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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3524260874fad7ac4158

Receipt Date : 09-May-2022 10:24:27 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 20220000056958

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PRARTHANA ESTATES PVT LTD
Represented Through Its Director Mr
VIKASH MODI (Vendee)

GRN Number : 2211178220



For Office Use :- For Prarthana Estates Pvt. Ltd.

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Vikash Mr
Director
10/05/2022

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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।

सम्पत्ति का मूल्य
Development Agreement
2,28,21,500/-

रुपये 500/-
10/5/22

4931061-(Comm)

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गैर मजसूदा त्रि-जोडा कुंभ से
खाता...196...लॉट...362
का निदान किया दर्ज नहीं पाया

10/5/22

DEVELOPMENT AGREEMENT

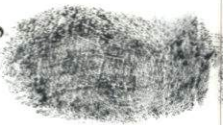
THIS DEVELOPMENT AGREEMENT is made on this the 10th day of May' in the year 2022 at Ranchi.

BETWEEN

Mr. SUNIL KUMAR KEJRIWAL son of Sri Chiranjji Lalji Kejriwal and grandson of Late Ghanshyam Das Kejriwal, by faith & religion Hindu, by caste General (Agarwala) [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of H.B. Road, Lalpur, Police Station Lalpur, District Ranchi in the State of Jharkhand, an Indian Citizen; hereinafter called the "**LAND OWNER**" (Which For Parthana Estates Pvt. Ltd.



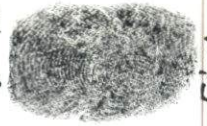
Little finger



Ring finger



Middle finger



First finger



Vikram Kumar

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10/05/2022



thumb



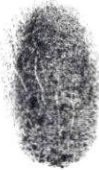
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Middle finger



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Sunil K. Kejriwal

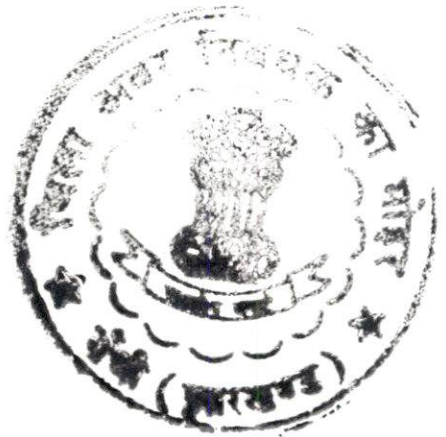
C. Lalji Kejriwal

Lalpur Panchi

Business

Mipali

10/05/2022



expression shall, unless repugnant to the context or subject or specially excluded by be deemed to include their respective legal heirs successor, legal representatives and assignee) of the **FIRST PART;**

PAN No. ABTPK1945J [Sunil Kumar Kejriwal]

AADHAAR No. XXXX XXXX 8989 [Sunil Kumar Kejriwal]

MOBILE No. 9835151608 [Sunil Kumar Kejriwal]

AND

M/s PRARTHANA ESTATES PVT. LTD., a company incorporated under (CIN No. U51109JH2006PTC012452) the provisions of the Companies Act' 2013, Central Act 18 of 2013), having its registered office situated at 601, Modi Heights Phase - 2 , Opp. Akashwani, Ratu Road, Police Station Sukhdeonagar, District Ranchi in the State of Jharkhand, Pin Code - 834001; represented through its Director **Mr. VIKASH MODI** son of Sri Ravindra Modi and grandson of Late Shree Ram Modi, by faith & religion Hindu, by caste General (Marwari Agarwala) [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of 402, Nandan Kanan, Lake Avenue, Kanke Road, Police Station Gonda, District Ranchi, Jharkhand Pradesh, an Indian citizen; hereinafter called the **"DEVELOPER/BUILDER"** (Which expression shall, unless repugnant to the context or subject or specially excluded by, be deemed to include their successor, successors in office, legal representatives) of the **SECOND PART.**

PAN No. AAECPO517G [Prarthana Estates Pvt. Ltd.]

AADHAAR No. XXXX XXXX 0256 [Vikash Modi]

MOBILE No. 9934300551 [Vikash Modi]

For Prarthana Estates Pvt. Ltd.

Vikash Modi
Director

Signature

10/05/2022

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WHEREAS the one M/s Ranchi Zemindary Limited (now known as M/s Ranchi Enterprises and Properties Limited) acquired the land measuring an Area 1.25 Acres of land in Revisional Survey Plot No. 362 under Khata No. 106 of Village Gari, Thana No. 194, Police Station Ranchi now Sadar, District Ranchi, through Chhapparbandi Settlement.

AND WHEREAS initially that piece and parcel of Chapparbandi Holding consisting of land with structure comprises within Revisional Survey Plot No. 362 under Khata No. 106, Area 1.25 Acres of Village Gari, Thana Ranchi, Revenue Thana No. 194, District Ranchi was originally held and possessed by Marua Oraon son of Teko Oraon whose name was duly recorded in the Revisional Survey records of right.

AND WHEREAS the said Marua Oraon and others surrendered the aforesaid land to the then landlord Maharaja Pratap Uday Nath Shahdeo (Maharaja of Chhotanagpur) by virtue of registered Deed of Surrendered dated 12th day of December' 1941, vide Deed No. 5477, which is entered in Book No. 1, Volume No. 40, Page Nos. 98 to 100 for the year 1941 at the office of the District Sub Registrar, Ranchi.

AND WHEREAS the said Maharaja Pratap Uday Nath Shahdeo transferred the aforesaid land in favor of M/s Ranchi Zamindary Limited by virtue of registered Deed of Settlement dated 17th day of February' 1942, vide Deed No. 1182, which is entered in Book No. 1, Volume No. 14, Page Nos. 298 to 302 for the year 1942 at the office of the District Sub Registrar, Ranchi with permanent heritable and transferable Chapparbandi Rights, and after settlement the said Ranchi Zemindary Limited came in exclusive possession over the same and paid Chapparbandi Rent to the Ex-landlord and after vesting of

For Prarthana Estates Pvt. Ltd.
N. S. S.

Director
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intermediary interest on due and proper enquiry made by the competent revenue authorities of the State of Bihar, name of M/s Ranchi Zemindary Limited was duly recorded/entered in the revenue record of the State Government kept and maintained at the office of the Circle Officer, Town Anchal, Ranchi now Baragain and paid ground rent to the State Government under proper receipt.

AND WHEREAS, the name of Ranchi Zemindary Limited has been changed to Ranchi Enterprises And Properties Limited and fresh certificate of incorporation consequent on the change of the name has been issued by the office of the Registrar of Companies, West Bengal on 16th day of January 1963. After that Ranchi Enterprises And Properties Limited is dealing and managing the properties acquired by Ranchi Zemindary Limited;

AND WHEREAS the said M/s Ranchi Enterprises and Properties Limited (previously known as Ranchi Zemindary Limited) through its Constituted Attorney Sri Raj Kumar Tibrewal son of Late Bajrang Lal Tibrewal sold the land being portion of Revisional Survey Plot No. 362, under Khata No. 106, measuring an Area 28 Katha, Village Gari, Gari Basti, Revenue Thana No. 194 under Sadar Police Station, District Ranchi, to one **Mr. SUNIL KUMAR KEJRIWAL** son of Sri Chiranji Lal Kejriwal (Land Owner), by virtue of registered deed of sale on 28th/ 29th day of June' 2005, vide Deed No. 11049/10077, which has registered at District Sub Registrar Office, Ranchi for the year 2005 and put him in peaceful possession thereof and after purchased the said land the said Purchaser mutated his name in the office of State of Jharkhand through Circle Officer Baragain Anchal, Ranchi under Mutation Case No. 3178R27/2007-08 and he paying revenue rent to the state, as

For Prarnana Estates Pvt. Ltd.

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Director

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well as he also got mutated his name in the office of Ranchi Municipal Corporation, bearing Holding No. 0080007918000Z0, under Ward No. 8 now Present Ward No. 6 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the LAND OWNER of the FIRST PART has amalgamated his land (which is more fully described in "First Schedule" herein below) with the land of Rekha Kejriwal in one unit, and he is interested in getting MULTISTORIED RESIDENTIAL BUILDING along with all the facilities and amenities, to be developed and constructed over "First Schedule" land and to acquire a part of super built up area in the same as absolute owner as consideration in exchange for full and final value of the "First Schedule" property.

AND WHEREAS the LAND OWNER of the FIRST PART is interested in getting MULTISTORIED RESIDENTIAL BUILDING along with all the facilities and amenities, to be developed and constructed over "First Schedule" land and to acquire a part of super built up area in the same as absolute owner as consideration in exchange for full and final value of the "First Schedule" property.

AND WHEREAS the LAND OWNER have also represented to the BUILDER that he absolutely seized and possessed of the aforesaid land and are fully and sufficiently entitled to the said land in respect of which he not created any encumbrance, debts, liens, charges or attachments and that he possessed an absolute right, title and interest over the same and is fully entitled to enter into this agreement with the BUILDER in the manner mentioned hereinafter.

For Prarthana Estates Pvt. Ltd.

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Director

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AND WHEREAS the BUILDER inspected and verified all the relevant documents of the First Schedule land and satisfied regarding the right title and interest of the LAND OWNER and have interest in constructing a multistoried building over the said land with their own resources and have, therefore, approached the LAND OWNER to allow the said BUILDER to construct a multistoried building on the terms and conditions as set out hereinafter to which the said LAND OWNER has agreed.

NOW THEREFORE THIS AGREEMENT WITNESSES and it is hereby agreed by and between the LAND OWNER and the BUILDER as follows:-

ARTICLE - 1 : DEFINITION

1.1 **LAND PROPERTY** shall mean all that piece and parcel of land comprised within Revisional Survey Plot No. 362 under Khata No. 106, having its total aggregate area of 28 Katha, bearing portion of Municipal Holding No. 0080007918000Z0, under Ward No. 8 now Present Ward No. 9 of Ranchi Municipal Corporation Ranchi situated at Village Gari, Gari Basti, Police Station Sadar, Revenue Thana No. 194, District Ranchi, Jharkhand Pradesh more full descried in the First Schedule.

1.2 **BUILDING** shall mean new multi-storied residential building comprising of flats/dwelling units, with the Basement for car parking, to be constructed on the Land Property according to the norms of, and permitted under, the Rules of Jharkhand Building Bye Laws 2016 and Amendment to Jharkhand Building Bye Laws 2017 and with further Amendments & notifications and also as per

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For Prarthana Estates Pvt. Ltd. Director
10/05/2022

permission granted or clearance given by other authorities like Fire Authority, Airport Authority, etc. The Building will be developed under the over arching legal framework of RERA and the Developer shall also get the project registered before RERA.

1.3 FLATS shall mean covered spaces of use for residential purposes etc.

1.4 PARKING SPACE shall mean any place in covered area reserved or parking of Motor Cars/Two Wheelers.

1.5 COMMON FACILITIES shall mean such areas that include Corridors, Hallways, Stairways, Drive Ways, Landings, Machine Room, Stair Case, Passage, Lift Shafts, Lifts, Pump Room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pump, Motor Generator, and other common facilities/amenities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and maintenance of the building.

1.6 CARPET AREA shall mean the net usable floor area of flat/flats excluding the areas covered by the external walls, the common areas and, exclusive of any balcony/verandah/open terrace areas attached to the flat/flats but including the area covered by the internal partition walls of the flat/flats.

1.7 OPEN BALCONY AREA/OPEN TERRACE shall mean the area covered in Balcony or open Terrace attached to a flat/flats.

For Prarthana Estates Pvt. Ltd.

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Director

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1.8 SUPER BUILT-UP AREA shall mean the area of the flat/flats which include the Carpet area, open Balcony/Terrace area, external walls of the flat/flats and the proportionate area of the common area.

1.9 LAND OWNERS' ALLOCATION shall mean **45%** of the total constructed residential area together with the right over the common facilities and amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the entire roof's **45%** area which will be applicable and enforceable under the law shall be that of the Land Owner's share.

1.10 BUILDERS' ALLOCATION shall mean **55%** of the total constructed residential area together with the right over the common facilities and amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the entire roof's **55%** area which will be applicable and enforceable under the law shall be that of the Builder's share.

1.11 The constructed multistoried building shall be named as, **"Prarthana Eco Exotica"**.

ARTICLE - II : COMMENCEMENT

This agreement shall be deemed to have commenced with immediate effect i.e.

For Prarthana Estates Pvt. Ltd.

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Director

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ARTICLE - III : THE SCHEME

The scheme as formulated by the DEVELOPERS/BUILDERS and agreed by the LAND OWNER provides as follows:-

1. That the LAND OWNER will deliver the physical possession and Xerox Copies of all documents regarding the said land described in First Schedule to the DEVELOPERS/BUILDERS for the starting of the construction work after the execution of this Development Agreement. The DEVELOPERS/BUILDERS will construct a Residential multistoried building over the said land at their own cost and resources, and the allocation/share of DEVELOPERS/BUILDERS and LAND OWNER will be allotted as per their respective shares as mention in 1.9 and 1.10 above. The share of the DEVELOPERS/BUILDERS and LAND OWNER in the said proposed multistoried building has been more fully described and detailed below in the Second Schedule.
2. That prior to handling over the possession of land to the BUILDERS, any arrear of revenue and charges with respect to land and facilities available thereon shall be paid alone by the LAND OWNER.
3. That the BUILDER at the time of execution of this agreement shall pay Rs 10,00,000/- Lacs (Rupees Ten Lacs) only, vide Cheque No. 514764 Dated 01.07.2021 drawn on Axis Bank Ltd, as a interest free refundable security deposit. The LAND OWNER shall refund the said amount after taking their allocated flat in fully completed condition with Completion Certificate of registered A grade architect registered in council of architecture and

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For Prarthana Estates Pvt. Ltd.

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Director

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all required documentation as per agreement of LAND OWNER share and simultaneously the BUILDERS will apply to get Occupancy Certificate from concerned Authorities.

4. That the BUILDERS shall now manage, supervise and look after the said landed property which is given in the schedule.
5. That the BUILDERS shall be authorized to get the plans or map prepared by the architect of the proposed Multistoried Building with Mutual consent with the LAND OWNER and after the satisfaction/approval of both the parties Builders will submit the so prepared plan before the R.M.C., Ranchi and any other authority in the name of the LAND OWNER & BUILDERS and to obtain necessary permission or sanction of the plan of the proposed building from the R.M.C., Ranchi or the other competent authorities whatsoever required or necessary. The LAND OWNER agrees to execute and to sign all necessary documents and papers which will be required for official works as per Rules / Act or laws.
6. That the BUILDERS shall have also the right and authority to submit so prepared plan or maps and for the said purpose shall also have the right and authorities to sign any application, swear any affidavit, sign and execute any bond or security bond and other paper and documents whatsoever shall be necessary for obtaining sanction of the maps or plans of the proposed building and to execute the same.
7. That the BUILDERS shall have also the right and authority to enter into any agreement for sale of the

For Prarthana Estates Pvt. Ltd.

Nilesh Kumar
Director

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portion of their share of the proposed building or unit along with the joint impartibly undivided share of land in respect of the BUILDER'S share portion of the said building, as well as they also entitled to sale the portion of LAND OWNER share with full consent of the LAND OWNER and to receive any amount of advance from the Prospective Purchaser and to grant receipt for the same, The LAND OWNER will execute a registered power of attorney in favor of any of the Director of the DEVELOPER/BUILDER company in respect of their shares and also execute a gift deed for road widening if applicable as per Master Plan 2025.

8. That the first 11 flats sold by the DEVELOPERS/BUILDERS or by the reference of LAND OWNER shall be out of the DEVELOPERS/BUILDERS share and the entire sales consideration of the said 11 flats together or in installment will go into BUILDER'S account after which, the remaining Flats which will be sold by the DEVELOPERS/BUILDERS or by the reference of the LAND OWNER and the entire sales consideration together or in installments of such Flats will be divided between the LAND OWNER & BUILDERS in their respective ratio mentioned in 1.9 and 1.10 above, the amount shall be distributed as and when received from the Intending Purchaser/s, AND the deficit share (amount) of LAND OWNER in respect of First 11 Flats sold shall be paid by the BUILDERS to the LAND OWNER by the sales consideration of sales of last 11 Flats to adjust the deficit amount so that the distribution is equal as per their respective shares.

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For Prarthana Estates Pvt. Ltd.

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Director

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9. That the rate of the flat per square feet will be fixed/agreed by the LAND OWNER and BUILDERS with

mutual consent as per the scenario of market price it can be changed time to time by the consent of both the parties.

10. That the BUILDERS will charge of Rs. 50/- (Rupees Fifty) only at per square feet of the LAND OWNER share out of the entire consideration amount as his advertisement, marketing, or other miscellaneous expenses, except the four flats which the LAND OWNER will retain for their own use
11. That the BUILDERS shall have the right and authority to engage labours, masons, and contractors for construction of the said proposed Multistoried Building and to construct the said building as per the sanctioned Map. All the liabilities in the construction of the multistoried building shall be of the BUILDERS alone, the LAND OWNER shall not be liable and responsible for the same.
12. That the BUILDERS shall have also the right and authority to appear before any authority or court and they shall have the right and authority to represent the LAND OWNER. The BUILDERS shall also have the right to sign and deal the legal matters and to receive any summon or notice in the name of LAND OWNER and comply on the behalf of the LAND OWNER. It is also authorized to the BUILDERS to appoint Lawyer/Advocate on behalf of the LAND OWNER for betterment of the said project and protect the interest of the LAND OWNER.
13. That the BUILDERS shall comply all the necessary requirements and compliances under the various Labour Laws, Minimum Wages Act and other provisions which are necessary in connection with the construction of the

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For Prarthana Estates Pvt. Ltd.
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Director
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said building works. The BUILDERS shall use all precautionary and safety measures during the construction period of the building and if any claim is made under the Workmen's Compensation Act or Accident claim, the same shall be the responsibility of the BUILDERS. All royalties, taxes or any other payments in connection with the building materials purchase shall be the liability of the BUILDERS.

14. That the BUILDERS shall develop the said land and shall construct Multistoried Buildings as per the plan sanctioned by the R.M.C., Ranchi or any other as required at their own cost and shall sell their allocation of Flat/Flats to the different Prospective Purchasers so as to realize cost of construction and development cost of the demised premises.
15. The BUILDER shall install for the benefits of the occupants of the proposed building, deep tube well, overhead storage tanks, public water supply connections, pump sets for lifting water to the storage tanks.
16. The BUILDER assures that the entire structure shall be constructed and completed as per specification mentioned in the Third Schedule and in good substantial and workmanlike manner using the best material suitable for the purpose.
17. That at the request of the BUILDER, LAND OWNER shall execute necessary sale deed or deeds in favor of the Intending Purchaser/s of the building as and when required to do so subject to the fulfillment of all terms and condition as mentioned herein. The LAND OWNER

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For Harnana Estates Pvt. Ltd.
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Director
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and his heirs claiming under the LAND OWNER shall execute the conveyance either personally or through his constituted power of attorney the cost of registration and transfer of sale deed or deeds shall be borne by the BUILDERS and their Intending Purchaser/s.

18. That it is further agreed between the parties that if the LAND OWNER will retain any part of share in form of the Flat/Flats, he shall be responsible to pay Municipal taxes for those Flat/Flats as well as the maintenance charges etc., of the Flat/Flats from the date of delivery of possession. The LAND OWNER and the BUILDERS along with the purchasers will form maintenance committee/society within one month after completion of the building and the Builder should assist for the same. The LAND OWNER shall pay all proportionate maintenance charges in respect of the newly constructed building of his retained Flat/Flats to maintenance committee.

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19. That all the responsibility arising out of constructing the proposed building shall be on the shoulders of the BUILDERS exclusively and any responsibility regarding title of the land shall be the responsibility of the LAND OWNER exclusively.

20. That the LAND OWNER shall duly answer all requests and objections as to the title of the properties as may be made from time to time by the BUILDERS and shall also make out a good and perfect title hereto, to the reasonable satisfaction of the BUILDERS free from all encumbrances, liens or charges. The LAND OWNER also assure the BUILDERS that if any disputes arise regarding

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the title of the said property it will be the sole responsibility of the LAND OWNER to solve the problem on his own cost and if the construction is interfered in any manner the time taken to solve the problem will be the extension to time of construction of the project.

21. That the shall complete the construction work of the buildings within the period of 48 Months with a grace period of 06 Months, after the sanction of the map plan by the Competent Authority, If the Developer's fails to complete the construction in agreed period both the parties will mutually decide a way to get the remaining construction completed.

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22. That it is agreed upon by both the parties that additional clauses can be added in future with the mutual consent of both the parties and will be formed as the part of this agreement.

ARTICLE - IV : 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, air raids, strike, lockout, lockdown and/or any notice from Ranchi Municipal Corporation or any other statutory body or any prohibitory order of Court restraining the construction of the New Building on "The Said Property" or restraining construction in general

For Prarthana Estates Pvt. Ltd.

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Director

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and/or changes in any building bye-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.

ARTICLE - V : RENTS & TAXES

1. Till the completion of the project, the BUILDERS shall be liable to pay all taxes and out goings, if any for the "The Said Property" from the date of the agreement or BUILDERS entering into vacant possession, thereafter the LAND OWNER, Purchasers of Flat/Flats with or without car parking area in the new buildings, shall pay/bear the same in proportion to the area held by them after the date of actual delivery of possession of the Flat/Flats.
2. Any Indirect Taxes, including Goods and Services Tax, shall be collected and/or paid by the party responsible, to the credit of Government in the manner and rates applicable as per the provisions of Law for the time being in force due to execution of this agreement including taxes on the share of LAND OWNER'S Area/Transfer of Development Rights. The current Law of Goods and Service Tax is annexed with this agreement. The same is subject to amendments as per notification/circular/clarification issued from time to time by the Government and Taxation Authorities.

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For Prarthana Estates Pvt. Ltd.
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Director

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ARTICLE - VI : SERVICE & CHARGES

1. From the date of their taking possession of their allocated area (retain part of their share) in the New Building the LAND OWNER will be liable to pay and bear the proportionate operation and maintenance/service charges

for the common facilities in the New Buildings to the maintenance committee so formulated or constructed in this regard.

2. That any type of direct/indirect Tax or any other Tax levied or to be levied in future (during the period of construction of Building) shall be the responsibility of the both parties in respect ratio of their share for the payment of such tax etc.
3. That the Maintenance corpus fund would be paid by the LAND OWNER at 50 Rs per square feet for the retain part of his share and BUILDERS shall be pay for their share.

Signature
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ARTICLE - VII : SCHEDULE FOR MANAGEMENT

1. That on the completion of the said buildings BUILDERS shall form an association of Flat Owner's which shall repair and maintain the buildings and land property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all this accounts or any other account relating to the said land property and the building shall be payable by all the Unit/Flat Owners and unsold flats from builders share should be paid by builder himself .The Unit/Flat Owner's Association shall be apex body relating to interest of all the Unit/Flat Owners and shall work for the peaceful living of all its members.

for Platana Estates Pvt. Ltd.

Signature
Director

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ARTICLE - VII : LEGAL PROCEDURE

1. LAND OWNER and BUILDERS shall execute a registered Development Agreement which within one week after obtaining the conditional sanction letter from Ranchi Municipal Corporation, Ranchi and shall give Registered Power of Attorney in favor of the said BUILDERS in respect of the BUILDER'S share as well as LAND OWNER'S share, through which the said BUILDERS is authorized to develop land according to feasibility, fix up, purchasers and in general carry all the necessary activities required for the purpose of construction and disposal of Flat/Flats of as per sanctioned plan and allocation agreement to the advantage and convenience of all the Associated Parties/Intending Purchasers.

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2. That any dispute or difference between the parties arising out of the meaning constitute or impart of this agreement or the right and liabilities hereunder shall be referred to the Arbitration of two independent Arbitrators one to be appointed by the LAND OWNER and other by the BUILDERS who shall appoint an umpire at the commencement of the reference, and award of the arbitrator/umpire shall be final and conclusive specially as between the parties and this clause shall be deemed to be the submissions within the meaning of the Arbitration and Conciliation Act. 1996 and its statutory modification thereof from time to time. In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the BUILDERS or the LAND OWNER the defaulting party will be liable for legal action and compensational as may be decided by the Arbitrator or Competent Court under the terms and conditions of

For Prarthana Estates Pvt. Ltd.

Signature
Director

10/05/2022

this agreement within Ranchi the Capital of Jharkhand State.

3. That the LAND OWNER assure the BUILDERS that they have perfect right, title and possession over the First Schedule landed property. If any defect is found in title and possession the LAND OWNER shall be responsible for the same.
4. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

FIRST SCHEDULE

All that piece LAND PROPERTY shall mean all that piece and parcel of land comprised within the part of **Revisional Survey Plot No. 362** under **Khata No. 106**, having total aggregate area of **28 Katha**, [i.e., 46.28 Decimals] being portion of Municipal **Holding No. 008000791800020** under **Ward No. 8** now Present Ward No. 9 of Ranchi Municipal Corporation Ranchi, situated at **Village Gari**, Gari Basti, **Police Station Sadar**, Revenue **Thana No. 194, District Ranchi**, Jharkhand Pradesh.

Which is bounded and butted as follows:-

North : R.S. Plot No. 361
South : R.S. Plot No. 362 – A1
East : R.S. Plot Nos. 363
West : Road

Remarks - The Government Valuation of the aforesaid land is **Rs. 2,28,21,000/-**

For Prarthana Estates Pvt. Ltd.

W. M.
10/05/22
Director

10/05/22

SECOND SCHEDULE

1. LAND OWNERS' allocation shall be 45 %) of the total constructed Super Built-up/Carpet/ Residential Area/Common Area along with the parking space in same ratio of the said building named as "**Prarthana Eco Exotica**". Apart from the above the LAND OWNER shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 45 % of the roof right over the upper most floor of the residential multistoried buildings shall be of the LAND OWNER.

10/05/2022

2. BUILDERS' allocation shall be 55% of the total constructed Super Built-up/Carpet Residential Area/Common Area along with the parking space in same ratio of the said building named as "**Prarthana Eco Exotica**". Apart from the above the LAND OWNER shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 55% of the roof right over the upper most floor of the residential multistoried buildings shall be of the BUILDERS.

For Prarthana Estates Pvt. Ltd.

V. Venkatesh
Director

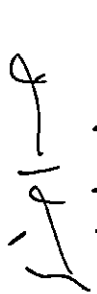
Director

10/05/2022

THIRD SCHEDULE**SPECIFICATIONS & ATTRACTIONS**

Structure	Frame	R.C.C. Frame Structure
	Steel	Fe 550D TMT (Rungta/ Prestige/SRMB)
	Cement	Branded P.S.C. Cement (Dalmia/Jindal/Birla)
	Bricks	AAC Blocks
Doors	Main Door	Flush Door with Mortise Locks
	Doors	Pine/Solid Wood Filler Flush Door with locks
	Door Frame	Sal Wood Frame
	Windows	UPVC Sliding windows with mess
Flooring	Internal	All Branded
Bedroom	Master Bedroom	Wooden Design Vitrified Tiles of 48" x 24", 48" x 8"
	Rest Bedrooms	Digital Vitrified Tiles 48" x 24"
Toilets	Floor	Anti Skid Floor Tiles 24" x 24"
	Walls Tiles	Designer Ceramic Tiles 48"x 24" upto 8' Height
Balcony	Floor	Anti Skid Floor Tiles wooden Finish
Kitchen	Floor	Digital Vitrified Tiles 48"x24"
	Dado	24"x12" Ceramic Tiles
	Platform	Granite Cooking Platform with

For Prarthana Estates Pvt. Ltd.


 Director

10/05/2022

		S.S Sink
Living Space	Formal & Informal	Digital Vitrified Tiles 48"x 24"
	Family Sitting	Digital Vitrified Tiles 48"x 24"
	Dinning Hall	Digital Vitrified Tiles 48"x 24"
Flooring (External)	Foyer	Granite
	Stairs (Main)	Granite
	Community Hall	Digital Vitrified Tiles 48"x24", 64"x32"
	Basement/ Parking	IPS Flooring/Antiskit Tiles 12"x12"
Toilets	Sanitary ware	Kohler/Jaguar or equivalent
	CP Fittings	Kohler/Jaguar or Equivalent
	Water Line	Hot & Cooled Water Supply with CPVC Pipe line in all Toilet & Kitchen Make (Finolex, Supreme, Astral)
Electrification		Concealed copper electrical wiring with sufficient light and powerpoint, Modular Switches/ Wires of GM/Schnieder/L&T /Polycab/KEI or equivalent in full flat TV, Telephone and AC point in the Living Room and All Bedrooms.
Wall Finish	Internal	Plaster of Paris Finish
	External	Texture/Weather proof Paint
	Railings	SS Railing of 304 Grade Jindal Make or equivalent

For Prarthana Estates Pvt. Ltd.

V. Venkatesh

Director

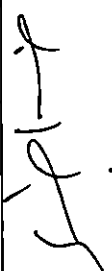
S. A. S.
10/05/2022

10/05/2022

Common Facilities


Generator	Sound Proof (Soundless) Genset, with 1 KVA load for each Flat, Common areas, Passage area, lift & parking
Water	24 hour water supply through overhead tank from deep tube well boring with Water filtration Plant
Security	EPABX connecting all flats with main entrance of the building, CC TV cameras covering common areas at Ground floor
Reception/Society Office	At Ground Floor
Lift	Full Automatic Lift of Otis/Schindler or equivalent with ARD
Garden	Landscaped Designer Garden
Swimming Pool	Swimming Pool with filtration and Changing Room
Indoor Games	Equipped with Pool Table, T.T. Table, Carom etc
Community Hall	Air-conditioned Hall with common toilet & Kitchen
Gymnasium	Equipped with Treadmill, Cross Trainer & Cycling etc
Departmental Store	Store for Groceries etc
Gas Pipeline	Provision from Gail India
Fire Fighting	As per Norms
Solar Energy	For Common Areas
Rain Water Harvesting	As per Norms
Vastu Compliance	Best Possible as per Architect

For Prarthana Estates Pvt. Ltd.


 Director
 10/05/2022

10/05/2022

WITNESS THEREOF the parties hereto have hereunto set and subscribed their respective hands and seals to these presents after fully understanding the contents thereof in presence of the witnesses on the day, month and year first above written.


10/05/2022

WITNESSES :-

1. Dwastava
Vand Ks. Sivasdaria
Spd At. Prem Nath Sivasdaria
UPP - Bazar, Ranchi

2. Jai K. Sini
Raj Kumar Sini
S/O. Srs. Bharat Sini
Pandara. Hichel
Ranchi. 834005

For Prarthana Estates Pvt. Ltd.

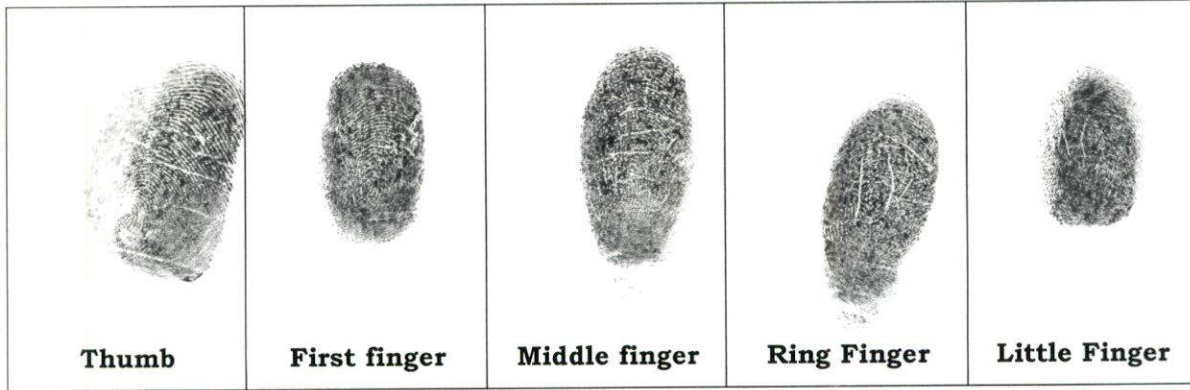
Vivek NM

Director

10/05/2022

S.K. 10/05/2022 (SUNIL KUMAR KETRIWAL)

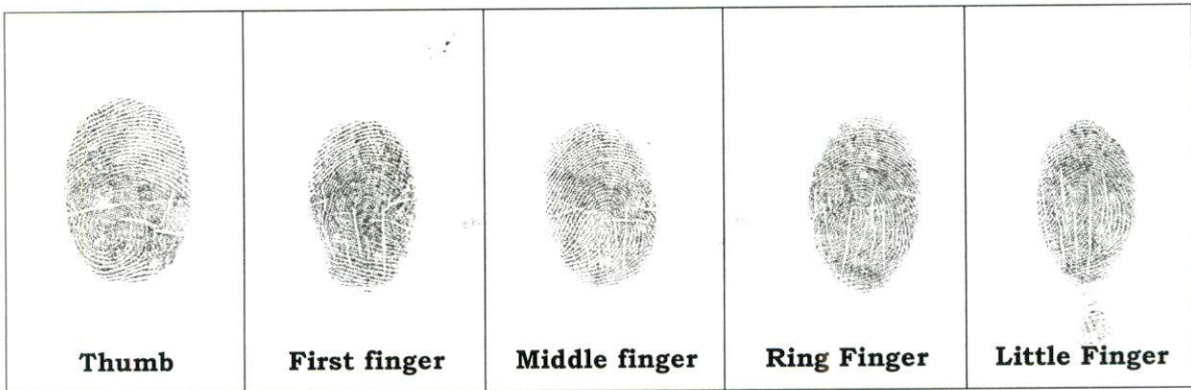
LAND OWNER'S SIGNATURE AND PHOTOGRAPH



Sunil
For Prarthana Estates Pvt. Ltd.

Sunil Mr Director 10/05/2022

DEVELOPER/BUILDER'S SIGNATURE AND PHOTOGRAPH



Certified that the finger prints of the left hand of each person whose photograph affixed in the document have been obtained of me or before me.

Rajesh Kumar Adv 10/05/2022

Drafted by : Rajesh Kumar, Advocate
(Ledger No. 1639/01)

Rajesh Kumar Adv 10/05/2022

Advocate Signature



VILLAGE - GARI
THANA - SADAR
THANANO - 194
DIST - RANCHI
R.S. PLOT NO - 362
SUBPLOT NO - 362-A
AREA SHOWN IN RED

P.No - 361

362/A

R.S. PLOT
NO - 363

AREA
KH - CH
28 - 0

362/A-1

HOLDING No, WARD No - 8

008000 791800020

ROAD

362/A-2

A3

WIDE

PROPOSED

For Prarthana Estates Pvt. Ltd.

Vileen MZ
10/05/2022 Director



10/05/2022

VILL - ROAD

H.B - ROAD

Cap



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT818062021110850**
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : **18-06-2021**
Ward No : **8**
Acknowledgement No : **SAF/01/008/9603**
Holding No : **0080007918000Z0**

Received From Shri / Smt. **SRI SUNIL KUMAR KEJRIWAL S/O SRI CHIRANJI LAL KEJRIWAL**

Address : **VILLAGE GARI PS BARIYATU THANA NO 194 RANCHI**

A Sum of Rs. **27177.00** (in words) **Twenty Seven Thousand One Hundred Seventy Seven 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	2016-2017 I - 2020-2021 IV	18126.0
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	3625.2
1100200A	Water Tax Arrear	2016-2017 I - 2020-2021 IV	0.0
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.0
1100400A	Conservancy Tax / Latrine Tax Arrear	2016-2017 I - 2020-2021 IV	0.0
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.0
1100500	Lighting Tax		
1105201	Education Cess	2016-2017 I - 2020-2021 IV	0.0
1105203	Health Cess	2016-2017 I - 2020-2021 IV	0.0
1718002	Interest on Holding Tax Receivable	2016-2017 I - 2021-2022 IV	5697.7
		Total	27448.9
		Rebate on Current Demand	271.8
		Already Paid	0.0
		Amount Received	27177.0

बड़ागाई | गाड़ी | 194 | सुनील कुमार केजरीवाल

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
106	362	28 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	56.00				56.00	
गुजारी (भावली)	14.00				14.00	
सेस	28.00				28.00	
सूद	28.00				28.00	
मुतफरकात	11.20				11.20	
मीजान	137.20				137.20	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					56.00	
गुजारी (भावली)					14.00	
सेस					28.00	
सूद					28.00	
मुतफरकात					11.20	
मीजान अदायकारी					137.20	

(१) मीजान कुल (लफजों में) : One Hundred Thirty Seven Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 137.20

तारीख अमला तहसील कुनिन्दा : 23-04-2021

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

May 9, 2022

भाग वर्तमान	13	पृष्ठ संख्या	222										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	गाड़ी	होल्डिंग संख्या	106	तौजी संख्या	0	थाना नम्बर	194	खाता का प्रकार	रैयती				
सुनील कुमार केजरीवाल, पिता-श्री विरेंजी लाल केजरीवाल, जाति- -----													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस
106	362	28 कठD छ. 0 वर्गफीट			दाखिल खारिज वाद संख्या 3178 आर 27/2007-08 तिथि 23.11.07 के आधार पर दर्ज किया गया							56	81.2
	कुल परिमान	28 कठD छ. 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
25/11/2011	2039263	2011	2012	0	56	0	14	0	28	0	28	0	11.2
07-12-2016	1468325095	2007-2008	2016-2017	504	56	126	14	252	28	252	28	100.8	11.2
06-13-2017	1497353346	2017-2018	2017-2018	0	56	0	14	0	28	0	28	0	11.2
04-30-2018	0420038434	2018-2019	2018-2019	0	56	0	14	0	28	0	28	0	11.2
04-22-2019	0538861163	2019-2020	2019-2020	0	56	0	14	0	28	0	28	0	11.2
06-28-2020	0860421778	2020-2021	2020-2021	0	56	0	14	0	28	0	28	0	11.2
04-23-2021	0967081324	2021-2022	2021-2022	0	56	0	14	0	28	0	28	0	11.2

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

Mutation Cases Not Found !!

List Of Case Status Details

नवशा देखें



BACK

यह एक कम्प्युटर 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 करें

आँनलाइन जाँचा



झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

मडुवा उरांव, वल्द-ठेको उरांव एक हिस्सा हिस्सा बराबर, जाति-----, निवासी- व मादी उरांव, चुनुवा उरांव, सौना उरांव, पेशरान-डोम उरांव एक हिस्सा हिस्सा बराबर, जाति-उरांव, निवासी-साकीन देह टोला नवा टोली व मडुवा उरांव, वल्द-ठेको उरांव एक हिस्सा हिस्सा बराबर, जाति-----, निवासी- व मादी उरांव, चुनुवा उरांव, सौना उरांव, पेशरान-डोम उरांव एक हिस्सा हिस्सा बराबर, जाति-उरांव, निवासी-साकीन देह टोला नवा टोली व मडुवा उरांव, वल्द-ठेको उरांव एक हिस्सा हिस्सा बराबर, जाति-----, निवासी- व मादी उरांव, चुनुवा उरांव, सौना उरांव, पेशरान-डोम उरांव एक हिस्सा हिस्सा बराबर, जाति-उरांव, निवासी-साकीन देह टोला नवा टोली व मडुवा उरांव, वल्द-ठेको उरांव एक हिस्सा हिस्सा बराबर, जाति-----, निवासी- व मादी उरांव, चुनुवा उरांव, सौना उरांव, पेशरान-डोम उरांव एक हिस्सा हिस्सा बराबर, जाति-उरांव, निवासी-साकीन देह टोला नवा टोली व मडुवा उरांव, वल्द-ठेको उरांव एक हिस्सा हिस्सा बराबर, जाति-----, निवासी- व मादी उरांव, चुनुवा उरांव, सौना उरांव, पेशरान-डोम उरांव एक हिस्सा हिस्सा बराबर, जाति-उरांव, निवासी-सा

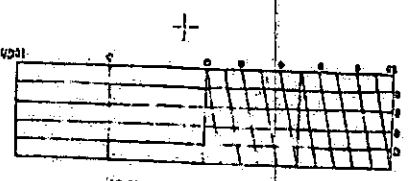
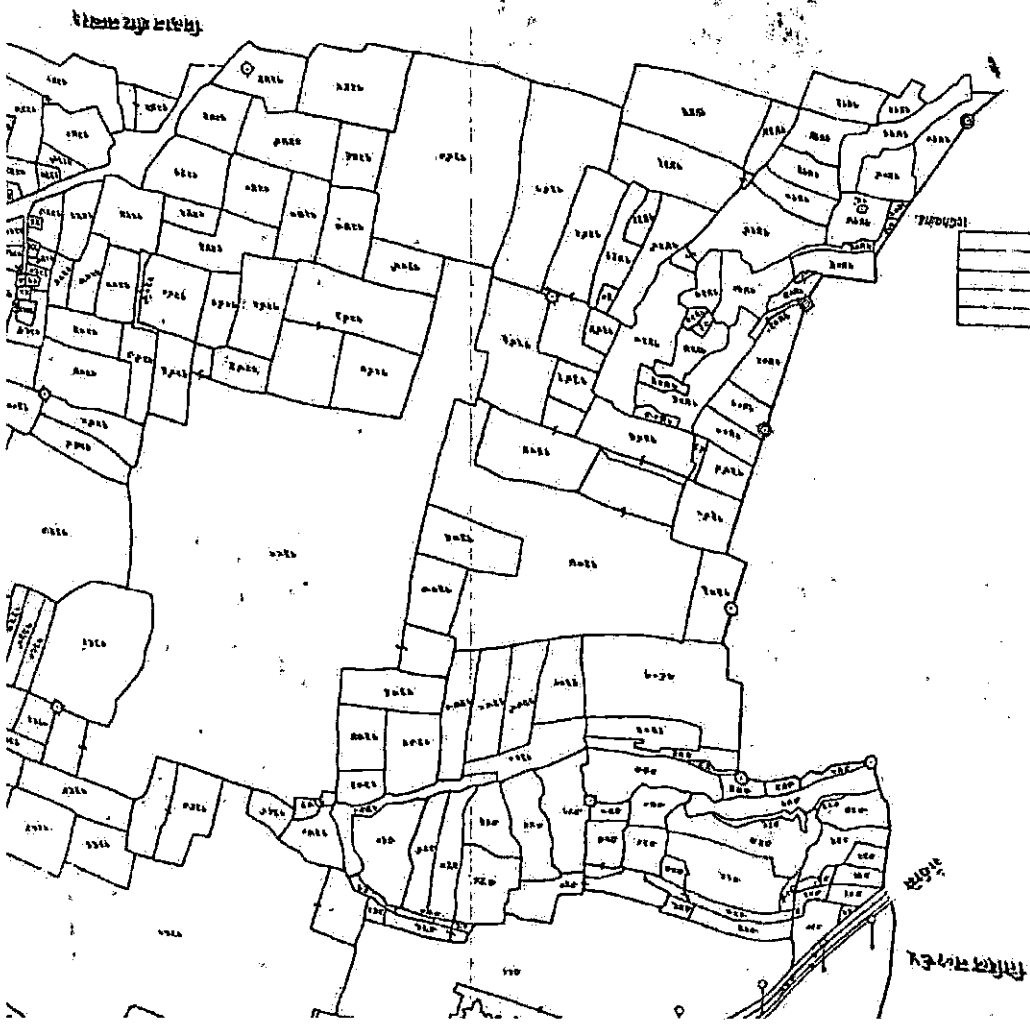
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खेवट नम्बर		खाता नम्बर	106	थाना का नाम	राँची	थाना नम्बर	194		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
106	29	? दोन नासमनवा उरांव ? टांड डुडु उरांव	टाड़ दो 1	0 एकड़	76 डिसमील			4	14	0	कायमी
	127	? टांड बीजु महतो ? टांड गोइन्दा उरांव	टाड़ दो 1	1 एकड़	22 डिसमील						कायमी
	339	? डुडु उरांव ? टांड नीज	दोन तीन 1	0 एकड़	26 डिसमील						कायमी
	340	? दोन डुडु उरांव ? टांड पगदीप महतो	टाड़ दो 1	0 एकड़	65 डिसमील						कायमी
	362	? टांड गोइन्दा उरांव ? दोन सरना वकासत	टाड़ दो 1	1 एकड़	25 डिसमील						कायमी
	377	? टांड डुडु उरांव ? टांड नीज	टाड़ दो 2	0 एकड़	23 डिसमील						कायमी
	411	? नाला ? टांड पंचना	टाड़ दो 1	0 एकड़	88 डिसमील						कायमी

गौनला जाँचा

1942

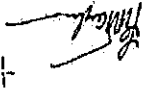




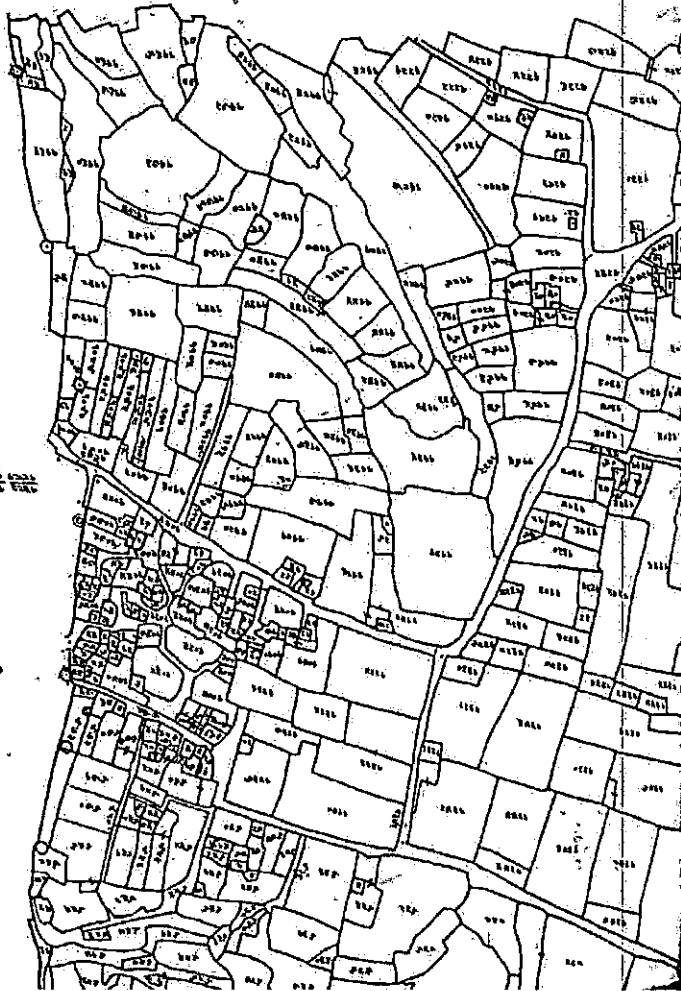
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Superintendent of Survey.



Made and published under the authority of Government.



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Scale 1:50,000

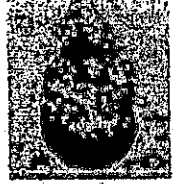
Sheet No. 100



आधार-आम आदमी का अधिकार Aadhaar-Aam Admi ka Adhikar

2324 3594 8989

2324 3594 8989



पुंजील कुमार केजरीवाल
 SUNIL KUMAR KEJRIWAL
 जन्म तिथि/DOB: 15/12/1965
 पुरुष / MALE

पता:
 सगर होटल लेन, ए.बी.रोड
 लालपुर चौक, रांची,
 होटल के पास, रांची, झारखंड - 834001
 SAGAR HOTEL LANE, H.B. ROAD
 LALPUR CHOWK, NEAR ARYA
 HOTEL, RANCHI, JHARKHAND - 834001

भारत सरकार
 Ministry of Information & Public Relations
 GOVERNMENT OF INDIA

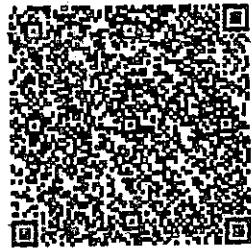


- आधार देश भर में मान्य है।
 - आधार के लिए आपकी एक ही बार गोपनीयता दर्ज करवाने की आवश्यकता है।
 - आपका आधार नवीकरण मासिक नंबर तथा ई-मेल पता दर्ज कराने के साथ ही आवश्यक विवरण प्रदान करने में सहायक होगा।
- आधार है और यह संचालित है।
 आधार का उपयोग करने के लिए आपकी एक ही बार गोपनीयता दर्ज करवाने की आवश्यकता है।
 आपका आधार नवीकरण मासिक नंबर तथा ई-मेल पता दर्ज कराने के साथ ही आवश्यक विवरण प्रदान करने में सहायक होगा।

Validity unknown
 Digitally signed by Aadhaar
 IDENTIFICATION AUTHORITY OF INDIA
 Date: 2015.12.08 17:33:37 IST

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आधार-आम आदमी का अधिकार



2324 3594 8989

आपका आधार क्रमांक/Your Aadhaar No.:

SUNIL KUMAR KEJRIWAL (पुंजील कुमार केजरीवाल)
 SAGAR HOTEL LANE, H.B. ROAD LALPUR CHOWK,
 NEAR ARYA HOTEL, RANCHI, JHARKHAND - 834001

Date: 08/12/2015

गोपनीयता क्रमांक/Enrollment No.: 1007/60212/01346

E-Aadhaar Letter

भारत सरकार
 Unique Identification Authority of India
 Government of India



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNIL KUMAR KEJRIWAL

CHIRANJI LALJI KEJRIWAL

15/12/1965

Permanent Account Number

ABTPK1945J

Handwritten signature in Hindi script.

Signature





Pre Registration Docket

Date :- 10-05-2022 11:31 am

Office Name :- SRO - Ranchi

Token No:- 20220000056958

Appointment :- 10-May-2022 Time:- 16:12

Article	Development Agreement
Pre Registration Date	07-May-2022
No. Of Pages	39
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,71,699.

Property Id: **734219**

Valuation No. : 988625 / 2022	:- 2022-2023	User Id : 3568	Date : 10-May-2022 11:11:AM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Gari		Village/City : Gari
Gari Word No 8 - Other Road			
Volume Number - 13			
Page Number - 222			
Holding Number - 0080007918000Z0			
Khata Number - 106			
Plot Number - 362			
Ward Number - 8			

Valuation Rule : Commercial land

Property Details

1	Land area	46.28 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 46.28 x 493106=22820945.68	₹2,28,20,946/-
A	Total		₹2,28,20,946/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹2,28,21,000/-

Total Amount in Words : Two Crore Twenty Eight Lakhs Twenty One Thousands Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 363, West: ROAD, South: RS. PLOT NO. 362-A1, North: R.S. PLOT NO. 361
------------------------------------------	-------------------------------------------------------------------------------------------------------------------------

Area	Land area : 46.28 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	22820945.68
Transaction Amount	-

CLAIMANT	-Ms. PRARTHANA ESTATES PVT LTD Represented Through its Director Mr VIKASH MODI, Address - 402, FOURTH FLOOR, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. GONDA, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name SRI RAVINDRA MODI , PAN No.- ,Permission Case No.- , Aadhaar No. *****0256
EXECUTANTS	-Mr. SUNIL KUMAR KEJRIWAL, Address - SAGAR HOTEL LANE, H.B. ROAD, LALPUR, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name CHIRANJI LALJI KEJRIWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****8989

Witness Information	Mr. RAJ KUMAR SINGH , Address - BESIDE MANAS MEDICAL HALL, PANDRA, RANCHI-834005-, Father/Husband Name-SRI BHARAT SINGH
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Identifier Details	Mr. VINOD KUMAR SRIVASTAVA , Address - 6th RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAR, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name-LATE PREM NATH SRIVASTAVA
--------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Fee Rule:Development Agreement			
1	Stamp Duty		4

1	SP		1,170
Total			1,170

Fee Rule:Development Agreement			
1	A1		5,70,525
2	LL		3
3	PR		1
Total			5,70,529

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.

Summa?
ad
10/05/2021

Deed Writer / Advocate

Vicen Mr
Vendee / Claimant

S. P. P.
Vendor / Executant



Document Registration Summary 1

Date :-10-May-2022

- Government/Market Value: ₹22821000/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹500/-

Receipt : 647938

Receipt Date : 10-05-2022

Presenter Name : - SUNIL KUMAR KEJRIWAL

PR ₹1

SP ₹1170

LL ₹4

A1 ₹570525

Stamp Duty ₹500

On Date 10-05-2022 Presented at SRO - Ranchi

Signature of Presenter

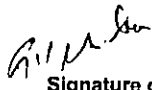
SRO - Ranchi

Total	₹572200
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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	500	-496	GRAS	PrarthanaEstatesPvtLtdRepresentedThroughItsDirectorMrVikashModi	GRN Number : 2211178220 DEPT Transaction Id : 3524260874fad7ac4158 Transaction Type :	500
PR	1	1	0	GRAS	PrarthanaEstatesPvtLtdRepresentedThroughItsDirectorMrVikashModi	GRN Number : 2211178326 DEPT Transaction Id : 111a28fb749bfb72a2ab Transaction Type :	1
SP	1170	1170	0	GRAS	PrarthanaEstatesPvtLtdRepresentedThroughItsDirectorMrVikashModi	GRN Number : 2211178326 DEPT Transaction Id : 111a28fb749bfb72a2ab Transaction Type :	1170
A1	570525	570525	0	GRAS	PrarthanaEstatesPvtLtdRepresentedThroughItsDirectorMrVikashModi	GRN Number : 2211178326 DEPT Transaction Id : 111a28fb749bfb72a2ab Transaction Type :	570525
LL	3	4	-1	GRAS	PrarthanaEstatesPvtLtdRepresentedThroughItsDirectorMrVikashModi	GRN Number : 2211178326 DEPT Transaction Id : 111a28fb749bfb72a2ab Transaction Type :	4
Sub Total	571703	572200	-497				

Article : Development Agreement Number of Pages : 78

Signature of Operator 


Signature of Head Clerk


Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000056958

Deed Type	Development Agreement
Number of Pages	78
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1170, A1 :- Rs. 570525, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.22820946/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 8 Property Boundaries :- East: R.S. PLOT NO. 363, West: ROAD, South: RS. PLOT NO. 362-A1, North: R.S. PLOT NO. 361 Volume Number - 13Page Number - 222Holding Number - 0080007918000Z0Khata Number - 106Plot Number - 362Ward Number - 8 Area Of Land :- 46,28 Decimal



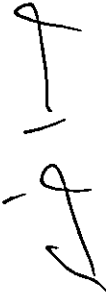



Sh./Smt. SUNIL KUMAR KEJRIWAL s/o/d/o/w/o CHIRANJI LALJI KEJRIWAL has presented the document for registration in this office today dated :- 10-May-2022 Day :- Tuesday Time :- 14:10:35 PM






SUNIL KUMAR
KEJRIWAL(Individual)

Party Name	Document Type	Document Number
SUNIL KUMAR KEJRIWAL	PAN/UID	232435948989

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SUNIL KUMAR KEJRIWAL Address1 - SAGAR HOTEL LANE, H.B. ROAD, LALPUR, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	SUNIL KUMAR KEJRIWAL Address:- SAGAR HOTEL LANE, NEAR ARYA HOTEL, H.B ROAD LALPUR CHOWK, , RANCHI, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:56			
2	PRARTHANA ESTATES PVT LTD Represented Through Its Director Mr VIKASH MODI Address1 - 402, FOURTH FLOOR, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. GONDA, DIST. RANCHI, STATE JHARKHAND, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Vikash Modi Address:- Nandan Kanan 402 Fourth Floor, Beside Reliance Mart, Lake Avenue Kanke Road, , Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:34			


Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VINOD KUMAR SRIVASTAVA S/o-D/o LATE PREM NATH SRIVASTAVA Address1 - 6th RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAR, DIST. RANCHI, STATE JHARKHAND, 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	RAJ KUMAR SINGH Address1 - BESIDE MANAS MEDICAL HALL, PANDRA, RANCHI-834005, Address2 - , , , Jharkhand			

Signature of Operator 


Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SUNIL KUMAR KEJRIWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VINOD KUMAR SRIVASTAVA**) Son/Daughter/Wife of (**LATE PREM NATH SRIVASTAVA**) resident of (**6th RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAR, DIST. RANCHI, STATE JHARKHAND**) and by occupation (**Service**).

Signature of Registering Officer 

Date:- 10-May-2022

Seal and Signature of Registering Officer 



Token No.: 20220000056958

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **10-May-2022** by **SUNIL KUMAR KEJRIWAL, S/O, D/O, W/O CHIRANJI LALJI KEJRIWAL** resident of SAGAR HOTEL LANE, H.B. ROAD, LALPUR, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND ,. --

This deed was registered as Document No:- **2022/RAN/3354/BK1/2973** in Book No :- **BK1**, Volume No :- 394 from Page No :- 517 to 594 at, office of **SRO - Ranchi**

Date:- **10-May-2022**

WF
10/05
Registering Officer

