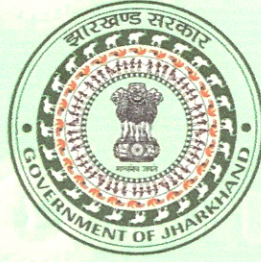


Authorized under Sections 1082  
and Notaries Rules 1956 by Govt.  
of Jharkhand Ranchi (India)



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a898c847635b3cec7a42

Receipt Date : 21-Apr-2023 05:13:54 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Bond

District Name : Ranchi

Stamp Duty Paid By : PRAMOD KUMAR GUPTA

Purpose of stamp duty paid : BOND

First Party Name : PRAMOD KUMAR GUPTA

Second Party Name : N A

GRN Number : 2316836101

Ref. No. 186  
21 APR 2023  
-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



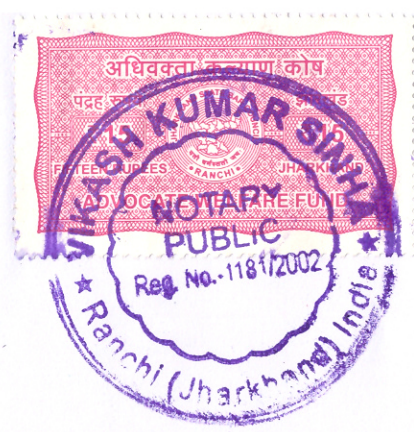
This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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 फोटोकॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



21/04/23






I, **Pramod Kumar Gupta** S/o Sri Baidyanath Prasad, Resident of C/o 218, Flat No. 4C Ratan Height Tagore Hill, Road, Morabadi, Ranchi, Jharkhand - 834008, do hereby solemnly affirm and declare as follows: -

1. That I am Director of M/s Loyala Maurya Estates Pvt Ltd.
2. That I have no any U. C. Case pending against me or my aforesaid firm.
3. That I have to moveable and immovable property which is more than 2500000/- (Rupees Twenty Five Lakh Only).
4. That we shall submit the Labour Licence within the period of 5 – 6 Months.
5. That the Jitendra Kumar Ram is the Supervisor of our site.
6. That aforesaid contents are true to the best of my knowledge and belief.

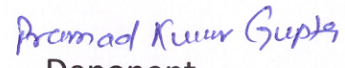
21 APR 2023

Sworn and signed this affidavit on 21.04.23

The deponent who has been

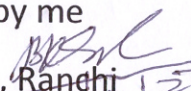
identified by Sri 

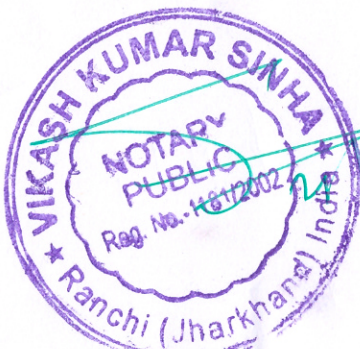
Advocate, Ranchi

  
Deponent

Identify by me

Advocate, Ranchi

  
21/4/23  
Signature Attested on  
Identification of Lawyer





## Form 'C'

## REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under **section 5** to the following project under project registration number **JHARERA/PROJECT/101/2021** (Building Permit No. **RRDA/AH/0324/2020** Date **12/04/2021**) :

**ROYAL PALMS**

**Pundag T.O.P. to Alam Chowk Road , Pundag  
Nagri ,Ranchi  
Jharkhand , 834004**

1. Company **LOYALA MAURYA ESTATES PRIVATE LIMITED** having its registered office / principal place of business at **KUTCHERY ROAD** .
2. This registration is granted subject to the following conditions, namely :-
  - (i) The promoter shall enter into an agreement for sale with the allottees as provided in 'Form G'
  - (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
  - (iii) The promoter shall deposit seventy percent of the amount realised by the promoter in a separate account (Account Number **251905000272**) to be maintained in a schedule bank - **ICICI BANK** to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4.
  - (iv) The registration shall be valid for a period of **4 years and 8 months** commencing from **12/04/2021** and ending with **16/12/2025** unless extended by the Authority in accordance with section 6 read with rules regulation made under;
  - (v) The promoter shall comply with the provision of the Act and rules and regulations made under;
  - (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter , the Authority may take necessary action againsts the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated : 08/09/2021

Place : Ranchi, Jharkhand



Note :- This is a computer-generated document and no signature is required .

**Id:** JHARERA/PROJECT/101/2021

**Password:** Your Registered Phone Number

**Note - You must change your password after first login.**



# Ranchi Regional Development Authority (RRDA)

## FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. **RRDA/AH/0115/2020** Date **16/12/2020 5:30:53 PM** permission is hereby granted in favor of,

Smt / Shri **DINESH MANDAL PURUSHOTTAM KUMAR SANTOSH KUMAR MAHTO KRISHNA KUMAR HARIHAR MAHTO BASANT KUMAR MAHTO AND BAHURA MAHTO**

For :

- a) Construction of a **New** building
- b) Reconstruction of **New** building
- c) Alteration of **New** building
- d) Alteration or additions in the existing building
- e) Institution of change of the use of building **Residential** (Specify)

In respect of Plot No. (CS) **59,60,62,65** Plot No. (MSP) **59,60,62,65** Khata No. **56,106,263** Holding No. Village **Pundag** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- a) The land/ Building shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- c) Parking space measuring **2488.42** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- d) The land over which construction is proposed is accessible by an approved means of access of 0 m. width.
- e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- f) The applicant shall free gift 0 m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- g) The permission is valid for period of **16/12/2025** with effect from the date of issue.
- h) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- i) Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- j) Any other conditions.



Memo No. **RRDA/AH/0324/2020**, Date **12/04/2021 04:30:57 PM**

Copy along with 3 copies of the approved plans to

Smt / Shri **DINESH MANDAL PURUSHOTTAM KUMAR SANTOSH KUMAR MAHTO  
KRISHNA KUMAR HARIHAR MAHTO BASANT KUMAR MAHTO AND  
BAHURA MAHTO**



Name : **RAJ KUMAR**  
Designation : **Vice  
Chairman**  
Organization : **Personal  
Authorized Officer / Authority**

Copy with a copy approved plan forwarded to the **Ranchi Regional Development Authority (RRDA)** for information.





Notarised under Notaries Act-1956  
and Notaries Rules 1956 by Govt.  
of Jharkhand Ranchi (India)

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 6b42baee697fee42f139

**Receipt Date :** 21-Apr-2023 05:21:29 pm

**Receipt Amount :** 100/-

**Amount In Words :** One Hundred Rupees Only

**Document Type :** Bond

**District Name :** Ranchi

**Stamp Duty Paid By :** EKANSH BACHCHAN

**Purpose of stamp duty paid :** BOND

**First Party Name :** EKANSH BACHCHAN

**Second Party Name :** N A

**GRN Number :** 2316836228

This stamp paper can be verified in the jharnibandhan site through receipt number :-



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







I, **Ekansh Bachchan** S/o Late Rahul Shrivastava, Resident of B/2, Ashok Vihar, Ashok Nagar, Dist. – Ranchi, Jharkhand – 834002, do hereby solemnly affirm and declare as follows: -

1. That I am Director of M/s Loyala Maurya Estates Pvt Ltd.
2. That I have no any U. C. Case pending against me or my aforesaid firm.
3. That I have to moveable and immovable property which is more than 2500000/- (Rupees Twenty Five Lakh Only).
4. That we shall submit the Labour Licence within the period of 5 – 6 Months.
5. That the Jitendra Kumar Ram is the Supervisor of our site.
6. That aforesaid contents are true to the best of my knowledge and belief.

21 APR 2023

Sworn and signed this affidavit on 21.04.23

The deponent who has been identified by Sri .....  
Advocate, Ranchi

*Ekansh Bachchan*  
Deponent



Identify by me  
*[Signature]*  
Advocate, Ranchi

Signature Attested on  
Identification of Lawyer