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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2b34062cf76af9032f9c

Receipt Date : 22-Oct-2021 12:00:18 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 20210000110638

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : ANJALI SINGH ( Vendor )

GRN Number : 2108049859



For Office Use :-

इस रसीद का प्रयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है।

इस रसीद का प्रयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है।

इस रसीद का प्रयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है।

22/10/2021

Rajwanta Sharma

Anjali Singh

Sheikendra

A. Kumar

22/10/2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। मुद्रांक प्रिंट 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।





सम्पत्ति का मूल्य  
893568/-

स्वाम्य... 500/-..... रूपये

Rajwantee Sharma  
22/10/2021

मार्ग दर्शिका पंजी से मिलान किया  
जमीन का दर/डी०..... 893568/-  
कच्चा कमान का दर/वर्ग फीट.....  
पक्का कमान का दर/वर्ग फीट.....  
प्रप्त पशुपालन वी भूमि घोखलर/वर्ग फीट.....

एवं आशमखल लीज की सूची में  
परिचित प्लॉट दर्ज नहीं है।

22/10/21  
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**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this the 22<sup>nd</sup> day of October, 2021 (Two Thousand and Twenty One) at Ranchi.

**BETWEEN**

(1) **RAJWANTEE SHARMA** wife of Sri Shailendra Kumar Sharma, Daughter of Shivparshan Singh, Grand Daughter of Gopal Singh, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Qtr. M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, District - Ranchi, State -Jharkhand, Nationality Indian Citizen.

(2) **ANJALI SINGH** wife of Sri Alok Kumar, Daughter of Ramshankar Singh, Grand Daughter of Ram Dahin Singh, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Qtr. M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, District - Ranchi, State -Jharkhand, Nationality Indian Citizen hereinafter called the LAND OWNERS/FIRST PARTY of the **FIRST PART**.

(1) **UID- 6690 2753 8842, PAN-IIPPS6117D, MOB- 9431589891**  
(2) **UID - 7140 6115 4934, PAN-IMQPS6754F, MOB-8709305712**

Handwritten signature and date 22/10/21

गैर मजसूबा प्रायोजित सूचि से  
खाता... 229... प्लॉट... 1996  
का मिलान किया दर्ज नहीं पाया  
22/10/21



Anjali Singh  
22/10/2021

Alok Kumar  
22/10/2021

22/10/21



Rajwantee Sharma  
22/10/2021



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22/10/2021  
Rajwantee Sharma  
Shivparshan Singh  
Ajanta Ranchi,  
Business  
[Signature]

22/10/2021

SIGNED AND DELIVERED BY THE LANDOWNERS / FIRST PARTY

Anjali Singh 2.  
22/10/2021

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SECOND PARTY/DEVELOPER/PROMOTOR








Shalindra  
22/10/2021

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Alok Kumar, 2.  
22/10/2021

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Radwantha Shetma  
22/10/2021

**AND**

**M/S BALAJEE DETECTIVE FORCE**, a partnership firm having its office at MFA-15, Argora Housing Colony, Ranchi - 834002 through its partners namely; PAN No. AAIFB9202F

(1) **SHAIENDRA KUMAR SHARMA**, Son of Ram Pukar Sharma, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Qtr. No. M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, District - Ranchi, State - Jharkhand, Nationality Indian Citizen.

(2) **ALOK KUMAR**, S/o Devendra Kumar Singh, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Ashok Nagar, Road No. 5, P.S. - Argora, District - Ranchi, State - Jharkhand, Nationality Indian Citizen hereinafter referred to as the **BUILDER /DEVELOPER /PROMOTOR**) which expression shall include and mean his representatives, his heirs, agents etc. of the **SECOND PART**).

(1) **UID- 2877 0928 4472, PAN-BRKPS9717F, MOB- 9431589891**

(2) **UID- 6015 5133 6751, PAN-AYAPK9038J, MOB- 8709305712**

WHEREAS Landowner No. 1 Rajwantee Sharma is the absolute owner and in possession of the land mentioned below and is having well and sufficiently entitled to all that piece and parcel of land measuring 5 Decimals being portion of R.S. Plot No. 1095 under Khata No 279 situated at Village - Pundag, Revenue P.S. Ranchi, P.S. No. 228, at present P.S. - Jagarnathpur, District - Ranchi, bearing Holding No. 0370006238000Z0 within Ward No. 37 of Ranchi Municipal Corporation, Ranchi which he has purchased from Shrishth Kashyap, Amreshwar Kashyap alias Sajjan Kashyap through Power Holder Sri Vijay Kumar Gupta son of Late Raghuwar Dayal vide Power Book No. IV, Volume No. 55, Page No. 467 to 518, Power Deed No. 749 dated 16.10.2017 registered in the office of District Sub registrar, Ranchi) vide Sale Deed no. 5756/5164 dated 27.06.2018 which is entered in Book No. 1, Volume No. 519, Page No. 531 to 624 in the year 2018 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after purchase Rajwanti Sharma became the absolute owner of the said land and got his name mutated in Circle Office and his name is entered in Volume no. 43, page no. 50 of Nagri Anchal Register-II. He is coming in peaceful possession over the said land.

AND WHEREAS Landowner No. 2 Anjali Singh is the absolute owner and in possession of the land mentioned below and is having well and sufficiently entitled to all that piece and parcel of land measuring 4.09 Decimals being portion of R.S. Plot No. 1095 under Khata No 279 situated at Village - Pundag, Revenue P.S. Ranchi, P.S. No. 228, at present P.S. - Jagarnathpur, District - Ranchi, bearing Holding No. 0370006238000Z0 within Ward No. 37 of Ranchi Municipal Corporation, Ranchi which he has purchased from Shrishth Kashyap, Amreshwar Kashyap alias Sajjan Kashyap vide Sale Deed no.

*Shailendra*

*Alok Kumar*  
22/10/2021



*Rajwantee Sharma*

*Anjali Singh*  
22/10/2021

4281/3682 dated 06.07.2017 which is entered in Book No. 1, Volume No. 390, Page No. 1 to 74 in the year 2017 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after purchase Anjali Singh became the absolute owner of the said land and got his name mutated in Circle Office and his name is entered in Volume no. 39, page no. 84 of Nagri Anchal Register-II. He is coming in peaceful possession over the said land.

AND WHEREAS Shailendra Kumar Sharma is the absolute owner and in possession of the land mentioned below and is having well and sufficiently entitled to all that piece and parcel of land measuring 5 Decimals being portion of R.S. Plot No. 1095 under Khata No 279 situated at Village - Pundag, Revenue P.S. Ranchi, P.S. No. 228, at present P.S. - Jagarnathpur, District - Ranchi, bearing Holding No. 0370006238000Z0 within Ward No. 37 of Ranchi Municipal Corporation, Ranchi which he has purchased from Shrishth Kashyap, Amreshwar Kashyap alias Sajjan Kashyap through Power Holder Sri Vijay Kumar Gupta son of Late Raghuwar Dayal vide Power Book No. IV, Volume No. 55, Page No. 467 to 518, Power Deed No. 749 dated 16.10.2017 registered in the office of District Sub registrar, Ranchi) vide Sale Deed no. 5755/5163 dated 27.06.2018 which is entered in Book No. 1, Volume No. 519, Page No. 437 to 530 in the year 2018 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after purchase Shailendra Kumar Sharma became the absolute owner of the said land and got his name mutated in Circle Office and his name is entered in Volume no. 43, page no. 51 of Nagri Anchal Register-II. He is coming in peaceful possession over the said land.

AND WHEREAS Alok Kumar is the absolute owner and in possession of the land mentioned below and is having well and sufficiently entitled to all that piece and parcel of land measuring 4.09 Decimals being portion of R.S. Plot No. 1095 under Khata No 279 situated at Village - Pundag, Revenue P.S. Ranchi, P.S. No. 228, at present P.S. - Jagarnathpur, District - Ranchi, bearing Holding No. 0370006856000A7 within Ward No. 37 of Ranchi Municipal Corporation, Ranchi which he has purchased from Smt. Rajwanti Sharma wife of Shailendra Kumar Sharma vide Sale Deed no. 4278/3679 dated 06.07.2017 which is entered in Book No. 1, Volume No. 389, Page No. 443 to 516 in the year 2017 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after purchase Alok Kumar became the absolute owner of the said land and got his name mutated in Circle Office and his name is entered in Volume no. 43, page no. 62 of Nagri Anchal Register-II. He is coming in peaceful possession over the said land.

AND WHEREAS Alok Kumar is the absolute owner and in possession of the land mentioned below and is having well and sufficiently entitled to all that



*Shailendra*

*A. Kumar,  
Alok Kumar  
22/10/2021*

*Rajwanti Sharma*

*Anjali Singh*

piece and parcel of land measuring 2 Decimals being portion of R.S. Plot No. 1095 under Khata No 279 situated at Village - Pundag, Revenue P.S. Ranchi, P.S. No. 228, at present P.S. - Jagarnathpur, District - Ranchi, bearing Holding No. 0370006238000Z0 within Ward No. 37 of Ranchi Municipal Corporation, Ranchi which he has purchased from Shrishth Kashyap, Amreshwar Kashyap alias Sajjan Kashyap through Power Holder Sri Vijay Kumar Gupta son of Late Raghuwar Dayal vide Power Book No. IV, Volume No. 55, Page No. 467 to 518, Power Deed No. 749 dated 16.10.2017 registered in the office of District Sub registrar, Ranchi) vide Sale Deed no. 5754/5162 dated 27.06.2018 which is entered in Book No. 1, Volume No. 519, Page No. 343 to 436 in the year 2018 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS after purchase Alok Kumar became the absolute owner of the said land and got his name mutated in Circle Office and his name is entered in Volume no. 43, page no. 63 of Nagri Anchal Register-II. He is coming in peaceful possession over the said land.

AND WHEREAS the land of Khata No 279 recorded in the name of Sekh Raju son of Sekh Imam Baksh in the Revenue Survey records of right as Raiyati.

AND WHEREAS all the land owners and Developers desired to develop the aforesaid land and construct multistoried building over the same.

AND WHEREAS the landowners desire to develop the area aforesaid mentioned in the Schedule 'A' property by constructing a residential multistoried building namely "**BALAJEE ENCLAVE**" G+4 over it on the conversion basis with the help of the developer namely M/s **BALAJEE DETECTIVE FORCE** of this development agreement through which the owners shall get as per **schedule-B** of super built area of the building to be constructed over the schedule 'A' property.

AND WHEREAS Developer has applied for sanction of map for construction of construction of Multistoried Residential Building (G+4) comprising several independent flats on different floors to be constructed over land of said landowner No. 1 and 2 alongwith land of Developers total land measuring 20.18 Decimals to be constructed by DEVELOPER. The said Multistoried Residential Building is, named as "**BALAJEE ENCLAVE**".

AND WHEREAS after Sanction of Plan for construction of Multistoried Residential Building both party will execute a registered Development Agreement for development of said land.

That landowner will hand over the schedule land to the developer before sanction of the map and/or before registered development agreement and developer will demolish the structure over the land and use the remains/material from the building.



Shailendra

A. Kumar

Alok Kumar  
22/10/2021

Rajwanta Shukla  
Anjali Singh  
22/10/2021

**NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER HERETO AS FOLLOWS:-**

**ARTICLE-I DEFINITIONS:**

1. **LAND OWNERS** shall mean (1) **RAJWANTEE SHARMA** wife of Sri Shailendra Kumar Sharma, Daughter of Shivprasad Singh, Grand Daughter of Gopal.Singh, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Qtr. M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, District - Ranchi, State -Jharkhand, Nationality Indian Citizen. (2) **ANJALI SINGH** wife of Sri Alok Kumar, Daughter of Ramshankar Singh, Grand Daughter of Ram Dahin Singh, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Qtr. M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, District - Ranchi, State -Jharkhand, Nationality Indian Citizen the OWNERS of the LAND PROPERTY mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.

1.1 **DEVELOPER** shall mean M/S **BALAJEE DETECTIVE FORCE**, a partnership firm having its office at MFA-15, Argora Housing Colony, Ranchi - 834002 through its partners mean (1) **SHAIENDRA KUMAR SHARMA**, Son Of Ram Pukar Sharma, (2) **ALOK KUMAR**, S/O Devendra Kumar Singh

1.2 **LAND PROPERTY** shall mean all that piece and parcel of land together with the house standing there on more particularly described in the SCHEDULE -A.

1.3 **BUILDING** shall mean the one Multi Storied residential building "**BALAJEE ENCLAVE**" to be constructed on the LAND PROPERTY in accordance with the plan sanctioned by RMC, Ranchi vide **B.C. Case No. RMC/BP/0413/W36/2020 dated 25.08.2020.**

1.4 **FLATS** shall mean the super built up area, carpet area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony, verandah, common area more particularly described in part one of SCHEDULE-B.

1.5 **PARKING SPACE** shall mean the place or area reserved for parking of the motor cars & two wheeler parking.

1.6 **COMMON FACILITIES** - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, overhead tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions,



Shailendra  
Alok Kumar  
22/10/2024

Rajwanter Sharma  
Anjali Singh

maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the SCHEDULE-C.

**1.7 COMMON EXPENSES** -shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes if any, and other taxes and levies related to or connected with the said building and LAND PROPERTY" more particularly described in SCHEDULE-C.

**1.8 SALEABLE SPACE** - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof. However, the consent of the flat owners may be desirable.

**1.9 LAND OWNERS'S ALLOCATION** - Shall mean 50% of total super built up area in form of residential flats and parking space as F.A.R achieved (as per Schedule-B).

**1.10 DEVELOPER'S ALLOCATION** - Shall mean 50% total super built up area in form of residential flats and parking space as F.A.R achieved (as per Schedule-B).

**1.11 SUPER BUILT UP AREA** shall mean and include the carpet area of flats, wall area, verandah/balcony/cupboard area, the proportionate area of the staircase, guardroom and generator room and similar other common spaces/ utilities etc.

## ARTICLE II - COMMENCEMENT

This agreement shall be deemed to have commenced from the date of execution of this development agreement.

## ARTICLE III-THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the LAND OWNERS provides as follows:

- 1) The DEVELOPER will invite and select purchaser(s) agreeing on an OWNERSHIP basis flat/s in the building on the property, more specified in the SCHEDULE-A. The DEVELOPER will construct flats along with other common parts, common amenities and common facilities pertaining to the same.
- 2) The DEVELOPER shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the



*Sladendra*  
*Alok Kumar*  
22/10/2024

*Rajwanta Sharma*

*Anjali Singh*  
22/10/2024

DEVELOPER would have entered into a formal agreement to transfer its (DEVELOPER'S) share of property as per DEVELOPER'S Allocation hereinabove.

- 3) After the delivery of the possession of the respective flat/s and parking spaces in the aforesaid building to the OWNERS, the purchaser shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER agreement or otherwise.

#### ARTICLE-IV-DEVELOPER'S RIGHTS

- 1) The LAND OWNERS hereby grants, subject to what has been herein after provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said apartments and the same by entering into agreements or sale and/or transfer and/or construct in accordance with the plan as per the Terms & Conditions of this Agreement.
- 2) That after the completion of construction of the building the respective share of OWNERS i.e. DEVELOPER/promoter and the land OWNERS shall be absolute owners of their respective shares as provided in this Agreement and they will also be entitled to sell/transfer their shares separately.

#### ARTICLE V- APARTMENT CONSIDERATION

1. On the LAND OWNERS representation about his title to and "possession over the LAND PROPERTY and relying upon the LAND OWNERS personal guarantee that he has made full and correct disclosures including the fact of acquisitions as aforesaid, and that he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to construct, erect and complete the building on the premises as a whole within a period of **03 (three)** years with a grace period of **06 months** from the date of sanction of map and extended by such period lost by any force MAJEURE and owners also agreed for the same. However the period stipulated herein above may be extended mutually in case of force majeure for such period as the parties may deem fit and as above defined. However, for any undue delay due to negligence of the developer, the developer will be responsible for compensating the loss Rs. 25,000/- per month. The developer will be bound by RERA (Real Estate Regulatory Authority) in case of any failure in completion of the Project.
2. The DEVELOPER shall pay all costs of supervision of the development and construction of the owners's allocation in the building at the said premises as consideration.



*Shailendra*  
*Alok Kumar*  
22/10/2024

*Katwankar Sharmila*

*Anjali Singh*  
22/10/2024

3. The DEVELOPER shall allocate the LAND OWNERS'S allocation of the constructed area in the building to be constructed at the said premises (herein called the LAND OWNERS'S allocation).

#### ARTICLE VI- LANDLORD/ OWNERS'S ALLOCATION

It shall be the constructed area in the form of such residential flats along with parking space (more particularly described in the SCHEDULE below) in the aforesaid building complex, as per specifications mentioned in the SCHEDULE- C and agreed upon by the LAND OWNERS and DEVELOPER, being exclusively allocable to the OWNERS and/or his nominee or nominees.

- 1) For the OWNERS and in consideration of their land, the DEVELOPER shall at his own costs or purchaser cost construct, create and complete in all respects and parking space.
- 2) It is agreed between the parties that the LAND OWNERS shall have no interest in the land or the building, except the fully constructed flats and common space, utilities, along with the undivided proportionate share of land and appropriate parking space as per schedule "B" more particularly described in the OWNERS'S allocation. It is clearly understood that the purchaser of the flats allotted to the DEVELOPER shall pay all the costs to the DEVELOPER.
- 3) It is agreed that during construction the LAND OWNERS and/or his authorised persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction and/or verification thereof in respect of the LAND OWNERS'S allocation.

Rajwinder Shaktong  
Anjali Singh  
22/10/2021

#### ARTICLE VII- BUILDERS'S /DEVELOPER'S ALLOCATION

1. In consideration of the above the DEVELOPER shall be entitled of the residential building to be constructed on the landed property together with the undivided proportionate share on the said land and Parking space and facilities and other service area in the said building, after providing LAND OWNERS'S as per schedule "B" herein above and the DEVELOPER shall be entitled to enter into an agreement for sale and transfer for the DEVELOPER'S ALLOCATION as per schedule "B" and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.
2. The DEVELOPER shall be at liberty to obtain loans or,



Shaktong  
Alok Kumar  
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advances from Bank or other financial institutions or prospective buyers In respect of his allocation in connection with the work of construction of the new buildings but the OWNERS shall have no liability whatsoever for default or non payment of any such loan or advance by the DEVELOPER. Provided that no portion of land described in the SCHEDULE - A herein or the constructions thereon shall be kept by way of security, by the DEVELOPER. However a prospective buyer may keep his undivided proportionate share along with the booked flat as security to obtain loan from Banks and or similar financial institutions at their own risk cost and responsibility and the OWNERS will have no responsibility whatsoever in this regard.

#### ARTICLE VIII- FORCE MAJEURE

- 1) The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure. The Developer shall inform the landowner about occurrence of Force Majeure in writing.
- 2) Force Majeure shall mean flood, earthquake, riot, war, storm, pestilence, civil commotion, strike, lockout, and /or such other act or omission beyond the control of the DEVELOPER.

#### ARTICLE IX- MISCELLANEOUS ARTICLE

1. The LAND OWNERS and the DEVELOPER have entered into this agreement purely on contractual basis.
2. As and from the date of full completion of the buildings and handing over DEVELOPER and/or his transferee and the LAND OWNERS and/or his transferee shall be liable to pay and bear proportionate charges applicable after handing over on account of all taxes and other impositions payable in respect of the space actually taken over by the them.
3. There is no existing agreement regarding the development or sale of the said land and premises and that all other arrangement, if any, prior to this agreement, stand cancelled and are being superseded by this agreement.
4. The LAND OWNERS assures and guarantees that the landed property is free from any encumbrance attachment, charge, claim for demand whatsoever by or from any one whatsoever. The builder has also verified the same and in satisfaction regards to the same. The LAND OWNERS will bear the responsibility if in future any legal complication arises regarding the right title of schedule 'A' land.
5. The LAND OWNERS shall provide possession of the above



*Shailendra*  
*Adok Kumar*  
22/10/2021

*Rajwanda Sharma*  
*Anjali Singh*

mentioned plot in as is where is condition to the DEVELOPER immediately after signing this agreement. The BUILDERS will start the construction work immediately.

6. The name of the residential building shall be "BALAJEE ENCLAVE".
7. That LAND OWNERS or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
8. That the LAND OWNERS will hand over the following original documents to the DEVELOPER pertaining to Schedule -A land for verification and immediate return :-
  - (I) CERTIFIED COPY OF THE ORIGINAL DEED.
  - (ii) MUTATION AND REVENUE RECEIPT.
  - (iii) LATEST CORPORATION TAX RECEIPT.
9. That after execution of this agreement the DEVELOPER will start necessary processing, planning advance booking for the sale of proportionate share of schedule -A land and flats and car-parking space of the Multi-storied apartments to be constructed on Schedule-A land.
10. That this Development Agreement is being executed between the Land OWNERS/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.
11. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for land OWNERS allocation and DEVELOPER allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.



*Shalendra*  
*Alok Kumar*  
22/10/2021

*Rajwanta Sharma*  
*Anjali Singh*

## ARTICLE X- LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the LAND OWNERS to defend all actions and proceedings in respect of the title and/or possession of the LAND PROPERTY.
2. The LAND OWNERS are herewith handing over all the relevant copies documents regarding the title of possession, receipts and other legal papers concerning the LAND PROPERTY referred above. The LAND OWNERS further assures and confirms the DEVELOPER that any other document required in connection with the said LAND PROPERTY shall be handed over for inspection within a reasonable time at his expense.
3. Courts of Ranchi will alone have the jurisdiction in all-legal matters, arising out of or concerning this Development Agreement.
4. That the DEVELOPER and/or its transferees and the Landowners and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes (GST etc.).

Rajwanta Shatona  
Anjeli Singh  
22/10/2024

### SCHEDULE-A above referred to: "Landed Property"

ALL THAT PIECE AND PARCEL of LAND measuring an area **9.09 Decimals** being portion of **R.S. Plot No. 1095** under **Khata No 279**, situated at Village - Pundag, Revenue P.S. Ranchi, at present P.S. - Jagarnathpur, P.S. No. 228, District - Ranchi bearing Holding Nos. 0370006238000Z0 within Ward No. 37 of Ranchi Municipal Corporation, Ranchi,

Land measuring 5 Decimals is bounded and butted as follows:-

North :- Sub Plot No. 1095/Part  
South :- Sub Plot No. 1095/Part  
East :- Plot No. 1178  
West :- 20 feet wide proposed Road

Land measuring 4.09 Decimals is bounded and butted as follows:-

North :- Sub Plot No. 1095/Part  
South :- Sub Plot No. 1095/Part  
East :- Plot No. 1107  
West :- 20 feet wide proposed Road

### Valuation for registration

Land measuring 9.09 Decimals

@ 893568/- (Commercial Rate) = **Rs. 81,22,600/-**



Shaktendra  
Alok Kumar,  
22/10/2024

**SCHEDULE - "B" (Land Owners's Share)**

That in lieu of the land provided by the Land OWNERS to the DEVELOPER for constructing the Multi-storied building the DEVELOPER shall give as following description alongwith undivided proportionate share in land out of the total super built up area to the land OWNERS and car parking shall be as per the ratio of owners, details of landowners allotted flat is as follows :-

| S.NO. | Floor | Name                    | Flat Name | Flat No. | Super Build Up Area |
|-------|-------|-------------------------|-----------|----------|---------------------|
| 1     | G+1   | Alok Kumar              | 1A        | 1        | 1441                |
|       |       | Shailendra Kumar Sharma | 1B        | 2        | 890                 |
|       |       | Anjali Singh            | 1C        | 3        | 1280                |
|       |       | Rajwantee Sharma        | 1D        | 4        | 1420                |
| 2     | G+2   | Shailendra Kumar Sharma | 2A        | 5        | 1515                |
|       |       | Alok Kumar              | 2B        | 6        | 975                 |
|       |       | Rajwantee Sharma        | 2C        | 7        | 1475                |
|       |       | Anjali Singh            | 2D        | 8        | 1600                |
| 3     | G+3   | Anjali Singh            | 3A        | 9        | 1560                |
|       |       | Rajwantee Sharma        | 3B        | 10       | 1025                |
|       |       | Alok Kumar              | 3C        | 11       | 1475                |
|       |       | Shailendra Kumar Sharma | 3D        | 12       | 1740                |
| 4     | G+4   | Rajwantee Sharma        | 4A        | 13       | 1515                |
|       |       | Anjali Singh            | 4B        | 14       | 975                 |
|       |       | Shailendra Kumar Sharma | 4C        | 15       | 1475                |
|       |       | Alok Kumar              | 4D        | 16       | 1600                |

Shubamg

Rajwantee 22/10/2021

Anjali Singh

Anjali Singh



Shailendra  
Alok Kumar  
22/10/2021

**The SCHEDULE 'C' above referred to: 'Specification'**

The Specification of the Building will be as follows:

|     |                      |   |   |
|-----|----------------------|---|---|
| 1.  | Foundation           | : | R.C.C. Column (Birla Gold, Lafarge, Ambuja, Konark, Dalmia etc.) both in foundation and plinth and iron rods will be of (ISI Marka). Velectro Streel, Ultra Shakti etc.   |
| 2.  | Structure            | : | R.C.C. Column/Beams/Slabs M 20 concrete (min)   |
| 3.  | Walls                | : | Red Chimney bricks or flyash bricks AAC with cement Plaster (1:6) & 1:4 for 125/75mm thick. "walls i.e. external walls will be of 10 inches and internal partitioned wall will be 5 inches as per architect design. |
| 4.  | Wall Finish          | : | All external walls shall be wall texture painted with 2 coats of waterproof cement based paint over a coat of primer. All internal walls, ceiling shall have finished with wall perish (P.O.P. or distamper).       |
| 5.  | Floors               | : | Fully Vitrified tiles 2'x2'   |
| 6.  | Floor in common area | : | Green Marble, Granite in stairs along with stainless steel railing.   |
| 7.  | Doors                | : | External and internal doors of wood frame & Balcony & Toilet, Cement or Marble door frame with flush door with Motis Lock   |
| 8.  | Windows              | : | Three track aluminum window integrated M.S. grills duly painted.  |
| 9.  | Water Arrangement    | : | Connection with deep tube well with overhead Tank and connected by electric pump and ISI mark PVC Pipe.   |
| 10. | Toilets              | : | Flooring in anti-skid tiles and dado in ceramic tile up to height of 7' 0".   |
| 11. | Sanitary Fittings    | : | All CP. fittings of jaguar /hindware etc.   |
| 12. | Kitchen              | : | Marble granite platform with ceramic tiles dado up to 24" height of kitchen. Stainless sink in kitchen. One geyser point.   |
| 13. | Electrical           | : | Wire (R.R. Kabel, Polycab, Havels, HPL) Switches of Legrand/Anchor/ISI. Leaving space for provision of additional points.   |
| 14. | Generator & Lift     | : | Generator and Lift of standard quality ISI mark.  |
| 15. | Exterior Finishing   | : | Cable through conceal condition from the terrace for T.V. antenna drawing room M. B. Room.  |

**Note:- Arrangement for Drainage, Sewerage and rain water harvesting pipe lines should be made as per RMC norms.**



*Shaktendra  
Molekumar,  
22/10/2021*

*Rajdw omke Shaktendra  
22/10/2021  
Anjizeli Singh*

**CERTIFICATE**

It is certified that the land mentioned in the schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., or E.C.L. It is further certified that the said land is not a Schedule Tribes land or Forest Land and free from Ceiling and do not fall under the land of Math, Mandir, Masjid, Girja, Gurudwara, Hargari, Sarna or Pahnai. It is also certified the land is also free from Sec. 46 (6) of Chotanagpur Tenancy Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

That Landowners and the Developer are executing this Development Agreement with free consent of all the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

IN WITNESSES WHEREOF THE Landowners/First Party AND THE Developer/Second Party/Promotor put their respective signature on the day, month and year first above written after understanding the contents of the above.

Shailendra  
Adikumar  
22/10/2021



**Witnesses :-**

Anand  
1. Anand Raj  
S/O :- Shailendra Kumar  
Sharma  
ADD - MFA-15, ARGORA  
HOUSING COLONY  
RANCHI - 834002

2. Anit Kumar Singh  
S/O - Kailash Singh  
Ad. Shakti Desai Nagar  
Bardia

SIGNED AND DELIVERED  
BY THE LANDOWNERS / FIRST PARTY

1. Rajwade Sharma  
22/10/2021



2. Anjali Singh  
22/10/2021



SECOND PARTY/DEVELOPER/PROMOTOR



Ranjan Advocate  
Ranchi  
Civil Court

1- ✓  
Shalendra  
22/10/2024  
BALAJEE DETECTIVE FORCE  
Authorised Signatory

|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |



Ranjan Advocate  
Ranchi  
Civil Court

2 ✓  
Alok Kumar  
22/10/2024  
BALAJEE DETECTIVE FORCE  
Authorised Signatory

|        |      |        |       |       |
|--------|------|--------|-------|-------|
|        |      |        |       |       |
| Little | Ring | Middle | Index | Thumb |

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

Typed by:-

Rajwanta Sharmah

Anjali Singh

22/10/2024

Drafted by:-

Advocate  
Civil Court, Ranchi  
L-NO 264/2010

Dated 22/10/2024



झारखंड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

|                        |  |
|------------------------|--|
| जमीनदार नाम            | रैयत का नाम, अभिभावक का नाम, रिश्ता  |
| वड़काह कन्दननाथ शाहदेव | शेख रजु, वल्द-शेख इमाम बक्स वहिस्सा बराबर, जाति-जोलहा, निवासी-साकिन देह व शेख रहीमन, शेख शुमानी, पेशरान-शेखहठी वहिस्सा बराबर, जाति-जोलहा, निवासी-साकिन देह मोताबिक मोकदमा न. 328 सन् 1935-36 इसब दफा 85 माल मोवलिंग 24-14-0 चौबीस रूपया चौदह आना सम्वत् 1993 साल तारिख 3-10-35 द हाकिम |

|             |       |            |       |             |          |             |         |                      |
|-------------|-------|------------|-------|-------------|----------|-------------|---------|----------------------|
| जिला का नाम | राँची | अचल का नाम | नगड़ी | हलका का नाम | हल्का-09 | मौजा का नाम | पुन्दाग | खाता का रैयती प्रकार |
| खेवट नम्बर  | 2     | खाता नम्बर | 279   | थाना का नाम | राँची    | थाना नम्बर  | 228     |                      |

| (1) | (2)  | (3)                                      | चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4 | किस्म जमीन               | मिजान  | कैफियत / अभ्युक्ति | हाकिम के तहकीकात मुताबिक लगान/सेस | लगान    |        |         | खास शर्त |
|-----|------|--|----------------------------------|--------------------------|--|--------------------|-----------------------------------|---------|--------|---------|----------|
|     |      |  |                                  |                          |  |                    |                                   | रौ (10) | आ (11) | पै (12) |          |
| (1) | (2)  | (3)                                      | कियारी संख्या (5)                | क्षेत्र                  | (8)  | (9)                | (10)                              | (11)    | (12)   | (13)    |          |
| 279 | 595  | टांड समंगलु तेली दोन मंगलु तेली          | दोन दो 13                        | 1 (एकड़) 62 (डिसमील) (1) | बकाबजे शाएक रहमान  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 708  | टांड मंगलु तेली दोन मंगलु तेली           | दोन दो 13                        | 0 (एकड़) 3 (डिसमील) (1)  | बकाबजे शेख रहमान   | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 710  | रास्ता नाला                              | टाइ दो 3                         | 2 (एकड़) 20 (डिसमील) (1) | बकाबजे शेख रहमान   | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 748  | सीवानी वाजना टांड बकास्त फोडेआ पाहन      | टाइ तीन 2                        | 0 (एकड़) 74 (डिसमील) (1) | बकाबजे शेख रहमान   | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 749  | शीवानी नजना टांड बकास्त घोघे पाहन बगेरह  | टाइ तीन 2                        | 0 (एकड़) 62 (डिसमील) (1) | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 752  | दोन केली टांड चमना मुन्डा                | कब्रीस्थान 1                     | 0 (एकड़) 76 (डिसमील) (1) | बकाबजे इजमाल   | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 90   | अज्ञात अज्ञात                            | टाइ तीन 2                        | 0 (एकड़) 74 (डिसमील) (1) |  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 842  | टांड फशाह तेली बगेरह टांड नीज            | टाइ तीन 3                        | 1 (एकड़) 72 (डिसमील) (1) | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 843  | टाइ फनशा तेली बैरह टांड नीज              | टाइ तीन 1                        | 0 (एकड़) 60 (डिसमील) (1) | बकाबजे शेख शुमानी वो शेख रहमान तरफे वड़ह बकाबजे वनवना मुन्डा वलसद चुनका मुन्डा कौम मुन्डा साकिन देह टोला चापु टोली नं. 938/940 -939-941-942 मुदत 7 साल | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 859  | टांड करमा उरांव टांड माउका मुन्डा        | टाइ तीन 1                        | 0 (एकड़) 74 (डिसमील) (1) | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 864  | सीवानी वाजना टांड नाना तेली              | टाइ दो 2                         | 1 (एकड़) 54 (डिसमील) (1) | बकाबजे शेखा नपु  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 902  | सीवानी मौजा वाजना टांड इननीफ लोहार बगेरह | टाइ दो 6                         | 1 (एकड़) 64 (डिसमील) (1) | बकाबजे शेख नपु   | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1034 | टांड फकुआ तेली दोन मधेआ उरांव            | टाइ दो 3                         | 0 (एकड़) 39 (डिसमील) (1) | बकाबजे शेख नपु   | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1074 | दोन नीज दोन मधेआ उरांव                   | दोन दो 4                         | 0 (एकड़) 4 (डिसमील) (1)  | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1077 | दोन नीज दोन नीज                          | दोन दो 1                         | 0 (एकड़) 4 (डिसमील) (1)  | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1078 | दोन नीज दोन नीज                          | दोन दो 3                         | 0 (एकड़) 7 (डिसमील) (1)  | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1079 | टांड हनवोध लोहार बगेरह दोन नीज           | दोन दो 1                         | 0 (एकड़) 15 (डिसमील) (1) | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1098 | दोन कनमन बगेरह टांड फशाह तेली            | दोन एक 2                         | 0 (एकड़) 65 (डिसमील) (1) | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1095 | दोन नागा तेली दोन वोवन उरांव             | दोन एक 2                         | 0 (एकड़) 80 (डिसमील) (1) | बकाबजे शेख शुमानी  | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1099 | दोन हुलु महतो दोन वोवन उरांव बगेरह       | दोन दो 7                         | 0 (एकड़) 75 (डिसमील) (1) | बकाबजे शेख नपु   | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1172 | टांड वोवन उरांव बगेरह टांड जैनाथ तेली    | टाइ दो 1                         | 0 (एकड़) 4 (डिसमील) (1)  | बकाबजे शेख नपु   | 22                 | 14                                | 6       | कायमी  |         |          |
|     | 1181 | टांड शेख नजनी बगेरह दोन महोआ उरांव       | टाइ दो 1                         | 0 (एकड़) 9 (डिसमील) (1)  | बकाबजे शेख नपु   | 22                 | 14                                | 6       | कायमी  |         |          |



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

August 23, 2021

|   |                      |                 |           |             |               |  |                  |                  |                     |                     |                        |                |                   |  |
|---|----------------------|-----------------|-----------|-------------|---------------|--|------------------|------------------|---------------------|---------------------|------------------------|----------------|-------------------|--|
| भाग वर्तमान   | 43                   | पृष्ठ संख्या    | 50        |             |               |  |                  |                  |                     |                     |                        |                |                   |  |
| जिला का नाम   | राँची                | अनुमंडल नाम     | सदर       | अंचल का नाम | नगड़ी         | हलका का नाम                              | हल्का-09         | इस्टेट का नाम    | JHARKHAND           |                     |                        |                |                   |  |
| मौजा का नाम   | पुन्दाग              | होलिग संख्या    | 279       | तौजी संख्या |               | थाना नम्बर                               | 228              | खाता का प्रकार   | रेयती               |                     |                        |                |                   |  |
| Rajwanti Sharma , पति-Shailendra Kumar Sharma,<br>जाति- ----- |                      |                 |           |             |               |  |                  |                  |                     |                     |                        |                |                   |  |
| खाता नम्बर  | प्लोट संख्या         | रकबा            |           |             |               | परिवर्तन के लिए प्राधिकार                |                  |                  |                     | लगान                | सेस                    |                |                   |  |
| 279   | 1095                 | 0 ऐ 0.5 डि 0 हे |           |             |               | नामान्तरण मुकदमा संख्या 1002/2018 - 2019 |                  |                  |                     | 20                  | 0                      |                |                   |  |
| 279   | 1095                 | 0 ऐ 4.5 डि 0 हे |           |             |               |  |                  |                  |                     |                     |                        |                |                   |  |
|   | कुल परिमाण           | 0 ऐ 5 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 |  |
| 09-14-2018  | 0920472517           | 2018-2019       | 2018-2019 | 0           | 20            | 0  | 5                | 0                | 10                  | 0                   | 10                     | 0              | 4                 |  |
| 07-21-2020  | 0534127923           | 2019-2020       | 2020-2021 | 20          | 20            | 5  | 5                | 10               | 10                  | 10                  | 10                     | 4              | 4                 |  |

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

Mutation Cases Not Found !!

List Of Case Status Details

अवस्था देखें



← BACK

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

ऑनलाइन जाँचा

Sch XIV- F.No. 180v  
रसीद मालगुजारी  
नाम सर्कल। नाम मौजा मय  
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 50  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 43  
वो सकुनत नम्बर। Receipt No. : 0534127923

|   |              |                          |
|---|--------------|--------------------------|
| नगड़ी   पुन्दाग   228   Rajwanti Sharma |              |                          |
| खाता संख्या                             | खेसरा संख्या | रकबा (एकड़ में)          |
| 279                                     | 1095         | 0 एकड़ 5 डिसमील 0 हेक्टर |

|            |             |                        |
|------------|-------------|------------------------|
| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|------------|-------------|------------------------|

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

| मांग बावत      | सालाना | बकाया              |           |           |                          | हाल<br>(2020-2021) |
|----------------|--------|--------------------|-----------|-----------|--------------------------|--------------------|
|                |        | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष<br>(2019-2020) |                    |
| माल (नकदी)     | 20.00  |                    |           |           | 20.00                    | 20.00              |
| गुजारी (भावली) | 5.00   |                    |           |           | 5.00                     | 5.00               |
| सेस            | 10.00  |                    |           |           | 10.00                    | 10.00              |
| सूद            | 10.00  |                    |           |           | 10.00                    | 10.00              |
| मुतफरकात       | 4.00   |                    |           |           | 4.00                     | 4.00               |
| मीजान          | 49.00  |                    |           |           | 49.00                    | 49.00              |

तफसील अदायकारी

| अदायकारी बाबत  | बकाया              |           |           |                          | मोतालबा<br>हाल<br>(2020-2021) | फाजिल |
|----------------|--------------------|-----------|-----------|--------------------------|-------------------------------|-------|
|                | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष<br>(2019-2020) |                               |       |
| माल (नकदी)     |                    |           |           | 20.00                    | 20.00                         |       |
| गुजारी (भावली) |                    |           |           | 5.00                     | 5.00                          |       |
| सेस            |                    |           |           | 10.00                    | 10.00                         |       |
| सूद            |                    |           |           | 10.00                    | 10.00                         |       |
| मुतफरकात       |                    |           |           | 4.00                     | 4.00                          |       |
| मीजान अदायकारी |                    |           |           | 49.00                    | 49.00                         |       |

(१) मीजान कुल (लफजों में) : **Ninety Eight Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **98.00**

तारीख अमला तहसील कुनिन्दा : **21-07-2020**

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

August 23, 2021

| भाग वर्तमान                                  | 39                   | पृष्ठ संख्या    | 84        |             |   |               |                  |                  |                     |                     |                        |                |                   |  |
|--|----------------------|-----------------|-----------|-------------|---|---------------|------------------|------------------|---------------------|---------------------|------------------------|----------------|-------------------|--|
| जिला का नाम                                  | राँची                | अनुमंडल नाम     | सदर       | अंचल का नाम | नगड़ी                                   | हलका का नाम   | हल्का-09         | इस्टेट का नाम    | JHARKHAND           |                     |                        |                |                   |  |
| मौजा का नाम                                  | पुन्दाग              | होल्लिंग संख्या | 279       | तौजी संख्या |   | थाना नम्बर    | 228              | खाता का प्रकार   | रेयती               |                     |                        |                |                   |  |
| ANJALI SINGH , पति-ALOK KUMAR , जाति- राजपुत |                      |                 |           |             |   |               |                  |                  |                     |                     |                        |                |                   |  |
| खाता नम्बर                                   | प्लोट संख्या         | रकबा            |           |             | परिवर्तन के लिए प्राधिकार               |               |                  |                  |                     | लगान                | सेस                    |                |                   |  |
| 279  | 1095                 | 0 ए             | 2.05 डि   | 0 हे        | नामान्तरण मुकदमा संख्या 869/2017 - 2018 |               |                  |                  |                     | 40                  | 0                      |                |                   |  |
| 279  | 1095                 | 0 ए             | 2.04 डि   | 0 हे        |   |               |                  |                  |                     |                     |                        |                |                   |  |
|  | कुल परिमाण           | 0 ए             | 4.09 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 |  |
| 09-06-2017                                   | 1504711371           | 2017-2018       | 2017-2018 | 0           | 40                                      | 0             | 10               | 0                | 20                  | 0                   | 20                     | 0              | 8                 |  |
| 07-21-2020                                   | 0095836039           | 2018-2019       | 2020-2021 | 80          | 40                                      | 20            | 10               | 40               | 20                  | 40                  | 20                     | 16             | 8                 |  |

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

ऑनलाइन जाँचा

Sch XIV- F.No. 180v  
रसीद मालगुजारी  
नाम सर्कल । नाम मौजा मय  
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 84  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 39  
वो सकुनत नम्बर। Receipt No. : 0095836039

|                                      |              |                             |
|--------------------------------------|--------------|-----------------------------|
| नगड़ी   पुन्दाग   228   ANJALI SINGH |              |                             |
| खाता संख्या                          | खेसरा संख्या | रकबा (एकड़ में)             |
| 279                                  | 1095         | 0 एकड़ 4.09 डिसमील 0 हेक्टर |

|            |             |                        |
|------------|-------------|------------------------|
| अराजी नकदी | अराजी भावली | तफसील हिसाब लगान भावली |
|------------|-------------|------------------------|

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

| मांग बावत      | सालाना       | बकाया              |           |                          |                          | हाल<br>(2020-2021) |
|----------------|--------------|--------------------|-----------|--------------------------|--------------------------|--------------------|
|                |              | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष<br>(2018-2019) | १ ला वर्ष<br>(2019-2020) |                    |
| माल (नकदी)     | 40.00        |                    |           | 40.00                    | 40.00                    | 40.00              |
| गुजारी (भावली) | 10.00        |                    |           | 10.00                    | 10.00                    | 10.00              |
| सेस            | .....        |                    |           |                          |                          |                    |
| सूद            | 20.00        |                    |           | 20.00                    | 20.00                    | 20.00              |
| मुतफरकात       | 20.00        |                    |           | 20.00                    | 20.00                    | 20.00              |
| मीजान          | 8.00         |                    |           | 8.00                     | 8.00                     | 8.00               |
|                | <b>98.00</b> |                    |           | <b>98.00</b>             | <b>98.00</b>             | <b>98.00</b>       |

तफसील अदायकारी

| अदायकारी बाबत  | बकाया              |           |                          |                          | मोतालबा<br>हाल<br>(2020-2021) | फाजिल |
|----------------|--------------------|-----------|--------------------------|--------------------------|-------------------------------|-------|
|                | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष<br>(2018-2019) | १ ला वर्ष<br>(2019-2020) |                               |       |
| माल (नकदी)     |                    |           | 40.00                    | 40.00                    | 40.00                         |       |
| गुजारी (भावली) |                    |           | 10.00                    | 10.00                    | 10.00                         |       |
| सेस            | .....              |           |                          |                          |                               |       |
| सूद            | .....              |           | 20.00                    | 20.00                    | 20.00                         |       |
| मुतफरकात       | .....              |           | 20.00                    | 20.00                    | 20.00                         |       |
| मीजान अदायकारी |                    |           | 8.00                     | 8.00                     | 8.00                          |       |
|                |                    |           | <b>98.00</b>             | <b>98.00</b>             | <b>98.00</b>                  |       |

(१) मीजान कुल (लफजों में) : **Two Hundred Ninety Four Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **294.00**

तारीख अमला तहसील कुनिन्दा : **21-07-2020**

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



# राँची नगर निगम, राँची।

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : SAM/037/0567/19/20

Date : 16-10-2019

प्रभावी : तृतीय तिमाही 2019-2020

श्री/श्रीमती/सुश्री

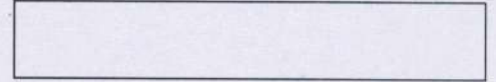
RAJWANTEE SHARMA W/O SHAILENDRA KUMAR

पता

VLL PUNDAG ,THANA JAGARNATHPUR,THANA NO. 228,

एतद् द्वारा आपको सूचित किया जाता है कि आपके गृह सं०- 0370006238000Z0 वार्ड सं० 37 (Old) जिसका नया गृह सं०- 0370007963000Z0 एवं, नया वार्ड सं० 34 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रू० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

| स्व-निर्धारित कर की सूचना |   |                 |
|---------------------------|---|-----------------|
| क्रम सं०                  | Particulars   | Amount (In Rs.) |
| 1.                        | गृह कर  | 75.86           |
| 2.                        | जल कर   | 0.00            |
| 3.                        | शौचालय कर   | 0.00            |
| 4.                        | बिजली कर  | 0.00            |
| 5.                        | अतिरिक्त गृह कर<br>(वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण) | 0.00            |
| कुल राशि (प्रति तिमाही)   |   | 75.86           |




To be signed by the Applicant

नोट:-


- कर निर्धारण की सूची, राँची नगर निगम Website, [www.ranchimunicipal.com](http://www.ranchimunicipal.com) पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।  
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

Print

आयकर विभाग  
INCOME TAX DEPARTMENT  
BALAJEE DETECTIVE FORCE



भारत सरकार  
GOVT. OF INDIA



12/10/2006  
Permanent Account Number  
AAIFB9202F

12112006






Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate

Registration Number : 20AAIFB9202F1Z1

|  |  |  |            |   |    |
|--|--|--|------------|---|----|
| 1.   | Legal Name                             | BALAJEE DETECTIVE FORCE  |            |   |    |
| 2.   | Trade Name, if any                     | M/S BALAJEE DETECTIVE FORCE  |            |   |    |
| 3.   | Constitution of Business               | Partnership  |            |   |    |
| 4.   | Address of Principal Place of Business | MFA 15, Argora Housing Colony, Ashok Nagar, Doranda, Ranchi, Jharkhand, 834002 |            |   |    |
| 5.   | Date of Liability                      | 01/07/2017   |            |   |    |
| 6.   | Period of Validity                     | From   | 01/07/2017 | To  | NA |
| 7.   | Type of Registration                   | Regular  |            |  |    |
| 8.   | Particulars of Approving Authority     |  |            |   |    |
| Signature  |  |  |            |   |    |
| Validity unknown<br>Digitally signed by CS GOODS<br>AND SERVICES TAX NETWORK 1<br>Date: 2018.07.17 06:39:59 IST    |  |  |            |   |    |
| Name   |  |  |            |   |    |
| Designation  |  |  |            |   |    |
| Jurisdictional Office  |  |  |            |   |    |
| 9.   | Date of issue of Certificate           | 17/07/2018   |            |   |    |
| Note: The registration certificate is required to be prominently displayed at all places of business in the State. |  |  |            |   |    |

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 01/07/2017 .



सत्यमेव जयते

Annexure A

|                    |                             |
|--------------------|-----------------------------|
| GSTIN              | 20AAIFB9202F1Z1             |
| Legal Name         | BALAJEE DETECTIVE FORCE     |
| Trade Name, if any | M/S BALAJEE DETECTIVE FORCE |

**Details of Additional Places of Business**

Total Number of Additional Places of Business in the State 0





सत्यमेव जयते

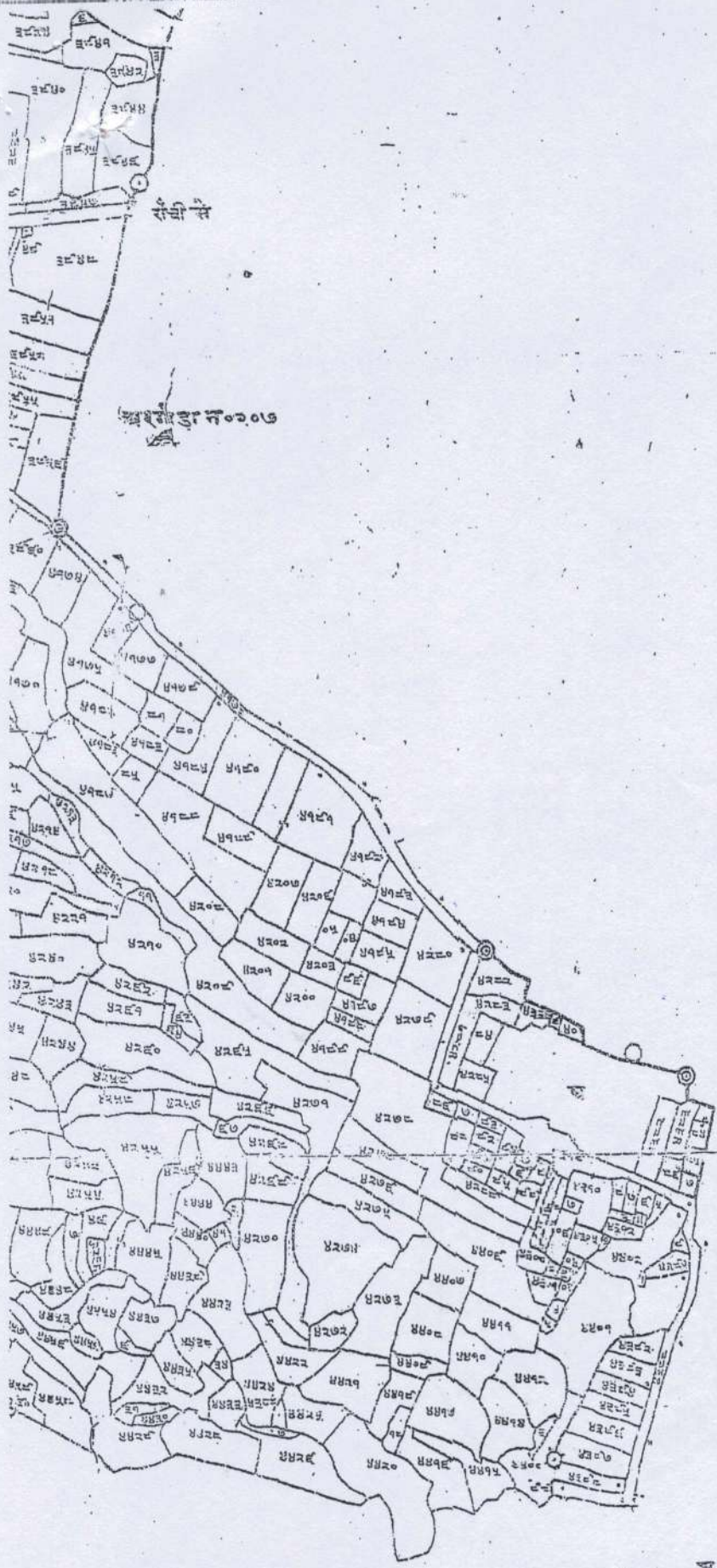
Annexure B

GSTIN 20AAIFB9202F1Z1  
Legal Name BALAJEE DETECTIVE FORCE  
Trade Name, if any M/S BALAJEE DETECTIVE FORCE

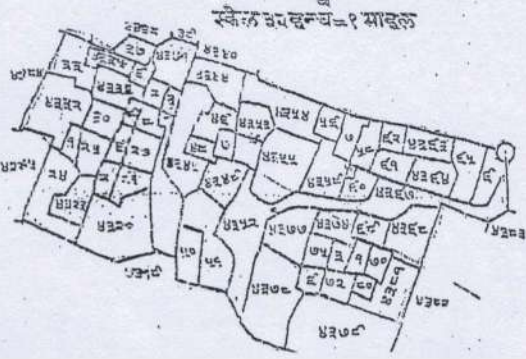
**Details of Managing / Authorized Partners**

|   |   |                    |                         |
|---|---|--------------------|-------------------------|
| 1 |  | Name               | Shailendra Kumar Sharma |
|   |   | Designation/Status | Partner                 |
|   |   | Resident of State  | Jharkhand               |
| 2 |  | Name               | Alok Kumar              |
|   |   | Designation/Status | Partner                 |
|   |   | Resident of State  | Jharkhand               |

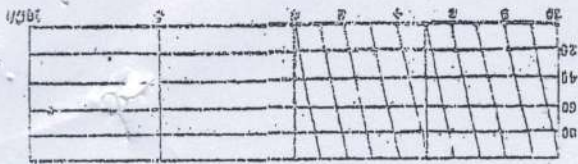




சென்னை மாநகராட்சி

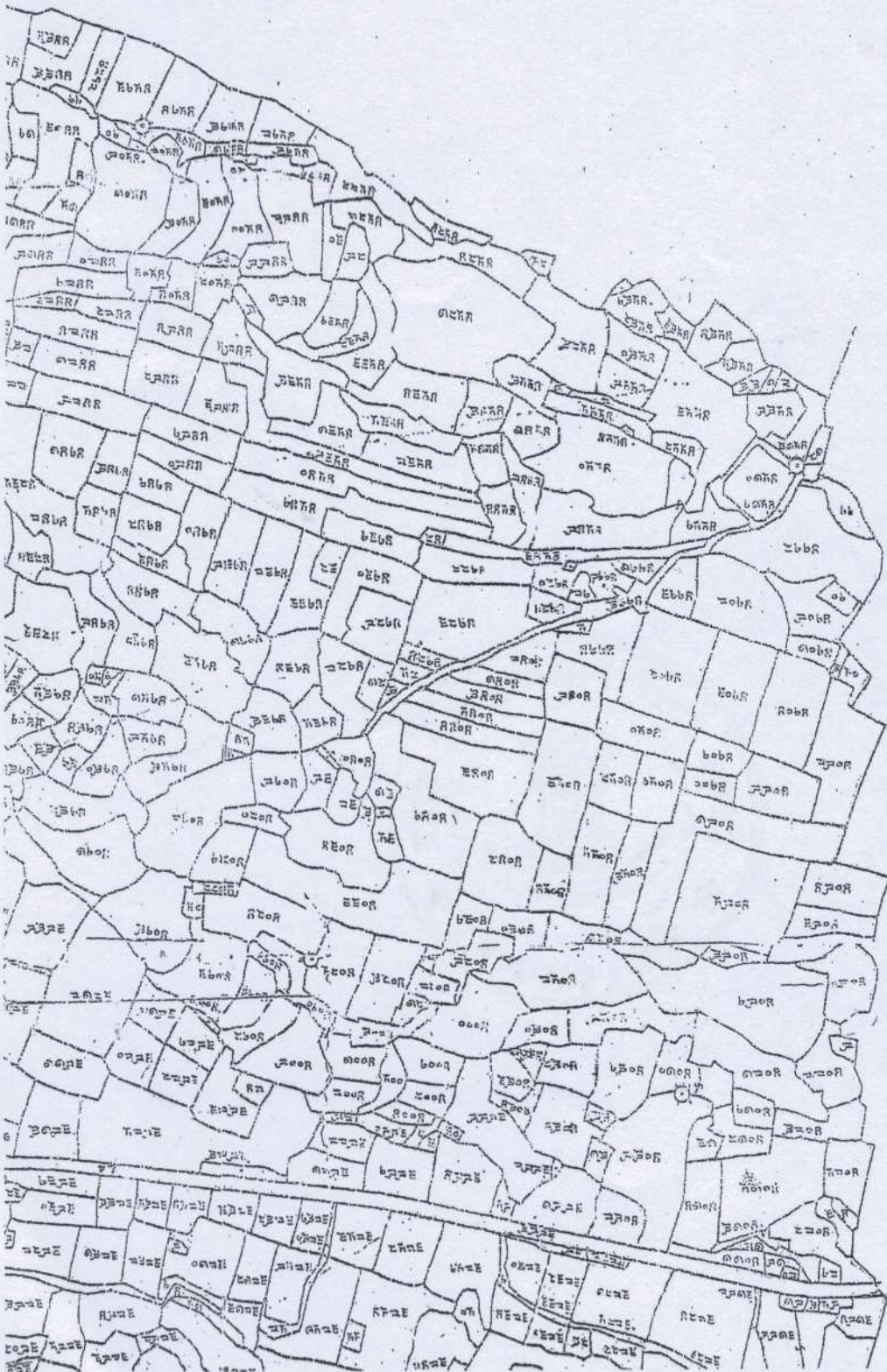


சென்னை மாநகராட்சி

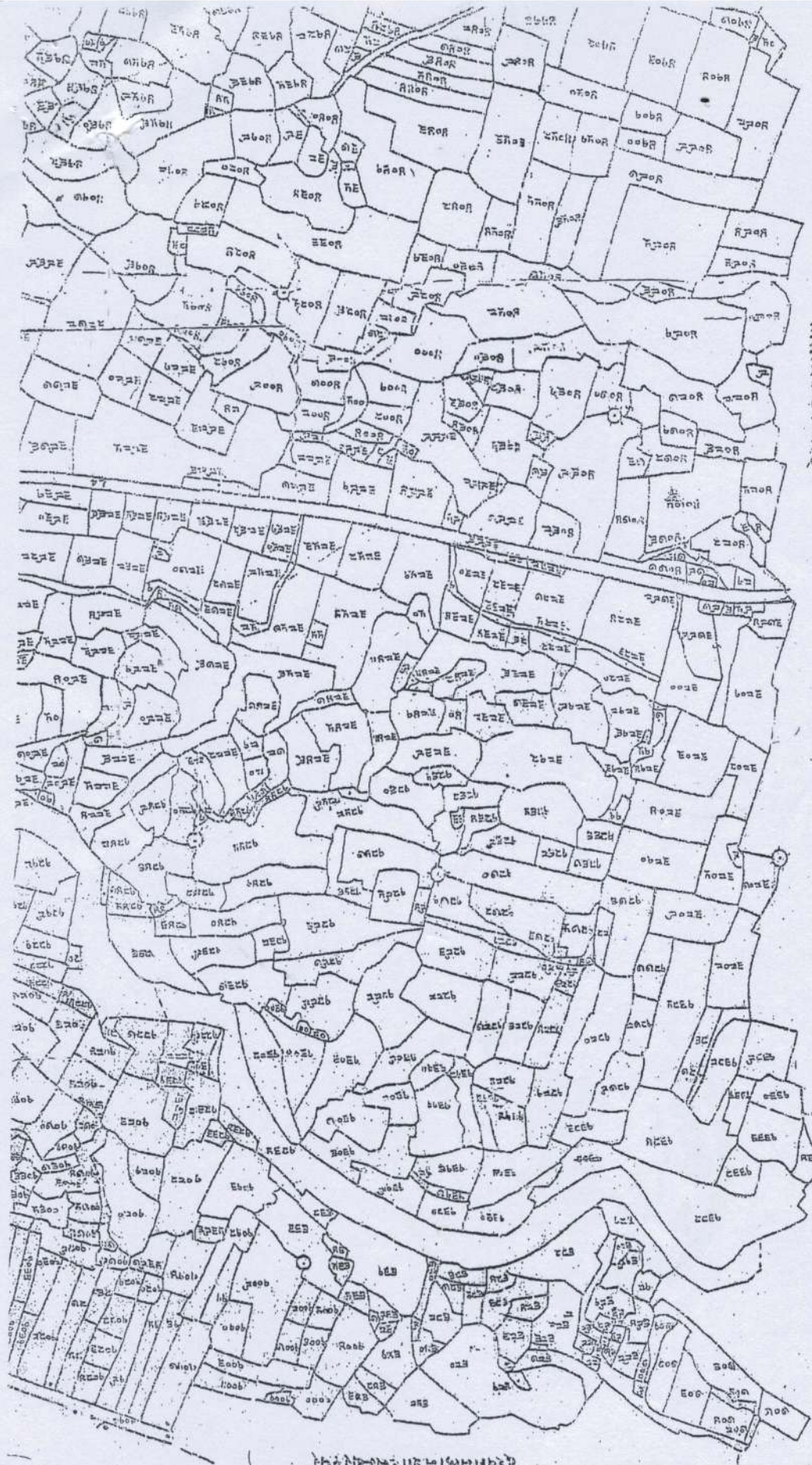


Scale 1/6 inch = 1 mile

1880



1880



საქართველოს რეპუბლიკის  
საგარეო ურთიერთობების  
სამსახური

საქართველოს რეპუბლიკის  
საგარეო ურთიერთობების  
სამსახური

საქართველოს რეპუბლიკის  
საგარეო ურთიერთობების  
სამსახური



VILLAGE - PUNDAG

THANA - JAGARNATHPUR

THANA NO - 228

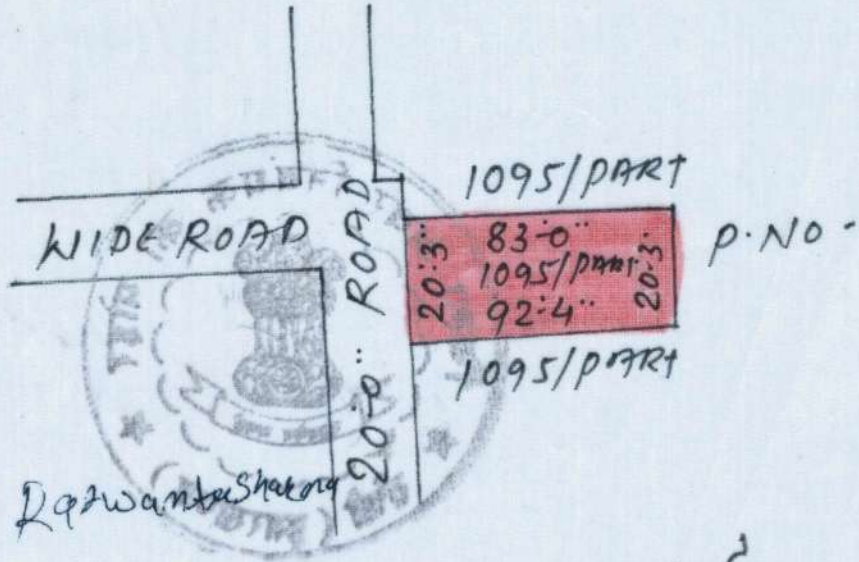
DIST - RANCHI

R.S. PLOT NO - 1095

SUB PLOT NO - 1095/PART

AREA SHOWN IN RED WASH

AREA  
AC - DEC  
0 - 4.09



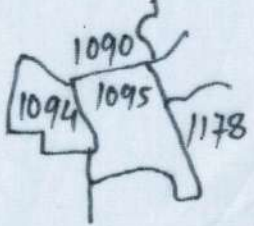
Ratwantra Shukla

Anjali Singh

~~Shailendra~~

Alok Kumar

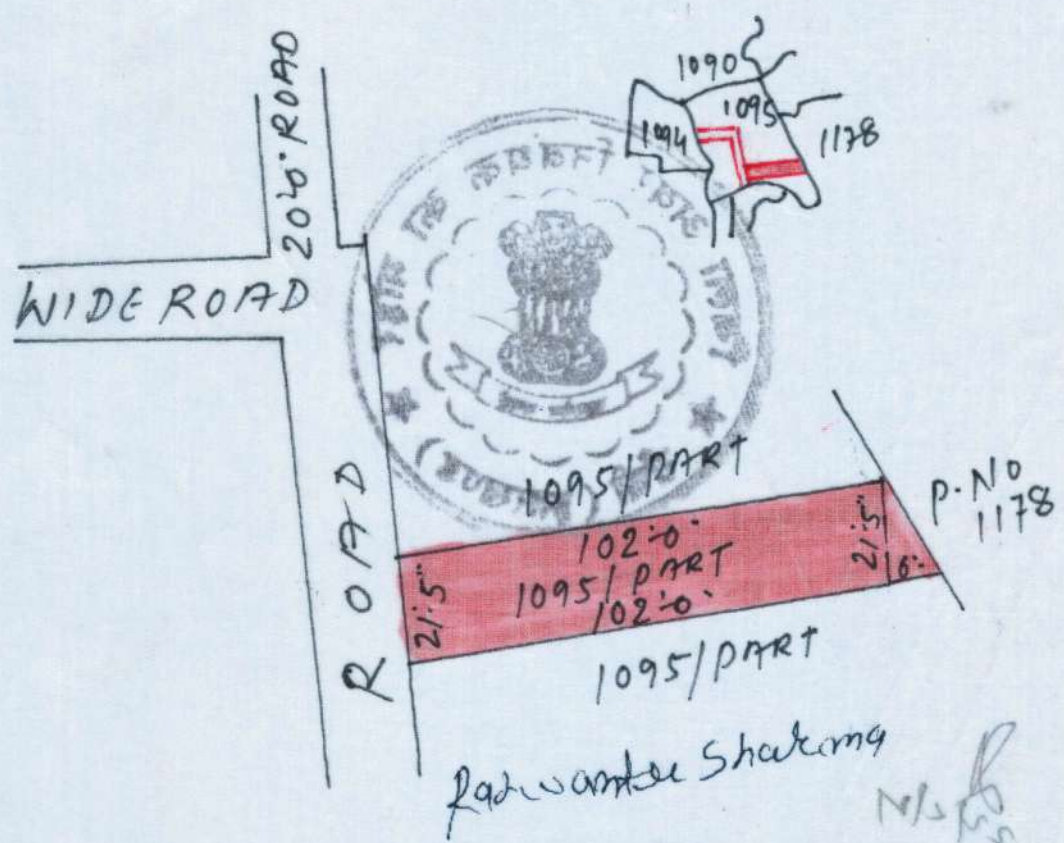
22/10/2024



Camp  
M/T



VILLAGE - PUNDAG  
THANA - JAGARNATH PUR  
THANA NO - 228  
DIST - RANCHI  
R.S. PLOT NO - 1095  
SUB PLOT NO - 1095/PART  
AREA SHOWN IN RED WASH  
AREA  
AC - DEC  
0 - 05



Anjali Singh  
Shailendra

Alok Kumar  
22/10/2024 Copal  
meel



## Pre Registration Docket

Date :- 22-10-2021 08:50 am

Office Name :- SRO - Ranchi  
Token No:- 20210000110638

Appoinment :- 22-Oct-2021 Time:- 10:0

|                       |                       |
|-----------------------|-----------------------|
| Article               | Development Agreement |
| Pre Registration Date | 22-Oct-2021           |
| No. Of Pages          | 30                    |
| Stamp Duty            | 4                     |
| Paid Stamp Duty       | 0                     |
| Total Fees            | ₹ 2,09,119.           |

Property Id: **607830**

| <b>Valuation No. :</b> 815524 / 2021  | <b>:-</b> 2021-2022                                      | <b>User Id :</b> 3795 | <b>Date :</b> 22-October-2021 08:19:AM |
|---|--|-----------------------|--|
| <b>State :</b> Jharkhand  | <b>District :</b> Ranchi                                 |                       | <b>Tahsil :</b> Nagri                  |
| <b>Land Type :</b> Urban  | <b>Corporation :</b> Ranchi Municipal Corporation Pundag |                       | <b>Village/City :</b> Pundag           |
| <b>Pundag Word No 37 - Other Road</b>   |  |                       |  |
| <b>Khata Number - 279</b>   |  |                       |  |
| <b>Plot Number - 1095</b>   |  |                       |  |
| <b>Holding Number - 0370006238000Z0</b>   |  |                       |  |
| <b>Volume Number - 43</b>   |  |                       |  |
| <b>Page Number - 50</b>   |  |                       |  |
| <b>Valuation Rule :</b> Commercial land   |  |                       |  |
| <b>Property Details</b>   |  |                       |  |
| 1   | Land area  | 5 Decimal             |  |
| <b>Calculation Details</b>  |  |                       |  |
| Sr.No.  | Description  | Calculation           | Total                                  |
| 1   | Open Land Valuation                                      | 1. 5 x 893568=4467840 | ₹44,67,840/-                           |
| <b>A</b>  | <b>Total</b>   |                       | ₹44,67,840/-                           |
| <b>Note :</b> Final Valuation is Rounded to Next 100/-  |  |                       |  |
| <b>Total Valuation (A)</b>  |  |                       | ₹44,67,900/-                           |
| <b>Total Amount in Words : Forty Four Lakhs Sixty Seven Thousands Nine Hundred Rupees Only.</b> |  |                       |  |

|  |   |
|--|---|
| Land measurement, Sub Part and House No. | <b>Property Boundaries</b><br>East: Plot No.1178, West: 20 feet wide proposed road,<br>South: Sub Plot No. 1095/Part, North: Sub Plot No. 1095/Part |
|--|---|

|                                   |                          |
|-----------------------------------|--------------------------|
| Area                              | Land area : 5.00 Decimal |
| Other Description of the Property | Pin Code - 834004        |
| Government/Market Value           | 4467840                  |
| Transaction Amount                | -                        |

Property Id: **607865**

|   |  |                       |  |
|---|--|-----------------------|--|
| <b>Valuation No. :</b> 815523 / 2021    | <b>:-</b> 2021-2022                                      | <b>User Id :</b> 3795 | <b>Date :</b> 22-October-2021 08:19:AM |
| <b>State :</b> Jharkhand                | <b>District :</b> Ranchi                                 |                       | <b>Tahsil :</b> Nagri                  |
| <b>Land Type :</b> Urban                | <b>Corporation :</b> Ranchi Municipal Corporation Pundag |                       | <b>Village/City :</b> Pundag           |
| <b>Pundag Word No 37 - Other Road</b>   |  |                       | -                                      |
| <b>Khata Number - 279</b>               |  |                       |  |
| <b>Plot Number - 1095</b>               |  |                       |  |
| <b>Volume Number - 39</b>               |  |                       |  |
| <b>Page Number - 84</b>                 |  |                       |  |
| <b>Holding Number - 0370007965000Z0</b> |  |                       |  |

**Valuation Rule :** Commercial land

**Property Details**

|   |           |              |
|---|-----------|--------------|
| 1 | Land area | 4.09 Decimal |
|---|-----------|--------------|

**Calculation Details**

| Sr.No.   | Description         | Calculation                 | Total               |
|----------|---------------------|-----------------------------|---------------------|
| 1        | Open Land Valuation | 1. 4.09 x 893568=3654693.12 | ₹36,54,693/-        |
| <b>A</b> | <b>Total</b>        |                             | <b>₹36,54,693/-</b> |

**Note :** Final Valuation is Rounded to Next 100/-

**Total Valuation (A)** ₹36,54,700/-

**Total Amount in Words : Thirty Six Lakhs Fifty Four Thousands Seven Hundred Rupees Only.**

|  |  |
|--|--|
| Land measurement, Sub Part and House No. | <b>Property Boundaries</b><br>East: Plot No. 1107, West: 20 feet wide proposed road,<br>South: Sub Plot No. 1095/Part, North: Sub Plot No. 1095/Part |
| Area                                     | Land area : 4.09 Decimal   |
| Other Description of the Property        | Pin Code - 834004  |
| Government/Market Value                  | 3654693.12   |
| Transaction Amount                       | -  |

|          |   |
|----------|---|
| CLAIMANT | <b>-Ms. BALAJEE DETECTIVE FORCE Through Its Partner ALOK KUMAR, Address - Ashok Nagar, Road No. 5, P.S. - Argora, Ranchi, Father/Husband Name Devendra Kumar Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****6751</b> |
|----------|---|

|            |  |
|------------|--|
|            | - <b>Ms. BALAJEE DETECTIVE FORCE Through Its Partner SHAILENDRA KUMAR SHARMA, Address - M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, Ranchi- ,Father/Husband Name Ram Pukar Sharma , PAN No.- ,Permission Case No.- , Aadhaar No. *****4472</b> |
| EXECUTANTS | - <b>Mrs. RAJWANTEE SHARMA, Address - Qtr. M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, Ranchi- ,Father/Husband Name Shivparshan Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****8842</b>   |
|            | - <b>Mrs. ANJALI SINGH, Address - Qtr. M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, Ranchi- ,Father/Husband Name Ramshankar Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****4934</b>  |

|                     |  |
|---------------------|--|
| Witness Information | <b>Mr. Nitesh Kumar , Address - Simariya, Chatra, Jharkhand-, Father/Husband Name-Late Anand Singh</b> |
|---------------------|--|

|                    |   |
|--------------------|---|
| Identifier Details | <b>Mr. Anand Raj , Address - Argora Housing Colony, Argora, Ranchi-, Father/Husband Name-Shailendra Kumar</b> |
|--------------------|---|

| Fee Rule:Development Agreement |            |   |
|--------------------------------|------------|---|
| 1                              | Stamp Duty | 4 |

|              |    |            |
|--------------|----|------------|
| 1            | SP | 900        |
| <b>Total</b> |    | <b>900</b> |

| Fee Rule:Development Agreement |          |                 |
|--------------------------------|----------|-----------------|
| 1                              | A1       | 2,03,065        |
| 2                              | LL       | 3               |
| 3                              | PR       | 1               |
| 4                              | I fee    | 5,000           |
| 5                              | M(b) Fee | 150             |
| <b>Total</b>                   |          | <b>2,08,219</b> |

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

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*

Deed Writer / Advocate



*Shailendra A. Kumar*  
Vendee / Claimant

*Rajwantee Sharma*

*Anjali Singh*  
Vendor / Executant



## Document Registration Summary 1

Date :-22-Oct-2021

- Government/Market Value: ₹8122600/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 548797

Receipt Date : 22-10-2021

Presenter Name: - *Ratwanta Shakti mg*

PR ₹1

SP ₹900

I fee ₹5000

M(b) Fee ₹150

LL ₹3

A1 ₹203065

Stamp Duty ₹500

On Date 22-10-2021 Presented at SRO - Ranchi

Signature of Presenter

*Ratwanta Shakti mg*

SRO - Ranchi

|              |                |
|--------------|----------------|
| <b>Total</b> | <b>₹209619</b> |
|--------------|----------------|

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name  | Reference No.   | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|-------------|---|----------------|
| Stamp Duty   | 4                 | 500         | -496           | GRAS         | AnjaliSingh | GRN Number : 2108049859<br>DEPT Transaction Id : 2b34062cf76af9032f9c<br>Transaction Type : | 500            |
| PR           | 1                 | 1           | 0              | GRAS         | AnjaliSingh | GRN Number : 2108049558<br>DEPT Transaction Id : 0a7a6f5551cb77b83d07<br>Transaction Type : | 1              |

|              |        |        |      |      |             |  |        |
|--------------|--------|--------|------|------|-------------|--|--------|
| SP           | 900    | 900    | 0    | GRAS | AnjaliSingh | GRN Number : 2108049558<br>DEPT Transaction Id :<br>0a7a6f5551cb77b83d07<br>Transaction Type : | 900    |
| I fee        | 5000   | 5000   | 0    | GRAS | AnjaliSingh | GRN Number : 2108049558<br>DEPT Transaction Id :<br>0a7a6f5551cb77b83d07<br>Transaction Type : | 5000   |
| M(b)<br>Fee  | 150    | 150    | 0    | GRAS | AnjaliSingh | GRN Number : 2108049558<br>DEPT Transaction Id :<br>0a7a6f5551cb77b83d07<br>Transaction Type : | 150    |
| A1           | 203065 | 203065 | 0    | GRAS | AnjaliSingh | GRN Number : 2108049558<br>DEPT Transaction Id :<br>0a7a6f5551cb77b83d07<br>Transaction Type : | 203065 |
| LL           | 3      | 3      | 0    | GRAS | AnjaliSingh | GRN Number : 2108049558<br>DEPT Transaction Id :<br>0a7a6f5551cb77b83d07<br>Transaction Type : | 3      |
| Sub<br>Total | 209123 | 209619 | -496 |      |             |  |        |

**Article : Development Agreement Number of Pages : 60**

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer




**OFFICE OF THE SUB REGISTRAR**
**Office Name :- SRO - Ranchi**
**District Name :- Ranchi**
**State Name :- Jharkhand**
**Deed Endorsement**
**Token No :- 20210000110638**

|                          |   |
|--------------------------|---|
| <b>Deed Type</b>         | Development Agreement   |
| <b>Number of Pages</b>   | 60  |
| <b>Fee Details</b>       | <b>Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 900, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 203065, LL :- Rs. 3,</b>  |
| <b>Property No.</b>      | 1   |
| <b>Valuation Details</b> | <b>Value :- Rs.4467840/- ,Transaction Amount :- Rs.0/-</b>  |
| <b>Property Details</b>  | <b>District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 37<br/>Property Boundaries :- East: Plot No.1178, West: 20 feet wide proposed road, South: Sub Plot No. 1095/Part, North: Sub Plot No. 1095/Part<br/>Khata Number - 279Plot Number - 1095Holding Number - 0370006238000Z0Volume Number - 43Page Number - 50<br/>Area Of Land :- 5.00 Decimal</b>  |
| <b>Property No.</b>      | 2   |
| <b>Valuation Details</b> | <b>Value :- Rs.3654693/- ,Transaction Amount :- Rs.0/-</b>  |
| <b>Property Details</b>  | <b>District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 37<br/>Property Boundaries :- East: Plot No. 1107, West: 20 feet wide proposed road, South: Sub Plot No. 1095/Part, North: Sub Plot No. 1095/Part<br/>Khata Number - 279Plot Number - 1095Volume Number - 39Page Number - 84Holding Number - 0370007965000Z0<br/>Area Of Land :- 4.09 Decimal</b> |





Sh./Smt.**RAJWANTEE SHARMA** s/o/d/o/w/o **Shivparshan Singh** has presented the document for registration in this office





today dated :- **22-Oct-2021** Day :- **Friday** Time :- **13:51:56 PM**



**RAJWANTEE SHARMA**(Individual)




| Party Name       | Document Type | Document Number |
|------------------|---------------|-----------------|
| RAJWANTEE SHARMA | PAN/UID       | 669027538842    |

| Sr.NO | Party Name and Address   | Is e-KYC Verified? | e-KYC Details   | Power Of Attorney | Party Type                  | Party_Photo  | Finger Print   | Signature        |
|-------|--|--------------------|---|-------------------|-----------------------------|--|--|------------------|
| 1     | <b>ANJALI SINGH</b><br><b>Address1 -</b><br>Qtr. M.F. 15,<br>Argora<br>Housing<br>Colony, Near<br>Football<br>Maidan,<br>Ashok Nagar,<br>P.S. Argora,<br>Ranchi,<br><b>Address2 -</b><br>, , Jharkhand<br><b>PAN No.:</b><br><b>Permission Case No.-</b>     | Yes                | Anjali Singh<br><b>Address:-</b><br>House No-<br>M.F.A -15, ,<br>Argora<br>Housing<br>Colony, P.O<br>Ashok Nagar<br>,P.S Argora,<br>Doranda, ,<br>Ranchi,<br>834002, ,<br>Jharkhand,<br>India |                   | EXECUTANTS<br><b>Age:36</b> |   |   | Anjali Singh     |
| 2     | <b>RAJWANTEE SHARMA</b><br><b>Address1 -</b><br>Qtr. M.F. 15,<br>Argora<br>Housing<br>Colony, Near<br>Football<br>Maidan,<br>Ashok Nagar,<br>P.S. Argora,<br>Ranchi,<br><b>Address2 -</b><br>, , Jharkhand<br><b>PAN No.:</b><br><b>Permission Case No.-</b> | Yes                | Rajwantee<br>Sharma<br><b>Address:-</b> ,<br>Near<br>Playground,,<br>, M F A - 15,<br>Argora<br>Housing<br>Colony,,<br>Argora, ,<br>Ranchi,<br>834002, ,<br>Jharkhand,<br>India               |                   | EXECUTANTS<br><b>Age:48</b> |  |  | Rajwantee Sharma |

| Sr.NO | Party Name and Address  | Is e-KYC Verified? | e-KYC Details  | Power Of Attorney | Party Type         | Party_Photo  | Finger Print   | Signature         |
|-------|---|--------------------|--|-------------------|--------------------|--|--|-------------------|
| 3     | <b>BALAJEE DETECTIVE FORCE</b><br>Through Its Partner<br><b>ALOK KUMAR</b><br><b>Address1 -</b><br>Ashok Nagar,<br>Road No. 5,<br>P.S. - Argora,<br>Ranchi,<br><b>Address2 -</b><br>, , , Jharkhand<br><b>PAN No.:</b><br><b>Permission Case No.-</b>   | Yes                | Alok Kumar<br><b>Address:-</b> ,<br>HOUSE NO<br>400 B,ROAD<br>NO 5, ,<br>ASHOK<br>NAGAR,<br>Doranda, ,<br>Ranchi,<br>834002, ,<br>Jharkhand,<br>India  |                   | CLAIMANT<br>Age:45 |   |   | <i>Alok Kumar</i> |
| 4     | <b>BALAJEE DETECTIVE FORCE</b><br>Through Its Partner<br><b>SHAILENDRA KUMAR SHARMA</b><br><b>Address1 -</b><br>M.F. 15,<br>Argora<br>Housing<br>Colony, Near<br>Football<br>Maidan,<br>Ashok Nagar,<br>P.S. Argora,<br>Ranchi,<br><b>Address2 -</b><br>, , , Jharkhand<br><b>PAN No.:</b><br><b>Permission Case No.-</b> | Yes                | Shailendra<br>Kumar<br>Sharma<br><b>Address:-</b><br>MFA-15,<br>Near Foot<br>ball Ground,<br>Argora<br>Housing<br>Colony,<br>Ashok<br>Nagar,ranchi,<br>Doranda, ,<br>Ranchi,<br>834002, ,<br>Jharkhand,<br>India |                   | CLAIMANT<br>Age:51 |  |  | <i>Shailendra</i> |

**Identification:**

| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|------------------------|-------|-------------|-----------|
|-------|------------------------|-------|-------------|-----------|

| Sr.NO | Party Name and Address   | Photo  | FingerPrint   | Signature   |
|-------|--|--|---|---|
| 1     | <b>Anand Raj</b><br>S/o-D/o <b>Shailendra Kumar</b><br><b>Address1 - Argora Housing Colony, Argora, Ranchi,</b><br><b>Address2 -</b><br>, , , Jharkhand<br><b>PAN No.:</b> |  |  |  |

**Witness:**

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

| Sr.NO | Party Name and Address  | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1     | <b>Nitesh Kumar</b><br><b>Address1 - Simariya, Chatra, Jharkhand, Address2 -</b><br>, , , Jharkhand |       |       |           |

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( **RAJWANTEE SHARMA , ANJALI SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Anand Raj**) Son/Daughter/Wife of (**Shailendra Kumar**) resident of (**Argora Housing Colony, Argora, Ranchi**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 22-Oct-2021

Seal and Signature of Registering Officer



Token No.: 20210000110638

## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **22-Oct-2021** by **RAJWANTEE SHARMA, S/O, D/O, W/O Shivparshan Singh** resident of Qtr. M.F. 15, Argora Housing Colony, Near Football Maidan, Ashok Nagar, P.S. Argora, Ranchi ,.  
This deed was registered as Document No.:- **2021/RAN/8185/BK1/7348** in Book No :- **BK1**, Volume No :- 985 from Page No :- 185 to 244 at, office of **SRO - Ranchi**

Date:- **22-Oct-2021**

Registering Officer

