

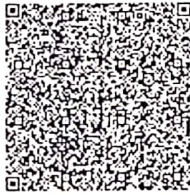


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH23847261827125R
Certificate Issued Date	: 29-Nov-2019 03:08 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0133855938368261R
Purchased by	: SANTANU GOPE
Description of Document	: Article 5 Agreement or memorandum of an Agreement
Property Description	: DEVELOPMENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SANTANU GOPE
Second Party	: NA
Stamp Duty Paid By	: SANTANU GOPE
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

2019/JSR/5284/BK1/4827

2019/89969  
02.12.19



Handwritten signature and date: 21/12/19

0005556268

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at [www.stamps.jharkhand.gov.in](http://www.stamps.jharkhand.gov.in). Any discrepancy in the details on this Certificate and its

Development Agreement

P.S. Birsanagar

Shri 150



**N. SARKAR**  
ADVOCATE, JSP COLONY

21/12/19



**SANTANU GOPE**  
ADVOCATE, JSP COLONY

21/12/19



-2-

**DEVELOPMENT AGREEMENT**

के अधीन तहसील, पंचसक्रेत तहसील, जमशेदपुर जिला, झारखण्ड राज्य, भारत के अन्तर्गत  
कार्ड नं. 1, 100 के अन्तर्गत  
प्लॉट नं. 50 के अन्तर्गत  
कार्ड नं. 100 (का) स्टाम्प-ग-200  
उपरोक्त प्लॉट, जमीन

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE 2nd DAY OF December 2019 AT JAMSHEDPUR, BETWEEN :-

निर्देशक-पदाधिकारी

Keedy Jobb

ELIV-3,90440-2  
E-2000-0

21/12/19

2 (तार) 21/12/19

**MR. SANTANU GOPE** (UID No.:- 6026 6923 7006 & PAN:- AHQPG6195F), Son of Late Gopal Gope, by faith - Hindu, by Caste-Gowala, by Occupation -Cultivation, Nationality - Indian, resident of Moharda, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the **FIRST PARTY MEMBER/ OWNER**, (which expression shall unless repugnant to the context include his legal heirs, successor s, administrators and representatives) of the ONE PART;

**AND**

**M/s. PRAVUJAGDISH REALTORS PVT. LTD.**, (PAN:- AAKCP7623F), a Private Ltd. Company incorporated under Indian Companies Act 2013, having its Registered Office at 252 Co-operative Colony, Bokaro Steel City, Bokaro, Jharkhand and Head office at 1<sup>st</sup> Floor, B. N. Tower, Sradhanand Road, Ranchi, Jharkhand represented by its present Director **MR. GAJENDRA PANDEY** (UID No.:-5659 4114 2091), Son of Sri Dhanjee Pandey, by faith - Hindu, by Caste Brahmin, by Occupation

Contd...3/

जोगेश्वर गौर  
2018/2009  
3-11-17  
2018/2009  
मोहार्दा  
2018/2009

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: 3 :

Whereas the Jogeshwar Gour and others were the settled raiyats of Mouza Moharda, Thana No: 1200 and during their life time they reclaimed the waste land and converted into paddy lands; A n d

Whereas in the Revisional Survey Settlement Operation in the year 1937, the land mentioned under Khata No: 24, of Mouza Moharda, was recorded in the names of said Jogeshwar Gour and others and they were growing various crops in the aforesaid land, on payment of rent to the Landlord through Circle Officer Jamshedpur; A n d

Whereas the present records of right of Khata No: 6 of Mouza Moharda, Survey Ward No: 17 JNAC has been prepared from R. S. Khata No: 24 of Mouza Moharda, Thana No: 1200, in the names of Kandra Gour, son of Jogeshwar Gour, and his other co-sharers; A n d :

Whereas in the remarks column of aforesaid Khatian, the Plot Nos: 464, 465 and other plots have been shown in the exclusive possession of said Kandra Gour; And;

Whereas said Kandra Gour died leaving behind his three sons namely the present Vendors as his legal heirs and successors, who jointly inherited and came in possession over the aforesaid land left by their deceased father Kandra Gour; A n d

Whereas the present Vendors are in joint possession over the aforesaid land measuring 0.06.10 Hectare in New Plot No: 464, land measuring 0.01.60 Hectare in New Plot No 465, both recorded under New Khata No 6, and other lands in Mouza Moharda, Survey Ward No 17, JNAC, within P.S. Birsanagar, Thana No 1200, Town Jamshedpur, District East Singhbhum; And

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- 28/12/18
- 28/12/18
- 28/12/18
- 28/12/18
- 28/12/18

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: 4 :

Whereas the purchaser approached the Vendors to purchase land measuring 0.06.10 Hectare in New Plot No 464, land measuring 0.01.60 Hectare in New Plot No 465, both corresponding to R.S. Plot No 4432, ( Total land measuring 0.07.70 Hectare i.e. Nineteen decimals more or less) both recorded under New Khata No 6, corresponding to R.S. Khata No 24, situated at Mouza Moharda Survey Ward No: 17 JNAC, within P.S. Birsanagar, Thana No 1200.. ,Town Jamshedpur, District East Singhbhum, more fully described in the schedule below, on a total consideration of Rs.8,05,700/- ( Rupees Eight Lakhs Five Thousand Seven Hundred ) only And accordingly the present Vendors have also agreed to sell the aforesaid land more fully described in the schedule below to the present purchaser, on the said total consideration amount, on the following terms and conditions as stated below ::

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS;**

1) That in Pursuance of the aforesaid agreement and in consideration of a sum of Rs.8,05,700/- ( Rupees Eight Lakhs Five Thousand Seven Hundred ) only already paid by the purchaser to the Vendors, the receipt of which sum the Vendors above named already admitted and acknowledged as full, final and the highest consideration amount against the sale of the land mentioned in the schedule below the Vendors by these present do hereby sell, convey, transfer, deliver and assign all that property described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendors and/or any other

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: 5 :

person or persons claiming under him, together with all rights, title and possession which the vendors here-before enjoyed in respect of the schedule below property.

2) That the Vendors have handed over the peaceful possession of the schedule below land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendors are completely divested of all their rights, title, interest in the schedule below property and henceforth the Vendors shall cease to have any manner of title to the said property and claim on the said property.

4) That from this day the purchaser shall enjoy and possess the said property in any manner according to his desire and requirements as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get his name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendors are the sole and bonafide owners of the aforesaid lands and they are fully entitled to dispose off the schedule below land to the purchaser.

**6) THAT THE VENDORS HEREBY ASSURE THE PURCHASER AND COVENANTS:**

a) that the vendors are the lawful owners of the schedule below land and accordingly they have transferred the same in favour of the purchaser.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said land.

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3.11.17-21/18  
28/01/2008  
S. D. Singh  
28/01/2008

:6:

c) that the schedule below land or any part thereof being lost to the purchaser, on account of any defect in the title or possession of the vendors, then in that case all the legal heirs and successors of the vendors shall be bound to make good the loss which the purchaser may sustain in future.

d) that the vendors have paid rent, cess and/or other charges /taxes of the aforesaid land to the concerned authority upto date.

e) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below land.

7) That as per order of Deputy Commissioner, East Singhbhum, the stamp duty has been paid on a Value of Rs.12,54,000/- only.

8) That the Vendors have further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below land.

9) That the vendors have handed over all the relevant documents, and title deeds in connection with the schedule below property, to the purchaser.

**"SCHEDULE"**

All that Piece and Parcel of land measuring 0.06.10 Hectare in New Plot No 464, land measuring 0.01.60 Hectare in New Plot No 465, both corresponding to R.S. Plot No 4432, ( Total land measuring 0.07.70 Hectare i.e. Nineteen decimals more or less) both recorded under New Khata No 6 corresponding to R.S. Khata No 24, situated at Mouza Moharda Survey Ward No: 17 JNAC, within P.S. Birsanagar, Thana No 1200, Town Jamshedpur, District East Singhbhum, District Sub-registrey office at Jamshedpur, which is bounded as follows:-

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Handwritten signature on the right side of the page.

: 7:

Boundary of Plot No: 464

North : Plot Nos: 462, 463, 465 and 466

South : Plot No: 472

East : Rasta

West : Plot No: 471

Boundary of Plot No: 465

North : Plot No: 461

South : Plot No: 464

East : Plot No: 462

West : Plot No: 466

Annual rental of Rs. 4/- payable to the Circle Officer Jamshedpur.

IN WITNESSES WHEREOF the Vendors have signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:-

1) *Nirmal Kumar Jaiswal*  
26-8-2009

2) *Ramesh Kumar*  
26-8-2009

Drafted, read over and explained the contents of this sale deed to the Executants/Vendors in Hindi who found and admitted the same to be true and correct.

Typed by:

*Md. Umar*  
Md. Umar, JSR Court.



*Advocate*  
Advocate 26-8-2009

परीक्षा 2013  
26/11/12  
34/1/12  
28/11/12  
सुब्रह्मण्य  
26/11/12

*[Handwritten signature]*

: 8 :

NAME OF THE PURCHASER:-

MR. SANTANU GOPE



Attested

Mr. B. N. Agarwal

संतानु गोपे



Signature and finger print of left hand of the purchaser.

Certified that the finger Print of Left hand of each person whose Photograph is affixed in this document have been obtained by me or before me

*[Handwritten signature]*  
B. N. Agarwal



21/12/19  
21/12/19  
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21/12/19

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proportionate share of land and Together with common utility services, advantages, amenities, privileges etc. i.e. The owner's share/ allocation in favour of the first party member more specifically described in the Schedule 'B' hereunder written. Further the Second party/ Developer will have sole and complete right of 60% construction i.e. 60% flat/s and parking space, roof etc. and full right to transfer the said unit/s to any intending buyer and give delivered possession of the same.

12) That the first party member have absolute right to sell, gift, mortgage, etc. in respect of his respective portion morefully described in Schedule 'B' below and have also right to receive the consideration amount from its intending purchaser/s and similarly Second Party member has absolute right of rest 60 % portion of units (more fully described Schedule 'C' below) and has fully entitled to sell, gift, to any intending person/s, buyer/s, and also mortgage or transfer the same in any manner according to the Apartment Act. and also have right to receive the consideration amount from its intending buyers.

13) That by this document Second Party have fully entitled to sell its respective share i.e. 60 % consisting of flats, parking etc. to any intending purchaser and to sign such documents and execute the deed i.e., sale, transfer, conveyance, contract, or any document or documents in favour of the intending purchaser/s and present the same in any register, Sub- Registrar or District Registrar or Officer empowered to register the document under the Indian Registration Act and admit execution for the same and also right to receive the consideration amount from its intending purchaser/s.

14) THAT THE FIRST PARTIY MEMBER HEREBY DECLARE AND COVENANT :-

a) That he is the lawful owner of the Schedule 'A' below premises and there is no other co-owner, co-sharers owner of the said land.

b) That the prior to execution of this Development agreement the first party member has not sold or transferred or conveyed the Schedule 'A'

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below property or part thereof to any party, persons or concern nor entered in any similar Agreement with any one else and the same is free from all encumbrances, charges, mortgages litigation pending suit/case in any court or office.

c) That the first party member hereby assures the Second party to execute or sign any further paper, plan drawing document etc. in favour of the Second party and for the interest of the proposed building to be constructed thereon and for disposing of Second party's allocation to various parties.

d) That the first party hereby assures the Second party to extend all his co-operation for the development of the said land and or disposal of the proposed flat/s parking falling to the share of the Second party to the intending buyers or parties.

e) That after getting delivery of possession of owner's allocation, the first party shall be liable to pay the maintenance and electricity charges with respect to the unit/units under his allocation.

15) THAT THE DEVELOPER/SECOND PARTY HEREBY DECLARES AND COVENANTS:-

a) That the Second party will be entitled to enter agreements with various intending buyers in respect of its/their allocation/ share.

b) That the expenses that may be incurred towards preparation of building plan, passing of such plan or plans, payment to owners, architect, civil engineer, labors, workmen, guard, purchase of the building materials, fixtures, fittings, installation and or other service connection to be installed therein documentation, any miscellaneous charges, levied, fines penalties imposed by Municipality/J.N.A.C. or any other authorities during the construction will be borne by Second party.

c) That the Second party shall take all responsibilities towards construction of proposed building and in case of any accident or incident

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or theft or damage that occurs during the period of construction the Second party will be totally responsible for the same. In case of any dispute that may arise between the Second Party and other buyers, or any concern etc. in such event the First party shall in no way be liable or questionable for such incident, occurrence, event or proceedings..

16) THAT BOTH THE PARTIES HEREBY DECLARE AS FOLLOWS:-

a) The parties shall be fair and honest and none of the parties shall cheat, deceive and deprive the other. The deprived party shall have right to take the shelter of law in proper court of law/or through recourse to law.

b) The parties shall put and render their sincere efforts for the grand success of the proposed project, which however shall never be constituted for any partnership between the parties.

c) The Second party shall or may publish in news paper or any media for disposing of its/their area i.e. the Developer's Allocation to the intending buyers or parties and have also right to enter in to buyers agreement to its intending buyers.

d) The parties hereto shall save harmless and keep indemnified each other against any loss, damage, incident suit or proceedings.

e) The parties may on mutually agreeable conditions alter or amend any terms of the Development Agreement and /or include or modify, exclude any further terms therein, if found necessary.

f) The parties hereof including their respective heirs, successors, successors-in-office, administrators, legal representatives and /or person claiming through or in trust of them shall comply, honor and abide by all terms of the agreement.

g) All disputes and differences arising out of this agreement between the parties regarding interpretation of terms and conditions herein contained

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21/12/19  
21/12/19  
21/12/19

-12-

may be referred to arbitrator under the provision of Indian Arbitration and conciliation Act, 1996.

h) That by execution of this development agreement, the owner/First Party will empower the builder to sell 60% of Builders allocation as demarcated in map or the units to any intending purchaser and receive the consideration amount for the same with respect to its allocation area morefully described in Schedule 'C' below.

i) The parties herein including their heirs shall be fair and none of them shall cheat, deceive and deprive the other the deprived shall have right to take shelter of law under specific of performance act, relief act and damages and or any other act that may suit to the parties.

17) That the Second party shall indemnify and keep indemnified the First party from and against all criminal or administrative proceedings, fines penalties and all other cost, charges expenses damages, incurred or suffered by the first party in course of development of schedule below property.

18) That the second party shall be entitled to put up any hoarding or boards upon the schedule below property advertising development construction of Apartment and for its sell if necessary.

19) That the Second party shall be entitled to enter into agreements for sale of flats, parking spaces and other tenements falling its share / deliver the possession of flats, parking spaces and other tenements to its purchaser/s only after deliver the possession of share of Flats, parking space and other tenements to the first party;

20) That both the parties agree that if any levy is imposed by any other public body/ bodies for the Development/betterment of the area in which the said property is located or any other levy becomes applicable on the said property or the Building thereon, then the same shall be paid by

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-13-

the land owner and his purchaser and also by the developer and its purchaser.

21) That the First party member has handed over his landed property morefully described in Schedule 'A' below to the Second party peacefully and he also undertake that this land is free from all encumbrances, lien and charges and this holding is not mortgaged anywhere for availing financial facility.

22) That the second party shall supervise, manage, and look after the construction of the proposed building and other affairs of the proposed project and shall be entitled to appoint employees, workmen, civil experts, architect, civil engineer, skill labors agent staffs, guards, etc, and shall or may discharge such labors or staffs as when necessary and similarly the first party has also right to inspection the same.

23) That the Second party shall pay all the taxes and other charges with respect to schedule below property for the period from executions of this Agreement. The First party member shall be liable to clear up all the dues prior to execution of this agreement.

24) That the First party member hereby declare that if there is any defect of title, possession or for any action of the First party the Second party is derived from the aforesaid property in question hereby sold, fully described in schedule below, in that event the First party will be bound to compensate the second party for all its loss and damages.

25) That if any misunderstanding arise between the parties then the court of jurisdiction of Jamshedpur or its highest court.

26. That both the parties will obey the above mentioned terms and conditions faithfully.

27. That the first party member has delivered all the original documents together with original sale deed in connection of said land

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2/12/19  
2/12/19  
2/12/19  
2/12/19

In Witness whereof both the parties have put their respective signature in presence of the witnesses after going through the content found it to be true and correct

*[Signature]*  
2/12/19

**Witnesses :-**

1. SURAJ GUPTA *[Signature]*  
Moharada, Bisanganu  
JAMSHEDPUR, EAST SINGHBHUM, JHARKHAND

2. *[Signature]*  
Suresh Kumar Pandey,  
Dinkar Path,  
Bacidoh Bashi  
Jamshedpur-17

*[Signature]*

Signature of the first party member

*[Signature]*

Signature of the Second party member

TYPED BY :

*[Signature]*

DRAFTED BY :

*[Signature]*  
ADVOCATE 2/12/19

Certified that the finger prints of the left hand of each person, whose photographs is/are affixed in the document, have been obtained by me or before me.

*[Signature]*  
Advocate.  
2/12/19

21/11/19  
21/11/19  
21/11/19

-14-

27. That both parties shall be just fair and faithful to each other in connection with the aforesaid transfer and transaction and either party shall not deprive the other if so the deprived party shall have every right to take the shelter of law.

#### SPECIFICATION

1. **FOUNDATION** : RCC Column
2. **STRUCTURE** : RCC fram structure
3. **WALLS** : Brick Work
4. **WALLS WASH** : Plaster and POP.
5. **FLOOR** : Vitrified Tiles.
6. **DOOR** : Flush Door.
7. **WINDOW** : Aluminum glazed windows
8. **TOILETS** : Tiles and Standard fittings.
9. **KITCHEN** :- Hind ware or equivalent.
10. **Santiary fitting** : Stainless Steel sinks
11. **WATER SUPPLY** : Connected with deep bore well with overhead tank and connected by electric pumps.
12. **ELECTRICAL** : Anchor or equivalent
13. **OTHER** : Lift;

**Note** : All sizes, specifications, layout etc., are subject to variation/ addition/ alteration as directed by Second party.

That the multistoried building consisting of several residential flats, parking/s etc., with all advantages, services, and other facilities being provided therein, constructed over the Schedule 'A' below holding, and the entire multistoried premises shall be known as "JAGDISH GOPAL RESIDENCY"

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21/12/19  
21/12/19  
21/12/19

-15-

This Deed valued at

Value of land Rs.1,56,17,600/-only.

**SCHEDULE :- 'A'**

ALL THAT piece and Parcel of land measuring 0.06.10 Hectare, i.e. 15 Decimals, in New Plot No. 464, recorded under New Khata No. 6, corresponding to R.S. Plot No. 4432, recorded under R.S. Khata No. 24, of Mouza - Moharda, Survey ward No. 17. J.N.A.C. Thana No. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, District Sub-Registry Office at Jamshedpur, which is bounded as follows :-

North : First Party Nij;

South : First Party Nij;

East : Road;

West : Plot No. 471;

**SCHEDULE- 'B'**

(Land owner's allocation)

The "Land owner's/ first Party member" allocation shall mean and include 40 % of constructed area i.e. Flats (each floor), Parking Space in parking area in the proportionate ratio of the respective flats along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' below and the division/ demarcation of Share between First Party and Second Party. This demarcation will be done just after sanction of Building Plan.

**SCHEDULE- 'C'**

(Developer's allocation)

Save and except the first party's allocation, the Developer's allocation shall mean and include the remaining of constructed area of 60% i.e. flats, parking space, together with all common spaces and roof etc. along with its undivided proportionate share of land in the proposed building to be constructed over the Schedule 'A' below and the division/ demarcation of Share between First Party and Second Party. This demarcation will be done just after sanction of Building Plan.

Contd...16/



नाम - अधिसूचित क्षेत्र जमशेदपुर

वार्ड संख्या - 17

वाटर संख्या - 2

राजस्व थाना - धाटशिला

जिला - सिंहभूम

पैमाना - 1 से.मी. = 20 मी.

सन् - 1989-90 ई.

5 काल रंग चिह्नित प्लॉट नं० 464 क्षेत्र 0-06.10 Hectar 15 Decimal 6534 Sqft  
श्रवात नं० 6 R.S plot no 4432

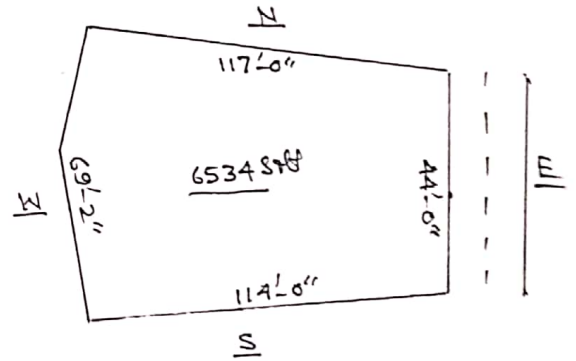
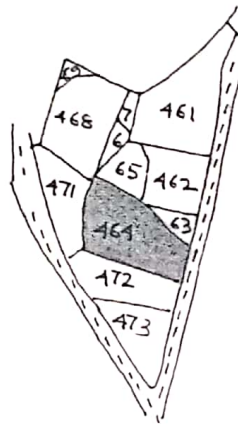
Boundary :-

NORTH - Vendor Nij

SOUTH - Vendor Nij

EAST - Road

WEST - plot no 471



अ. नं० ४६४

*[Handwritten signature]*

R/S/1/5



N.N. Raut Land Survey  
Amin  
Nityananda Raut  
Mango S.S.R

# JAMSHEDPUR(NAC), JAMSHEDPUR(NAC)

**HOLDING TAX DEMAND**  
(THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section  
Account Description : Holding Tax & Others  
Assessment Type : New Assessment  
Property Type : Vacant Land

Ward No : 1

SAF No : SAF562808281119053532

Print Date Time : 28-11-2019 17:37

Name : Santunu gope  
Gurdian Name : C/O:-

Address : Moharda, p-s - birsanagar, Thana No- 1200, town - jsr , , -  
MOB : 9431524989 [To Update please call free 18001212241 or +91-651-7145511 ]

Yearly Tax Details		
ARV	Effect From	Yearly Tax
0	1/2016-2017	908.00

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advance Amount	Total Dues
FY : 2016-2017 QTR : 1	FY : 2019-2020 QTR : 4	2,724.00	908.00	0.00	2,684.00	0.00	6,316.00
Total Demand		6,316.00					
Total Demand (In Words)		Six Thousand Three Hundred and Sixteen Rupees Only					

**Note:-**

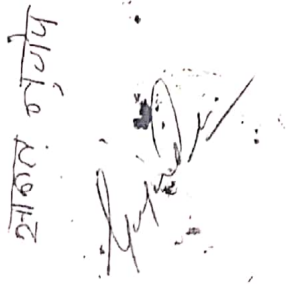
- Avail 5% rebate on yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year . After 30 June Penalty @1% Per Month will be levied.
- This is only demand and not Payment Receipt (यह भुगतान नहीं, मांग रसीद है।)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no for amount paid. If SMS is not received verify your paid amount by calling toll free no. 18001212241 or +91-651-7145511

Issued by JAMSHEDPUR(NAC)

For Details Please Visit : udhd.jharkhand.gov.in  
or Call us at 18001212241 or +91-651-7145511

In Collaboration With  
Sparrow Softech Pvt. Ltd.

h/ke  
2/11/19



# PRAVUJAGDISH REALTORS PVT.LTD.

CIN: 45400JH2019PTC013426

**ABSTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF PRAVUJAGDISH REALTORS PVT. LTD HELD ON 17TH DAY OF SEPTEMBER, 2019, AT 11:00 A.M. AT ITS REGISTERED OFFICE AT PLOT NO 252, CO OPERATIVE COLONY, BOKARO STEEL CITY, 827001, JHARKHAND.**

Resolution passed in annual General meeting it is informed by the Board of Directors that in order to Execute the documentation with all Department related to registration, legal, documentation & pursue of document in state of Jharkhand Mr. Gajendra Pandey, Director of the Company shall be authorized for and on behalf of M/s Pravujagdish realtors Pvt. ltd to execute all documents with all concerned Departments.

Members of the Board unanimously agreed with each other and passed the following resolution:

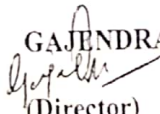
**RESOLVED THAT** in order to Execute the documentation with all concerned Departments related to registration, legal, documentation, & pursue of documentation in state of Jharkhand Mr. Gajendra Pandey, Director of the company be and is hereby authorized for and on behalf of M/s Pravujagdish Realtors Pvt. ltd to execute all documents with the all concerned departments in the state of Jharkhand

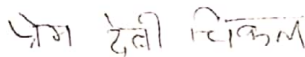
**"RESOLVED FURTHER THAT** the Signature of Mr. Gajendra Pandey is sufficient. The signature of Mr. Gajendra Pandey is attested by the other Directors.

The Signature of Mr. Gajendra Pandey

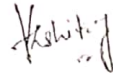
Certified to be true Copy

For PRAVUJAGDISH REALTORS PVT. LTD  
Pravujagdish Realtors Pvt. Ltd.

  
GAJENDRA PANDEY  
(Director)  
DIN No. 03533928



PREM DEVI CHIKAL  
(Director)  
DIN No. 08558944



ARUNABH KSHITIZ  
(Director)  
DIN NO. 08558943

Corporate Office: 1st Floor, B N Tower, Sradhanand Road, Ranchi-834 001, Jharkhand.  
Regd. Office 252, Cooperative Colony, Bokaro Steel City-827 001, Jharkhand.  
Ph. No.: +91 6542 259227



सत्यमेव जयते

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that PRAVUJAGDISH REALTORS PRIVATE LIMITED is incorporated on this Tenth day of September Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45400JH2019PTC013426.

The Permanent Account Number (PAN) of the company is **AAKCP7623F** \*

The Tax Deduction and Collection Account Number (TAN) of the company is **RCHP02300E** \*

Given under my hand at Manesar this Tenth day of September Two thousand nineteen .

DS MINISTRY OF  
CORPORATE AFFAIRS 27

Digital Signature Certificate  
MUKESH KUMAR  
Deputy Registrar Of Companies  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

PRAVUJAGDISH REALTORS PRIVATE LIMITED  
PLOT NO. 252, CO-OPERATIVE COLONY, BOKARO STEEL CITY,  
BOKARO, Bokaro, Jharkhand, India, 827009



\* as issued by the Income Tax Department



Date of Application for the copy	19/10/19	Date fixed for the requisite n stamps and folios	19/10/19	Date on which the copy was ready for delivery	22/10/19	Date of mading over the copy to the applicant	22/10/19
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FOLIO NOT AVAILABLE

स्वी प्रतिलिपि अंतिम प्रकाशित खतियान के खेरास संख्या 5325

खाला नं० 6, जयसोदरपुर अधिव्यापी क्षेत्र, जिला पूर्वी सिंहभूम।

खतियान की क्रम सं०	अधिव्यापी का नाम जिला का नाम जामिनी और तियास	खेरास संख्या		खेरास सं०		शुल्की सं०	अधुक्ति	समाने बतार कि उस पर कब्जा कैसे है		(1) अधिव्यापी रैवत कर हैसियत और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, आरंभ की तिथि। (3) कोई विशेष शर्त और अनुबंध बात यदि हो।
		खेरास संख्या	खेरास संख्या	शुल्की सं०	शुल्की सं०			बन्दबस्त उचित लगान यदि हो 1 लगान 2 सेस	पर नाही लगान वाले हरेक प्लॉट के बन्दबस्त उचित लगान यदि हो 1 लगान 2 सेस	
1										
6	कामना झांस जिला- खेरास 53 जयसोदरपुर अधिव्यापी क्षेत्र जिला पूर्वी सिंहभूम। खेरास 1412 जयसोदरपुर अधिव्यापी क्षेत्र जिला पूर्वी सिंहभूम। खेरास 1413 जयसोदरपुर अधिव्यापी क्षेत्र जिला पूर्वी सिंहभूम। खेरास 1414 जयसोदरपुर अधिव्यापी क्षेत्र जिला पूर्वी सिंहभूम। खेरास 1415 जयसोदरपुर अधिव्यापी क्षेत्र जिला पूर्वी सिंहभूम। खेरास 1416 जयसोदरपुर अधिव्यापी क्षेत्र जिला पूर्वी सिंहभूम। खेरास 1417 जयसोदरपुर अधिव्यापी क्षेत्र जिला पूर्वी सिंहभूम।	खेरास संख्या	खेरास संख्या	शुल्की सं०	शुल्की सं०	शुल्की सं०	अधुक्ति	बन्दबस्त उचित लगान यदि हो 1 लगान 2 सेस	पर नाही लगान वाले हरेक प्लॉट के बन्दबस्त उचित लगान यदि हो 1 लगान 2 सेस	(1) अधिव्यापी रैवत कर हैसियत और कब्जे की अवधि। (2) लगान किस प्रकार नियत किया गया, आरंभ की तिथि। (3) कोई विशेष शर्त और अनुबंध बात यदि हो।

श्रीमान सुभाष  
Dy. Sd/-

खेरास 53 का बन्दबस्त उचित लगान 0.12.00  
खेरास 1412 का बन्दबस्त उचित लगान 0.06.50  
खेरास 1413 का बन्दबस्त उचित लगान 0.10.60  
खेरास 1414 का बन्दबस्त उचित लगान 0.13.40  
खेरास 1415 का बन्दबस्त उचित लगान 0.05.40  
खेरास 1416 का बन्दबस्त उचित लगान 0.11.10  
खेरास 1417 का बन्दबस्त उचित लगान 0.11.10



