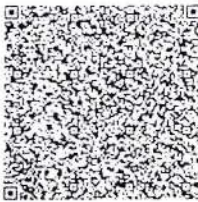


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Government of Jharkhand

e-Stamp

Certificate No. : IN-JH28559216723829S
Certificate Issued Date : 10-Jun-2020 10:26 AM
Account Reference : NONACC (SV)/jh9008104/ RANCHI/ JH-RNC
Unique Doc. Reference : SUBIN-JHJH900810442418111770549S
Purchased by : LAL NIRANJAN NATH SHAHDEO
Description of Document : Article 5 Agreement or memorandum of an Agreement
Property Description : DEVELOPMENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : LAL NIRANJAN NATH SHAHDEO
Second Party : SHREE TRIVENI REALTORS LLP
Stamp Duty Paid By : LAL NIRANJAN NATH SHAHDEO
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



10/06/2020

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Costs Repaid
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पुस्तक संख्या ४८८६००
पुस्तक का नाम
लेखक का नाम
प्रकाशक का नाम
विवरण का वर्णन और 120



BY AND BETWEEN

LAL NIRANJAN NATH SHAHDEO (PAN: AYUPS8875R, AADHAR No. 8771 6098 8527, MOBILE No. 7320050054.), son of Late Lal Gopal Nath Shahdeo, Grand Son of Late Thakur Pachkauri Nath Shahdeo, by faith : Hindu, by caste : Rajput, by occupation : business, resident of Sadabahar Chowk, Tumbaguttu, Namkum, Ranchi - 834010, P.S. : Namkum, District : Ranchi in the State of Jharkhand, Indian National, hereinafter called the **"LAND OWNER/OWNER"** (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART;**

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प्राप्त पशुपालन वी
एवं खाशमहल
वर्णित प्लॉट दज

SHREE TRIV

Partner

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मान्य निरंजन नाथ शर्मा
10/06/2020

Thumb
Index
Middle
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Little



10/06/2020

late Niranjana N. Sharma

late G. N. Sharma

Namkym Ranch,

business

10/06/2020

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Partner

AND

SHREE TRIVENI REALTORS L.L.P., a Limited Liability Partnership firm, incorporated under the Limited Liability Partnership Act, 2008 vide No. AAG7425 of the office of Ministry of corporate affairs, Registrar, Jharkhand dated 21.06.2016, (PAN : ADCFS1027N), having its Registered office at Fortune Plaza, Opposite Ashok Nagar, Road No.4, Argora, Ranchi-834002, P.S. : Argora, District : Ranchi in the State of Jharkhand and also its office for the purpose of all correspondence at Divine House, Club Road, Near Sujata Chowk, Ranchi-834001, P.S.: Lower Bazar, Ranchi District : Ranchi in the State of Jharkhand represented by and through its designated Partner **MR. MUKESH PANDEY** (PAN : AJDPP5787D; AADHAR No. 5377 4841 9319, (MOBILE No. 9334463783), son of Sri Ramdeo Pandey, Grand Son of Late K.K.Pandey by faith : Hindu, by caste : Brahmin, by occupation : Business, resident of Divine House, Club Road, Near Sujata Chowk, Main Road, Ranchi - 834001, P.S.: Lower Bazar, Ranchi, District : Ranchi in the State of Jharkhand, Indian National, pursuant to authority granted vide Resolution by the Board of Designated Partners in its meeting dated 01.02.2020, hereinafter called the **"DEVELOPER/ PROMOTER"** (which expression shall unless it be repugnant to the context or subject or meaning thereof mean and include its partners, designated partners, survival partner(s)/designated partners, their heirs, successors, executors, administrators and assigns) of the **OTHER PART**;

In this Agreement For Development unless the context otherwise demands the reference to :

- (i) Male gender shall mean and include the female gender or neuter gender, as the case may be: Likewise the female gender shall mean and include male gender or neuter gender, as the case may be, and the neuter gender shall mean and include male gender or female gender, as the case may be;

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- (ii) singular shall mean and include plural and vice versa;
- (iii) reference to living person shall mean and include body corporate and/or any other artificial person including Society, L.L.P firm; and
- (iv) the reference to the word the said property refers to the land and all things attached to earth being portion of R.S. Plot No. 348 appertaining to Khata No.3, Khewat No.2, admeasuring 80 Decimal more or less fully and particularly describe in Schedule "A" out of which land admeasuring 0.57 acre (fifty seven decimal) are being utilized the Development work situated at village : Khijri, Thana : Ranchi, now Namkum, Thana No. 219, Circle : Namkum, District : Ranchi and more particularly described in the **SCHEDULE -A** hereunder written .

WHEREAS the LANDOWNER is the absolute and lawful owner of land having permanent heritable and transferable right in a portion of R.S. Plot No. 348 appertaining to Khata No.3, Khewat No.2, admeasuring, inter-alia, 0.57 acre (fifty seven decimal) or thereabouts situated at village : Khijri, Thana : Ranchi, now Namkum, Thana No. 219, Circle : Namkum, District : Ranchi and more particularly described in the "**SCHEDULE-A**" hereunder written and delineated on the plan thereof hereto annexed and thereon shown in RED colour, hereinafter called the Said Property" or "**SCHEDULE-A** Land". The LAND OWNER is in seisin and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY as lawful owner thereof; AND

WHEREAS the said land of R.S. Plot No. 348 area 3.34 acre appertaining to Khata No.3, Khewat No.2 of the said Village : Khijri stands recorded as "Bakast Malik" land of the then landlord/Khewatdar Thakur Pachkauri Nath Shahdeo; AND

WHEREAS after vesting of the estate in the State under the provisions of the Bihar Land Reforms Act, 1950, the nature of the

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said Bakast Malik land of R.S. Plot No. 348 was converted into Kayamī land of the then outgoing intermediary/landlord/Khewatdar as the Bakast Malik land was not vested in the State; AND

WHEREAS subsequent to death of the said Thakur Pachkauri Nath Shahdeo, his two sons, namely (1) Thakur Bihari Nath Shahdeo and (2) Lal Gopal Nath Shahdeo had co-jointly succeeded to the estate of their deceased father Thakur Pachkauri Nath Shahdeo being his sons and legal heirs; AND

WHEREAS the said Lal Gopal Nath Shahdeo died leaving behind his three surviving sons, namely (1) Lal Kali Saran Nath Shahdeo, (2) Lal Niranjan Nath Shahdeo and (3) Lal Sarit Nath Shahdeo as his legal heirs and successors and subsequent to death of the said Lal Gopal Nath Shahdeo his aforesaid sons Lal Kali Saran Nath Shahdeo, Lal Niranjan Nath Sahdeo and Lal Sarit Nath Shahdeo (who died leaving behind his wife Smt. Santoshi Devi as his only Class-I heir) have inherited and succeeded to the estate of the said Lal Gopal Nath Shahdeo including rights, title, interest, claim and possession on and over the said land of R.S. Plot No. 348 of village Khijri,; AND

WHEREAS upon mutual amicable partition by way of family arrangement 0.80 acre of land out of and from the land of the said R.S. Plot No. 348 of village Khujri besides other landed property was allotted to and given in the share of Lal Niranjan Nath Shahdeo in severalty and he has been put in possession of the said allotted land as exclusive and absolute owner thereof and in his own right, title, interest and possession; AND

WHEREAS on the application filed by the said Lal Niranjana Nath Shahdeo and after due enquiry and finding semblance of ownership and title and factum of possession in favour of the said Lal Niranjana Nath Shahdeo, his name was mutated in respect of .80 acre of land in the said R.S. Plot No. 348 beside other land of village Khijri in the Sherista of the State by order dated 22nd February, 2019 passed in Mutation Case No. 1379 R 27 of 2005-06 by the Circle Officer,

No. 1379 R 27 of 2005-06

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Namkum and Zamabandi is running in Volume 06 at Page 118 of Register-II. Lal Naranjan Nath Shahdeo/the LAND OWNER is paying rent to the State in respect of the SAID PROPERTY in his own name and in his own rights, title, interest and possession and the State, in turn, is going on to grant rent receipt to him; AND

WHEREAS the said SCHEDULE-A land is capable of being developed in modern taste and design by construction of lucrative, attractive, new multi-storied building(s) thereon by utilizing maximum available F.A.R. and Floor Index of the land; AND

WHEREAS the LANDOWNER is desirous of developing the said SCHEDULE-A land i.e, the SAID PROPERTY on conversion-cum-ownership basis through the DEVELOPER/PROMOTER having expertise in the said field; AND

WHEREAS the partners of the DEVELOPER/PROMOTER have expertise in developing properties as also the DEVELOPER/PROMOTER has sufficient financial means and resources for such development. The DEVELOPER/ PROMOTER has made proposal for development of the SAID PROPERTY. The said proposal of the DEVELOPER/PROMOTER was discussed at length in various meetings between the LANDOWNER and the DEVELOPER/PROMOTER. After due deliberation in several meeting held to between the parties hereto the Landowner has agreed to give his aforesaid land for development and Developer has agreed to develop the said land on conversion-cum-Ownership basis, that is after such construction the Developer's shall allot to the Landowner as Owner's share 29% of the total carpet area in shape of residential units in both the Block floor wise and location wise as well as 29% of total parking spaces described in Schedule 'B' given bellow together with 29% of undivided share in common area and common facilities and amenities and in lieu of development conversion-cum- Ownership basis. The Developer/ Promoter's shall has 71% share in the total carpet area in the shap of residential units in both the Block floor

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(e) **"APPROVED PLANS"** means the building plans, lay out plans, drawings, designs floor plans, specification etc. as approved and sanctioned in respect of the said property by Ranchi Regional Development Authority (RRDA), Ranchi in case no.- RRDA/BP/0129/2019 dated 23.05.2020.

(f) **"ARCHITECT"** means a person's registered as an architect under the provisions of the Architects Act, 1972 (20 of 1972) as be appointed by the Developer/Promoter from time to time for the project at the said property.

(g) **"AUTHORITY"** means the Real Estate Regulatory Authority established under Sub-Section (1) of Section 20 of the Real Estate (Regulation and Development) Act, 2016 and/or all the competent authority (authorities) including the authorities under the Jharkhand Municipal Act, 2011 and/or R.R.D.A. and/or authority of Ranchi Municipal Corporation and/or the Rules made thereunder including the Jharkhand Building Bye Laws 2016.

(h) **"BUILDING" OR "MULTI-STOREYED BUILDING(s)"** means and includes the building(s) including its block/residential apartments to be constructed and both are G+5 on and over the SAID PROPERTY (morefully described in the "Schedule-A" hereunder written) in accordance with the approved plans and includes any structure or erection or part of a structure or erection which is intended to be used for residential purpose.

(i) **"CARPET AREA"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under sections shafts; but includes exclusive balcony or verandah area and exclusive open terrace area, and also the area covered by the internal partition walls of the apartment.

(j) **"COMMON FACILITIES AND AMENITIES"** shall mean and include common passage, common path, Corridors, Hallways, Stairways, Drive Ways, Landings, Machine Room, Staircase, Passage,

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Lift Shafts, Lifts, Pump Room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water pump; Power Generator, Transformer, Offices which includes administrative office and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions and maintenance of the building.

(k) **"COMMON PART/COMMON PORTION"** shall mean the area "as per land use permissible under Building laws except the built-up area of units" and shall include walls, pillars, area within the walls and portions of the area occupied by lift landing, staircase, deep boring, water tank, septic tank, entrance, corridors, lobbies, generator room, security guard's room, area meant for fire fighting arrangement, administrative office and other common areas in the new building.

(1) "DEVELOPER'S/PROMOTER'S PORTION OF THE PROPOSED MULTI-STOREY BUILDING/DEVELOPER'S AREA" shall mean and include rest and remaining of the right and properties other than the LAND-OWNER'S PORTION OF THE PROPOSED MULTI-STOREY BUILDINGS and morefully described in "SCHEDULE-C" hereunder written.

(m) "LAND OWNER'S PORTION OF THE PROPOSED MULTI-STOREY BUILDING"/OWNER'S AREA" shall mean such area in the proposed multi-storey buildings, as described in "SCHEDULE-B" hereunder written.

(n) **"PLAN"** shall mean the plans for construction of the PROPOSED MULTI-STOREY BUILDINGS/APARTMENT COMPLEXES to be sanctioned or sanctioned by R.R.D.A. vide B.C. no RRDA/BP/0129/2019 dated 23.05.2020 by Ranchi Municipal Corporation, Ranchi and/or other relevant authority or competent authority or authorities having jurisdiction and shall wherever the context permits include such plans, drawings, designs, lay-out plans, designs floor plans, specification as are prepared by Architect.

include such plans,
or plans, specification

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(p) **“SALEABLE SPACE”** shall mean the space of carpet area in the new buildings available for independent use and occupation, (as per R.E.R.A.) after making due provision for common part/common portion/common facilities and amenities required in the new building. The Developer/ Promoter is entitled to sale to prospective purchaser(s) the saleable space to the extent of their area/allocation, subject to the terms and conditions of these presents.

2. The LAND OWNER hereby declares and confirms inter-alia as
under:-

(b) The Said Property is free from all encumbrances, charges, liens, lis, lis-pendens and trusts of whatsoever nature.

(c) No other person except the LAND OWNER has any right, claim or demand in respect of the SAID PROPERTY or any part thereof.

(d) The LANDOWNER has not created any sale, gift, mortgage, charges, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the SAID PROPERTY and the SAID PROPERTY is not subject to any claim or demand, encumbrance, attachment or any process issued by any court or authority and the LAND OWNER hereby declares that he will

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hereafter not create any third party rights of whatsoever nature in respect of the SAID PROPERTY or any part thereof.

(e) The LAND OWNER has not entered into any agreement or arrangement, oral or written, with regard to transfer and/or sale of the SAID PROPERTY.

(f) No notice from any Government, Municipal Corporation or any other public authority or public body or any notice under any law including Land Acquisition Act, the Land Requisition Act, the Ranchi Municipal Corporation Act, or any other statute has been received or served upon him (the LAND OWNER) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor has any publication been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment. The SAID PROPERTY is fit to be developed by constructing multi-storey buildings thereon.

(g) There are no proceedings instituted by or against the LAND OWNER in respect of the SAID PROPERTY and pending in any court or before any authority and the said property is not under any lis pendens.

(h) The SAID PROPERTY is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the SAID PROPERTY.

(i) The name of the LAND OWNER has been mutated in respect of the SAID PROPERTY in the Sherista of the State through the Circle Officer, Namkum. The LAND OWNER is paying rent and taxes etc. to the State in his own name, rights and title.

(j) The LAND OWNER has furnished Photostat copies of all the documents relating to title of the ownership on and over the SAID PROPERTY together with correction slip, rent receipts, municipal tax receipts to the DEVELOPER/PROMOTER. The LAND OWNER shall

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hand over all the original documents relating to his title on and over the SAID PROPERTY including Correction Slip, Rent Receipt, Municipal Tax Receipts to the DEVELOPER/ PROMOTER as and when require for legal compliances.

(k) The LAND OWNER who has been allotted 0.80 acre of land in family arrangement, on which the development process will be done on 0.57 (fifty seven decimal) acre and he further undertakes to make available another 0.23 acre (twenty three decimal) out of and from his share in the land situated at said R.S. Plot No. 348 (area : 3.34 acres) to the DEVELOPER/ PROMOTER on the same terms and conditions and akin to the terms and conditions as contained herein and for the purpose of development of the same as another block in separate chunk of land.

(1) In case any defect or flaw in title on the said property is discovered later on then in such event the LAND OWNER shall make out a marketable title to the SAID PROPERTY free from all encumbrances, doubts and claims and shall remove the same at his own costs and expenses.

(m) The LANDOWNER shall be solely responsible for any kind of litigation concerning the said land and the LAND OWNER agrees to keep indemnified and hereby indemnifies and keep harmless the DEVELOPER/PROMOTER and/or their successors in title of, from and against any loss, damages, demand, action, dispute, claim, costs, charges and expenses of any nature sustained by the DEVELOPER/ PROMOTER in undertaking development and/or development of the said land and further the LAND OWNER covenants with the DEVELOPER/PROMOTER to reimburse them and/or their nominees and/or successors in title for any claim, cost, charges and expenses arising in respect thereof.

3. The DEVELOPER being interested and agreed to undertake construction of the proposed multi-storey buildings on the SAID

the proposed multi-story

PROPERTY on Conversion-cum-Ownership basis, relying on the aforesaid declaration of the LAND OWNER and believing the same to be true and acting on good faith, has agreed to develop the SAID PROPERTY by constructing multi-storey building(s) /apartment complexes thereon as per the plan(s) dully sanctioned by the competent authority.

SCHEME FOR DEVELOPMENT:

4. The DEVELOPER shall get the SAID PROPERTY surveyed and ascertained the area of the said property. If at the time of undertaking development, any objection or obstruction is received by the DEVELOPER/ PROMOTER from any person, whatsoever relating to title then in that event, the DEVELOPER/PROMOTER shall forthwith bring the same to the notice of the LAND OWNER and the LAND OWNER shall at his own costs and expenses remove such obstruction or objection.

5. The Architect shall make plans, lay out plans of the multi-storey building(s) and all floors. Copy of such final plans shall be provided to the LAND OWNER by the DEVELOPER/PROMOTER and accordingly the Developer/ Promoter has secured building plans for construction of multistoried building in two blocks spread over ground plus five upper floors considting of apartments of various size, lobbies etc on and over the said land.

6. For undertaking construction of multi-storey building on and over the SAID PROPERTY the Architect/design consultant will set a very strict specification for construction, using branded building and finishing materials, all kind of pipes, electrical wires, fittings, equipment etc. The consultant will prepare a separate schedule of specified materials under separate headings such as architecture, structure, electrical lifts, escalators, plumbing sanitary wares etc. In case the Architect and the Developer feel it necessary and expedient

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to change the specification, the same will be done at the advice and consent of the Architect.

MUTUAL COVENANTS AND RIGHTS :

7. The Land Owner hereby permits authorized empower the Developer/Promoter and the Developer/Promoter shall develop at their own costs, efforts and expenses the SAID PROPERTY more particularly described in Schedule-A hereunder written. The Developer/Promoter shall be entitled to apply for and obtain necessary sanctions and permissions.

8. Necessary modification, alteration, if necessitates in the approved plan, the same will be done as per advice or suggestion of the Architect/Design Consultant and if permissible under law.

9. The Land Owner will render to the Developer/Promoter all reasonable assistance in obtaining all sanctions, permissions, approval as and when required by the Developer/Promoter from Ranchi Regional Development Authority RRDA/RMC and /or other the competent authority, and/or other authorities, if any, and the Land Owner hereby agrees, assures and undertakes to sign and execute such plans, applications, writing, undertakings and other papers and deeds, documents as may be required by the Developer from time to time at the costs and expenses of the Developer.

10. The DEVELOPER/PROMOTER shall be entitled to proceed with the said development by constructing multi-storey building on the said property in accordance with the plan(s) including modified plan(s), if any, approved by Ranchi Municipal Corporation or any other Competent Authority and also in accordance with the applicable rules, bye-laws and regulations.

11. The DEVELOPER/PROMOTER before undertaking development shall get the said project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016

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(RERA) and the LAND OWNER shall extend all co-operation and assistance for such registration and shall provide all type of consent letters, required particulars authority letter for submission to the authority/authorities concerned.

12. The DEVELOPER/PROMOTER shall develop the project in accordance with the approved lay out plans, floor plans and specification. The Promoter undertakes to strictly abide by such plans and by bye-laws, F.A.R and density norms and shall not make any variation/ alteration/ modification in plans, other than in the manner prescribed under law.

13. The DEVELOPER/PROMOTER shall carry out construction as per specification aforesaid and under the supervision of competent Architect and by employing experienced and skilled persons in this regard.

14. The entire development cost viz.(i) Cost of preparing plans, designs, etc. and obtaining the necessary sanctions/approvals(ii) payment of fees/ deposits to R.R.D.A. or the Competent Authority and/or to the authority under the Real Estate (Regulation and Development) Act, 2016 (iii) deposits and other charges payable to the concerned authorities (iv) construction costs including cost of building materials, fixtures and fittings (as will be approved by the Architect), wages and salaries and other statutory payment payable to the workmen and other persons employed for the purpose of carrying out the construction/development work, (v) fees and charges payable to surveyor, Marketing Consultants, Architects, Civil Contractors, Supervisors, Engineers and all other persons engaged for the purpose shall be borne and paid by the DEVELOPER/PROMOTER alone.

15. The DEVELOPER/PROMOTER shall install required number of lifts (Elevators) of any reputed company in the said multi-storey

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Partner

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16. The LAND OWNER shall extend all co-operations with the DEVELOPER and their agents and servants for carrying out the said constructions. The LAND OWNER shall have right to visit the construction work and due consideration will be given to his appreciable suggestions.

18. The DEVELOPER/PROMOTER shall take all sincere endeavor to complete the entire development within 60 (Sixty) months with grace period of six months from the date of commencement of construction or start of work of new Multi-storey buildings after registration of the project under R.E.R.A. coupled with sanction of plan and handover the peaceful possession of said property whichever is later subject to extension of time consumed in force majeure and any other reasons beyond the control of the DEVELOPER/PROMOTER.

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

20. If completion time is delayed beyond the said stipulated period and as also including grace period and time consumed in happening(s) of Force majeure and beyond the control of the DEVELOPER then in that event the DEVELOPER/PROMOTER shall be entitled to get extension of completion time of the Project in terms of the provisions laid down under the Real Estate (Regulation and Development) Act, 2006 and the rules made thereunder as well as renewal of the Plan(s) under the relevant Act and/or the Jharkhand Municipal Act, 2011 and the Rules, By-laws made thereunder.

21. As soon as the DEVELOPER will take possession and charge of the SAID PROPERTY, they will also be entitled to deal with all the matters that may be crop up be it legal, administrative and law and order, social and anti-social elements, creating trouble at the cost and expenses of the Landowner.

22. The DEVELOPER/PROMOTER shall not mortgage the share of the Landowner's allocation with any Bank(s) or financial institution and only the Developer's/Promoter's share/Allocation could be mortgaged with any Bank or Financial Institution. The DEVELOPER/PROMOTER can obtain loan from any Bank or any

OTER can obtain loan from

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financial Institution or any person for the development of the project but for that the Developer/Promoter alone shall be liable and the Land owner shall not be responsible for such loan(s) obtained by the Developer/Promoter and the Promoter/Developer shall always keep the Land Owner indemnified in this respect.

23. It is agreed by and between the parties that before or after registration or the project under RERA, the Land Owner and DEVELOPER with mutual consent and understanding shall clearly, undisputedly and without any cloud earmark/crave out the LAND OWNER'S PORTION OF THE PROPOSED MULTI STOREY BUILDINGS as described in SCHEDULE-B hereunder written vis-à-vis the DEVELOPER'S/ PROMOTER'S portion of the proposed multi-storey building as described in SCHEDULE-C hereunder written in a copy of the plan(s) and both the parties shall put their signature showing and accepting their respective allocation/share, which will form part and parcel of this DEVELOPMENT AGREEMENT. The portion of LAND OWNER and the DEVELOPER/PROMOTER shall be mutually craved out as mutually agreed upon by the parties hereto, i.e. first choice by the Landowner/Owner to select 50% of his total allocated share and second choice by the Developer/Promoter to select remaining 50% of the Landowner's allocated share in the multi-storeyed buildings. And 71% out of the remaining would be the DEVELOPER'S ALLOCATION.

After earmarking /craving out their respective share, as stated above, if any Unit/residue portion is left without allotting to any party then either party shall have right to take such unallotted unit/residue portion by paying proportionate amount to other party at prevailing market rate and/or on the rate mutually agreed by and between the parties.

24. The DEVELOPER has agreed to pay a sum of Rs.5,00,000.00 (Rupees Five Lac only) as non refundable advance to the LAND

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22/01/2024

OWNER by Cheque No. 000081 dated 09.03.2019 drawn on Kotak Mahindra Bank, Club Shopping Complex, Ranchi Branch , and the amount received by the LAND OWNER does hereby admit and acknowledge as having been received.

If the LANDOWNER further require an extra amount the same will be provided on the terms and conditions herein provided and the same will be refundable, and the same shall be paid by the DEVELOPER/PROMOTER on the terms and conditions herein mentioned.

25. The DEVELOPER/PROMOTER shall be authorized by the LANDOWNER to apply for and to obtain quotas, entitlements and other allocation of such building materials as may be necessary and also to apply for and obtain temporary and/or permanent connections of water supply, electricity and/or other facilities required for the new building(s).

26. On completion of construction of the multi-storey building on the SAID PROPERTY the LAND OWNER shall be allotted as part of the consideration what is commonly known as "ownership on conversion basis" 29% (twenty nine percent) of entire carpet area and morefully described in the SCHEDULE-B hereunder written. Likewise the DEVELOPER/PROMOTER shall be allotted as part of the consideration what is commonly known as "ownership on conversation" basis 71% (seventy one percent) of entire carpet area and morefully described in the SCHEDULE-C hereunder written.

The common portion, common part, common amenities provided in the said multi-storey building and the area of the entire land will always remain in jointness and no party shall make partition thereof. Roof right will be in accordance with the provisions of Jharkhand Apartment (Flat) Ownership Act, 2011. However the DEVELOPER shall have full and entire right on the roof or the roof area.

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27. If even after sanction of the plan from R.R.D.A. or the competent authority, the LAND OWNER fails to deliver vacant and peaceful possession of the SAID PROPERTY in entirety fully described in SCHEDULE-A hereunder written to the DEVELOPER/PROMOTER and thereby the DEVELOPER/PROMOTER is not able to undertake construction work then in that event the LAND OWNER shall pay damages to the DEVELOPER/PROMOTER to the extent of amount of expenses including fee and payment made to the Consultants, Surveyor, Marketing Consultant, Architect, Design Consultant etc. and fee, deposits, incidental charges and expenses incurred in obtaining sanction of plan(s) and other permission etc. fees and expenses incurred in registration of the Project under RERA together with interest @ 2 % per month besides the amount of refundable advance with interest at the above rate which shall be refunded by the LAND OWNER to the DEVELOPER/PROMOTER forthwith on being demand made by the DEVELOPER/PROMOTER but in all cases within fifteen (15) days from the day of demand.

28. The damages as stated above shall be calculated and certified by a Regd. Govt. Valuer /Govt. Approved Engineer or qualified Architect nominated by the both the parties and the same shall be final and binding on the parties and shall be supported by the receipts/bill/voucher etc.

29. The LAND OWNER hereby reiterates and undertakes to indemnify and keep indemnified the DEVELOPER/PROMOTER against all losses or damages that may occur due to any defect or flaw in his title over the SAID PROPERTY and /or any act of omission and commission on their part of otherwise. Likewise the Promoter shall always save harmless and keep indemnified the LAND OWNER against any claim that may be made by any one against the LAND OWNER on account of the Promoter's carrying out the said development work.

SHREE TRIVENI REALTORS LLP
Partner

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

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

32. The LAND OWNER and the DEVELOPER/PROMOTER shall be entitled absolutely to their respective allocation and the DEVELOPER shall be at liberty and shall have right, authority to deal therewith in any manner separately as per their own volitions and wishes and in the manner they deem fit and proper. The DEVELOPER/PROMOTER will also be at liberty and shall have right, authority and power to enter into any arrangement, agreement to lease, agreement for sale or transfer by any mode of their portion. The LAND OWNER'S ALLOCATION which has been vested in the Developer in terms of Clause 24 hereinabove to the extent of appropriation or adjustment of Rs. 10,00,000.00 will also be governed by this clause and as also by this Agreement as if the said vested share is the Developer's allocation and for all purposes be treated as Developer's allocation.

SHREE TRIVENI REALTORS LLP
Partner

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All booking advance/advances against the consideration of the apartment will be dealt with in accordance with the provisions laid down in the Real Estate (Regulation and Development) Act 2016.

33. The LAND OWNER further covenants and agrees that he will, after he is put in possession over the area known as Land Owner's allocation in the multi-storey building from the date fixed in the notice for taking possession of his allocation, whichever is earlier be liable to pay and contribute to the proportionate to the area known as LAND OWNER'S allocation towards the cost incurred in providing amenities and facilities like electricity water electric generator, security other basic utility services and all other amenities provided in the said multi-storey buildings including Reserve Fund for formation of and for the purpose of the association until association of the unit holders is formed in terms of the Jharkhand Apartment (Flat) Ownership Act, 2011 to the DEVELOPER/ PROMOTER and after the association is formed, to the association except the "Reserve Fund" which has to be paid to the DEVELOPER / PROMOTER. Likewise the DEVELOPER/PROMOTER will be liable to pay and contribute to the proportionate to their allocation toward the cost mentioned above.

34. That Developer/Promoter hereby agrees and covenants with the Land Owner not to do any act, deed or thing by which the Land owner may be prevented from enjoying, selling, assigning and/or disposing his allocated portion in the new building as described in "Schedule -B" below, if any.

35. The LAND OWNER and the DEVELOPER/PROMOTER and their transferee(s) shall be bound with the decision of the association and will abide by the rules by-laws, regulation, which will be framed by the association.

36. The Developer/Promoter shall have full right, authority and power to execute Allotment Letter, Agreement For Sale, and to

SHREE TRIVENI REALTORS LLP

Partner

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execute and deliver Sale Deed, or Deeds of Conveyance in favour of the allottees/Purchasers/ transferees in respect of Developers allocation and get the same registered before the proper registering authority likewise the Developer/Promoter has full power and authority to receive all payment, booking payments, advances, installments, sale consideration amount and all other payment relating to the units or Developers allocation. The Landowners shall not raise any objection in this regard.

37. **DEVELOPER'S /PROMOTER'S RIGHTS**

(a) The Developer/Promoter shall be entitled to advertise in its own name about the development of 'the Said Property' and allotment and/or proposed sale of units with or without car parking space in the buildings to be constructed and to put up Advertisement Board on 'the Said Property' in so far as it relates to their allocation.

(b) The Developer/Promoter shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, and Plumber etc. and to appoint agents at their own costs, risks and expenses and at their full responsibility and according to the provisions of prevailing law.

(c) The Developer/Promoter shall be further entitled to book and allot units etc. with or without car parking space or rights in the new buildings with proportionate share in the said property and common area to prospective purchasers/allottees in so far as they relate to Developer's Area and to enter into agreements and receive booking money, advance amount, installments and other payables from the allottee(s)/prospective purchaser(s) and grant receipt thereto without in any way creating any liability upon the LAND OWNER and by adhering the mandatory provisions of law.

(d) However, the Developer/Promoter may, immediately after registration under RERA, may and shall start booking of the units

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Partner

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and shall also be entitled to sell the same by various registered deeds with respect to the portion known as the Developer's Area.

(e) The Developer/Promoter shall have the authority and the right to sign and execute any deed or deeds or allotment letters and/or agreement for sale, Deed (s) of Conveyance and to present the same before the registering authority for registration and to admit the execution thereof in respect of their portion/Developer's allocation or share save and except the portion of shares allotted to the Landowner, alongwith proportionate undivided share in land and common area and to receive booking amount, advance, consideration money and to grant receipt thereof.

38. MUTUAL RIGHTS

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

(b) Likewise on completion of construction of the new buildings the Developer/Promoter shall be entitled to the property mentioned in the Schedule-'C' and known as Developer's /Promoter's Area" and as earmarked/craved out in the copy of plan. PROVIDED ALWAYS that the Developer/Promoter shall be at liberty to enter into agreement for sale of the units with/without car parking space from and out of Developer's Area as it may deem fit and proper at any time after registration of the Project under RERA and to get such Apartment for sale registered.

(c) The common area of the new building shall be controlled by the Developer and/or their transferees and the LAND OWNER till the formation of Association and thereafter by the Association of the unit owners or a Co-operative Society formed by the Developer, Land Owner and occupants of the new buildings for management of the building and welfare of its occupants.

SHREE TRIVENI REALTORS LLP

Partner

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(d) That the agreement or agreements entered into by the Developer/ Promoter with the allottees/prospective purchasers shall in no way bind the Landowner in any manner whatsoever but it will further be obligatory upon the Developer/Promoter in every such agreement to include the following clauses:-

(i) Non-fulfillment of any of the obligations on its part will only entitle the said allottee/prospective purchaser to seek remedy from the Developer alone but not from the Land Owner.

(ii) The allottees, prospective purchasers shall be bound by the condition that during their ownership or possession over the unit having been purchased by them and they as also their successors-in-interest shall be bound to proportionately share all charges and expenses arising or accruing in connection with all the common amenities in the said building including House Tax, water tax, Latrine Tax, Electricity charges for the staircase, compound, other common portion in addition to being liable for such charges in respect of their own units allotted to them or owned by them or possessed by them.

(iii) The units and every part thereof shall always be used for purpose exclusively to which it relate without causing any nuisance or annoyance or inconvenience to occupiers of other units and owners of other area.

(e) The Landowner and the Developer/Promoter have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as joint Venture or Adventure between them nor do the parties hereto constitute an Association. This agreement does not give right to consumer dispute inter-se between the Landowner and the Developer/Promoter.

(f) It is agreed by and between the parties hereto that the roof over the Top floor shall be used for installation of Overhead Water

SHREETRIVENI REAL ESTATE LLP
Partner

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tank, Dish Antenna, etc. (save and except the roof of pent houses, if any on the top floor) and also from time to time visit by the technicians, plumbers, lift-man and engineers etc. (appointed by the Developer and/or the residential unit Owners Association, Co-operative Society or a body formed by the occupants of the building), for the purpose of repairs and inspection of the lift/lift room, overhead water reservoir, disc antenna etc. and undertaking other utility services etc and as also roof terrace.

(g) It is hereby made clear and understood that all the Provisions laid down in the Real Estate (Regulation and Development) Act, 2016 and Rules made therein in general and particularly as laid down in Chapter II and III in so far as it relates to project activities and development of the project shall apply to the Project.

(h) For the maintenance of the building, and for looking after the common facilities in the building, the Developer/Promoter shall form, as it deems best, a Co-operative Society/Association of persons/Body Corporate of all the persons owning tenements, in the said building according to the provision laid down in the Jharkhand Apartment (Flat) Ownership Act, 2011. The Land Owner and their nominee/s shall become members of such organization formed by the Developer/Promoter and the Land Owner, their nominees, respective agent's, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as may be framed by the organization from time to time and they shall be bound to contribute towards the cost of formation of such organization including Reserve Fund, etc. as well as to pay the regular maintenance charges as be fixed for maintenance and management of the entire building complex.

(i) The common areas shall jointly be owned by all the unit owners of all the portion of the said buildings with equal entitlement to use all common areas and facilities intended for utilization by the occupants of the said buildings on the same terms and conditions applicable to all for such utilization. No owner of any part of the said

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SHREE RIVENI REALTORS LLP
Partner

land and building will have any exclusive right, title and interest over the common area and common facilities except the right of common use. The proportionate land, proportionate common areas and common facilities of each apartment will be conveyed to the Association/ Society in terms of and as laid down in the Real Estate (Regulation and Development) Act, 2016.

39. **RATES & TAXES:**

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

40. **SERVICES & CHARGES:**

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

(b) Additional operation and maintenance/service charges may also be borne and paid by the LAND OWNER proportionately.

41. **TITLE DEEDS :**

Copy of the Title Deed in respect of the said property shall be given by Land Owner to the Developer/Promoter as and when required until the new buildings are completed. After handing over the possession of the Land Owner's area/allocation to the Land Owner, simultaneously the Land Owner shall handover title deed to the DEVELOPER who shall hand over the same to Association of the

SHREE TRIVENI REALTORS LLP

Partner

for
28/01/2020
on
16/01/2020
with

Unit owners or the Co-operative Society formed for the management of the new building.

42. ARBITRATION:

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

43. In case of registration of this Agreement, both the parties shall bear the cost and expenses of registration in equal proportion.

SCHEDULE- A

(THE SAID PROPERTY)

ALL THAT PIECE AND PARCEL OF LAND having heritable and transferable rights being portion of R.S. Plot No.348 appertaining to Khata No.3, Khewat No.2, admeasuring 80 Decimal more or less out of which land admeasuring 0.57 acre (fifty seven decimal) are being utilized the Development work situated at village : Khijri, Thana : Ranchi, now Namkum, Thana No. 219, Circle : Namkum, District : Ranchi butted and bounded as follows :-

North : Land of Sri Lal Badri Nath Shahdeo (Plot No. 348/part).

South : Shahdeo Homes' Apartment.

East : Black Road 60 feet width.

West : Rest part of the land.

Which is for greater clearness, delineated in the map annexed hereunto and thereon shown in RED colour, forming part and parcel of all these presents?

SHREE TRIVENI REALTORS LLP
Partner

for
21/11/2019
Shree Triveni Realtors LLP
Partner

SCHEDULE-B
(LAND OWNER'S ALLOCATION)

All construction to the tune of 29% (twenty nine percent) of the carpet area or available F.A.R. in the new buildings including proportionate (29%) parking space to be allocated to the Land owner as part of Land Owner's portion in accordance with the terms and conditions mentioned in these presents and impartible undivided joint proportionate share in land and common facilities and amenities. The Land Owner's allocation has to be earmarked in the plan.

The residential units/Flats which have been allotted to the Landowner areas follows:

BLOCK-'A'

<u>Unit/Flat No.</u>	<u>Floor</u>	<u>Area</u>
Flat No. 101,	1 st	1390 sq. ft.
Flat No. 106,	1 st	1410 sq. ft.
Flat No. 304	3 rd	1400 sq. ft.
Flat No. -305	3 rd	1090 sq. ft.
Flat No. 402	4 th	1090 sq. ft.
Flat No. 403-,	4 th	1410 sq. ft.
Flat No. 505,	5 th	1090 sq. ft.
Flat No. 506,	5 th	1410 sq. ft.

BLOCK "B"

Flat No. 101,	1 st	1390 sq. ft.
Flat No. 102,	1 st	1090 sq. ft.
Flat No. 103,	1 st	1410 sq. ft.
Flat No. 401	4 th	1390 sq. ft.

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Partner

29% of carpet area to be allocated to Landowner

Flat No. 402,	4 th	1090 sq. ft.
Flat No. -504,	5 th	1400 sq. ft.
Flat No-505,	5 th	1090 sq. ft.
Flat No. 506,	5 th	1410 sq. ft.

SCHEDULE OF PROPERTY-C
(DEVELOPER'S ALLOCATION)

After setting aside the "Land Owner's Allocation", as detailed in Schedule-"B" above, the remaining construction to the tune of 71% (seventy one percent) of the carpet area or available F.A.R. including proportionate (71%) parking space in the new building together with impartiable undivided joint proportionate share in land and common facilities and amenities shall be retained by the Developer for its own use and/or for sale.

As per Clause 24 of this Agreement some of the Units of Schedule-"B" may vest in the Developer and on such vesting, if any, the same will be treated as Developer's allocation for all practical purposes and be governed by this Agreement.

Value of 0.57 acre of land

@ Rs.4,88,400/- per decimal - Rs. 2,78,38,800/-

The residential units/Flats which have been allotted to the Developer/promoter are as follows:

BLOCK "A"

<u>Unit/Flat No.</u>	<u>Floor</u>	<u>Area</u>
Flat No. 102	1 st	1090 sq. ft.
Flat No. 103,	1 st	1410 sq. ft.
Flat No. 104,	1 st	1400sq. ft.
Flat No. 105,	1 st	1090 sq. ft.

SHREE TRIVENI REALTORS LLP
[Signature] Partner

main
1st floor
2nd floor
3rd floor

Flat No. 201,	2 nd	1390 sq. ft.
Flat No. 202	2 nd	1090 sq. ft.
Flat No. 203,	2 nd	1410 sq. ft.
Flat No. 204	2 nd	1400 sq. ft.
Flat No. -205	2 nd	1090 sq. ft.
Flat No. 206,	2 nd	1410 sq. ft.
Flat No. 301	3 rd	1390 sq. ft.
Flat No. 302,	3 rd	1090 sq. ft.
Flat No. 303,	3 rd	1410 sq. ft.
Flat No. 306	3 rd	1410 sq. ft.
Flat No. 401,	4 th	1390 sq. ft.
Flat No. 404	4 th	1400 sq. ft.
Flat No. 405,	4 th	1090sq. ft.
Flat No. 406,	4 th	1410 sq. ft.
Flat No. 501,	5 th	1390 sq. ft.
Flat No. 502,	5 th	1090 sq. ft.
Flat No. 503	5 th	1410 sq. ft.
Flat No. 504	5 th	1400 sq. ft.

BLOCK "B"

Flat No. 104,	1 st	1400	sq. ft
Flat No. 105,	1 st	1090	sq. ft
Flat No. -106,	1 st	1410	sq. ft
Flat No. 201,	2 nd	1390-	sq. ft
Flat No. 202,	2 nd	1090	sq. ft.

SHREE TRIVENI REALTORS LLP

Partner

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23/02/2024

Flat No. 203,	2 nd	1410 sq. ft
Flat No. 204,	2 nd	1400 sq. ft
Flat No. 205-,	2 nd	1090 sq. ft
Flat No. 206,	2 nd	1410 sq. ft
Flat No. 301,	3 rd	1390 sq. ft
Flat No. 302,	3 rd	1090 sq. ft
Flat No. 303	3 rd	1410 sq. ft
Flat No. 304,	3 rd	1400 sq. ft
Flat No. 305,	3 rd	1090 sq. ft
Flat No. 306,	3 rd	1410 sq. ft
Flat No. 403,	4 th	1410 sq. ft
Flat No. 404,	4 th	1400 sq. ft
Flat No. 405,	4 th	1090 sq. ft.
Flat No. 406,	4 th	1410 sq. ft
Flat No. 501,	5 th	1390 sq. ft
Flat No. 502,	5 th	1090 sq. ft
Flat No. 503,	5 th	1410 sq. ft

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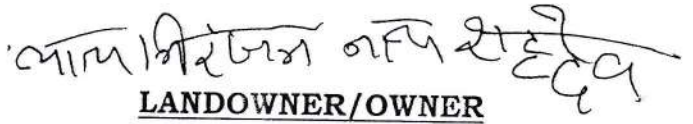
SHREE TRIVENI REALTORS LLP

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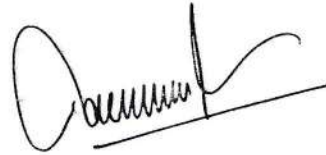
IN WITNESS WHEREOF the Parties hereto have executed this Agreement and have set and subscribed their respective hands to these present on the day, month and year first above written in presence of witnesses.

WITNESSES :-

1. vijay kumar Pandey
810 Late, upend & Pandey
Ayodhyaapuri Road No. 2
Lower chutia, Ranchi.


LANDOWNER/OWNER

2. Vinayak Mahato
810 Late. Mohibul Mahato
810 Mohabadi Ranchi


DEVELOPER/PROMOTER

				
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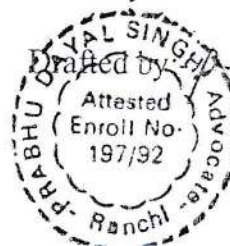
Typed by :-

Certified that the finger prints of the left hand of above person where photograph is affixed in the document have been obtained by me or before me.



SHREE TRIVENI REALTORS LLP

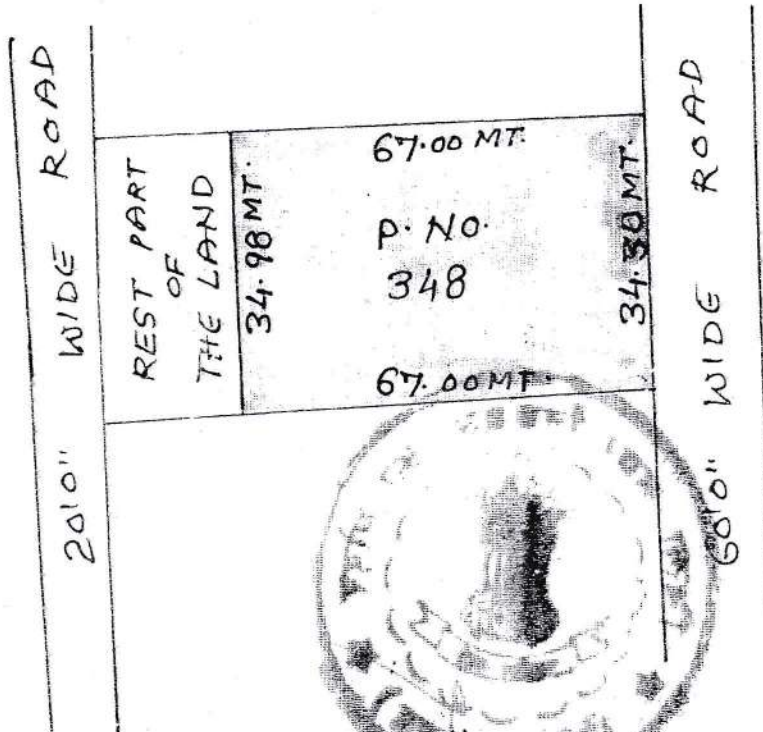
Partner





VILLAGE KHIRI
THANA No. 219
P.S. NAMKUM
DIST. RANCHI
KHATA NO. 3
PLOT NO. 348
SHOWN IN RED WASH

AREA
AC. — DEC
00 — 57
(more or less)



area is 2010 x 2010

SHREE TRIVENI REALTORS LLP
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Partner

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[Signature]



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जवशा देखें



BACK

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता					
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TRIVENI REALTORS LLP

SHREE TRIVENI REALTORS LLP

ऑनलाइन जाँचा

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6/9/2020

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PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

SHREE TRIVENI REALTORS LLP
Partner

[illegible]

Records of right listed covered
and public security matter on
Cheng Jiaobao's
Espionage
Agent Office

12/12/20

~~11/11/15~~

1. *What is the main purpose of the study?*

राजा

SHREE TRIVENI REALTORS LLP

partner



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 9, 2020

पंजी II प्रति

भाग वर्तमान		6	पृष्ठ संख्या		118								
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	खिजरी	होलिडिंग संख्या	1+3	तौजी संख्या	0	थाना नम्बर	219	खाता का प्रकार	—				
लाल निरंजन नाथ साहदेव , पिता-लाल गोपाल नाथ साहदेव, जाति- —													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
1	51	0 ए 88.74 डि 0 हे		दाखिल खारिज केश नम्बर 1379 आर 27/2005-06				12.89	18.69				
1	52	0 ए 2 डि 0 हे											
1	121	0 ए 49 डि 0 हे											
1	120	0 ए 52 डि 0 हे											
1	121	0 ए 5 डि 0 हे											
3	848/849	0 ए 70.25 डि 0 हे											
3	348	0 ए 80 डि 0 हे											
3	349	0 ए 13.72 डि 0 हे											
3	342	0 ए 5.25 डि 0 हे											
3	343	0 ए 28.75 डि 0 हे											
3	302	0 ए 0 डि 0 हे											
3	178	1 ए 18.5 डि 0 हे											
1	786	1 ए 12.25 डि 0 हे											
कुल परिमाण		6 ए 25.459 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
11-27-2017	1511802680	2005-2006	2017-2018	154.68	12.89	38.64	3.22	77.28	6.44	77.28	6.44	30.96	2.58
09-28-2019	0814336596	2019-2020	2019-2020	0	12.89	0	3.22	0	6.44	0	6.44	0	2.58

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

Case No.	Case Title	Slack	Misra No	Plot No	Applicant Name	Apparation Date	Status	Notes
17808	4137 / 2016 - 2017	02	1	51	रोशन कुमार	04/01/2017	Status Correction Slip generated	View

List Of Case Status Details

जलपट्टा देखें

BACK

यह एक कंप्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

SHREE TRIVENI REALTORS LLP
Partner

ऑनलाइन जाँच

नामकुम / खिजरी / 219 / लाल निरंजन मय साहदेव

खाता संख्या

1,3

खेसरा संख्या

120,121,178,302,342,343,348,349,51,52,786,848/849

रकबा (एकड़ में)

2 एकड़ 467.46 डिसमील 0 हेक्

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	12.89					12.89
गुजारी (भावली)	3.22					3.22
सेस	6.44					6.44
सूद	6.44					6.44
मुतफरकात	2.58					2.58
मीजान	31.57					31.57

तफसील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल (2018-2019)	फाजिल
		3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					12.89	
गुजारी (भावली)					3.22	
सेस					6.44	
सूद					6.44	
मुतफरकात					2.58	
मीजान अदायकारी					31.57	

(1) मीजान कुल (लफ्जों में): Thirty One Rupees and Fifty Seven Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 31.57

तारीख अमला तहसील कुनिन्दा : 06-03-2019

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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

SHREE TRIVENI REALTORS LLP
Partner



1574-1-07.203/36

00-70-00	18
00-12-00	119
00-45-00	1267
00-15-72	345
00-05-36	351
00-28-36	342
00-44-00	327
00-43-00	730
00-78-72	786
00-49-00	205

SHREE TRIVANI REALTORS LLP
Partner



SHREE TRIVENI REALTORS LLP
[Signature]
Partner



118 -	00-70-00
119 -	
1267 -	00-12-00
345 -	00-65-00
351 -	01-15-72
342 -	00-05-36
343 -	00-28-36
327 -	01-44-00
730 -	00-43-00
786 -	00-78-72
205 -	00-49-00

TOTAL: 07-203-36
4

SHREE TRIVENI REALTORS LLP

 Partner



भारत सरकार
GOVERNMENT OF INDIA



विजय कुमार पाण्डेय
Vijay Kumar Pandey
DOB: 01-07-1965
Gender: Male



3889 2347 4846

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

C/O बच्छी देवी, बच्छी सदन, कमल
तलाब के पास, अयोध्यापुरी रोड नं. 2,
चुटिया, रांची, झारखंड, 834001

Address:
C/o Bachhi Devi, Bachhi Sadan,
Near Kamlu Talab, Ayodhyapuri
Road No. 2, Chutia, Ranchi,
Jharkhand, 834001



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

SHREE TRIVENI REALTORS LLP
[Signature]
Partner



भारत सरकार

Pre Registration Docket

Date :- 10-06-2020 10:26 am

Office Name :- SRO - Ranchi

Token No:- 20200000041037

Appoinment :- 10-Jun-2020 Time:- 10:42

Article	Development Agreement
Pre Registration Date	09-Jun-2020
No. Of Pages	49
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 7,02,594.

Property Id: 337580

Valuation No. : 444707 / 2020 :- 2020-2021 User Id : 3163 Date : 10-June-2020 10:28:AM

State : Jharkhand District : Ranchi Tahsil : Namkum

Land Type : Rural Corporation : Village/City : Khijri

Khijri Word No 2 - Main Road

Plot Number - 348

Volume Number - 6

Page Number - 118

Khata Number - 3

Valuation Rule : Commercial land

Usage : Non Agri => Commercial Land => Commercial land

Property Details

1 Land area 57 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 57 x 488400 = 27838800	₹2,78,38,800/-
A	Total		₹2,78,38,800/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹2,78,38,800/-

Total Amount in Words : Two Crore Seventy Eight Lakhs Thirty Eight Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: BLACK ROAD 60 FEET WIDE, West: REST PART OF THE LAND, South: SHAHDEO HOMES' APARTMENT, North: LAND OF SRI LAL BADRI NATH SHAHDEO /PLOT NO 348/PART
--	--

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Area	Land area : 57.00 Decimal
Other Description of the Property	Address - KHIJRI NAMKUM RANCHI
Government/Market Value	27838800
Transaction Amount	27838800

16

CLAIMANT	-Mr. SHREE TRIVENI REALTORS L L P THROUGH ITS PARTNER MUKESH PANDEY, Address - DIVINE HOUSE CLUB ROAD NEAR SUJATA CHOWK MAIN ROAD RANCHI- ,Father/Husband Name RAMDEO PANDEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****9319
EXECUTANTS	-Mr. LAL NIRANJAN NATH SHAHDEO, Address - SADABAHAR CHOWK TUMBAGUTTU NAMKUM RANCHI- ,Father/Husband Name LATE GOPAL NATH SHAHDEO , PAN No.- ,Permission Case No.- , Aadhaar No. *****8527

Witness Information	Mr. VIJAY KUMAR PANDEY , Address - AYODHYAPURI ROAD NO 2 CHUTIA RANCHI- , Father/Husband Name-LATE UPENDRA PANDEY
---------------------	---

Identifier Details	Mr. VIJAY KUMAR PANDEY , Address - AYODHYAPURI ROAD NO 2 CHUTIA RANCHI- , Father/Husband Name-LATE UPENDRA PANDEY
--------------------	---

Property ID: 13/55		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,470
Total		1,470

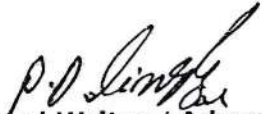
Property ID: 13/55		
Fee Rule:Development Agreement		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	A1	6,95,970
Total		7,01,124

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

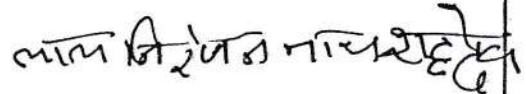
SHREE TRIVENI REALTORS LLP

 Partner

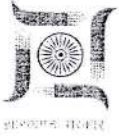
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

SHREE TRIVENI REALTORS LLP
 Partner



Document Registration Summary 1

Date :-10-Jun-2020

- Government/Market Value: ₹27838800/-
- Transaction Amount: ₹27838800 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 319345

Receipt Date : 10-06-2020

Presenter Name: -

PR ₹1

SP ₹1470

I fee ₹5000

M(b) Fee ₹150

LL ₹4

A1 ₹695970

Stamp Duty ₹100

On Date 10-06-2020 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

मल निरंजन नाथ शाहदेव

Total

₹702695

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	E-STAMP	LAL NIRANJAN NATH SHAHDEO	Certificate Number : IN-JH28559216723829S	100
PR	1	1	0	GRAS	LalNiranjanNathShahdeo	GRN Number : 2001138738 DEPT Transaction Id : 51eedc9dab6cbfdbebcc Transaction Type :	1

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Partner

SP	1470	1470	0	GRAS	LalNiranjanNathShahdeo	GRN Number : 2001138738 DEPT Transaction Id : 51eedc9dab6cbfdbebcc Transaction Type :	1470
I fee	5000	5000	0	GRAS	LalNiranjanNathShahdeo	GRN Number : 2001138738 DEPT Transaction Id : 51eedc9dab6cbfdbebcc Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	LalNiranjanNathShahdeo	GRN Number : 2001138738 DEPT Transaction Id : 51eedc9dab6cbfdbebcc Transaction Type :	150
A1	695970	695970	0	GRAS	LalNiranjanNathShahdeo	GRN Number : 2001138738 DEPT Transaction Id : 51eedc9dab6cbfdbebcc Transaction Type :	695970
LL	3	4	-1	GRAS	LalNiranjanNathShahdeo	GRN Number : 2001138738 DEPT Transaction Id : 51eedc9dab6cbfdbebcc Transaction Type :	4
Sub Total	702598	702695	-97				

Article : Development Agreement Number of Pages : 98

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

SHREE TRIVENI REALTORS LLP
Partner





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000041037

Deed Type	Development Agreement
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1470, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 695970, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.27838800/- ,Transaction Amount :- Rs.27838800/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Khijri Location :- Main Road, Khijri Word No 2 Property Boundaries :- East: BLACK ROAD 60 FEET WIDE, West: REST PART OF THE LAND, South: SHAHDEO HOMES APARTMENT, North: LAND OF SRI LAL BADRI NATH SHAHDEO /PLOT NO 348/PART Plot Number - 348Volume Number - 6Page Number - 118Khata Number - 3 Area Of Land :- 57.00 Decimal

Sh./Smt. LAL NIRANJAN NATH SHAHDEO sold to/w/o LATE GOPAL NATH SHAHDEO has presented the document for registration in this office

today dated :- 10-Jun-2020 Day :- Wednesday Time :- 13:56:04 PM

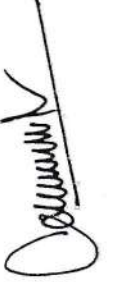


LAL NIRANJAN NATH SHAHDEO (Individual)

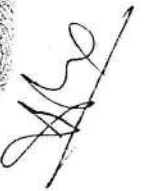
Party Name	Document Type	Document Number
LAL NIRANJAN NATH SHAHDEO	PAN/UID	877160988527

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

SHREE TRIVENI REALTORS LLP
Partner

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	LAL NIRANJAN NATH SHAHDEO Address1 - SADABAHAR CHOWK TUMBAGUTTU NAMKUM RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Lal Niranjana Nath Sahadev Address:- , , , Sada Bahar Chowk, Namkum, Tumbaguttu, , Ranchi, 834010, , Jharkhand, India		EXECUTANTS Age:48			
2	SHREE TRIVENI REALTORS L L P THROUGH ITS PARTNER MUKESH PANDEY Address1 - DIVINE HOUSE CLUB ROAD NEAR SUJATA CHOWK MAIN ROAD RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Mukesh Pandey Address:- H.NO 362 - A, , ROAD NO - 4, ASHOK NAGAR, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:41			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIJAY KUMAR PANDEY S/o-D/o LATE UPENDRA PANDEY Address1 - AYODHYAPURI ROAD NO 2 CHUTIA RANCHI, Address2 - , , , Jharkhand PAN No.:			

SHREE TRIVENI REALTORS LLP
Partner

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIJAY KUMAR PANDEY Address1 - AYODHYAPURI ROAD NO 2 CHUTIA RANCHI, Address2 - ,,, Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (LAL NIRANJAN NATH SHAHDEO), has/have admitted the execution before me. He/ She/ They has / have been identified by (VIJAY KUMAR PANDEY) Son/Daughter/Wife of (LATE UPENDRA PANDEY) resident of (AYODHYAPURI ROAD NO 2 CHUTIA RANCHI) and by occupation (Service).

Signature of Registering Officer

Date:- 10-Jun-2020

Seal and Signature of Registering Officer



SHREE TRIVENI REALTORS LLP
Partner

Token No.: 20200000041037

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 11-Jun-2020 by LAL NIRANJAN NATH SHAHDEO, S/O, D/O, W/O LATE GOPAL NATH SHAHDEO resident of SADABAHAR CHOWK TUMBAGUTTU NAMKUM RANCHI ..

This deed was registered as Document No:- 2020/RAN/3248/BK1/2990 in Book No :- BK1, Volume No :- 413 from Page No :- 409 to 506 at, office of SRO - Ranchi

Date:- 11-Jun-2020

Registering Officer



SHREE TRIVENI REALTORS LLP
Partner