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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b7bhd9fe05164bcf58fa

Receipt Date : 06-Sep-2021 12:31:11 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

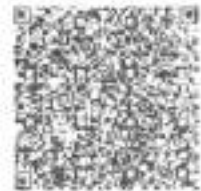
Token Number : 20210000094361

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR PIYUSH MORE AND PRATEEK MORE (Vendee)

GRN Number : 2107368171



श्री वर्ष 1988 की प्रा.
 : For Office Use :
 दीय की बाहुन है। बाबाव स्टाम करि-
 299 की अनुसुचि। बा। व. व.
 बाबाव उपायन स्टाम नहित का स्टाम
 पैपल का स्टाम शुल्क अर्पित करी है।

06/09/2021

06-09-2021
 Panchratna Promoters Private Limited
 Prateek More
 06-09-2021
 PANCHRATNA PROMOTERS PRIVATE LIMITED
 DIRECTOR

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

सम्पत्ति का मूल्य

रुपये 100/-

6/9/21



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Index



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वर्ग वर्गिक पंजी से किया गया
जमीन का दर/डी०... 765/20:00 (Lamin)
कच्चा बसान का दर/वर्ग फीट.....
पक्का बसान का दर/वर्ग फीट.....
मोटे का दर/वर्ग फीट.....

6/9/21

6/9

दर मजसूबा प्रतिबंधित सूचि से
खाता नं०... २००५
का किया गया जमीन का दर

6/9

सवित्री देवी फोला
06-09-2021
Parimal fogla
06-09-2021

DEVELOPMENT AGREEMENT

This agreement is made and entered on this the 06th day of Sep 2021.

BETWEEN

सवित्री देवी फोला
की पत्नी हैं

6/9

पशुपालन की भूमि पोटा
परिसर का जोड़ की सूची है

6/9

(1) SAVITRI DEVI FOGLA Date of Birth 20/10/1937 (PAN:NA, U.I.D.: 7450 9227 7921, MOB: 8252391868), W/o Late Prem Chand Fogla, D/o Late Nathu Lal Agarwal, Grand Daughter of Late Harsh Sahay Mal (2) PARIMAL FOGLA, Date of Birth 10/01/1976 (PAN: AACPF0815E, U.I.D.: 8690 0339 6415, MOB: 7004220564), S/o Late Gauri Shankar Fogla, Grand Son of Late Prem Chand Fogla both by Caste - General, (both Uncovered from CNT - ACT- 1908), by Faith Hindu, R/o Tagore Hill Road, Morabadi, Ranchi, Thana - Bariatu, District - Ranchi State- Jharkhand (Indian Citizen) hereinafter called the LANDOWNER / FIRST PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;



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For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Signature
06-09-2021
DIRECTOR

Prateek more

06-09-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek more

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DIRECTOR



सवित्री देवी सोयल
06-09-2021



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06/09/2021 — 10/-

Savitri Devi Soyale
Late N. Lal Soyale
Bariaty Ranchi

H. Wite

06/09/2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Roshan K. ...

DIRECTOR

मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दफ्तरीय अक्षर है।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

06-09-2021 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR
06-09-2021

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06-09-2021

[Signature]
06-09-2021



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

AND

PANCHRATNA PROMOTERS PRIVATE LIMITED (PAN – AAFCP4668P) (GSTIN: 20AAFCP4668PIZZ) (CIN: U45200JH2010PTC014022), a Company incorporated under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3rd Floor Panchratna Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) MR. PIYUSH MORE (DIN: 2825386), Date of Birth: 14.05.1984, UID: 329253788604, Mob. 9386950092, (2) MR. PRATEEK MORE, (DIN: 02817026), Date of Birth: 15.09.1986, UID: 769223170165, Mob. 9835139913, both sons of Shri Kamal Kumar More, both grandsons of Late Satyanarayan More, by faith- Hindu, by Caste – General, (both Uncovered from CNT – ACT- 1908), by Faith - Hindu, by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand (Indian Citizen), hereinafter called the Developer / OTHER PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the OTHER PARTY; IN THIS AGREEMENT - unless it is contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings:-

LANDOWNERS- shall mean the Owners above named and their besides legal heirs, successors, in-interest, executors administrators, legal representative's and other assigns.

LAND PROPERTY- means the land measuring more or less 8.80 Kathas equivalent to 6343 Sq. Ft. at Village – Morabadi, Thana No.192, Anchal – Bargain, District – Ranchi, Ward No. 4, Old Holding No. 142/F & 1/V57/A, New Holding Numbers – 0040003530000A1, Khewat No.2, M.S. Plot No.205 situated at Morabadi, District – Ranchi, State – Jharkhand which stands more fully and particularly described in schedule A below.

BUILDING - shall mean the Multi-storied commercial cum residential building consisting of several units for commercial/residential use to be constructed on the land given in schedule- "A" of this agreement/deed by the Developer at its own cost

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06-09-2021

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06-09-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
06-09-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
06-09-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

and expenses as per plan duly sanctioned by competent authority of R.M.C. Ranchi or any other competent authority.

DEVELOPER - shall mean the above named Second Party and their legal representative, successors, executors, administrators and assigns.

UNIT - shall mean a covered area available for independent use and occupation for commercial/residential purpose i.e. entire covered areas as per sanction building plan map by competent authority of R.M.C. Ranchi or any other competent authority of Jharkhand and shall include the plinth area of the unit, Plinth area, open space, stair case and also thickness of the wall (external, internal & pillars).

COMMON PART- shall mean common passage, corridors, stair case, common lavatories, pump room, and tube well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

SUPER BUILT-UP AREA - means and include the carpet area, stair case, lobby, passages, thickness of the walls, common part, etc. of the proposed multi storied building.

LAND OWNER'S SHARE - It shall be 60% constructed super built-up area of the proposed commercial cum residential building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 40% (constructed super built-up area) Developer's share more fully described in Schedule "B".

DEVELOPER'S SHARE - It shall mean 40% of the constructed super built-up area of the proposed commercial cum residential building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 60% (constructed super built-up area) Land owner's share more fully described in Schedule "C".

FORCE MAJEURE - shall described as flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out, Lock Down, Pandemic, Epidemic, and/or any other act or commission beyond the control of the developer.

WHEREAS land under M.S. Plot No. 205 measuring an area 879 Kari, situated at Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi is recorded in the

श्री अतीश ३ अं अतिशय
06-09-2021

Praveen Singh
06-09-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Praveen Singh
06-09-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Praveen Singh
06-09-2021
DIRECTOR

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Praveen Singh

DIRECTOR

Municipal Survey records rights in the name of Deoki Nandan Mishra as occupier and Babu Harihar Singh as zamindar.

AND WHEREAS Deoki Nandan Mishra sold the land under M.S. Plot No. 205 measuring an area 879 Kari situated at situated at Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi to Shri Ram Kumar Ganpati Rai vide registered Sale Deed No. 1027 of 1935 registered before the District Sub Registrar Ranchi and entered in Book I, Volume 18, Pages 43 to 48, in the year 1935.

AND WHEREAS the legal heirs of Shri Ram Kumar Ganpati Rai partitioned their property vide registered Partition Deed No. 6198 dated 26.08.1946 registered before the District Sub Registrar, Ranchi and which is entered in Book I, Volume 35, Pages 529 to 537, in the year 1946, in which the aforesaid land came in the share of (1) Mastram Modi and (2) Deoki Nandan Modi.

AND WHEREAS Deoki Nandan Modi son of Late Ganpat Rai sold land in M.S. Plot No. 205 measuring an area of 08 Katha 13 Chataaks, situated at Village - Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi, State Jharkhand to Sri Harnaam Singh S/o Sri Mehar Chand vide Registered Sale Deed No. 5783 OF 1961, Registered before the District Sub Registrar Ranchi which is entered in Book No. I, Vol. No. 25 pages 511 to 515, in the year 1961.

AND WHEREAS Sri Harnaam Singh S/o Sri Mehar Chand sold the land under M.S. Plot No. 205 measuring an area of 07 Kathas 04 Chhataks 32 Square Feet situated at Village - Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi, State Jharkhand to SRIMATI SAVITRI DEVI FOGLAW/o Sri Prem Chand Fogla vide Registered Sale Deed No. 7728 dated 07.08.1968, registered before the District Sub Registrar Ranchi in the year 1968. Thereafter Savitri Devi Fogla got her name mutated in the Circle Office, Bargain Anchal, Ranchi vide Mutation Case No. 1057R27/1971-72 dated 03.03.1972. Thereafter she has also got her name mutated in the Ranchi Municipal Corporation and has been allotted Holding No. 0040003530000A1 within ward No. 4.

AND WHEREAS Sri Harnaam Singh S/o Sri Mehar Chand also sold the land under M.S. Plot No. 205 measuring an area 01 Katha 08 Chhataks 22 Square Feet situated at Village - Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi.

श्री राम कृष्ण गणपति राय

06-09-2021

सवित्री देवी फोला

06-09-2021

P. J. M. H.
06-09-2021
DIRECTOR

Prateek More
06-09-2021

DIRECTOR PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

06-09-2021

State - Jharkhand to SRI GAURI SHANKAR FOGLA S/o Sri Prem Chand Fogla vide registered Sale Deed No. 7729 dated 07.08.1968 registered before the District Sub Registrar Ranchi, in the year 1968.

AND WHEREAS the total land measuring more or less 8.80 Kathas equivalent to 6343 Sq. Ft. at Village - Morabadi, Thana No. 192, Anchal - Bargain, District - Ranchi, Ward No. 4, Old Holding No. 142/F & 1/V57/A, New Holding Numbers - 0040003530000A1, Khewat No.2, Khata No.136 corresponding to M.S. Plot No.205 situated at Morabadi, District - Ranchi, State - Jharkhand was therefore recorded in the name of (1) Savitri Devi Fogla measuring an area of 07Katha 04Chataak 32Sq.Ft. and (2) Gauri Shankar Fogla measuring an area of 01Katha 08Chataak 22Sq.Ft. in the records of Circle Office, Town Anchal, Bargain, Ranchi.

AND WHEREAS the common ancestors of the first party namely Late Prem Chand Fogla died on 13.04.1974 leaving behind his wife Smt. Savitri Devi Fogla and three sons Sri Gauri Shankar Fogla, Sri Raj Kumar Fogla and Sri Natwar Lal Fogla.

AND WHEREAS Gauri Shankar Fogla died leaving behind his son Parimal Fogla who got his name mutated in the circle office Bargain Anchal Ranchi vide mutation case no. 2368R27/2019-20. Thereafter he has also got his name mutated in Ranchi Municipal Corporation Ranchi and has been allotted Holding No. 0040009461000Z0 within ward No. 4. Also Sri Natwar Lal Fogla died on 04.09.1993 leaving behind his wife Smt. Prem Lata Fogla and two sons Sri Suraj Fogla and Akash Fogla.

AND WHEREAS the Landowners through record of Oral Partition dated 30th July 2009, effected on 15th April 2007 and Title Suit No.332/2009, in the court of Sub Judge I, Ranchi amicably distributed their share on the land of Khewat No.2, Khata No.136/170, M.S. Plot No.205 situated at Morabadi, District - Ranchi, State - Jharkhand in equal proportion out of the total land i.e. 2.9333 Kathas (2114.3 Sq. Ft.) in the name of GAURI SHANKAR FOGLA, Date of Birth 01/05/1954(PAN: AACPF0814F, U.I.D. 8308 8606 2483), RAJ KUMAR FOGLA, Date of Birth 02/11/1955(PAN: AACPF0818K, U.I.D. 8270 7968 9543, MOB : 9798757085).

31/01/21 2021

06-09-2021

Parimal fogla.

06-09-2021

for PANCHRATNA PROMOTERS PRIVATE LIMITED

for PANCHRATNA PROMOTERS PRIVATE LIMITED

R. J. M. -
06-09-2021
DIRECTOR

Prateek More
06-09-2021
DIRECTOR

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for PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

both sons of Late Prem Chand Fogla, both Grandson of Late Hanuman Bakshi Fogla
(3)(a) **PREMI LATA FOGLA** (PAN: AACPF0786G, U.I.D. 4595 2731 4366, MOH : 9334701280) W/o Late Natwar Lal Fogla, D/o Chiranjil Lal Goyal, Grand Daughter of Late Bansidhar Kamdar (3)(b) **SURAJ FOGLA** (PAN: AANPE1542R, U.I.D. 3609 8490 2446) and (3)(c) **AKASH FOGLA** (PAN: ABKPF5478Q, U.I.D. 3843 1693 7004), both sons of Late Natwar Lal Fogla, both Grand Sons of Late Prem Chand Fogla all by Caste - General. (Uncovered from CNT - ACT- 1908), by Faith - Hindu, R/o Tagore Hill Road, Morabadi, Ranchi, Thana - Bariatu, District - Ranchi, State- Jharkhand(Indian Citizen).

AND WHEREAS the total land measuring more or less 8.80Kathas equivalent to 6343 Sq. Ft. at Village - Morabadi, Thana No. 192, Anchal - Bargain, District - Ranchi, Ward No. 4, Old Holding No. 142/F & 1/V57/A, New Holding Numbers - 0040003530000A1, Khewat No.2, Khata No.136 corresponding to M.S. Plot No.205 situated at Morabadi, District - Ranchi, State - Jharkhandis recorded in the name of (1)**SAVITRI DEVI FOGLA** measuring an area of 07Karha 04Chataak 32Sq.Ft. vide Mutation Case No. 1057R27/1971-72 dated 03.03.1972and has been allotted Holding No. 0040003530000A1 within ward No. 4and (2) **PARIMAL FOGLA** measuring an area of 01Katha 08Chataak 22Sq.Ft. vide mutation case no. 2368R27/2019-20in the records of Circle Office, Town Anchal, Bargain, Ranchi and has been allotted Holding No. 0040009461000Z0 within ward No. 4.

AND WHEREAS the Landowners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and they have good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner.

AND WHEREAS the said Landownersare the absolute owner and in possession over the said land and the said land is free from all encumbrances, lien, charges or litigation whatsoever.

By PANCHRATNA PROMOTERS PRIVATE LIMITED

By PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush
06-09-2021
DIRECTOR

Pratibha
06-09-2021
DIRECTOR

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha

DIRECTOR

Pratibha
06-09-2021

Pratibha
06-09-2021

AND WHEREAS the said Landowners being interested to develop the land more fully described in schedule "A" below by amalgamating their land and by constructing Multistoried Building as per plan to be sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and in lieu of the land the Landowners wanted entitlement for 60% constructed super built-up area of the proposed commercial cum residential building more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid Developer offered to construct at its own cost a Multistoried Building over the Schedule "A" land as per plan map to be sanctioned by the competent authority of R.M.C., Ranchi, Jharkhand or any other authority which is required for the same and give the Land Owner's share out of the total super built-up area as mentioned above and also more fully described in schedule "B" below as agreed for the value of the said land and to sell the remaining super built-up area of the said proposed Building with undivided share of land to the prospective purchasers, (Developer share mentioned in the Schedule "C" below). The proposed building will be constructed by the Developer within 42 months from the date of sanction of plan map or complete possession over the said land whichever is later, with 06 months grace period and if such period is lost by any force Majeure etc. occurs then for the same the Landowners hereby agreed that the period here in above may be extended so lost. However the period stipulated here in above may be extended mutually for such period as the parties may deem fit and proper. It is also mentioned here that the Landowners shall hand over the said land, relevant documents, there after the Developer shall prepare the plan map and submit the same before competent authority/R.M.C. Ranchi, Jharkhand for sanction, and the period of this agreement will run from the date of sanction of plan map. The Developer will be liable to pay Rs. 20,000/- (Rupees Twenty Thousand Only) per month to each landowner if the possession letter is not given to the Landowner within 03^{1/2} Years and grace period from the date of construction.

AND WHEREAS certain terms and conditions were agreed to by and among the Landowners and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

पंचरत्ना प्रोमोटर प्राइवेट लिमिटेड
06-09-2021

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06-09-2021

पंचरत्ना प्रोमोटर प्राइवेट लिमिटेड

पंचरत्ना प्रोमोटर प्राइवेट लिमिटेड

Pratuk More
06-09-2021
DIRECTOR

Pratuk More
06-09-2021
DIRECTOR
Page 7 of 23
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratuk More
DIRECTOR

1. That pursuant to the above mentioned consideration the Developer will develop and construct the Multi-storied Building over the Schedule "A" land as per the plan to be prepared by the Developer and to be approved/sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 42 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same or complete possession over the said land whichever is later, with 06 month grace period and extended by such period lost by any force Majeure and Landowners also agreed for the same. However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that after execution of this agreement the Landowners shall give peaceful possession of schedule-"A" property to the Developer and thereafter Developer shall proceed for development of the said land.

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2.A. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied building over the schedule - A land and after construction to leave aside, allocate and make ready for the Landowners share of the total super built up area more fully described in schedule "B" below. In respect of the remaining share of the total super built up area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER's Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landowner's share of the total super built up area to be made ready, leave aside and allocated for the Landowner will include the portion comprising of commercial cum residential building and also all other portions such as common part will be the same ratio (i.e. 60% Land Owner's share and 40% Developer's share) and the roof right will also be the same ratio (i.e. 60% Land Owner's share

Peaceful poss.

06-09-2021

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DIRECTOR

Prateek More

06-09-2021

DIRECTOR

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

and 40% Developer's share), except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction over the roof of the proposed building the Land Owners shall have right to 60% and Developer shall have right to 40%.

- 2B. That it is also made clear that the Developer has entered into the similar Development Agreement with other Land Owners of the adjacent land of the scheduled property and the Developer shall construct multi-storied building over the said land and allot and give Super built up area for the respective land in proportion out of the total Super built up constructed area. That after completion of the said proposed building the remaining vacant land shall always be used jointly and undivided for all occupiers as well as Land Owners. If in future any major construction shall be permitted by the competent authority of R.M.C., Ranchi or any other authority which is required for the same, in that event the Developer shall full right and authority to construct further major construction over the said land and/or over the proposed building in the same terms and conditions of this agreement.
3. That the Landowners do hereby put the Developer in actual physical possession and hand over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied Building and Developer shall have the right to put their sign board over the said land for construction.
4. That the Developer will be liable to pay Rs. 20,000/- (Rupees Twenty Thousand Only) per month to each landowner if the construction of the proposed multi storied building doesn't complete within 03^{1/2} Years and grace period from the date of sanction of plan map and complete possession over the said land, whichever is later, as demurrage.
5. The Developer shall have full right to deal with the rest of the super built-up area 40% other than the Landowner's share of 60% along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project.

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Sign M-
06-09-2021
DIRECTOR

Prateek More
06-09-2021
DIRECTOR

Prateek More
DIRECTOR

6. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and Developer shall simultaneously hand over the portion of the Landowner' share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
7. In furtherance of the intention of the agreement the Landowner do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things :-
- A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
 - B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
 - C. To accept service of any writ summons or other legal process or notice and to appear and represent the Landowner in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Landowner arising after the execution of the agreement between the Landowners and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Landowners against any cause of action arising due to the development work.

पंचरत्ना प्रोमोटर प्राइवेट लिमिटेड

06-09-2021

परिचित फाइल

06-09-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mune
06-09-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mune
06-09-2021
DIRECTOR

Prateek Mune
DIRECTOR

- D. To enter into agreement for sale or otherwise allot commercial & residential unit tenements in the aforesaid Building/Buildings to purchasers except of the Land Owner's area as described in Schedule "B" and be entitled to the consideration thereof.
- E. To mortgage said property or any portion thereof falling exclusively under the share of the Developer as described in Schedule "C" with and/or financial institutions to enable it's purchasers obtain loan for purchase of commercial/residential units etc. as the said Developer will decide at its sole discretion or purpose of the Developer.
- F. The Developer shall install and maintain for the benefit of the Landowners and others prospective purchasers of the proposed building deep tube-well overhead storage tank, public water supply connection: pump-set for lifting water to storage tanks and the Land Owners and purchaser will enjoy all relevant facilities.
- G. The Developer shall provide ancillary electric generation and supply for the benefit of the Landowners and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Landowners will enjoy all relevant facilities.
- 8. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landowner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing of construction of the proposed building and other works envisaged by this agreement.
- 9. The landowners gives irrevocable Power of Attorney by this Agreement in favor of the said developer or its nominee, through which the said developer is authorized to develop land according to feasibility, fix up purchasers, make allotment to its purchasers/allottees, enter into agreement for sale of

Pratibha Goni
06-09-2021

Pratibha Goni
06-09-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha Goni
06-09-2021
DIRECTOR

Pratibha Goni
06-09-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha Goni
DIRECTOR

Units with its purchasers/allottees and in general, carry all the necessary activities required for the purpose of construction and disposal of units and the parking area.

10. The Landowners hereby covenant with the Developer as follows:-
- A. That the property is free hold and the Landowners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A property in this circumstances the Landowner shall execute further agreement with the Developer for proper confirming of title of the Landowner.
 - B. That Landowners have not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Landowners have not entered in to any agreement in respect of Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this agreement.
 - C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
 - D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispendence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
 - E. That apart from the Landowners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.
 - F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone till the completion of the

Finalized Govt Agreement

06-09-2021

Passinmal for 10.

06-09-2021

of PANCHRATNA PROMOTERS PRIVATE LIMITED

of PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek M -
06-09-2021
DIRECTOR

Prateek M
06-09-2021

DIRECTOR

Page 12 of 23

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek M

DIRECTOR

building and the Landowners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer. The electricity bill will be paid in full by each LANDOWNERS with respect to their electric meter to the time of vacating the premises and the DEVELOPER shall help the LANDOWNERS in the process of surrendering the electric meter. The Developer there after shall apply for a fresh new electric connection for the purpose of construction.

Prateek More
06-09-2021

11. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

The Developer shall indemnify the Landowners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Landowners against any claim, action or proceeding which may be brought, or taken against the Landowners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Landowners against any claim, compensation, action or proceedings which may brought or taken against the Landowners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNER'S area that if, after receiving their share of built-up area as per Schedule "B", the LANDOWNERS will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with units in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or his nominee/nominees.

Prateek More
06-09-2021

Prateek More
06-09-2021
DIRECTOR

Prateek More
DIRECTOR

Prateek More
DIRECTOR

12. That the Landowners shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any Bank or other financial institutions. The entire liability of payment to the parties or the loan taken from the Bank or other financial institutions or party shall be of borrower.
13. That the Developer shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.
14. That likewise the Landowners shall have right to sell, transfer, enter into agreement of sale or transfer of the unit(s) to the extent of his share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser(s), transferee(s) and the Landowners shall have also right to deliver possession of such vended unit(s) to the purchaser(s) transferee(s).
15. That the Landowners, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Developer or any person claiming through or under them.
16. **SCHEDULE FOR MANAGEMENT:**
A schedule shall be formed by the parties herein due course for the management/administration of the new building including the portion in common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Landowners allocation and the Developer allocation shares. After the completion of the proposed multistoried commercial cum residential building and handover/possession of the Landowners share to the landowners, the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 60% of the total

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DIRECTOR

charges will be paid by the Landowners or their tenants/purchasers and 40% of the total charges will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge is hereby also authorized to give part of the common areas for advertisement spaces, hoardings etc. of proposed building on lease. The maintenance-in-charge is hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

Mission 7/11 Govt. Incentive
06-09-2021

17. **BREACH OF DEVELOPMENT AGREEMENT:**

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Developer or the Landowners the defaulting party will be liable for legal action and compensation as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi of Jharkhand State.

18. The LANDOWNERS will not be liable to pay G.S.T. applicable on their share of area in the proposed building and the DEVELOPER has agreed to bear and pay G.S.T applicable on the area allotted to the LANDOWNER based on mutual understanding.

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06-09-2021

19. The name of the Commercial/residential Building shall be "PANCHRATNA AVENUE".

20. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as be nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and to proceed in a summary manner with regard to adjudication of the disputes and differences between the parties. The Arbitration shall be

for PANCHRATNA PROMOTERS PRIVATE LIMITED

for PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
06-09-2021
DIRECTOR

[Signature]
DIRECTOR

Page 15 of 23

06-09-2021 for PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR

governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

SCHEDULE - "A"

The total land measuring more or less 8.80 Kathas equivalent to 6.341 Sq. Ft. equivalent to 14.55 decimals at Village - Morabadi, Thana No. 192, Anchal - Bargain, District - Ranchi, Ward No. 4, Old Holding No. 142T & 1V57/A, New Holding Numbers - 0040003530000A1, 0040009461000Z0, Khewat No. 2, M.S. Plot No. 205 situated at Morabadi, District - Ranchi, State - Jharkhand, butted and bounded as follows:-

North :- Plot of Arun & Sunil Trivedi

South :- Survey Plot No.205/B/1

East :- Plot of Arun & Sunil Trivedi

West :- Tagore Hill Road

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SCHEDULE - "B"

LANDOWNER'S SHARE:-

That in lieu of the land provided by the Landowners to the Developer for constructing the Multi-storied Building, the Developer shall give **60% constructed super built-up area** in the proposed multistoried building to the Landowners for their respective land in proportion out of total super built up constructed area with undivided share of land and all common facilities and amenities. The roof right of the building shall be also be the same ratio (i.e. 60% Landowners share and 40% Developer's share) (except the area of common usage such as Head room, Water tanks, Dish Antennas, etc). Parking will be divided in the same ratio for their respective land in proportion out of total parking in the basement floor (i.e. 60% Landowners share and 40% Developer's share)

60% Landowners share and 40% Developer's share

SHARE OF PARIMAL FOGLA		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
GROUND	G04/B	654
SECOND	203/B	724

of PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mohan
06-09-2021

DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mohan
06-09-2021

DIRECTOR

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mohan

DIRECTOR

SIXTH	404	2020
TOTAL		3398
Along with 02 Car parking in the basement floor, few two wheeler parking and undivided proportionate share of land 1268 Sq. Ft. more or less.		

SHARE OF RAJ KUMAR FOGLA		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
GROUND	G04/A	654
SECOND	203.A	724
FOURTH	404	2020
TOTAL		3398
Along with 02 Car parking in the basement floor, few two wheeler parking and undivided proportionate share of land 1268 Sq. Ft. more or less.		

SHARE OF PREM LATA FOGLA, SURAJ FOGLA & AKASH FOGLA		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
FIRST	104	1409
FIFTH	504	2020
TOTAL		3429
Along with 02 Car parking in the basement floor, few two wheeler parking and undivided proportionate share of land 1275 Sq. Ft. more or less.		

SCHEDULE- "C"

DEVELOPER'S SHARE:-

It shall mean **40% of the constructed super built-up area** in the proposed commercial cum residential building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land. The roof right of the building shall be also be the same ratio (i.e. 60% Land Owner's share and 40% Developer's share). Parking will be divided in same ratio for their respective land in proportion out of total parking in the basement floor between the Landowners & the Developer.

PANCHRATNA PROMOTERS PRIVATE LIMITED

PANCHRATNA PROMOTERS PRIVATE LIMITED

P. Jyoti M.
06-09-2021
DIRECTOR

Prateek More
06-09-2021
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

Page 17 of 23

Prateek More
06-09-2021

Prateek More
06-09-2021

DEVELOPER SHARE		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
GROUND	003/Part	872
FIRST	103/Part	939
SECOND	203/Part	965
THIRD	303	1850
FOURTH	403/Part	730
FIFTH	503/Part	730
SIXTH	603/Part	730
TOTAL		6816

Along with 04 Car parking in the basement floor, few two wheeler parking and undivided proportionate share of land 2543 Sq. Ft. more or less.

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SCHEDULE- "D"

Schedule-D above referred to: The Commercial cum residential Multistoried Building Specification

The Commercial Cum Residential Multistoried Building Specification particularly The Unit.		
GENERAL SPECIFICATION		
1	Foundation/Structure/Super Structure	<ul style="list-style-type: none"> A) Earthquake resistant RCC mixed with chemicals. B) Footing, Foundation & Framed structure. C) Brick work in cement mortar in ratio 1:6. D) As per specification of structural consultant/Architect. E) ISO Certified branded cement (Nuvoco/Lafarge, ACC, etc). Quality blue/black chips & branded TMT Rods (Tata Tiscon, Electrosteel, Prestige etc). F) Use of Water proofing chemicals. G) Casting in ratio 1:2:3 or from Renowned Ready Mix Concrete (Nuvovo/Lafarge, Hiralal etc.) & proper water curing.

Handwritten notes: Original copy, 06-09-2021

Signature: Piyush M. 06-09-2021
DIRECTOR

Signature: Prateek More 06-09-2021
DIRECTOR
Page 18 of 23
For PANCHRATNA PROMOTERS PRIVATE LIMITED
Signature: Prateek More
DIRECTOR

2	Wall Finish/Elevation	<p>A) All walls cement plastered.</p> <p>B) Finished with a smooth coat of plaster of paris.</p> <p>C) External Acrylic Water Proof Paint on external walls.</p> <p>D) ACP/HPL Elevation, Toughened Glass, Stainless-Steel Railings and an improved/modern elevation on the Front Side Elevation of the Building.</p> <p>E) Bold name of building on the top in stainless steel or other modern advanced mechanism.</p>
3	Shutters	Rolling Shutters with Solid / Perforated Profile.
4	Flooring	<p>A) Branded Best Quality ISI Marked Vitrified Tiles inside the office/Shop.</p> <p>B) Granite/Green/White Marble on the Lobby/Passage/Stairs.</p> <p>C) Other modern advance flooring mechanism.</p>
5	Common Toilets	White Glazed Vitreous Sanitary Ware, Western Pan, Anti-Skid Floor Tiles / Marble Floors in Toilets, Door height Wall Tiles, Jaguar Continental or equivalent CP Sanitary Fittings.
6	Electrification	<p>A) Concealed Electrical Wiring with Good quality ISI Mark fire & heat resistant PVC Copper Wires & ISI Mark modular Switches, ISI Mark MCB, One AC point, Cable TV, Telephone Point. (Tube Lights, Fans & other fixtures will not be provided).</p> <p>B) Separate Meter for each Unit.</p> <p>C) 01 No. Dedicated Transformer for the Commercial cum residential Complex.</p>
7	Water Supply	Through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of Galvanized Iron or PVC.
8	Generator Facility	Soundless Generator of Kirloskar, Jackson Cummins, Ashok Leyland or equivalent.

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06-09-2021

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06-09-2021

PANCHRATNA PROMOTERS PRIVATE LIMITED

P. J. M.
DIRECTOR
06-09-2021

PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek more
DIRECTOR
06-09-2021

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek more
DIRECTOR

9	Lift	Lifts of OTIS/KONE or equivalent, No. of Lifts as per R.M.C. guidelines.
10	Fire Fighting System	As per standard norms.

❖ THE OCCUPANTS/LAND OWNERS SHALL MAKE THE FOLLOWING PAYMENTS TO THE DEVELOPER:

- Three Phase Electric meters installation & meter charges on actual basis or connection to be arranged by developer, cost to be borne by both the Landowners and the developer on ratio of shares basis.

This Development agreement is executed as per provision u/s 5 (1) of Jharkhand Apartment Act between landowners and Developers and both the parties will abide by all the rules and regulation of the act.

That Landowners and Developers have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment Act details of share is mentioned in the schedule B & C of this Development Agreement and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

Handwritten: 21/01/21 5:00 PM 10/10/21
06-09-2021

Handwritten: Payment by 18.
06-09-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: 9/11/21
DIRECTOR
06-09-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Prateek More
DIRECTOR
06-09-2021

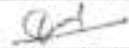
For PANCHRATNA PROMOTERS PRIVATE LIMITED

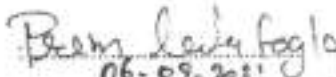
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DIRECTOR


IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presences of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of:

In the presence of WITNESSES: -

1. Signature : 
Name : Sunil Chahal
Address : Cross at Tole
Chalta, Ranchi - 834001

2. Signature : 
Name : PREM KANTI TAWARE
Address : PREM KANTI TAWARE
Hill Road, NOLABADI, RANCHI - 834008

3. Signature : 
Name : SURAJ FOLIA
Address : FLAT G11, D BLOCK,
JANMANI ENCLAVE, BTM 3RD STAGE, BANGALORE - 560076

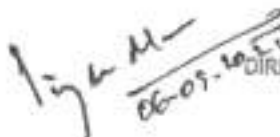
4. Signature : 
Name : AKASH FOLIA
Address : FLAT G11, D BLOCK,
JANMANI ENCLAVE, BTM 3RD STAGE, BANGALORE - 560076

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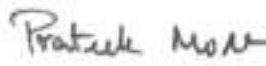
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06.09.2021

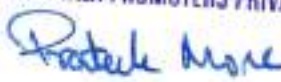
for PANCHRATNA PROMOTERS PRIVATE LIMITED


06.09.2021 DIRECTOR

for PANCHRATNA PROMOTERS PRIVATE LIMITED


06.09.2021 DIRECTOR

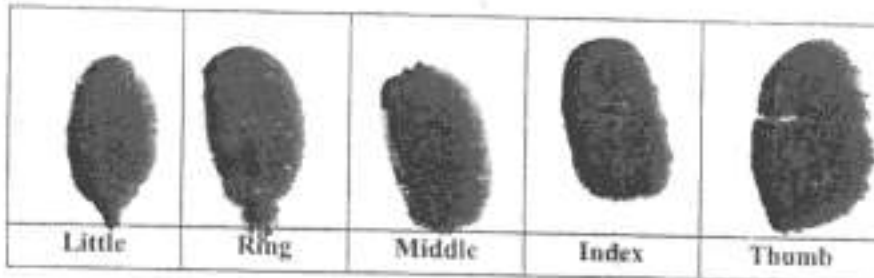
For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

सावित्री देवी फोगला

06-09-2021

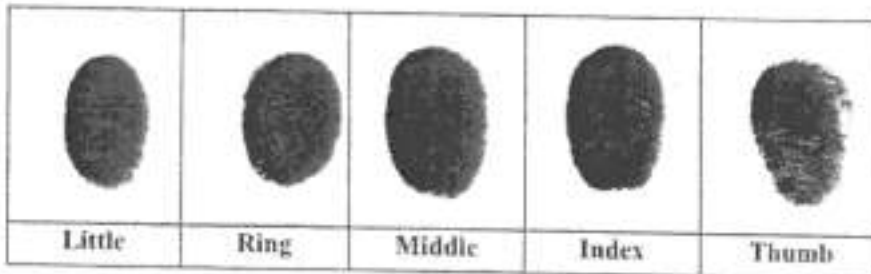
(1) SAVITRI DEVI FOGLA



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06-09-2021

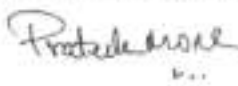
(2) PARIMALFOGLA



For PANCHRATNA PROMOTERS PRIVATE LIMITED

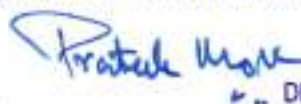
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

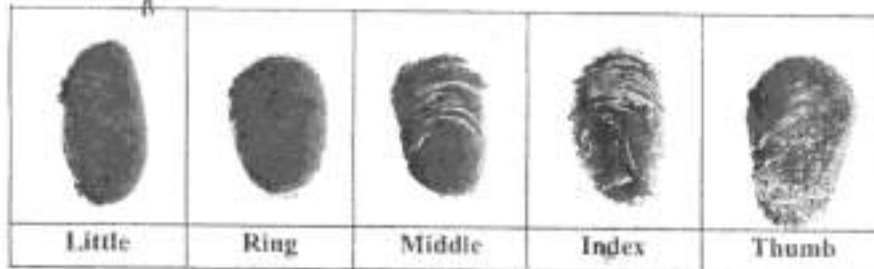
Page 22 of 23

 DIRECTOR

(1) PIYUSH MORE
 DEVELOPER
 PANCHRATNA PROMOTERS PRIVATE LIMITED

of PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush M -
 06-09-2021
 DIRECTOR



(2) PRATEEK MORE
 DEVELOPER
 PANCHRATNA PROMOTERS PRIVATE LIMITED

of PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
 06-09-2021
 DIRECTOR



Certified that the fingerprint of the left hand of each person whose Photograph affixed in the document have been obtained by me or before me.

Drafted by:- *[Signature]*
 06-09-2021

Typed by:- *[Signature]*

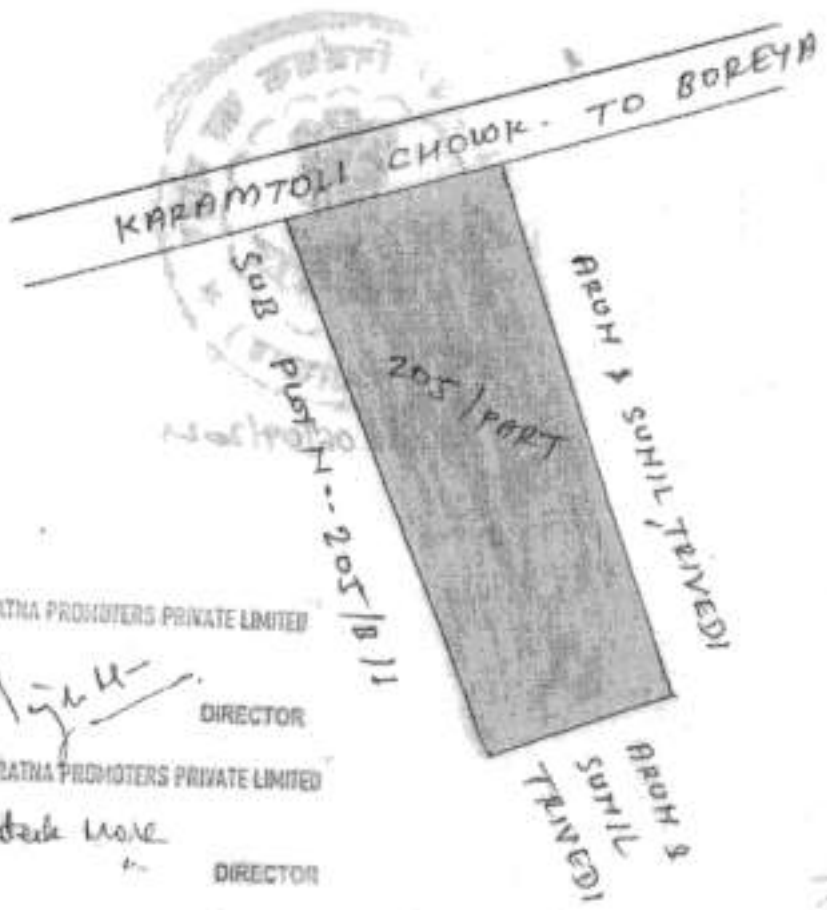
सहायक वकील महाराष्ट्र
 06-09-2021

Prasanna Ayle
 06-09-2021

N
S

VILLAGE - MORHABADI
THANA No - 132
THANA - BARIATU
DIST - RAHCHI
M.S. PLOT NO - 205, WARDH-IV
SUB PLOT NO - 205/PART
SHOWN IN RED WASH

AREA
A - DEC
0 - 14.55
OR. 6341 SQFT



For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR

सिद्धिगो देवी कोठी
06-09-2021
Panchimal Gole
06-09-2021

[Signature]

[Signature]

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **DLP29062021010655**
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : 29-06-2021
 Ward No : 4
 New Ward No : 4
 Holding No : 004000946100020

Received From Shri / Smt. **PARMAL FOGLA S/O LATE GOURI SHANKAR FOGLA**

Address : **PREM KUNJ TAGORE HILL ROAD MORABADI RANCHI**

A Sum of Rs. **182.00** (in words) **One Hundred Eighty Two Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **order HSX7kmP3Qynwr**

Dated **29-06-2021** Drawn on

RazorPay Place Of The Bank,

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		
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	202.32
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2021-2022 I - 2021-2022 IV	0.00
1105203	Health Cess	2021-2022 I - 2021-2022 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		Total	202.00
		Rebate on Current Demand	20.24
		Amount Received	182.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 OR 0651-3500700

In Association with
 Sri Publication & Stationers Pvt. Ltd

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

Prateek Kaur

DIRECTOR



राँची नगर निगम, राँची।

छात्रसम्बन्ध नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्व-निर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : SAM/004/0524/17/18
Date : 03-05-2017
प्रकार : प्रथम तिमाही 2016-2017

श्री/श्रीमती/शुभ्री
SMT. SABITRI DEVI FOGLA C/O

पता
PREM KUNJ TAGORE HILL ROAD MORABADI

एनट्रू द्वारा आपको सूचित किया जाता है कि आपके गृह सं- 142/F कार्ड सं- 4 (Old) जिसका नया गृह सं- 0040003530000A1 एवं नया कार्ड सं- 4 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 619367.00/- रु- निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रमा सं-	Particulars	Amount (In Rs.)
1.	गृह कर	3096.84
2.	जल कर	0.00
3.	सौचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		3096.84



To be signed by the Applicant

नोट:-

1. कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.gov.in पर प्रदर्शित है।
2. नियमावली कंडीका 11.4 के अलावा में वर्षा जल संरक्षण कि व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लागू करने की सम्पत्ती कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पावे।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण छूट कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रिबायत दी जाएगी।
5. किसी देय छूट को निर्दिष्ट सम्पत्तियों (प्रारंभिक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाये, तो 1% प्रतिमाह की दर से संचारण चार्ज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण पत्र की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय प्रांत तथा समय निगम करा सकती है एवं सख्त गलत पत्र जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित दंड (Fine) एवं अंतर सफि देय होगा।
7. राँची नगर निगम द्वारा संघीत इस सम्पत्ती कर इन इमारतों/द्वारों को कर्ज/ कानूनी हेतिसाथ प्रदान नहीं करता है- न्यूनता व ही अपने मालिकों/ दायतकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये वॉलियम नं० का अडिबरी अंक 56/78 है तो यह विधि संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Sch XIV F No. 180v

रसीद मालगुजारी

नाम सर्वकार : माल मीजा मया

खाना नो शाना मया

कार्ड नम्बरी : 10722 देवती

सक देवत मय वसिष्ठवत जमाबन्दी

दो सकुलत मयदा:

Page No. 3

Vol. No. 26

Receipt No. 0923197641

खाना नो शाना मया | 192 | PARIMAL FOGLA

खाना संख्या 170	खेसरा संख्या 205	मक्या (एकड़ में) 0 एकड़ 2.5 डिसमीन 0 हेक्टर
अपजती नकदी	अपजती भावती	सकसोत हिसाब मयाजान भावती

जोत का सालाना मया मय तकसील (बकया की हिसा) मीजादा सात का।

मांग भावत	सालाना	बकया			हाल (2021-2022)
		तीन वर्ष से ज्यादा	२ रा वर्ष	२ रा वर्ष	
माल (नकदी)	6.00				6.00
गुजारी (भावती)	1.50				1.50
सेस	3.00				3.00
सूद	3.00				3.00
मुतफरकत	1.20				1.20
मीजान	14.70				14.70

सकसोत अदायकारी

अदायकारी भावत	सालाना	बकया			मीतालवा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	२ रा वर्ष	२ रा वर्ष		
माल (नकदी)	6.00				6.00	
गुजारी (भावती)	1.50				1.50	
सेस	3.00				3.00	
सूद	3.00				3.00	
मुतफरकत	1.20				1.20	
मीजान अदायकारी	14.70				14.70	

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

(2) नाम देखिन्दा -

(3) कुल बकया - 14.70

तारीख अमला तहसील कुजिन्दा - 21-07-2021

खाना मयाजान नो बकया मालगुजारी पर (हिसाब ऐसे बकया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



ऑनलाइन जांच

यह एक कंप्यूटर जनित प्रति है।

यह पत्र केवल पाठों की जानकारी के लिए है।

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

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pankaj Kaur

DIRECTOR

21-Jul-21 2:03 PM

Sch XIV, F.No. 180v

रसीद मान्यगुजारी

नाम संकेत (नाम श्री/श्री/श्री/श्री)

पता की प्रतिलिपि संख्या

बिहार/उड़ीसा/गुजरात/कर्नाटक/केरल/आंध्रप्रदेश/महाराष्ट्र/गुजरात/उत्तर प्रदेश/पश्चिम बंगाल/ओडिशा/मणिपुर/मिजोरम/त्रिपुरा/असम/तेलंगाना/कर्नाटक/केरल/आंध्रप्रदेश/महाराष्ट्र/गुजरात/उत्तर प्रदेश/पश्चिम बंगाल/ओडिशा/मणिपुर/मिजोरम/त्रिपुरा/असम/तेलंगाना

V

पत्र संख्या / पत्र संख्या

पत्र संख्या एवं प्रसिद्धि तिथि/जमावन्दी

को संकेत संख्या

Page No. 226

Vol No. 3

Receipt No. 0676275175

खता संख्या 170	खेती संख्या 205	रकबा (एकड़ में) 7 कठ 4 छटाक 32 वर्गगज
अदाजी नकदी	अदाजी भावनी	तपसील हिंसा/समान भावनी

जिले का सततता मान्य गज तपसील (बकाया वी हल) मी/कुटा/समान का।

भाग बाबत	सालाना	बकाया				हल (2021-2022)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष	
मात (नकदी)	3.65					3.65
गुजारी (भावनी)	0.91					0.91
सेस	1.82					1.82
सूद	1.82					1.82
मुताफरकत	0.73					0.73
मीजान	8.93					8.93

तपसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मीजान (2021-2022)	प्राप्ति
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष		
मात (नकदी)	3.65					3.65	
गुजारी (भावनी)	0.91					0.91	
सेस	1.82					1.82	
सूद	1.82					1.82	
मुताफरकत	0.73					0.73	
मीजान अदायकारी	8.93					8.93	

(1) मीजान कुल (तपसील में) : Eight Rupees and Ninety Three Paise

(2) नाम टैरिन्दा -

(3) कुल बकाया - 8.93

तारीख जमाक तपसील कुतिन्दा : 21-07-2021

काम मजाल का बकाया मान्यगुजारी पर (सिवाय एसे बाबतों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



आनलाईन जाँच

यह एक कम्प्यूटर जनित प्रति है।

यह पत्र केवल प्राचीन की अदायकारी के लिए है।

किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अधिकारी से सम्पर्क करें।

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

21-Jul-21 2:00 PM



इमारत सरकार
राजस्व एवं भूमि सुधार विभाग

September 1, 2021

पंजी 11 प्रति

भाग क्रमांक	3	पृष्ठ संख्या	225										
जिला का नाम	पंजी	अनुमति नाम	सुदर	अपन का नाम	बड़गाई	इलाका का नाम	हल्का-04	हुस्टेट का नाम	इमारत				
सौदा का नाम	मोहावाटी	इंस्ट्रुमेंट संख्या	178213	सौजी संख्या	0	खत संख्या	152	खत का प्रकार	—				
सामिल टैडी फोन नं. , संप-वेब सफ्ट फोन नं. जति: ———													
खत संख्या	प्लॉट संख्या	एकता		परिचालन के लिए प्राधिकार				अमान	संस				
170	205	7	सदर	छ. 32	हरीपीट	1.दखिल कारिय का संख्या 1057 भा 271971-72 दिनांक 3-3-72		3.85	5.29				
कुल परिमाण		7	सदर	छ. 32	हरीपीट								
सरीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत धान् सात	रोड सेत बकाया	रोड सेत धान् सात	विद्या सेत बकाया	विद्या सेत धान् सात	स्वास्थ्य सेत बकाया	स्वास्थ्य सेत धान् सात	कृषि सेत बकाया	कृषि सेत धान् सात
2709/2007	109550	1973-74	2009-07	120.45	3.85	30.11	0.91	80.23	1.83	60.23	1.83	24.00	0.73
07-24-2019	0481522501	1971-1972	2019-2020	175.2	3.85	43.68	0.91	87.36	1.82	87.36	1.82	35.04	0.73
07-20-2020	0382619885	2020-2021	2020-2021	0	3.85	0	0.91	0	1.82	0	1.82	0	0.73
07-21-2021	0678275175	2021-2022	2021-2022	0	3.85	0	0.91	0	1.82	0	1.82	0	0.73

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

List Of Case Status Details

Print

BACK

हमें एक अनुमति प्राप्त है
हमें एक अनुमति प्राप्त है

For PANCHRAINA PROMOTERS PRIVATE LIMITED

Prateek more

DIRECTOR

राजस्थान सरकार



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 1, 2021

पंजी II प्रति

भारा कलमान	26	पृष्ठ संख्या	3										
जिला का नाम	राँची	अनुमोदन नाम	मटर	अर्पण का नाम	बटुगण्डे	इन्फॉ का नाम	इन्फॉ-04	इस्टेट का नाम	JHARKHAND				
मंजरा का नाम	मोरसबाटी	इतिहास संख्या	170	तीजी संख्या		धारा संख्या	192	खाल का प्रकार	—				
PARMAL FOGLA, पिता-LATE GAURI SHANKAR FOGLA, जति—													
खाला संख्या	पसोड संख्या	एकका		परिवर्तन के लिए प्रधिकार					अग्रज	सेस			
122	222	0 ए 2.5 डि 0 हे		नियमनारण मुकदमा संख्या 2368/2019 - 2020					6	0			
कुल परिमाण		0 ए 2.5 डि 0 हे											
तारीख	अपिल पर संख्या	साल से	साल तक	साक्षर बकाया	साक्षर धान	रोड सेस बकाया	रोड सेस धान	शिक्षा सेस बकाया	शिक्षा सेस धान	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धान	कृषि सेस बकाया	कृषि सेस धान
07-10-2020	0573643760	2019-2020	2020-2021	6	6	1.5	1.5	3	3	3	3	1.2	1.2
07-21-2021	0923197641	2021-2022	2021-2022	0	6	0	1.5	0	3	0	3	0	1.2

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक अनसूचित जतिन प्रति

एक प्रकाश केन्द्र द्वारा की जा सकती है।

किसी भी प्रकार की अशुद्धि के लिए जम्हायदार/अनुमोदक/अपिलकर्ता से संपर्क करें।

संख्या 82/2021/2020 के लिए पत्राचार नहीं किया जाये।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



Category of work	Year of completion	Value of work	Area of work	Location of work
...

Category of work	Year of completion	Value of work	Area of work	Location of work
...

...

...

1	2	3	4	5	6	7	8
...

CERTIFIED TO BE TRUE COPY



...

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Construction Sheet No. 3

WATER No. III - SHEET No. 6

Surveyed in 1928. To under No. 11 of 1928
Scale, 60 inches = 1 mile. 6-3 inch = 100 feet.



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pantale Mone

DIRECTOR

600 feet diameter with 10000



Plot No. 100

For PANCHAINA PROMOTERS PRIVATE LIMITED

Panchaina

...

DIRECTOR



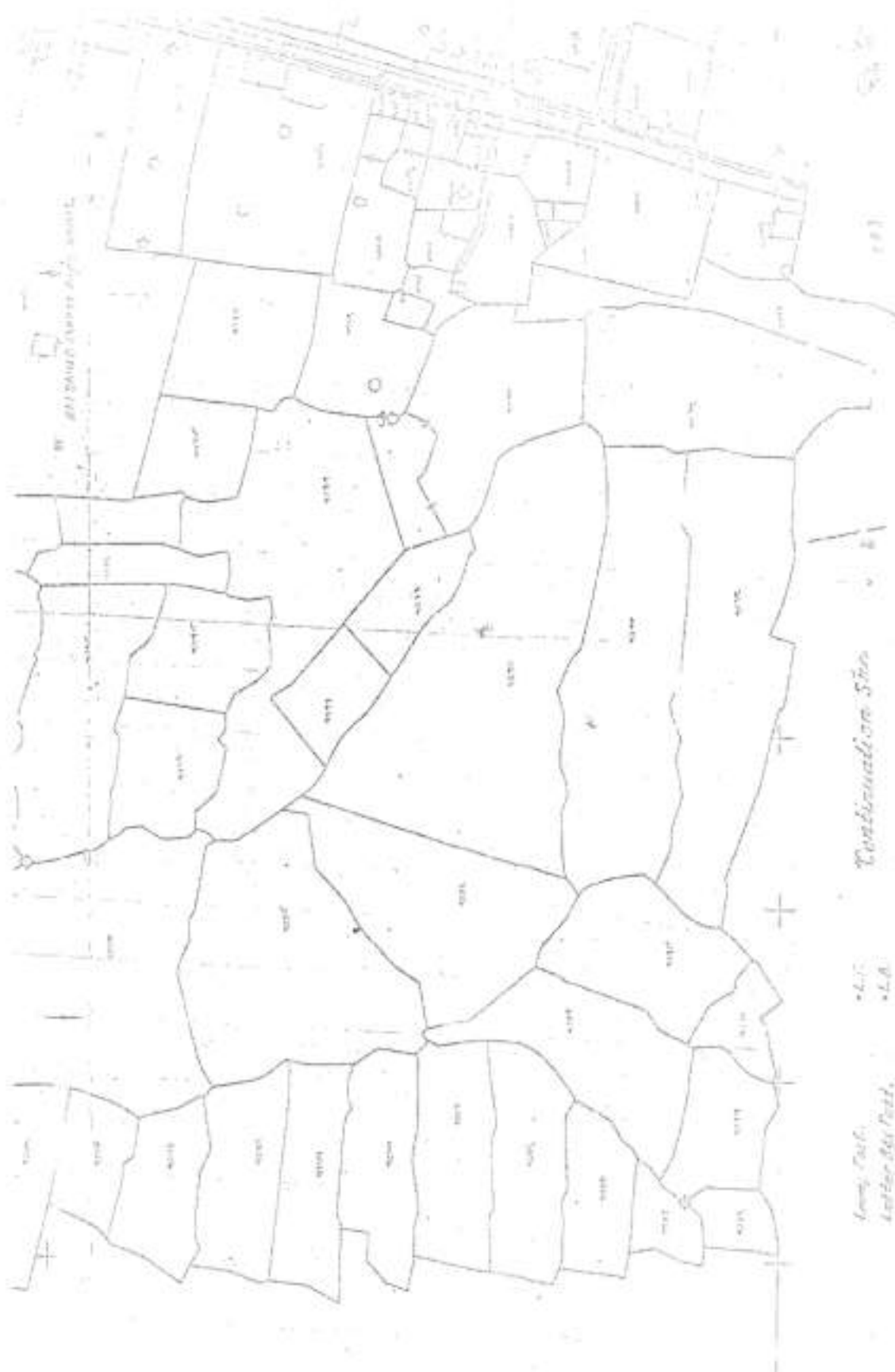
RAJ SANGH GARMENT AREA

RAJ SANGH GARMENT AREA

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Singh

DIRECTOR



Continuation Sheet

Continuation Sheet



Survey, 1961.
 Author, M.S. Pathak,
 Topographer & Triangulation Dept., P.W.D.

1/10/61

For PANCHRAJNA PROMOTERS PRIVATE LIMITED

Prateek Kumar

DIRECTOR

RANCHI MUNICIPALITY

WARD No. III - SHEET No. 2

As proposed in 192822 under G.P. & B.R. of 1916
Scale 100 Yards = 1" (1000' = 1" = 1000')



WARD No. III

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mohan

DIRECTOR

10/11/2018

Construction Sheet No. 1



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Malik

DIRECTOR



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

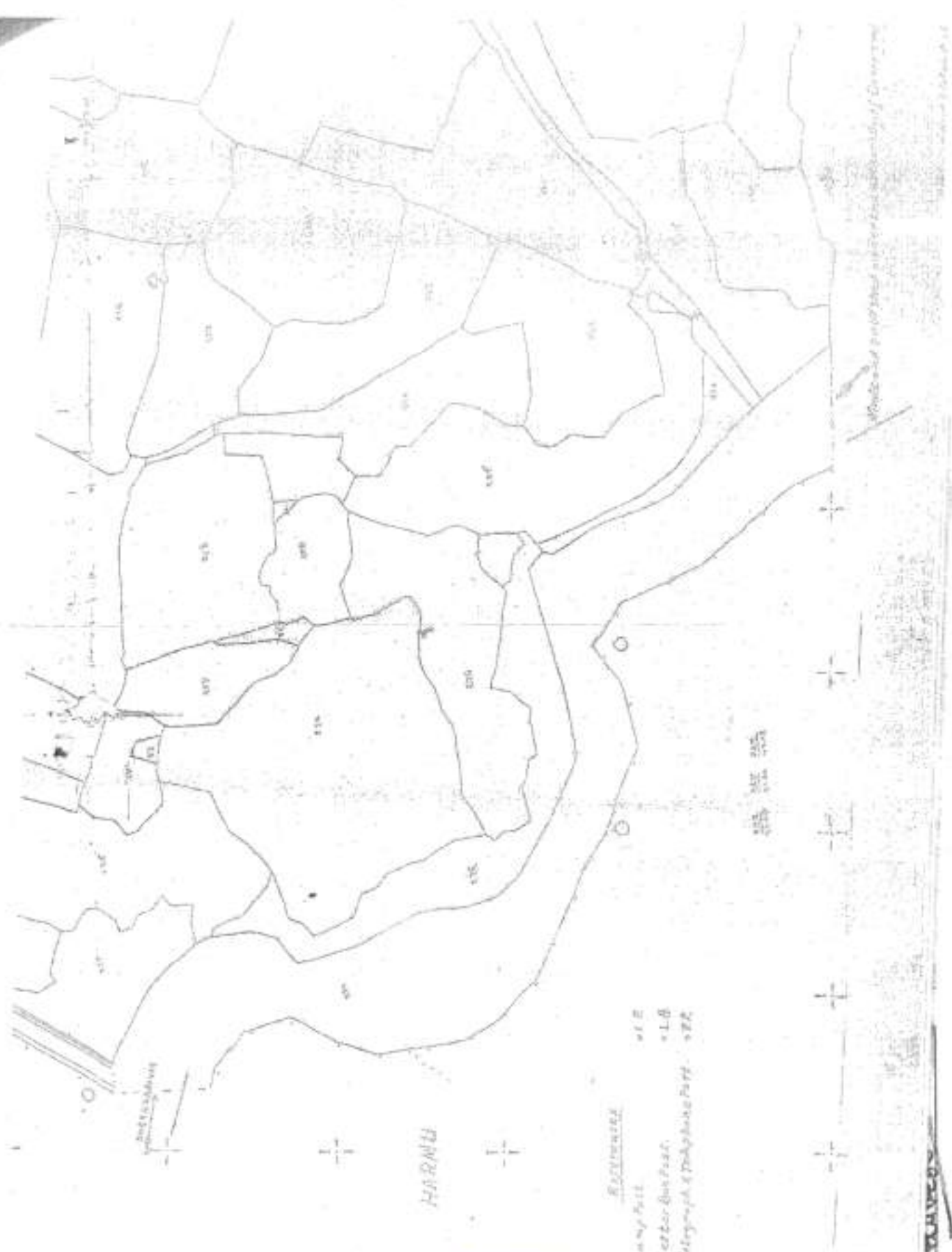
DIRECTOR

State of Gujarat, District of Gandhinagar, Taluka of Gandhinagar, Survey No. 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200

Survey No. 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200

AYRABAD

SHEET No. 1



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

कट अथवा फोटो कॉपी आदि द्वारा इसा रसाद का इलाक पत्तिका न म २५ ३०११ ३०

Model of proposed site plan submitted to Government
 No. 25/3011/30



भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card

आधार नंबर / Aadhaar Number: 8690 0339 6415



8690 0339 6415

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आ. सं. 50, गौरीगढ़ रोड, 1^{मं} ए. 18,
दिल्ली-110047, भारत
पता: 50, गौरीगढ़ रोड, 1^{मं} ए. 18,
दिल्ली-110047, भारत

Address: 50, Gauri Gadh Road,
Phase 1, Plot No. 18, Sector 18,
Roza, Meerut, Uttar Pradesh
Panchratna Promoters Private Limited
Roza, Meerut, Uttar Pradesh
201008




Panchratna Gyle

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

PERMANENT ACCOUNT NUMBER
AACPF0815E



NAME
PARIMAL FOGLA

SPONSOR'S NAME
GOURI SANKAR FOGLA

DATE OF BIRTH
10-01-1976

SIGNATURE
Parimal Fogla

COMMISSIONER OF INCOME TAX, RAIPUR

Parimal Fogla.

For **PANCHRATNA PROMOTERS PRIVATE LIMITED**

Parimal Fogla

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PANCHRATNA PROMOTERS PRIVATE
LIMITED

24/02/2010

Permanent Account Number

AAFCP4668P

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

संसाधन क्रम / Enrollment No.: 0635-10719-00186

Download Date: 09/08/2018

To
Prakash Moh
S/O Kamal Kumar Moh
Satyanagar Station
Garhi Chowk
Upper Ranch
Ranch G.P.O.
Ranch S.P.O.
Ranch Jharkhand - 834001
8386950002

Share Date: 09/08/2018



आपका आधार क्रमांक / Your Aadhaar No.:

3292 5378 8604

VID : 9156 4288 5587 6926

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



प्राकश मो
Prakash Moh
S/O Kamal Kumar Moh
Satyanagar Station
Garhi Chowk
Upper Ranch
Ranch G.P.O.
Ranch S.P.O.
Ranch Jharkhand - 834001
8386950002

Download Date: 09/08/2018

Share Date: 09/08/2018

3292 5378 8604

VID : 9156 4288 5587 6926

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और नि सरकारी सेवाओं को पाना आसान करता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन का साथ, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



नाम:
प्राकश मोक मोह, सत्यानगर स्टेशन, रान्च
रीवा, उपर रान्च, रान्च डी.पी.ओ., राँच
झारखण्ड - 834001

Address:
S/O Kamal Kumar Moh, Satyanagar
Station, Garhi Chowk, Upper Ranch,
Ranch G.P.O., Ranch,
Jharkhand - 834001



3292 5378 8604

VID : 9156 4288 5587 6926

1887 | 200 help@uidai.gov.in | 800 www.uidai.gov.in

Prakash Moh

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prakash Moh

DIRECTOR




भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पंजीन संख्या/ Enrolment No.: 271689406/00123

Download Date: 20/10/2017
 Name: Prateek More
 Gender: Male
 Address: S/O Kamal Kumar More, Sanyaswari Sarani, Ranchi, Jharkhand - 834001
 9925139913






आपका आधार संख्यांक / Your Aadhaar No :
7692 2317 0165
 VID : 9192 6040 2879 7355
मेरा आधार, मेरी पहचान




भारत सरकार
Government of India


Download Date: 20/10/2017
 Name: Prateek More
 Gender: Male
 Address: S/O Kamal Kumar More, Sanyaswari Sarani, Ganga chowk Upper Bazar, Ranchi, Jharkhand - 834001

7692 2317 0165
 VID : 9192 6040 2879 7355
मेरा आधार, मेरी पहचान

सूचना


• यह एक पहचान का प्रमाण है, नागरिकता का नहीं।
 • सुनिश्चित QR कोड / ऑफलाइन XML / ऑनलाइन ऑनलाइन पहचान प्रमाणित करें।
 • यह एक इलेक्ट्रॉनिक प्रमाणित पत्र है।

INFORMATION

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 • Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
 • This is electronically generated letter.

• आधार देश भर में मान्य है।
 • आधार चर्ची सार्वजनिक और गैर सरकारी सेवाओं को पाना आसान बनाता है।
 • आधार में सौबदास संख्या और ईमेल ID अपडेट रखें।
 • आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

• Aadhaar is valid throughout the country.
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7692 2317 0165
 VID : 9192 6040 2879 7355

Prateek More

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

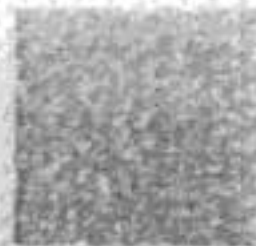


सर्वोच्च शिक्षण आयोग
Government of India



Savitri Devi Fogla

DOB: 20/10/1937
FEMALE



7459 9227 7921

मेरा आधार, मेरी पहचान



आर्य समाज शिक्षण आयोग
UAI
Uttarakhand Education Authority of India

Address:

W/O: Late Prem Chand Fogla
prem kunj., tagore hill road,
morabadi, Morabadi, Ranchi,
Jharkhand - 834008

7459 9227

7921

सावित्री देवी फोगला

For PANCHRAJNA PROMOTERS PRIVATE LIMITED

Ratnak Luse

DIRECTOR



Pre Registration Docket

Date :- 03-09-2021 06:59 pm

Office Name :- SRO - Ranchi
Token No:- 20210000094361

Appoinment :- 06-Sep-2021 Time:- 10:9

Article	Development Agreement
Pre Registration Date	03-Sep-2021
No. Of Pages	54
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,87,087.

Property Id: **583871**

Valuation No. : 782139 / 2021	:- 2021-2022	User Id : 3516	Date : 03-September-2021 18:30:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi		Village/City : Morabadi ✓
Morabadi Word No 4 - Main Road	-		
Volume Number - 3			
Page Number - 225			
Holding Number - 0040003570000A1			
Khata Number - 00			
Plot Number - 205 ✓			
Valuation Rule : Commercial land			
Property Details			
1	Land area	12.05 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.05 x 765120=9219696	₹92,19,696/-
A	Total		₹92,19,696/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹92,19,700/-
Total Amount in Words : Ninety Two Lakhs Nineteen Thousands Seven Hundred Rupees Only.			

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Panchratna More

DIRECTOR

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT OF ARUN AND SUNIL TRIVEDI, West: TAGORE HILL ROAD, South: SURVEY PLOT NO. 205/B/1, North: PLOT OF ARUN AND SUNIL TRIVEDI
Area	Land area : 12.05 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	9219696
Transaction Amount	-

Property Id: 583875

Valuation No. : 782140 / 2021	:- 2021-2022	User Id : 3516	Date : 03-September-2021 18:30:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi		Village/City : Morabadi
Morabadi Word No 4 - Main Road	-		
Volume Number - 26			
Page Number - 3			
Holding Number - 0040009461000Z0			
Khata Number - 00			
Plot Number - 205			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.5 x 765120=1912800	₹19,12,800/-
A	Total		₹19,12,800/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹19,12,800/-
Total Amount in Words : Nineteen Lakhs Twelve Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT OF ARUN AND SUNIL TRIVEDI, West: TAGORE HILL ROAD, South: SURVEY PLOT NO. 205/B/1, North: PLOT OF ARUN AND SUNIL TRIVEDI
Area	Land area : 2.50 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	1912800
Transaction Amount	-

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pankaj Kaur

DIRECTOR

CLAIMANT	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR PIYUSH MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI .Father/Husband Name KAMAL KUMAR MORE , PAN No.- .Permission Case No.- , Aadhaar No. *****8604
	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR PRATEEK MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI .Father/Husband Name KAMAL KUMAR MORE , PAN No.- .Permission Case No.- , Aadhaar No. *****0165
EXECUTANTS	-Mrs. SAVITRI DEVI FOGLA, Address - TAGORE HILL ROAD MORABADI BARIATU RANCHI- .Father/Husband Name LATE NATHU LAL AGARWAL , PAN No.- .Permission Case No.- , Aadhaar No. *****7921
	-Mr. PARIMAL FOGLA, Address - TAGORE HILL MORABADI BARIATU RANCHI- .Father/Husband Name LATE GAURI SHANKAR FOGLA , PAN No.- .Permission Case No.- , Aadhaar No. *****6415

Witness Information	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI- Father/Husband Name-GANESH AGARWAL
---------------------	--

Identifier Details	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI- Father/Husband Name-GANESH AGARWAL
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,620
Total		1,620
Fee Rule:Development Agreement		
1	A1	2,78,313
2	E	2,000
3	LL	3
4	PR	1
5	I fee	5,000
6	M(b) Fee	150
Total		2,85,467

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

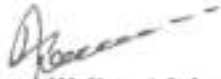
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

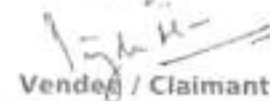
3 / 4

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

Prabhu Mohan



Vendor / Claimant

27/11/2017 12:00:00

Prasanna Popli

Vendor / Executant

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu Mohan

DIRECTOR



Date: 06-Sep-2021

Document Registration Summary 1

- Government/Market Value: ₹1112100/-
- Transaction Amount: ₹0/-
- Plus Stamp Duty: ₹100/-

Receipt: 573276

Receipt Date: 06-09-2021

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1620
Fee	₹5000
MOJ Fee	₹150
LL	₹0
A1	₹278313
Stamp Duty	₹100

Total ₹287107

On Date 06-09-2021 Presented at SRO - Ranchi

Signature of Director

[Handwritten Signature]
SRO - Ranchi

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.
Stamp Duty	₹ 100	100	+00	GRAS	Panchratna Promoters Private Limited Represented Through Its Director Piyush More And Prateek More	GRN Number: 2107368171 DEPT Transaction ID: 65925be7b420736443 Transaction Type:
E	2000	2000	0	GRAS	Panchratna Promoters Private Limited Represented Through Its Director Piyush More And Prateek More	GRN Number: 2107368146 DEPT Transaction ID: 65925be7b420736443 Transaction Type:
PR	1	1	0	GRAS	Panchratna Promoters Private Limited Represented Through Its Director Piyush More And Prateek More	GRN Number: 2107368146 DEPT Transaction ID: 65925be7b420736443 Transaction Type:
SP	1620	1620	0	GRAS	Panchratna Promoters Private Limited Represented Through Its Director Piyush More And Prateek More	GRN Number: 2107368146 DEPT Transaction ID: 65925be7b420736443 Transaction Type:
Fee	5000	5000	0	GRAS	Panchratna Promoters Private Limited Represented Through Its Director Piyush More And Prateek More	GRN Number: 2107368146 DEPT Transaction ID: 65925be7b420736443 Transaction Type:

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Handwritten Signature]
2..

DIRECTOR

GRN	100	150	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPrateekMouk	GRN Number 2107368340 DEPT Transaction Id 05625bc7b4207294473 Transaction Type
A1	278113	278113	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPrateekMouk	GRN Number 2107368340 DEPT Transaction Id 05625bc7b4207294473 Transaction Type
LL	3	3	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPrateekMouk	GRN Number 2107368340 DEPT Transaction Id 05625bc7b4207294473 Transaction Type
Sub Total	287091	287167	-86			

Article : Development Agreement Number of Pages : 108

Mic
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED
Prateek Mouk
2.
DIRECTOR



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000094361

Deed Type	Development Agreement
Number of Pages	108
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1620, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 278313, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.9219696/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Main Road, Morabadi Word No 4 Property Boundaries :- East: PLOT OF ARUN AND SUNIL TRIVEDI, West: TAGORE HILL ROAD, South: SURVEY PLOT NO. 205/B/1, North: PLOT OF ARUN AND SUNIL TRIVEDI Volume Number - 3Page Number - 225Holding Number - 0040003530000A1Khata Number - 00Plot Number - 205 Area Of Land :- 12.05 Decimal
Property No.	2
Valuation Details	Value :- Rs.1912800/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Main Road, Morabadi Word No 4 Property Boundaries :- East: PLOT OF ARUN AND SUNIL TRIVEDI, West: TAGORE HILL ROAD, South: SURVEY PLOT NO. 205/B/1, North: PLOT OF ARUN AND SUNIL TRIVEDI Volume Number - 26Page Number - 3Holding Number - 004000946100020Khata Number - 00Plot Number - 205 Area Of Land :- 2.50 Decimal

Sh./Smt.SAVITRI DEVI FOGLA s/o/d/o/w/o LATE NATHU LAL AGARWAL
has presented the document for registration in this office
today dated :- 06-Sep-2021 Day :- Monday Time :- 16:11:28 PM





SAVITRI DEVI
FOGLA(Individual)

Party Name	Document Type	Document Number
SAVITRI DEVI FOGLA	PAN/UID	745992277921

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Moha

DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SAVITRI DEVI FOGLA Address1 - TAGORE HILL ROAD MORABADI BARIATU RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Savitri Devi Fogla Address:- prem kunj,, morabadi, tagore hill road, , Morabadi, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:83			
2	PARIMAL FOGLA Address1 - TAGORE HILL MORABADI BARIATU RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Parimal Fogla Address:- Prem Kunj, , Tagore Hill Road, Morabadi, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:45			
3	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR PIYUSH MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Piyush More Address:- Satyanarayan Sitaram, , Gandhi Chowk, Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:37			

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More

DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR PRATEEK MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Prateek More Address:- Satyanarayan Sidaram, Gandhi chowk Upper Bazar, Ranchi G.P.O., Ranchi, 834001, Jharkhand, India		CLAIMANT Age:34			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL GOYAL S/o-D/o GANESH AGARWAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - Jharkhand PAN No.:			

Witness:

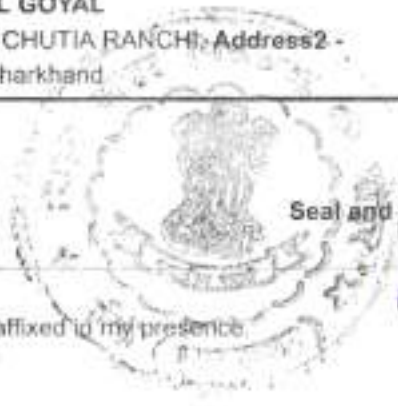
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUNIL GOYAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

3/4
DIRECTOR

Above mentioned, (SAVITRI DEVI FOGLA , PARIMAL FOGLA), has/have admitted the execution before me. He/ She/ They has / have been identified by (SUNIL GOYAL) Son/Daughter/Wife of (GANESH AGARWAL) resident of (GOSHAI TOLI CHUTIA RANCHI) and by occupation (Business).



Signature of Registering Officer

Date: - 06-Sep-2021



Seal and Signature of Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

200 DIRECTOR

Token No.: 20210000094361

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **06-Sep-2021** by **SAVITRI DEVI FOGLA**, S/O, D/O, W/O **LATE NATHU LAL AGARWAL** resident of TAGORE HILL ROAD MORABADI BARIJATU RANCHI.

This deed was registered as Document No:- **2021/RAN/6944/BK1/6254** in Book No :- **BK1**, Volume No :- **828** from Page No :- 181 to 288 at, office of **SRO - Ranchi**

Date:- 06-Sep-2021


Registering Officer

For **PANCHRATNA PROMOTERS PRIVATE LIMITED**



DIRECTOR

