12:52 pm

Office Name :- SRO - Ranchi

Token No:- 20210000048157

Appointment :- 15-Jun-2021 Time:- 13:27

Article	Development Agreement
Pre Registration Date	13-Apr-2021
No. Of Pages	33
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,67,644.

Property Id: 519217

Valuation No. : 692369 / 2021	:- 2021-2022	User Id : 4108	Date : 15-June-2021 12:47:PM
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Rural	Corporation : Gram Panchayat Khijri	Village/City : Khijri	
Khijri Word No 2 - Other Road	-		
Khata Number - 1			
Plot Number - 118			
Volume Number - 6			
Page Number - 51			
Valuation Rule : Commercial land			
Property Details			
1	Land area	11.57 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	11.57 x 488400=5650788	₹56,50,788/-
A	Total		₹56,50,788/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹56,50,800/-
Total Amount in Words : Fifty Six Lakhs Fifty Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PROPOSED ROAD, West: SUB PLOT NO-118/95 AND 119/96, South: SUB PLOT NO-119/3, North: PROPOSED ROAD
Area	Land area : 11.57 Decimal
Other Description of the Property	Address - KHIJRI NAMKUM RANCHI
Government/Market Value	5650788

Urbanscapes
Ashok Kumar Singh
Partner

Transaction Amount	6460000
--------------------	---------

Property Id: 519220

Valuation No. : 692373 / 2021	:- 2021-2022	User Id : 4108	Date : 15-June-2021 12:47:PM
-------------------------------	--------------	----------------	------------------------------

State : Jharkhand	District : Ranchi	Tahsil : Namkum
-------------------	-------------------	-----------------

Land Type : Rural	Corporation : Gram Panchayat Khijri	Village/City : Khijri
-------------------	-------------------------------------	-----------------------

Khijri Word No 2 - Other Road	-
-------------------------------	---

Khata Number - 1	
------------------	--

Plot Number - 119	
-------------------	--

Volume Number - 6	
-------------------	--

Page Number - 51	
------------------	--

Valuation Rule : Commercial land

Property Details

1	Land area	1.65 Decimal
---	-----------	--------------

Calculation Details

Sr.No.	Description	Calculation	Total
--------	-------------	-------------	-------

1	Open Land Valuation	1. 1.65 x 488400=805860	₹8,05,860/-
---	---------------------	-------------------------	-------------

A	Total		₹8,05,860/-
---	-------	--	-------------

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹8,05,900/-
---------------------	-------------

Total Amount in Words : Eight Lakh Five Thousand Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PROPOSED ROAD, West: SUB PLOT NO-118/95 AND 119/96, South: SUB PLOT NO-119/3, North: PROPOSED ROAD
Area	Land area : 1.65 Decimal
Other Description of the Property	Address - KHIJRI NAMKUM RANCHI
Government/Market Value	805860
Transaction Amount	-

CLAIMANT	-Mrs. MAMTA PRASAD, Address - 303 LOTUS ENCLAVE SHIVPURI PATH KILBURN COLONY HINOO DORANDA RANCHI- Father/Husband Name JAGDISH PRASAD , PAN No.- , Permission Case No.- , Aadhaar No. *****1800
EXECUTANTS	-Mr. MS URBANSCAPES THROUGH ITS PARTNER ASHOK KUMAR SINGH, Address - ASHOK PURAM OPP ROAD NO-4 ARGORA ROAD RANCHI- ,Father/Husband Name LATE BALI SINGH , PAN No.- , Permission Case No.- , Aadhaar No. *****1976

Urbanscapes

Ashok Kumar Singh.
Partner

Witness Information	Mr. ADITYA KUMAR , Address - PIRPAINTI BAZAR BHAGALPUR BIHAR-, Father/Husband Name-ARUN PRASAD JAISWAL
---------------------	---

Identifier Details	Mr. ADITYA KUMAR , Address - PIRPAINTI BAZAR BHAGALPUR BIHAR-, Father/Husband Name-ARUN PRASAD JAISWAL
--------------------	---

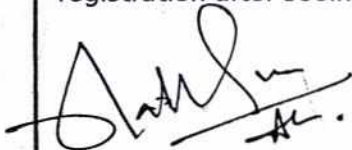
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	990
Total		990

Fee Rule:Development Agreement		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	A1	1,61,500
Total		1,66,654

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

Urbanscapes
Ashok Kumar Singh.
Vendee / Claimant
Partner

Mamta Prasad
Vendor / Executant

Urbanscapes
Ashok Kumar Singh.
Partner



Document Registration Summary 1

Date :-15-Jun-2021

- Government/Market Value: ₹6456700/-
- Transaction Amount: ₹6460000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 480389

Receipt Date : 15-06-2021

Presenter Name: - MAMTA PRASAD

PR	₹1
SP	₹990
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹161500
Stamp Duty	₹100

On Date 15-06-2021 Presented at SRO - Ranchi

Signature of Presenter

Mamta Prasad

SRO - Ranchi

Total ₹167744

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MamtaPrasad	GRN Number : 2105527678 DEPT Transaction Id : 9bcaa61bae1608ce2631 Transaction Type :	100
PR	1	1	0	GRAS	MamtaPrasad	GRN Number : 2105527343 DEPT Transaction Id : bb7023e293c987bd499d Transaction Type :	1

Urbanscapes

Ashok Kumar Singh
Partner

SP	990	990	0	GRAS	MamtaPrasad	GRN Number : 2105527343 DEPT Transaction Id : bb7023e293c987bd499d Transaction Type :	990
I fee	5000	5000	0	GRAS	MamtaPrasad	GRN Number : 2105527343 DEPT Transaction Id : bb7023e293c987bd499d Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	MamtaPrasad	GRN Number : 2105527343 DEPT Transaction Id : bb7023e293c987bd499d Transaction Type :	150
A1	161500	161500	0	GRAS	MamtaPrasad	GRN Number : 2105527343 DEPT Transaction Id : bb7023e293c987bd499d Transaction Type :	161500
LL	3	3	0	GRAS	MamtaPrasad	GRN Number : 2105527343 DEPT Transaction Id : bb7023e293c987bd499d Transaction Type :	3
Sub Total	167648	167744	-96				

Article : Development Agreement Number of Pages : 66

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Urbanscapes
Ashok Kumar Singh
Partner


OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Ranchi
District Name :- Ranchi
State Name :- Jharkhand
Deed Endorsement
Token No :- 20210000048157

Deed Type	Development Agreement
Number of Pages	66
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 990, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 161500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5650788/- , Transaction Amount :- Rs.6460000/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Khijri Location :- Other Road, Khijri Word No 2 Property Boundaries :- East: PROPOSED ROAD, West: SUB PLOT NO-118/95 AND 119/96, South: SUB PLOT NO-119/3, North: PROPOSED ROAD Khata Number - 1Plot Number - 118Volume Number - 6Page Number - 51 Area Of Land :- 11.57 Decimal
Property No.	2
Valuation Details	Value :- Rs.805860/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Khijri Location :- Other Road, Khijri Word No 2 Property Boundaries :- East: PROPOSED ROAD, West: SUB PLOT NO-118/95 AND 119/96, South: SUB PLOT NO-119/3, North: PROPOSED ROAD Khata Number - 1Plot Number - 119Volume Number - 6Page Number - 51 Area Of Land :- 1.65 Decimal





Sh./Smt.**MAMTA PRASAD** s/o/d/o/w/o **JAGDISH PRASAD** has presented the document for registration in this office

today dated :- 15-Jun-2021 Day :- Tuesday Time :- 15:09:37 PM




MAMTA PRASAD(Individual)

Party Name	Document Type	Document Number
MAMTA PRASAD	PAN/UID	365201401800

Urbanscapes
Ashok Kumar Singh
Partner

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MS URBANSCAPES THROUGH ITS PARTNER ASHOK KUMAR SINGH Address1 - ASHOK PURAM OPP ROAD NO- 4 ARGORA ROAD RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ashok Kumar Singh Address:- , Opp- Road No- 4, , Ashok Puram , Argora, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:52			Ashok Kumar Singh
2	MAMTA PRASAD Address1 - 303 LOTUS ENCLAVE SHIVPURI PATH KILBURN COLONY HINOO DORANDA RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Mamta Prasad Address:- 303 Lotus Elcave, , Shivpuri Path, Kilburn Colony, Hinoo, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:49			Mamta Prasad

Identification :

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ADITYA KUMAR S/o-D/o ARUN PRASAD JAISWAL Address1 - PIRPAINTI BAZAR BHAGALPUR BIHAR, Address2 - , , , Jharkhand PAN No.:			Aditya Kumar

Urbanscapes


Ashok Kumar Singh
Partner

Witness:

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


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ADITYA KUMAR Address1 - PIRPAINI BAZAR BHAGALPUR BIHAR, Address2 - ,,, Jharkhand			


Signature of Operator

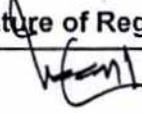

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (MS URBANSCAPES THROUGH ITS PARTNER ASHOK KUMAR SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (ADITYA KUMAR) Son/Daughter/Wife of (ARUN PRASAD JAISWAL) resident of (PIRPAINI BAZAR BHAGALPUR BIHAR) and by occupation (Business).


Signature of Registering Officer

Date:- 15-Jun-2021


Seal and Signature of Registering Officer



Urbanscapes
Ashok Kumar Singh-
Partner

Token No.: 20210000048157

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **15-Jun-2021** by **MAMTA PRASAD, S/O, D/O, W/O JAGDISH PRASAD** resident of 303 LOTUS ENCLAVE SHIVPURI PATH KILBURN COLONY HINOO DORANDA RANCHI ,.

This deed was registered as Document No:- **2021/RAN/3436/BK1/3064** in Book No :- **BK1**, Volume No :- 388 from Page No :- 119 to 184 at, office of **SRO - Ranchi**

Date:- **15-Jun-2021**



Registering Officer

Urbanscapes

Ashok Kumar Singh
Partner

