

AFFIDAVIT

Sl. No. ....

27542

B.D.B.A. ....

SL. No. 830

Date 4/4/24



**BEFORE THE NOTARY PUBLIC BOKARO**

**AFFIDAVIT**

I Birendra Kumar, S/O of Sri Nand Lal Nayak, aged about 39 years, by faith Hindu, by occupation-business, resident at Nehru Chowk, Harina, Dist.- Dhanbad in the state of Jharkhand do hereby solemnly affirm and declare as follows

1. That, I am a designated director of "Malti Residency Infra Projects Pvt. Ltd." Situated at Flat No.-7/301, 3<sup>rd</sup> Floor, Tulshi Enclave, Abhimanyu Nagar, Chas, Bokaro, Jharkhand.
2. That, I am applying for the Builders Registration of our company "Malti Residency Infra Projects Pvt." At Ranchi Smart City Corporation Ltd., Dhurwa, Ranchi.
3. That, I ~~will~~ applied for **Labour Licence** and will submit the same within 3 months after sanction of MAP from Ranchi Smart City Corporation Ltd., Dhurwa, Ranchi.
4. That, all the details mentioned above are true to the best of my knowledge.
5. That, I am swearing this affidavit for needful and to submit it before the authority concerned.

**Verification**

I do hereby declare that the above statement are true to the Best of my knowledge and belief and I have signed this at Bokaro on ..... 4/4/24

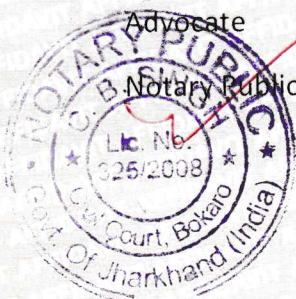
For Malti Residency Infra Projects Pvt. Ltd.

*Birendra Kumar*  
DIRECTOR

Signature of Deponent

The declarant has deposed before me who is dully identified by

Sri..... *Chandrasekhari*



Advocate  
Notary Public, Bokaro

*4/4/24*  
**C. B. SINGH**  
NOTARY PUBLIC  
CIVIL COURT, BOKARO  
LICENCE NO.-325/2008

Identified by Me

Advocate, Bokaro

*[Signature]*



AFFIDAVIT

SI. No. ....

27543

BDBA  
SL No. 1143  
Date 25/4/24



A F F I D A V I T

I, **Birendra Kumar**, aged about -39 years, son of Sri Nandlal Nayak, Director of **Malti Residency Infra Projects Private Limited**, Regd. Address Flat No.-7/301, Tulsii Enclave, Abhimanyu Nagar, Chas, Bokaro, District - Bokaro, State Jharkhand, do hereby solemnly affirm and state as follows:

1. That, I am Citizen of India & Designated Director of Malti Residency Infra Projects Pvt. Ltd.
2. That, we have Immovable Property in form of multiple Land & Building at Bokaro worth **Rs. 79,69,000.00**
3. That, we have Movable Property or Assts in form of
 

Plant & Machinery: -	Rs. 17,57,832.00
Toyota Fortuner & Innova (Car): -	Rs. 35,14,467.00
Tata Safari (Car):-	Rs. 27,24,000.00
Mahindra Thar (Car):-	Rs. <u>7,85,902.00</u>
Total of Movable Property: -	<b>Rs. <u>87,82,201.00</u></b>
4. That, we are not registered for works in any Departments.
5. That, we need Developer License in name of our Company for doing development work as such this affidavit is sworn.
6. That the contents of this affidavit have been read over to me and I have fully understood the same.
7. I hereby declare that the above facts/statement of the affidavit is true to my knowledge and belief and I have sworn, verified and signed on this the 25<sup>th</sup> day of April 2024.

For **MALTI RESIDENCY INFRA PROJECTS PVT.LTD.**

*Birendra Kumar*

**DIRECTOR**

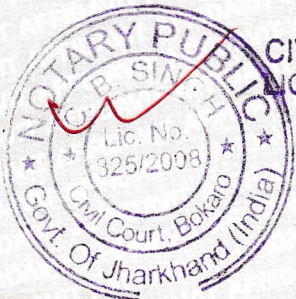
**Deponent**

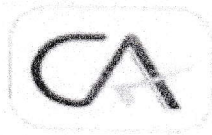
Identified by *Ms*  
Advocate, Bokaro

The deponent who has been

Identified by Sri *Chandra Shekhar*  
**Advocate**

*25/4/24*  
**C. B. SINGH**  
NOTARY PUBLIC  
CIVIL COURT, BOKARO  
LICENCE NO -325/2008





## TURNOVER CERTIFICATE

This is to certify that **M/s MULTI RESIDENCY INFRA PROJECTS PRIVATE LIMITED**, R/o at Flat No. - 7/301, Tulsi Enclave, Abhimanyue Nagar, Chas, Bokaro, Jharkhand is doing a business of Real Estate and Works Contract has a following gross turnover during the last three respective years:

<u>Financial Year</u>	<u>Gross Turnover (Rs.)</u>
2020-21	28,32,42,121.00
2021-22	27,95,61,889.00
2022-23	15,16,95,225.00
<b>Total</b>	<u><u>71,44,99,235.00</u></u>

The average turnover of last three financial year is Rs. 23,81,66,411.67 only.

The above statement has been examined and verified by me on the basis of T.D.S. certificates issued by the concern authorities, audit report and the relevant records and information produced before me and found the same in accordance there with.

Place : Bokaro Steel City  
Date : 20-10-2023

**For A A S A & Co.**  
Chartered Accountants

(CA. Anup Agrawal)  
Partner  
Membership No. 096160  
UDIN - 23096160BGWXOR3316





## **NET WORTH CERTIFICATE**

This is to certify that M/s MALTI RESIDENCY INFRA PROJECTS PRIVATE LIMITED, Flat No. - 7/301, Tulsi Enclave, Abhimanyu Nagar, Chas, Bokaro, JHARKHAND has a Total Tangible net worth of Rs. 16,00,79,465.43 as on 31<sup>st</sup> March, 2023. The details of Assets & Liabilities of M/s Malti Residency Infra Projects Private Limited is enumerated as below :

### **NETWORTH STATEMENT**

#### **Total Assets**

Fixed Assets	57,94,763.96
Investment Long Term	51,26,16,234.30
Long Term Receivables	1,73,115.00
Short Term Receivables	1,46,78,284.00
Short Term Loan & Advances	5,87,44,608.58
Inventory	73,30,13,511.48
Cash & Cash Equivalent	55,76,896.29
<b>Total</b>	<b>1,33,05,97,413.61</b>

#### **Less: Total Liabilities**

Long Term Liabilities	21,51,87,345.06
Borrowing - Short Term	73,09,84,466.80
Trade Payables	19,22,95,288.52
Expenses Payables	30,61,059.80
Short Term Provisions	2,89,89,788.00
<b>Total</b>	<b>1,17,05,17,948.18</b>

**Total Net worth** 16,00,79,465.43

The above statement has been examined and verified with the relevant records and information produced before us and found the same in accordance there with.

Place : Bokaro Steel City

Date : 20-10-2023

**For A A S A & Co.**

Chartered Accountants

(CA. Anup Agrawal)

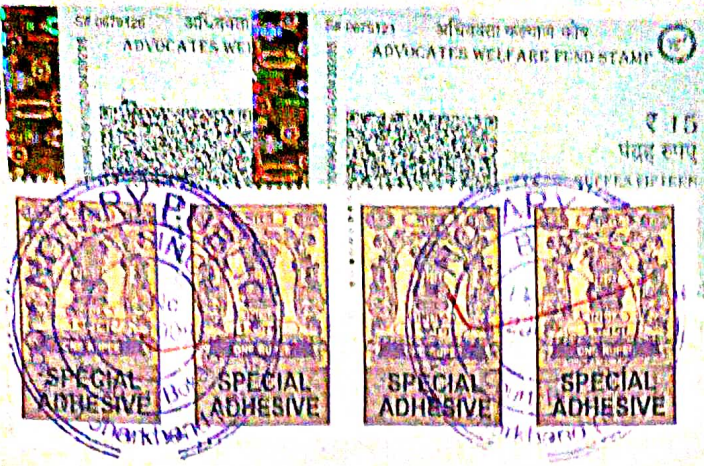
Partner

M. No. 096160

UDIN - 23096160BGWXOS7201



AFFIDAVIT



Sl. No. ....

27546

B.D.B.A. ....

SL. No. 1152

Date 25/4/24

**AFFIDAVIT**

I **Birendra Kumar**, Son of **Sri Nandlal Nayak**, aged about 39 years, Director of **Malti Residency Infra Projects Private Limited**. Regd. Address Flat No.:-7/301, Tulshi Enclave, Abhimanyu Nagar, Chas, Bokaro, Dist. -Bokaro, in the state of Jharkhand do hereby solemnly affirm and declare as follows

1. That, I am Citizen of India & Designated Director of "Malti Residency Infra Projects Pvt. Ltd.
2. That, no civil criminal case pending against me in any court or any P.S. or anywhere else in India.
3. That, I am not convicted by any court of law.
4. That, we need Developer License in name of our Company for doing development work as such this affidavit is sworn.
5. That, the contents of this affidavit have been read over to me and I have fully understood the same.
6. I hereby declare that the above facts/statement of the affidavit is true to my knowledge and belief and I have sworn, verified and signed on this 25<sup>th</sup> day of April 2024.

For **MALTI RESIDENCY INFRA PROJECTS PVT. LTD.**

*Birendra Kumar*  
DIRECTOR

Signature of Deponent

The deposed who has been identified by

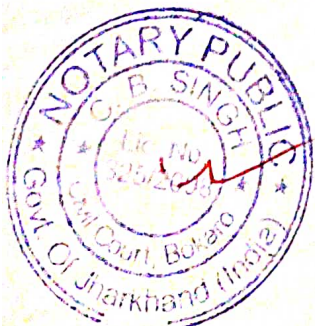
Sri. *Chandreshwar Sh*

Advocate

Notary Public, Bokaro

*Chandreshwar Sh*  
Identified by Me

Advocate, Bokaro



*Chandreshwar Sh*  
**C. B. SINGH**  
NOTARY PUBLIC  
CIVIL COURT, BOKARO  
LICENCE NO -325/2023





# वरीय पुलिस अधीक्षक का कार्यालय, धनबाद झारखण्ड

## आचरण प्रमाण पत्र

सेवा अनुरोध संख्या : 341072400307

निर्गत की तिथि 10-01-2024

**NANDLAL NAYAK, पिता - LATE SOMAR NAYAK, निवासी - 233 NEHRU CHOWK HARINA DUMRA SOUTH, थाना - बरोरा, जिला - धनबाद के आचरण की जांच संबंधित थाना से कराई गई। थाना प्रभारी, बरोरा द्वारा समर्पित जांच प्रतिवेदन के अनुसार आवेदक का नाम - पता सही है। आवेदक के विरुद्ध संबंधित थाना अभिलेख में कोई प्रतिकूल टिप्पणी अंकित नहीं है।**



वरीय पुलिस अधीक्षक,  
धनबाद

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# वरीय पुलिस अधीक्षक का कार्यालय, धनबाद झारखण्ड

## आचरण प्रमाण पत्र

सेवा अनुरोध संख्या : 341072400314

निर्गत की तिथि 10-01-2024

**BIRENDRA KUMAR**, पिता - **NANDLAL NAYAK**, निवासी - 233 **NEHRU CHOWK HARINA DUMRA SOUTH**, थाना - बरोरा, जिला - धनबाद के आचरण की जांच संबंधित थाना से कराई गई। थाना प्रभारी, बरोरा द्वारा समर्पित जांच प्रतिवेदन के अनुसार आवेदक का नाम - पता सही है। आवेदक के विरुद्ध संबंधित थाना अभिलेख में कोई प्रतिकूल टिप्पणी अंकित नहीं है।



वरीय पुलिस अधीक्षक,  
धनबाद

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# वरीय पुलिस अधीक्षक का कार्यालय, धनबाद झारखण्ड

## आचरण प्रमाण पत्र

सेवा अनुरोध संख्या : 341072400989

निर्गत की तिथि 20-01-2024

**AJAY KUMAR**, पिता - **JHARI NAYAK**, निवासी - **233 NEHRU CHOWK HARINA DUMKA SOUTH**, थाना - बरोरा, जिला - धनबाद के आचरण की जांच संबंधित थाना से कराई गई। थाना प्रभारी, बरोरा द्वारा समर्पित जांच प्रतिवेदन के अनुसार आवेदक का नाम - पता सही है। आवेदक के विरुद्ध संबंधित थाना अभिलेख में कोई प्रतिकूल टिप्पणी अंकित नहीं है।



वरीय पुलिस अधीक्षक,  
धनबाद

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Ranchi Smart City Corporation Limited  
Urban Development & Housing Department,  
Government of Jharkhand Undertaking



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**Land Allotment Order**

This is to certify that M/S Multi Residency Infra Projects Pvt. Limited Represented by Director namely, **Mr. Birendra Kumar** has been allotted the plot as detailed given below on terms & conditions mentioned with this Land Allotment Order and on the applicable terms & conditions of Jharkhand Smart Cities Land and Other Fixed Assets ( Utilisation, Allotment and Disposal) Rules, 2019 .

**Description of Land Allotment**

Application No. **RSCCLAPP022163**, Allotment Order No. 01, Issuing Date **23.11.2022** for Plot No. 17, Residential-I, Total Area (Acre) : 5.47 Acres

Name of Region- Ranchi Smart City, Dhurwa, Anchal –Namkum, District – Ranchi. PIN- 834004

1. Name of Applicant/Authorized person : Mr. Birendra Kumar
2. Plot no. As per Master Plan of ABD Area: 17
3. Utilization/ Purpose: Residential
4. Offer Price/Land Price for the Plot: Rs 36,23,50,000.00

**LANDSCHEDULE**

District : Ranchi

Anchal: Namkum

Village : Latma

Plot No. 17, Measuring 5.47 Acres equivalent to 22136.3 Sq. Meters, situated at ABD area of Ranchi Smart City bounded by:

**BOUNDARY**

NORTH : \_\_\_ Plot No. 60  
SOUTH : \_\_\_ Project Building & CRPF Camp  
EAST : \_\_\_ Plot No. 60  
WEST : \_\_\_ V4F Road

  
23.11.22

Chief Executive Officer

Ranchi Smart City Corporation Limited

Received.  
Birendra Kumar  
23/11/2022





**Ranchi Smart City Corporation Limited**  
**Urban Development & Housing Department,**  
**Government of Jharkhand Undertaking**



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**TERMS AND CONDITIONS**

With reference to your application for allotment of land/plot under the ABD area of Ranchi Smart City for residential purpose and in the auction held on 08.03.2021, you have been declared H1 bidder and on this basis, a decision has been taken to allot the land/plot on freehold basis as detailed in the land schedule (Page 1) on the basis of the following terms:-

1. That the Vendee shall get the boundaries of land allotted to it/him/her demarcated correctly at the time of taking physical possession thereof from the vendor or representative of the vendor/RSCCL.
2. That the vendee shall obtain water, drainage and power connection by making application in prescribed form to the respective authorities. Environmental clearance, fire clearance as well as ground water clearance, if required to be obtained at any stage during the tenure of allotment, the vendee shall obtain these clearances on its own and the vendor/RSCCL shall in no way be responsible for the delay or rejection of application for the above.
3. That the vendee shall be responsible for construction and maintenance of any road or drainage or any electrical installation within the allotted plot/land as per approved plan at his own cost and expenses.
4. That the vendee will adhere strictly to the development conditions laid forth by RSCCL at the time of allotment of the plot. Where any provisions are not explicitly specified, the provisions of JBBL shall be deemed to apply.
5. That an allottee must submit a building and /or a site plan to RSCCL within ten months of being granted possession and seek approval from the relevant authority under applicable law.
6. That the said Vendor was offered the plot/land on freehold basis to the allottee, with a condition to complete the project within five years and obtain completion certificate as per the rule 27.4. of Jharkhand Smart Cities Land and Other Fixed Assets (Utilisation, Allotment and Disposal) Rules, 2019.

Provided that, for construction period, an unconditional Construction Bank Guarantee (CBG) of 10% of Offer Price shall be submitted by vendee prior to allotment. If vendee fails to complete the project within five years the CBG will be forfeited.

Provided further that, if an vendee fails to complete the project within five years and fails to obtain completion certificate as per the rule 27.4 of Jharkhand Smart Cities Land and Other Fixed Assets (Utilisation, Allotment and Disposal) Rules, 2019, all the provisions related to compoundable violations will be applicable.

7. That the said Vendor will also deliver to the said Vendee SALE DEED/AND ALL OTHER concerned documents and papers of the property under sale at the time of execution/registration of this Sale Deed for his records and ready reference.
8. That the said Vendee shall hereafter peacefully hold, use and enjoy the said property as his own property without any hindrance, interruption, claim, or demand by or from the Vendor or any other persons whom-so ever under or through him.
9. That the said Vendor hereby assure the said Vendee that there is no dispute against the said property and further he is absolute owner of the above said property and the said Vendor is fully competent and authorized to sell/transfer the said property to the said Vendee and he has not done anything whereby the said Vendee may suffer any loss or damages due to the purchase of this property.

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**Ranchi Smart City Corporation Limited**  
**Urban Development & Housing Department,**  
**Government of Jharkhand Undertaking**



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10. That all the expenses on the Sale Deed i.e. cost of the stamp papers and registration charges have been borne by the said Vendee.
11. That the said Vendor has assured the said Vendee that there is no defect in the title of the said property. In case the said Vendee is deprived of the possession of the said property or any portion thereof on account of any defect in the title of the said Vendor, then the said Vendor and his estates shall be liable to compensate the said Vendee in full and for such losses and damages arising there from. The said Vendor also undertakes to execute and sign all such papers and documents regarding the said property if such necessity arises at any later stage on the request and cost of the above said Vendee without any hesitation, demand and delay.
12. That the said Vendee will become the absolute owner of the said property under sale in full proprietary rights after the execution of Sale Deed.
13. That the said Vendee will be entitled to get the said property transferred in his own name in the land records of the municipal/state after the execution of Sale Deed.
14. That the above said property is sold/transferred under the provisions of the Jharkhand Smart Cities Land and Other Fixed Assets (Utilisation, Allotment and Disposal) Rules, 2019 and the rules framed there under.
15. That in case of violation of in the nature of non-compoundable violations mentioned in the rule 31 of Jharkhand Smart Cities Land and Other Fixed Assets (Utilisation, Allotment and Disposal) Rules, 2019, Vendee shall be penalized as per the relevant provisions of Act (including all its amendments made thereafter) and any other prevailing Act, Rules etc.
16. That in case of Violations in the nature of compoundable mentioned in the rule 31 of Jharkhand Smart Cities Land and Other Fixed Assets (Utilisation, Allotment and Disposal) Rules, 2019, shall be penalised as per the relevant provisions of Act (including all its amendments made thereafter) and any other prevailing Act, Rules etc.;
- Provided that, such penal levy(s) should be minimum 5% and maximum 10% of the consideration paid, adjusted to the year in which such levy is being made;
- Provided further that, such levy(s) will be treated as arrears of land revenue and recoverable under the Bihar and Orissa Public Demand Recovery Act, 1914 as adopted by the Government of Jharkhand or recovered as per section 181 of the Act.
17. That the above said plot is fully paid and is free from all sorts of encumbrances and attachments i.e. Sale, Gift, WILL, Mortgage, Exchange, Claims, charges, disputes, litigation etc.
18. That the said Vendor does hereby agree to save harmless and keep indemnified the said Vendee against all costs, losses or expenses, which he may sustain or incur by reasons of any claim being made by anybody.
19. That now the said Vendee shall be bound by all the terms and conditions of the SALE DEED/ALLOTMENT LETTER etc. in future.
20. That the vendee shall be compliant of the provisions of Jharkhand Smart Cities Land and Other Fixed Assets (Utilisation, Allotment and Disposal) Rules, 2019. That the vendee shall submit statutory returns and furnish information if required by the RSCCL.

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