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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 714129be6037808c5d78

Receipt Date : 16-Jul-2022 12:30:04 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000085361

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PRANAMI BUILDERS PVT LTD THRO ITS
DIRECTOR BIJAY KUMAR AGARWAL (Vende)

GRN Number : 2212189841



शुल्क का अर्थ है कि यह शुल्क का भुगतान करने के लिए है।
यह शुल्क 1988 की धारा 1 के तहत है।
यदि कोई भी व्यक्ति इस शुल्क का भुगतान नहीं करता है, तो यह शुल्क का भुगतान करने के लिए है।
यदि कोई भी व्यक्ति इस शुल्क का भुगतान नहीं करता है, तो यह शुल्क का भुगतान करने के लिए है।

For Official Use Only

1. यहाँ पर यथावत स्टाम्प सहित या स्टाम्प का
2. बिना स्टाम्प के शुल्क का भुगतान नहीं है।

18/07/2022

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

FOR PRANAMI BUILDERS PVT. LTD.

[Signature]

DIRECTOR
18/7/22

Development Agreement
 6,48,91,000/-
 स्टाप... 100%... रुपये

18/7

मार्ग दर्शिका पंजी से प्राप्त किया
 जमीन का क्षेत्रफल... 7603821.1 (Comm)
 क. कमान का दर/वर्ग फीट.....
 प. कमान का दर/वर्ग फीट.....
 प्लॉट का दर/वर्ग फीट.....

18/7



Raja M. Cherjee
 18/7

RAJA M. CHERJEE
 ADVOCATE
 JH 658-2013



18/7/22

18/7/22

नेर म... से
 खाता... 35... नॉट... 833...
 का मिलान किया दज नहीं पाया
 18/7

DEVELOPMENT AGREEMENT

This Development agreement is made and entered on this 18th Day of July 2022.

BETWEEN

(1) **SANTOSH KUMAR JAIN** DOB-21.03.1953, Son of- Late Mangilal Jain, Grandson of- Late Balkishan Jain, by Caste – General (Not affected by the CNT Act, 1908), by faith–Hindu, by Occupation-Business, R/o- 5A Belair, Jokhiram, Durgadutt Compound, Main Road, Hindpiri, P.S - Hindpiri, District – Ranchi, Jharkhand, Nationality – Indian.

संतोष कुमार जैन
 भुजर्जन प्रचलित
 में दर्ज नहीं है।
 18/7

FOR PRANAMI BUILDERS PVT. LTD.
 Bijay Kumar Prasad
 DIRECTOR
 18/7/22

Bijay Kumar Prasad
 18/7/22

Sunita Adhikari
 18/7/22

Raj Kumar Agarwal
 18/7/22

18/7/22

Raj
Adv.
18/7



RAJA MUKHERJEE
ADVOCATE
JH 658-2013

18/7/22



18/07/2022 ————— 10/10/1

Santosh K. Saha
Late Mangilal Saha
Hindpur, Ranchi
Business
Mangilal

18/07/2022

18/7/22



Ref
Adv
18/7

RAJA MUKHERJEE
ADVOCATE
JH 658-2013

Bijay Kumar Agarwal
18/7/22



18/7/22



Ref
Adv
18/7

RAJA MUKHERJEE
ADVOCATE
JH 658-2013



Ref
Adv
18/7

RAJA MUKHERJEE
ADVOCATE
JH 658-2013

Sunita Adulgi
18/7/22



Ref
Adv
18/7

RAJA MUKHERJEE
ADVOCATE
JH 658-2013

Raj Kumar Agarwal
18/7/22



FOR PRANAMI BUILDERS PVT. LTD.
Bijay Kumar Agarwal
DIRECTOR
18/7/22

- (2) **BIJAY KUMAR AGARWAL**, DOB- 12.02.1964, son of Late Daulat Ram Agarwal, Grandson of- Late Ram Chandra Agarwal, by faith -Hindu, by Caste - General (Not affected by the CNT Act, 1908), by Occupation - Business, Resident of 502, 5th Floor, Mangal Kunj Apartment, Vasant Vihar, Kanke Road, Ranchi, Jharkhand, Nationality- Indian.
- (3) **NITISH KUMAR AGARWAL** DOB- 07.01.1990, S/o Bijay Kumar Agarwal, grandfather- Late Daulat Ram Agarwal, by faith - Hindu, by Caste - General (Not affected by the CNT Act, 1908), by Occupation - Business, R/o - Agarwals, 502, 5th Floor, Mangal Kunj Apartment, Vasant Vihar, Kanke Road, Ranchi, Jharkhand Indian Citizen.
- (4) **SUNITA ADUKIA** DOB- 22.03.1960, W/o Late Prakash Kumar Adukia, Daughter of - Lt. Gopal Das Bansal, Granddaughter of - Lt. Chota Lal Bansal., by Faith - Hindu, by Caste - General (Not affected by the CNT Act, 1908), by Occupation - House Wife, R/o Adukia House, Upper Bazar, P.S - Kotwali, District - Ranchi, State - Jharkhand.
- (5) **RAJKUMAR AGARWAL** DOB- 06.02.1967, S/o Bithal Agarwal, Grandson of Lt. Shivnath Das Agarwal, by Faith-Hindu, by Caste - General (Not affected by the CNT Act, 1908) Occupation - Business, Resident of - Cozy Corner, Burdwan Compound, P.S - Lalpur, District - Ranchi, State - Jharkhand.

Hereinafter called the **LANDOWNERS / FIRST PARTIES** (which expression shall, unless expressly excluded by the subject or context below, mean and include its heirs, Successors, Legal representatives, executors, administrators and other assigns) of the FIRST PART.

FOR PRANAMI BUILDERS PVT. LTD.

Bijay Kumar Agarwal
DIRECTOR
18/7/22

Bijay Kumar Agarwal
18/7/22

Sunita Adukia
18/7/22

Raj Kumar Agarwal
18/7/22

[Signature]

AND

PRANAMI BUILDERS PRIVATE LIMITED a company having its office at 602, M.R. Tower, line tank road, P.S.- Kotwali, District -Ranchi, through its Director **BIJAY KUMAR AGARWAL**, DOB- 12.02.1964, son of Late Daulat Ram Agarwal, Grandson of- Late Ram Chander Agarwal, by faith – Hindu, by Caste – General (Not affected by the CNT Act, 1908), by Occupation –Business, Resident of 502, 5th Floor, Mangal Kunj Apartment, Vasant Vihar, Kanke Road, Ranchi, Jharkhand, Indian Citizen hereinafter called the “**PROMOTER AS WELL AS LANDOWNER**” .

(which expression shall, unless expressly excluded by the subject or context below, mean and include its heirs, Successors, Legal representatives, executors, administrators and other assigns) of the **SECOND PART**.

AND

(1) **AKASH ADUKIA**, DOB-16.01.1992, son of Late Prakash Kumar Adukia Grandson of-Late Sita Ram Adukia, Occupation–Business, Resident of – Exotica, Gandhi Nagar Kanke, Road, Misirgonda alias Pahargonda, District-Ranchi, State-Jharkhand, (2) **PARINEETA CHOUDHARY**, DOB-31.05.1988, Daughter of Late Prakash Kumar Adukia, Granddaughter of-Late Sita Ram Adukia, Occupation–Housewife, Resident of-FL-4F,tower A, Hastings Court, 96, Garden, Reach Road, Khiddhipore, Kolkata, State – West Bengal (3) **PRACHI JINDAL**, DOB-02.09.1985, Daughter of Late Prakash Kumar Adukia, Granddaughter of-Late Sita Ram Adukia, Occupation–Housewife, Resident of- 11, Jalashay Marg, Choubey Colony, District-Raipur, State- Chhattisgarh (4) **PRATHANA MUKUND KHAITAN**, DOB-02.01.1983, Daughter of Late Prakash Kumar Adukia , Granddaughter of-Late Sita Ram Adukia, Occupation– Housewife, Resident of – Ashirwad Palace, Near Swami Vivekanand Garden, Bhatar Road, Surat City , SVR college, District-Surat, State-Gujrat, and (5) **PRERNA GARG**, DOB-29.03.1984, Daughter of Late Prakash Kumar Adukia, Granddaughter

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Bijay Kumar Agarwal
DIRECTOR
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Bijay Kumar Agarwal
Raj Kumar Agarwal
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18/7/22
Prerna Garg
18/7/22

of-Late Sita Ram Adukia Occupation – Housewife, Resident of – 19, Tube Rose Lane, Ashiana Garden, Sonari, District-Jamshedpur, State – Jharkhand. all by Faith- Hindu, by Caste – General (Not affected by the CNT Act, 1908), (which expression shall, unless expressly excluded by the subject or context below, mean and include its heirs, Successors, Legal representatives, executors, administrators and other assigns) (Hereinafter called the **CONFIRMING PARTIES**) of the **THIRD PART**.

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

- (i) singular shall mean and include plural and vice-versa.
- (ii) reference to living person shall mean and include artificial person and/or sole proprietorship firm.

IN THIS AGREEMENT - unless it is contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings: -

LANDOWNERS - shall mean the Owner above named and their legal heirs, successors, executors, administrators, legal representatives and other assigns.

LANDED PROPERTY- means the land measuring more or less 85.34 decimal more fully and particularly described in “Schedule – A” below.

BUILDING - shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan/map by R.R.D.A/Ranchi Municipal Corporation Ranchi or any authority of Ranchi and shall include the plinth area, balcony, verandah, staircase, overhead tank, open space, covered & open parking, open space etc. to be constructed on the land given in “Schedule – A” of this agreement by the Developer at its own cost and expenses.

DEVELOPER - shall mean the above named Second Party and its legal representative, successors, executors, administrators and assigns.

Pranami Builders Pvt. Ltd. 4
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Sunita Adukia
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Bijay Kumar Prasad
DIRECTOR
18/7/22

PARKING SPACE - shall mean any place in covered area or open area out of portion of schedule land reserved for parking of motor car, scooters or any other vehicles.

NEW BUILDING-shall mean the buildings and all other structures to be erected or constructed at the said premises.

CLEARANCES – shall include permissions, no objection certificates, licenses, certificates, registrations, approvals, and all other clearances that may be required in respect of the Project or any aspect thereof under any Laws for the time being in force.

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

LAWS – shall include any legislation, Act, Rule, Regulation, Guidelines, Orders, Notifications for the time being in force including those made or implemented by or on behalf of the Government or Judiciary (including quasi-judicial body or tribunal) or otherwise.

SPECIFICATIONS – shall mean the specifications for construction of the Building Complex as mentioned in the “SCHEDULE – D” hereto and shall be subject to any modification or alteration there of as may be made by the parties by mutual consent thereto in writing.

COMMON PART - shall mean common passage, road, common lavatories, pump room, tube well, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

“LAND OWNER” PORTION OF THE PROPOSED MULTI-STOREYED BUILDING”/OWNER’S AREA” shall mean such area in the

FOR PRANAMI BUILDERS PVT. LTD.
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DIRECTOR
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proposed multistoried buildings/residential apartments complexes, morefully described in "SCHEDULE- B" hereunder written.

"DEVELOPER'S/PROMOTER'S PORTION OF THE PROPOSED MULTI-STOREYED BUILDING/PROMOTER'S AREA" shall mean and include the rest and remaining area in the proposed multi-storied building /Complex other than the LAND OWNERS PORTION morefully described in "SCHEDULE-C" hereunder written.

THE ENGINEER/ARCHITECT/CONSULTANTS- shall mean the consulting Engineer who has been appointed by Promoter for designing and planning of the New Building or any other persons, firm or company who may be appointed hereafter for the similar purpose.

FORCE MAJEURE - shall described flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.

WHEREAS the Revisional Survey Record of Right of Khata No.- 35, Plot No.- 832, Area- 25 Decimals, Plot No.- 837, Area- 4 Decimals, Plot No.- 838, Area- 16 Decimals, Plot No.- 833, Area- 42 Decimals, Plot No.- 834 Area- 26 Decimals, Plot No.-835, Area- 24 Decimals, Plot No.- 836, Area- 03 Decimals, Plot No.- 840, Area- 23 Decimals, beside other Plots situated at Village - Hatma, Thana - Ranchi, Thana No.- 200, District- Ranchi is recorded in the name of Dukhuwa Lohar and Bhukhuwa Lohar both sons of Sukhuwa Lohar and Mutur Lohar Son of Bholu Lohar by caste Lohar as Kaimi.

AND WHEREAS during the Revisional survey the said recorded tenant divided the above said land beside other plots among themselves and their name was recorded in the remarks column of the said Khatian against their respective plots.

FOR PRANAMI BUILDERS PVT. LTD.

Pranami Builders

DIRECTOR
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Sunita Adulga

Pranami Builders
18/7/22

AND WHEREAS Khatiani Raiyat and their legal heirs sold the above said land beside other plot to the different prospective purchasers through different deed of sale and landowners mention above after purchaser the said land came in peaceful possession thereof.

AND WHEREAS the Naushad Alam S/o Fazlur Rahman, Bigal Lohar S/o Late Faguwa Lohar and Ajay Kumar S/o. Sri Ramasray Rai (through their power of Attorney holder Sri Pramod Kumar S/o. Sri Mahendra Pratap Singh and Sri Sanjay Kumar S/o. Sri Saket Bihari Lal sold the land of Khata 35, Plot 833 Area 27.05 Decimal situated at Village-Hatma, (Karmtoli) Thana - Ranchi, Present P.S - Lalpur, Thana No - 200, to Santosh Kumar Jain (Land owner No.-1), Late Prakash Kumar Adukia (now, through Sunita Adukia Land owner No.-4 as the legal heirs and successor of deceased), Pranami Builders Private Limited (Developer/Promoter) by virtue of Registered Sale Deed No – 12198, Sl. No. 14186 Dated - 27.5.2011 which was registered at District Sub-Registrar Office, Ranchi entered in Book No. - 1, Vol. No - 545, Page No – 541 to 640, for the year 2011 in the said sale deed the other co-sharer and legal heirs and successor of Khatiani Malik put their respective hand as confirming party and thereafter put the above said land owners in peaceful possession and after that they mutated their name vide Mutation case No.-4952/R27/11-12 in Page No-10, Vol.-VIII of the Sahar Anchal, Ranchi and paying revenue rent to the state regularly.

AND WHEREAS Sanjay Kumar son of Late Akhilesh Prasad Singh purchased the land of Khata No. - 35, Plot No. - 833, Sub Plot No. - 833/Part, Area - 5 Katha (8.26 Decimal) situated at Village - Hatma, (Karmtoli) Thana - Ranchi, Present P.S - Lalpur, Thana No. - 200, District - Ranchi through legal heirs and successor of Khatiani Malik namely Sukhlal Lohar S/o. Late Birsa Lohar, Mahadev Lohar, Shankar Lohar, Shami Lohar all sons of Late Sukra Lohar, Kolha Lohar and Gopal Lohar

FOR PRANAMI BUILDERS PVT. LTD.

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DIRECTOR

18/7/22

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Sunita Adukia
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both sons of Late Mahadev Lohar, Bidesh Lohar and Shanicharwa Lohar both sons of Late Jugal Lohar, Rupan Devi W/o. Late Bishram Lohar represented through their power of attorney holder Ram Lal Lohar S/o. Jaga Lohar and Brijmohan Lohar S/o. Shree Sukulal Lohar by virtue of registered Sale Deed No. - 3909 Sl. No.- 4241 Dated- 22.03.2005, which was registered at District Sub Registrar office Ranchi and entered in Book No - 1, Vol. No. - 24, Page No - 343 to 350 for the year 2005 and after purchased the said land said Sanjay Kumar got his name mutated in the Office of Town Anchal, Ranchi.

AND WHEREAS the Sanjay Kumar son of Late Akhilesh Prasad Singh sold the land of Khata No - 35, Plot No - 833, Area - 5 Katha (8.26 Decimal) situated at Village - Hatma, (Karmtoli) Thana- Ranchi, Present P.S- Lalpur, Thana No - 200, District- Ranchi to Santosh Kumar Jain (Land owner No.-1), Late Prakash Kumar Adukia (now represented through Sunita Adukia (Land owner No.-4) as the legal heirs and successor of deceased), Bijay Kumar Agarwal (Land owner No.-2) , by virtue of registered Sale Deed No- 12681, SI No. - 14763 Date - 03.06.2011, which was registered at District Sub Registrar office Ranchi and entered in Book No.- 1, Vol. No. - 567, Page No.- 383 to 420 for the year 2011 and thereafter put the above said land owners in peaceful possession and thereafter they mutated their name vide Mutation case No.-4954/R27/11-12 in Page No-09, Vol.-VIII of the Sahar Anchal, Ranchi and paying revenue rent to the state regularly.

AND WHEREAS the Arjun Lohar son of Somra Lohar through his power of attorney holder Sudha Devi wife of Brijmohan Lohar (being power no- 567 dated 26.07.2000) sold the land of Khata No. - 35, Plot No - 833, 835, 836, Area - 16.50 Decimal situated at Village - Hatma, (Karmtoli) Thana- Ranchi, Present P.S- Lalpur, Thana No - 200, District- Ranchi to Bandana Sinha wife of Sunil Kumar, by virtue of registered Sale

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Bijay Kumar Agarwal
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Sunita Adukia 18/7/22

Deed No- 10260, SI No - 11202 Dated - 12.06.2007, and sold the land of Khata No. - 35, Plot No - 833, 835, 836, Area - 15.75 Decimal to Upendra Choudhary son of Kamta Prasad Choudhary, by virtue of registered Sale Deed No- 26559, Sl. No- 31088 Dated -13.12.2011, which was registered at District Sub Registrar office Ranchi and entered in Book No - 1, Vol No - 1156, Page No - 121 to 150 for the year 2011 and after purchased the said land Upendra Choudhary son of Kamta Prasad Choudhary got his name mutated in the Office of Town Anchal, Ranchi.

AND WHEREAS Upendra Choudhary son of Kamta Prasad Choudhary sold the land of Khata No.- 35, Plot No.- 833, Area- 06.25 Decimal, Plot No.- 835 Area- 06.50 Decimal, Plot No.- 836 Area-03 Decimal, Total Area - 15.75 Decimal) situated at Village - Hatma, (Karmtoli) Thana- Ranchi, Present P.S- Lalpur, Thana No.-200, District- Ranchi to Santosh Kumar Jain (Land owner No.-1), Nitish Kumar Agarwal (Land owner No.-3) and Raj Kumar Agarwal (Land owner No.-5) by virtue of registered Sale Deed No- 2722, SI No- 3165 Dated -16.03.2012, which was registered at District Sub Registrar office Ranchi and entered in Book No - 1, Vol No - 109, Page No - 129 to 168 for the year 2012 and thereafter put the above said land owners in peaceful possession and thereafter they mutated their name vide Mutation case No.-8628/R27/12-13 in Page No- 42, Vol.-VIII of the Sahar Anchal, Ranchi and paying revenue rent to the state regularly.

AND WHEREAS Mridula Kumari wife of Anil Kumar through Power of Attorney Holder Ajay Kumar (Power No.-2906, dated- 12.08.2011), Sunil Kumar son of Mahesh Sharma through Power of Attorney Holder Nausad alam (Power No.-2905, dated-12.08.2011), Prema Sharma wife of Anil Kumar through Power of Attorney Holder Ajay Kumar (Power No.-2545, dated-17.07.2011), Annu Lohar, Jitu Lohar both son of Bhola Lohar, Kola Lohar, Gopal lohar both son of Mahadeo Lohar, Vidya

Bijay Kumar Agarwal
Raj Kumar Agarwal 18/7/22
Sunita Adulag 18/7/22
Jitu Lohar

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Bijay Kumar Agarwal
DIRECTOR
18/7/22

lohar, Sanicharwa Lohar both son of Yugal lohar, Guddu Lohar son of Etwa Lohar, Binni Lohar wife of Paras Lohar through Power of Attorney Holder Nausad alam (Power No.-1835, dated-20.05.2011), Bigal Lohar son of Fugwa Lohar through Power of Attorney Holder Pramod Kumar (Power No.-3392, dated-20.09.2010) sold the land of Khata No.- 35, Plot No.- 840, Area - 18 Decimal situated at Village - Hatma, (Karmtoli) Thana - Ranchi, Present P.S - Lalpur, Thana No. - 200, District - Ranchi to Santosh Kumar Jain (Land owner No.-1), Nitish Kumar Agarwal (Land owner No.-3) and Sunita Adukia (Land owner No.-4) by virtue of registered Sale Deed No - 2755, Sl. No.- 3199 Dated -16.03.2012, which was registered at District Sub Registrar office Ranchi and entered in Book No.- 1, Vol No.- 110, Page No.- 337 to 390 for the year 2012 and thereafter put the above said land owners in peaceful possession and thereafter they mutated their name vide Mutation case No.-8627/R27/12-13 in Page No-100, Vol.-VIII of the Sahar Anchal, Ranchi and paying revenue rent to the state regularly.

AND WHEREAS Prema Sharma wife of Yogeshwar Sharma through Power of Attorney Holder Ajay Kumar (Power No.-2545, dated-12.07.2011), Kailashpati Lohar son of Bishwanath Lohar Lohar, through Power of Attorney Holder Rajeev Choudhary (Power No.-3789, dated-14.10.2011), Bigal Lohar son of Fugwa Lohar through Power of Attorney Holder Pramod Kumar and Sanjay Kumar Sinha (Power No.-3392, dated-20.09.2010) sold the land of Khata No.- 35, Plot No.- 834, Area - 23 Decimal situated at Village - Hatma, (Karmtoli) Thana - Ranchi, Present P.S - Lalpur, Thana No. - 200, District - Ranchi to Santosh Kumar Jain (Land owner No.-1), Nitish Kumar Agarwal (Land owner No.-3) and Raj Kumar Agarwal (Land owner No.-5) by virtue of registered Sale Deed No- 2756, Sl. No.- 3200 Dated -16.03.2012, which was registered at District Sub Registrar office Ranchi and entered in Book No.- 1, Vol No.- 110, Page No.- 391 to 442 for the year 2012 and thereafter put the above said

FOR PRANAM BUILDERS PVT. LTD.

Sanjay Kumar Sinha
DIRECTOR
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Sunita Adukia
18/7/22
Yugal Lohar
18/7/22

land owners in peaceful possession and thereafter they mutated their name vide Mutation case No.-8628/R27/12-13 in Page No-110, Vol.-VIII of the Sahar Anchal, Ranchi and paying revenue rent to the state regularly.

AND WHEREAS Budhwa Lohar son of Atwa Lohar sold the land of Khata No.-35, Plot No.-839, Part of Plot No.-839, Area- 2 Decimal of village - Hatma, District- Ranchi to the Rajeev Choudhary by virtue of registered Sale Deed No.-16381, Sl. No-19051, Book No-1, Volume No.-723, Page No.-419 to 448 in the year 2011, dated- 15.07.2011 and after purchased the said land the Rajeev Choudhary came in peaceful possession thereof.

AND WHEREAS Rajeev Choudhary sold the land of Khata No.-35, Plot No.-839, Part of Plot No.-839, Area - 2 Decimal of village-Hatma, District- Ranchi to Bijay Kumar Agarwal (Land Owner No – 2), by virtue of registered Sale Deed No.-3272, Book No-1, Volume No.- 416, Page No.-399 to 458 in the year 2021, dated- 26.06.2021 and thereafter put the above said land owner in peaceful possession and there after he mutated their name vide mutation No.-821R27/2021-22 in the Sahar Anchal, Ranchi and paying revenue rent to the state regularly.

AND WHEREAS the one of the landowner Prakash Kumar Adukia died leaving behind his wife Sunita Adukia (Landowner No.-4) one son Akash Adukia and Four daughters Parineeta Choudhary, Prachi Jindal, Prathana Mukund Khaitan, and Prerna Garg as his legal heirs and successor. Whereas Akash Adukia, Parineeta Choudhary, Prachi Jindal, Prathana Mukund Khaitan, and Prerna Garg all had given their no-objection certificate in favor of their mother (Landowner No.- 4). And, to avoid any future litigation and conflict they all had put their hands in this Development Agreement as Confirming Parties.

AND WHEREAS above said Land Owners (1-5) amalgated and pooled their respective share of Purchase land and decided to develop the

Bijay Kumar Agarwal 18/7/22
Raj Kumar Agarwal 18/7/22
Sunita Adukia 18/7/22
Prachi Jindal 18/7/22

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Bijay Kumar Agarwal
DIRECTOR
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said land into a residential Building and therefore approaches the Promoter for development of the Scheduled land and the promoter has accepted the offer of the Land owners and also ready to amalgamate and pooled his share of purchase land with the land owners share and ready to develop the said land more particularly described in the "SCHEDULE-A" hereunder written and delineated on the plan thereof hereto annexed and thereon shown in RED COLOUR, hereinafter called the "SAID PROPERTY" / "SCHEDULE-A LAND" with his own cost. Each of the LANDOWNERS is seized and possessed of or otherwise well and sufficiently entitled to their respective land of the "SAID PROPERTY" as lawful owners thereof.

AND WHEREAS the above said Land owners (1-5) have already entered into a Development Agreement with the Developer on 9th of October 2021 for construction of Multi -Storied Residential Building named as "PRANAMI CREST" as per the plan sanction by the Ranchi Municipal Corporation, Ranchi and at present the Development Agreement is necessary for Registration as per the Notification No.133 dated 23.11.2015/24.11.2015 publish by the state of Jharkhand.

AND WHEREAS the DEVELOPER/PROMOTER has expertise in developing properties. The DEVELOPER/ PROMOTER has sufficient means and resources for such development. The DEVELOPER/PROMOTER has made proposal for development of the Said Property. The said proposal of the DEVELOPER/PROMOTER was discussed at length in various meetings between the LANDOWNERS and the DEVELOPER/PROMOTER. The proposal of the DEVELOPER/PROMOTER was accepted by the LANDOWNERS and the LANDOWNERS have agreed to permit the DEVELOPER/PROMOTER to develop the "SCHEDULE- A" LAND (the SAID PROPERTY) on development-cum-ownership basis and the DEVELOPER/ PROMOTER has agreed to undertake development of the SAID PROPERTY by

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constructing multistoried residential apartments complexes/building(s) thereon on development-cum-ownership basis on the terms and conditions mutually agreed upon.

AND WHEREAS the parties hereto are desirous of recording the said mutually agreed terms and conditions as hereinafter appearing.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE LANDOWNERS AND THE DEVELOPER/PROMOTER AS FOLLOWS: -

1. The Landowners hereby permit the Promoter, and the Promoter shall develop at their own costs, efforts and expenses the land more particularly described in "Schedule - A" hereunder written. The Promoter shall be entitled to apply for and obtain necessary sanctions and permissions.
2. The LANDOWNERS hereby declare and confirm inter-alia as under:
 - a) The LANDOWNERS are the absolute and lawful owners and are seized and possessed of and are otherwise well and sufficiently entitled to the SAID PROPERTY described in the "SCHEDULE - A" hereunder written to the extent of their respective land. Their title to the SAID PROPERTY is free and marketable.
 - b) The Said Property is free from all encumbrances, charges, liens, lis pendens and trusts of whatsoever nature.
 - c) No other person except the LANDOWNERS has any right, claim or demand in respect of the SAID PROPERTY or any part thereof.
 - d) The LANDOWNERS have or any of them has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the SAID PROPERTY or portion thereof and the SAID PROPERTY is not subject to any claim or demand, encumbrance, attachment or any process issued by any court or authority and the LANDOWNERS hereby declare that they or

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

- e) The LANDOWNERS have not entered into any agreement or arrangement, oral or written regarding transfer and/or sale of the SAID PROPERTY.
- f) No notice from any Government, Municipal Corporation or any other public authority or public body or any notice under any law including under the Land Acquisition Act, the Ranchi Municipal Corporation Act, or any other statute has been received or served upon them (the LAND OWNERS) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor any publication has been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment. The SAID PROPERTY is fit to be developed by constructing multistoried buildings thereon.
- g) There are no proceedings instituted by or against the LANDOWNERS in respect of the SAID PROPERTY and pending in any court or before any authority and the said property is not under any lis pendens.
- h) The SAID PROPERTY is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the SAID PROPERTY.
- i) In case of any defect or flaw in title on the said property is discovered later, than in such event the LANDOWNERS shall make out a marketable title on the SAID PROPERTY free from all encumbrances, doubts and claims and shall at their own costs and expenses.
- j) That in case any bonafide defect is found to be affecting the title of the said property or any part, the same shall be removed or rectified by the

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Developer at the cost of the Owners promptly and within a reasonable time of the same being detected.

- k) The LANDOWNERS hereby agree and covenant with the PROMOTER not to do any act or deed or things whereby the PROMOTER may be prevented from booking, selling, assigning, transferring, leasing, disposing and/or doing construction/development works of the Project.
3. That the landowner hereby confirm that they will provide all assistance and will provide all endeavor, sources, and time to get the map sanctioned from the office of appropriate authority.
 4. The Developer/Promoter shall, get the building plan(s) prepared from an Architect/Designing Consultant as stated in the clauses, shall submit the same for Sanction by Ranchi Municipal Corporation and/or any other competent authority for construction of the proposed multi-storied buildings on and over the SAID PROPERTY/LAND. The Developer/Promoter shall submit such building plan(s) in its own name and whenever so required the Landowners shall extend full co-operation for sanction of the said building plan(s) and to sign/execute the plan application, undertakings, writings, bond, documents, gift-deed and also swear affidavit at the cost of the Developer and to attend all necessary formalities for the said purpose.
 5. The Developer agrees and undertakes to construct and complete the construction of multi-storied building over the "Schedule - A" land and after completion of the Multi-storied building, the developer will hand over the Landowner's share more fully described in "Schedule - B" below.

The DEVELOPER/PROMOTER shall be entitled absolutely to their shares and the DEVELOPER shall be at liberty to deal therewith (the DEVELOPER'S SHARES) in any manner

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separately as per their own wishes and in the manner they deem fit and proper.

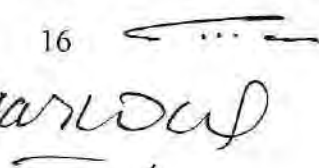
6. The LANDOWNERS have given vacant and peaceful possession of the SAID PROPERTY to the DEVELOPER/PROMOTER for the purpose of development of the same. The LANDOWNERS have furnished Photostat copies of all the documents relating to title of the ownership on and over the SAID PROPERTY together with Deed of Sale, correction slip, rent receipts, to the DEVELOPER/PROMOTER. The LANDOWNERS shall hand over all the original documents relating to their respective title on and over the SAID PROPERTY including Deed of Sale, Correction Slip, Rent Receipt, to the DEVELOPER/PROMOTER as and when require for legal compliances relating to the property described in "Schedule – A".
7. The Land Owners will render to the Developer/Promoter all reasonable assistance in obtaining all sanctions, permissions, approval as and when required by the Developer/Promoter from Ranchi Municipal Corporation and/or other the competent authority, and/or other authorities, if any, and the Land Owners hereby agree, assure and undertake to sign and execute such plans, applications, writing, undertakings and other papers and deeds, documents as may be required by the Developer from time to time at the costs and expenses of the Developer.
8. The DEVELOPER/PROMOTER shall be entitled to enter into a separate Development Agreement with the other prospective purchaser of adjacent land in which the landowners will not put any objection, rather they are giving they accent to accumulate the adjacent land for a good and viable society.
9. The DEVELOPER/PROMOTER shall be entitled to proceed with the said development by constructing multistoried building on the said


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property in accordance with the plan(s) including modified plan(s) if any approved by Ranchi Municipal Corporation or any other Competent Authority and also in accordance with the applicable rules, bye-laws and regulations.

10. The DEVELOPER/PROMOTER before undertaking development shall get the said project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the LAND OWNERS shall extend all co-operation and assistance for such registration and shall provide all type of consent letters, authority letter for submission to the authority/authorities concerned.
11. The DEVELOPER/PROMOTER shall carry out construction as per specification aforesaid and under the supervision of competent Architect and by employing experienced and skill persons in this regard.
12. That any modification or alteration of Building Plans or Designs shall be done or caused by the Developer only. All fees, costs, charges, and expenses in respect of such modifications and alterations shall be borne and paid by the Developer.
13. The entire development cost viz. (i) Cost of preparing plans, designs, etc. and obtaining the necessary sanctions/approvals (ii) payment of fees/ deposits to Ranchi Municipal Corporation or the Competent Authority and/or to the authority under the Real Estate (Regulation and Development Act, 2016) (iii) fees, deposits and other charges payable to the concerned authorities (iv) construction costs including cost of building materials, fixtures and fittings (as will be approved by the Architect), wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction/development work, (v) fees and charges payable to surveyor, Marketing Consultants, Architects, Civil Contractors,

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Supervisors, Engineers and all other persons engaged for the purpose shall be borne and paid by the DEVELOPER/PROMOTER alone.

14. The DEVELOPER/PROMOTER shall install required number of lifts (Elevators) of any reputed company in the said multistoried buildings. The said lifts shall be for the common use of all the occupants/visitors of the said multistoried buildings.

15. The DEVELOPER/PROMOTER shall take all sincere endeavor to complete the entire development within 60 months and grace period of 06 (six) months from the date of approval of the new Building Plan Map or after Registration of the project under RERA coupled with sanctioned of plan subject to extension of time consumed in force majeure and any other reasons beyond the control of the DEVELOPER/PROMOTER.

FORCE MAJEURE: The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure and such obligation shall remain suspended throughout the duration of the force majeure. In this regard, force majeure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lock out, lockdowns, fire or Act of God.

16. The LANDOWNERS do hereby allow the DEVELOPER/PROMOTER to obtain loan from any Bank or any Financial Institution or any person for the development of the project on the SAID PROPERTY and for that the Developer/Promoter can mortgage the SAID PROPERTY or the share of the PROMOTER'S Shares.

AND if required the Landowners will sign and execute all the documents and even deposit the Original Title Documents in the Bank as required whenever and for that the Landowners shall not be

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responsible for such loan(s) obtained by the Developer/Promoter and the Promoter/Developer shall always keep the Landowners indemnified in this respect.

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

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

19.It is agreed by and between the parties hereto that the roof over the Top floor shall be used for installation of Overhead Water tank, Disc. Antenna, etc. (save and except the roof of Pent Houses, if any on the top floor) and also from time to time visit by the technicians, plumbers, lift-man and engineers etc. (appointed by the Developer and/or the Residential Units Owners Association, Co-operative Society or a body formed by the occupants of the building), for the purpose of repairs and inspection of the

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lift/lift room, overhead water reservoir, disc antenna etc. and undertaking other utility services etc.

20. The LAND OWNERS if so required by the DEVELOPER, shall give to the DEVELOPER/ PROMOTER, (or its nominee or any other person appointed by the Developer) a General Power of Attorney investing him with specific powers required for development of the SAID PROPERTY in entirety including preparation, submission and sanction of the building plans up to the completion of the project including the powers, in so far as they relate to the Developer's Area/ Allocation the power to arrange for prospective purchasers/allottees, enter into agreement with them, receive booking amount, advance and other consideration money, subject to compliance with the provision as laid down in the Real Estate (Regulation and Development) Act, 2016.

21. On completion of the new buildings, the Developer shall first give notice to the Landowners in writing to take possession of the portion in the new building known as "Landowner's Area"/ "Landowner's Allocation" "Landowner's portion. In so far as relates to G.S.T. and other applicable taxes, the same shall be liability of the Landowners and Developer, as per the relevant Act / Law as applicable from time to time.

22. That in spite of the share allocated to Promoter and Landowner if the unit area allocated exceeds then in that case the party acquiring the exceeded unit area shall pay the amount of the exceeded unit area to the other party. The rate will be applicable according to the market rate of that time.

23. The Landowners and the Developer/Promoter have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as Joint Venture between them nor do the parties hereto constitute an Association.

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

25. SERVICES & CHARGES:

- a) From the date of taking possession of "Landowners' Area" allocated to them in the new building, the Landowners will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the new buildings.
- b) Additional operation and maintenance/service charges may also be borne and paid by the LANDOWNERS proportionately.

26. MUTUAL RIGHTS

- (a) On completion of the new buildings, the Landowners, shall be entitled to the property in the new buildings, known as "Landowner's Area," as described in detail in "Schedule – B" and earmarked/craved out in the copy of plan(s).
- (b) Likewise, on completion of construction of the new buildings the Developer/Promoter shall be entitled to the property mentioned in the "Schedule – C" and known as "Developer's /Promoter's Area" and as earmarked/craved out in the copy of plan.
- (c) The DEVELOPER/PROMOTER shall immediately after sanction of map, get the share of Land Owner and Developer demarcated and thereafter immediately get the Development Agreement registered.
- (d) The common area of the new building shall be controlled by the Landowners/the Developer and/or their transferees till the formation

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of Association etc. and thereafter by the Association of the unit owners or a co-operative Society formed by the Developer, Landowners and occupants of the new buildings for management of the building and welfare of its occupants.

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

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

(g) It is agreed by and between the parties hereto that the roof over the top floors shall be used for installation of Overhead Water tank, Disc. Antenna, etc. *(save and except the roof of pent Houses, if any on the top floor)* and also from time to time visit by the technicians, plumbers, lift-man and engineers etc. (appointed by the Developer and/or the Residential Units Owners Association or Co-operative Society or a body formed by the occupants of the building), for the purpose of repairs and inspection of the lift/lift room, overhead water reservoir, disc antenna etc. and undertaking other utility services etc.

(h) For the maintenance of the building, and for looking after the common facilities in the building, the Developer/Promoter and the Landowners shall form, as it deems best, a Co-operative

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Society/Association of Persons/Body Corporate of all the persons owning tenements, in the said building according to the provision laid down in the Jharkhand Apartment (Flat) Ownership Act, 2011. The Landowners and their nominee/s shall become members of such organization, the Developer/Promoter/the Landowners, their nominees, respective agent's, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as may be framed by the organization from time to time and the members shall be bound to contribute towards the cost of formation of such organization including Reserve Fund, etc. as well as to pay the regular maintenance charges as be fixed for maintenance and management of the entire building complex.

- (i) The common areas shall jointly be owned by all the unit owners of all the portion of the said buildings with equal entitlement to use all common areas and facilities intended for utilization by the occupants of the said buildings on the same terms and conditions applicable to all for such utilization. No owner of any part of the said land and building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use. The proportionate land, proportionate common areas and common facilities of each apartment will be conveyed to the Association/Society in terms of and as laid down in the Real Estate (Regulation and Development) Act, 2016.

27. After handing over the possession of the Landowners' area/allocation to the Landowners simultaneously, the Landowners shall handover the title deeds to the DEVELOPER who shall hand over the same to Association of the Unit Owners or the Co-operative Society formed for the management of the new buildings.

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28. It is hereby agreed by the parties that all disputes and difference arising out of and in relation to these presents or touching the Development Construction of New Buildings and all matter relating thereto shall be referred to arbitration under the Arbitration & Conciliation Act, 1996 and the decision of the Arbitrator(s), appointed for the said purpose shall be final and binding on both the parties.
29. That this Development Agreement is being executed between the Landowners/First Party and Developer/Second Party under the Provision of Section 5(1) (2) of the Jharkhand Apartment (Flat) Ownership Act 2011- DEVELOPER are free to execute/allot Allotment Letter/Agreement for Sale/Sale Deed with respect to flat/units of their shares in favor of prospective purchasers for Developer allocation and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act 2011.

“SCHEDULE - A”

ALL THAT PIECE AND PARCEL of land of R.S. Khata no.- 35, Plot no.-833 Area- 32.84 Decimal, Plot no.-834 Area-23 Decimal, Plot no.-835 Area-6.50 Decimal, Plot no.-836 Area-3 Decimal, Plot no.- 840 Area-18 Decimal, Plot No.- 839 Area - 2 Decimal, Total Area 85.34 Decimal more or less situated at Village - Hatma, P.S.- Lalpur, Dist. Ranchi, State- Jharkhand having permanent heritable and transferable Right, which has been shown in RED WASH in the sketch Map attach here with this Deed of Sale as part of it and is bounded and butted as follows: -

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NORTH :- R.S. Plot No.-821, 824,
SOUTH :- R.S. Plot No.-841
EAST :- R.S. Plot No.-831
WEST :- R.S. Plot No.-806 /Proposed Road

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SCHEDULE – “B”
“LANDOWNERS SHARE”

LAND OWNER No.-1' SHARE (SANTOSH KUMAR JAIN)

TOWER - T01							
Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
5th FLOOR	10501	3 BHK	1306	1421	1869	502	One
	10503	3 BHK	1313	1422	1872	503	One
9th FLOOR	10902	3 BHK	1309	1425	1880	505	One
9th FLOOR	10903	3 BHK	1313	1422	1878	504	One
TOWER - T02							
Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
4th Floor	20401	3 BHK	1550	1681	2154	578	Two
10th & 11th Floor	21002	Penthouse	1733	1860	2352	632	Three
			1155	1367	1902	511	
TOWER - T03							
Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking

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3rd Floor	30301	4 BHK	2555	2715	3642	978	Two
9th Floor	30901	4 BHK	2555	2715	3642	978	Two

LAND OWNER NO -2 (BIJAY KUMAR AGARWAL)

Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
10th FLOOR	31001	4 BHK	2555	2715	3643	978	Two

LAND OWNER - 3 (NITISH KUMAR AGARWAL)

TOWER - T02

Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
9th Floor	20902	3 BHK	1575	1699	2181	586	Two

TOWER - T03

Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
10th FLOOR	31002	4 BHK	2548	2714	3639	977	Two
Penthouse	31101	6 BHK	2488	2616	4702	1263	Five
			2094	2395	3607	969	

INCLUDING 5 SERVANT ROOM AT GROUND FLOOR

LAND OWNER NO - 4 (SUNITA ADUKIA)

TOWER - T01

Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
5th FLOOR	10502	3 BHK	1309	1425	1874	503	One
	10504	3 BHK	1323	1426	1879	505	One
9th FLOOR	10904	3 BHK	1323	1426	1885	506	One

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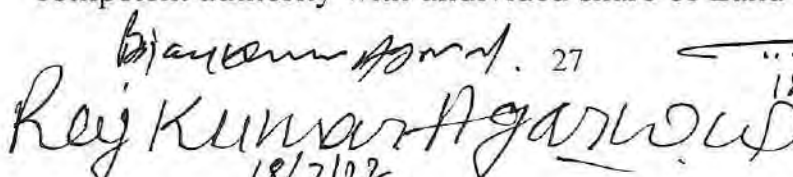
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TOWER - T02							
Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
4th Floor	20402	3 BHK	1575	1702	2182	586	Two
TOWER - T03							
Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
9th Floor	30902	4 BHK	2555	2710	3638	977	Two

LAND OWNER NO - 5 (RAJ KUMAR AGARWAL)							
TOWER - T01							
Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
9th FLOOR	10901	3 BHK	1306	1421	1875	504	One
TOWER - T02							
Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
9th Floor	20903	3 BHK	1615	1743	2237	601	Two
	20904	3 BHK	1586	1717	2202	591	Two
TOWER - T03							
Floor	Unit No	Flat Type	RERA Carpet AREA	Built-up Area	Saleable Area	Undivided Share of Land	Car Parking
7th Floor	30702	4 BHK	2555	2710	3638	977	Two

SCHEDULE - "C"

The Developer Share shall be of the remaining portion of Area with identify his portion after the sanction of the Building Plan by the competent authority with undivided share of Land as Proportioned of the


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proposed Multi-Storied Residential Building after allotment of the Land Owners Share as mentioned in "Schedule - B" above and roof right shall be in the same ratio.

TOWER - T01							
Floor	Share	Unit No	Flat Type	RERA CARPET AREA	Built-up Area	Saleable Area	Undivided Share of Land
6th FLOOR	PBPL	'010601	3 BHK	1306	1422	1876	504
	PBPL	'010602	3 BHK	1309	1427	1882	505
	PBPL	'010603	3 BHK	1313	1423	1879	505
	PBPL	'010604	3 BHK	1323	1427	1886	507
7th FLOOR	PBPL	'010701	3 BHK	1306	1421	1875	504
	PBPL	'010702	3 BHK	1309	1425	1880	505
	PBPL	'010703	3 BHK	1313	1422	1878	504
	PBPL	'010704	3 BHK	1323	1426	1885	506
8th FLOOR	PBPL	'010801	3 BHK	1306	1422	1876	504
	PBPL	'010802	3 BHK	1309	1427	1882	505
	PBPL	'010803	3 BHK	1313	1423	1879	505
	PBPL	'010804	3 BHK	1323	1427	1886	507
10th & 11th FLOOR	PBPL	'011001	Penthouse	1290	1406	1858	499
	PBPL			714	920	1460	392
	PBPL	'011002	Penthouse	1294	1411	1864	501
	PBPL			703	909	1455	391
	PBPL	'011003	Penthouse	1296	1405	1858	499
	PBPL			730	928	1459	392
	PBPL	'011004	Penthouse	1305	1409	1865	501
	PBPL			777	970	1524	409

TOWER - T02							
Floor	Share	Unit No	Flat Type	RERA CARPET AREA	Built-up Area	Saleable Area	Undivided Share of Land
1ST FLOOR	PBPL	'020101	3 BHK	1550	1677	2152	578
	PBPL	'020102	3 BHK	1575	1699	2181	586
	PBPL	'020103	3 BHK	1615	1743	2237	601
	PBPL	'020104	3 BHK	1586	1717	2202	591
2nd FLOOR	PBPL	'020201	3 BHK	1550	1681	2154	578
	PBPL	'020202	3 BHK	1575	1702	2182	586
	PBPL	'020203	3 BHK	1615	1745	2238	601
	PBPL	'020204	3 BHK	1586	1718	2202	591
3rd FLOOR	PBPL	'020301	3 BHK	1550	1677	2152	578
	PBPL	'020302	3 BHK	1575	1699	2181	586

FOR PRANAMI BUILDERS PVT. LTD.

Pranami Agarwal
18/7/22 DIRECTOR

Pranami Agarwal
18/7/22
Raj Kumar Agarwal
18/7/22

Sumita Adulga
18/7/22

Sumita Adulga
18/7/22

	PBPL	`020303	3 BHK	1615	1743	2237	601
	PBPL	`020304	3 BHK	1586	1717	2202	591
4th Floor	PBPL	`020403	3 BHK	1615	1745	2238	601
	PBPL	`020404	3 BHK	1586	1718	2202	591
5th FLOOR	PBPL	`020501	3 BHK	1550	1677	2152	578
	PBPL	`020502	3 BHK	1575	1699	2181	586
	PBPL	`020503	3 BHK	1615	1743	2237	601
	PBPL	`020504	3 BHK	1586	1717	2202	591
6th FLOOR	PBPL	`020601	3 BHK	1550	1681	2154	578
	PBPL	`020602	3 BHK	1575	1702	2182	586
	PBPL	`020603	3 BHK	1615	1745	2238	601
	PBPL	`020604	3 BHK	1586	1718	2202	591
7th FLOOR	PBPL	`020701	3 BHK	1550	1677	2152	578
	PBPL	`020702	3 BHK	1575	1699	2181	586
	PBPL	`020703	3 BHK	1615	1743	2237	601
	PBPL	`020704	3 BHK	1586	1717	2202	591
8th FLOOR	PBPL	`020801	3 BHK	1550	1681	2154	578
	PBPL	`020802	3 BHK	1575	1702	2182	586
	PBPL	`020803	3 BHK	1615	1745	2238	601
	PBPL	`020804	3 BHK	1586	1718	2202	591
9th FLOOR	PBPL	`020901	3 BHK	1550	1677	2152	578
10th FLOOR	PBPL	`021001	Penthouse	3504	3713	4707	1264
	PBPL			2077	2422	3428	921
	PBPL	`021003	Penthouse	1653	1781	2250	604
	PBPL			1035	1235	1785	479

TOWER - T03							
Floor	Share	Unit No	Flat Type	RERA CARPET AREA	Built-up Area	Saleable Area	Undivided Share of Land
1ST FLOOR	PBPL	`030101	4 BHK	2555	2715	3642	978
	PBPL	`030102	4 BHK	2555	2710	3638	977
2nd FLOOR	PBPL	`030201	4 BHK	2555	2715	3643	978
	PBPL	`030202	4 BHK	2548	2714	3639	977
3rd Floor	PBPL	`030302	4 BHK	2555	2710	3638	977
4th FLOOR	PBPL	`030401	4 BHK	2555	2715	3643	978
	PBPL	`030402	4 BHK	2548	2714	3639	977
5th FLOOR	PBPL	`030501	4 BHK	2555	2715	3642	978
	PBPL	`030502	4 BHK	2555	2710	3638	977
6th FLOOR	PBPL	`030601	4 BHK	2555	2715	3643	978
	PBPL	`030602	4 BHK	2548	2714	3639	977
7th FLOOR	PBPL	`030701	4 BHK	2555	2715	3642	978
8th FLOOR	PBPL	`030801	4 BHK	2555	2715	3643	978
	PBPL	`030802	4 BHK	2548	2714	3639	977

FOR PRANAMI BUILDERS PVT. LTD.
Bijay Kumar Aggarwal
 18/7/22 DIRECTOR

Bijay Kumar Aggarwal

Raj Kumar Aggarwal
 18/7/22

Sunita Adulkar
 18/7/22

Mukul
 18/7/22

SCHEDULE - "D"

Specification for the Residential building: -

The specification will be as per the broacher which is to be decided after the approval of the Final Plan Map.

1	Foundation	Isolated footing with Pedestal
2	Super Structure	RCC brick work in C.M (1:6) Earthquake resistant
3	Roof Slab/ Beam/Stair	R.C.C. (1:2:4)
4	Exterior finish	Acrylic Weather proof paint
5	Water Supply	24 hours water supply from own deep tube well boring overhead water tank
6	Electric Point	Modular Switches in all Room, Toilet and Kitchen shall be provided as per general requirement and necessity
7	Vertical Movement	Staircase
8	Floor	In all rooms, balconies, passage and bathroom shall be finished with vitrified tiles/marble/ceramic tiles and three inches skirting
9	Walls	In all room except for the portion covered ceiling by dado/skirting the walls and ceiling shall be smoothly finished with 1:4 cement plasters, further smoothen by application of "Plaster of Paris". The bathroom wall shall have 7' dado all around with tile.

Manoj Kumar
18/7/22

30

18/7/22

Raj Kumar Agarwal
19/7/22

Sunita Adulga
18/7/22

FOR PRANAMI BUILDERS PVT. LTD.
Pranami Builders
18/7/22
DIRECTOR

18/7/22

10	Kitchen	Granite working platform and Granite/Ceramic in dado upto 24" Height Over the platform with stainless steel sink with opening of exhaust fan, Marbo granite tiles/ Marvel /Ceramic /Vitrified tiles on floor
11	Bathroom	All bathrooms shall be fitted with W.C. Pans, Wash basins, taps etc. The Bathroom shall have concealed water pipes
12	Door & Windows	Flush door and Aluminium Windows. Wooden Chockhats with flush doors of ISI Branded Ply Boards & Three Track Aluminium Windows
13	Telephone/TV Points	Two telephones line point, and one intercom point conceals wiring in Drawing room, and T. V. connection.
14	Lift	Two automatic passengers lift in the proposed Multi-storied Building.
15	Intercom	One point will be provided in each unit
16	Generator	One K.V.A point in each unit

Total Valuation - 85.34 Decimal x 760382 = Rs. 6,48,91,000/-

FOR PRANAMI BUILDERS PVT. LTD.

Bijay Kumar Agard

DIRECTOR

19/7/22

Bijay Kumar Agard

18/7/22

19/7/22

*Raj Kumar Agarwal*³¹

19/7/22

Sunita Adulais

19/7/22

[Signature]

18/7/22

IN WITNESSES WHEREOF THE Parties hereto have signed and subscribed their respective hands seal at Ranchi in each page of these presences of witnesses of the date, month and year first above written.

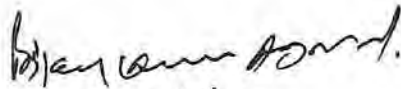
WITNESSES

1) Ashish Adulka
S/o Late Prabhakar Kumar Adulka
R/o SA Eroba Apartment,
Kankar Road, Ranchi - 834008

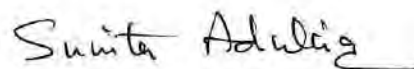
2) Rishi Fogla
S/o Ratan Fogla
Ratu Road Ranchi


LAND OWNERS

1) 
18/7/22

2) 
18/7/22

3) 
18/7/22

4) 
18/7/22

5) 
18/7/22



PHOTOGRAPH OF DEVELOPER

FOR PRANAMI BUILDERS PVT. LTD.

Bijay Kumar Adhikari
18/7/22 DIRECTOR

SIGNATURE OF DEVELOPER

FINGER IMPRESSION OF LEFT HAND

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

This is certified that Photograph of the Developer affixed on this page identified by me & Finger Impression of Left Hand put on this document in my presence.

Drafted by :-
Typed by :- *Raja Mukherjee Adv.*
RAJA MUKHERJEE
ADVOCATE
JH 658-2013
18/7/22

Sunita Adhikari
18/7/22
Raj Kumar Adhikari
18/7/22
Bijay Kumar Adhikari
18/7/22

CONFIRMING PARTY-

Prachi
Prachi Jindal
D/o Late Prakash Kumar
Adukiya
11, Jindal house, Jalashy marg,
choubey colony, Raipur (C.G)

CONFIRMING PARTY-

Pavineeta
Choudhary
Pavineeta Choudhary
D/o Late Prakash Kumar
Adukiya
Ideal Exotica, Tower-C
Flat-9 A, Near Super Snack
Bar, New Alipore, Kolkata-53
(W.B)

CONFIRMING PARTY-

Aakash Adukiya
AKASH ADUKIA
S/o LATE PRAKASH KUMAR ADUKIA
5-A, EXOTICA APARTMENT,
NEAR GANDHI NAGAR,
RANKE ROAD
RANCHI - 834001
JHARKHAND

CONFIRMING PARTY-

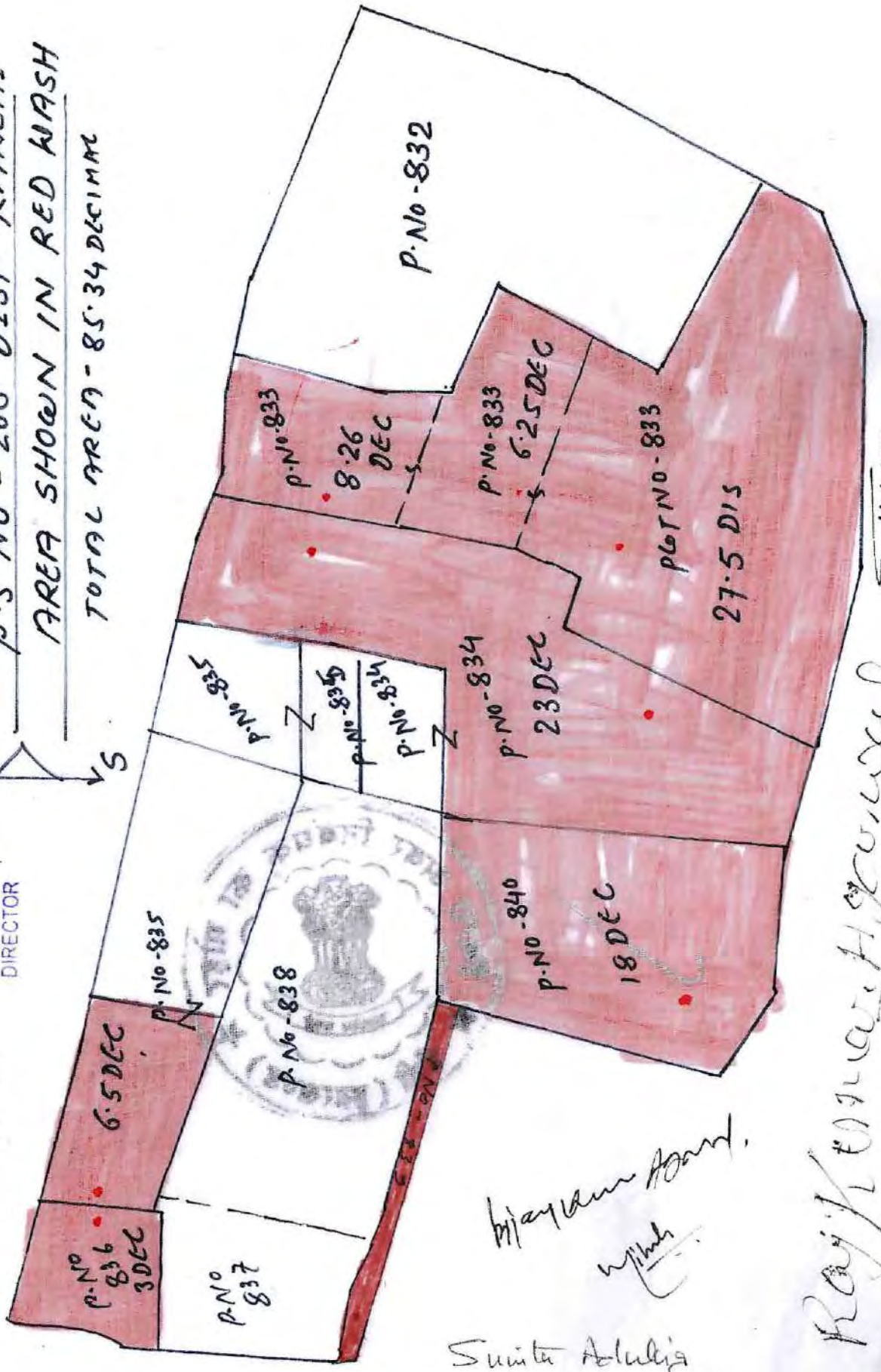
Pratima Khaitan
D/O Late Shri Prakash K. Adukia
7203, Ashirwad Palace,
Near Jamunanagar,
Bhatar,
Surat- 395007

CONFIRMING PARTY-

Prerna Garg
D/O Late Shri Prakash K. Adukia
19, Tube Rose Lane,
Ashiana Gardens, Sonari
Jamshedpur- 831011

VILLAGE - MATMA
 THANA - CALPUR
 P.S NO - 200 DIST - RANCHI
 AREA SHOWN IN RED WASH
 TOTAL AREA - 85.34 DECIMM

FOR PRANAMI BUILDERS PVT. LTD.
Bijay Kumar Prasad
 DIRECTOR



Bijay Kumar Prasad
[Signature]
 Sunita Adulig

Raj Kumar H. G. G. G.

Ward No. :

21

New Holding No.:

021000121500020

New Ward No.:

19

Old Holding No.:

021000121500020

Assessment Type:

New Assessment

Plot No.:

833,835,836

Property Type:

VACANT LAND

Area of Plot:

15.75 (decimal)

Ownership Type:

INDIVIDUAL

Rain Water Harvesting:

No

Holding Type:

VACANT LAND

Address:

HATMA RANCHI

Road Type:

Less than 20 ft. (Other)

Zone:

Zone 2

Entry Type:

SSPL

Owner Name	R/W Guardian	Guardian's Name	Mobile No	PAN	Aadhar	Gender	DOB	Is Specially Abled?	Is Armed Force?
NITISH KUMAR AGARWAL	S/O	BIJAY KUMAR AGARWAL	8051244306	N/A	794871471420	N/A	N/A	No	No
RAJ KUMAR AGARWAL	S/O	BITHAL AGRAWAL	8051244306	N/A	648662343105	N/A	N/A	No	No
SANTOSH KUMAR JAIN	S/O	MANGI LAL JAIN	8051244306	ABQPJ9603B		N/A	N/A	No	No

SI No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrine Tax	Education Cess	Health Cess	Additional Tax	Quarterly Tax	Status
1	0.00	1/2016-2017	238.96	0.00	0.00	0.00	0.00	0.00	238.96	Old
2	1912.14	1/2022-2023	478.04	0	0	0	0	0	478.04	Current

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

V

फरद मलकी / फरद रैयती Page No. : 87
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 10
वौ सकुनत नम्बर। Receipt No. : 0097892157

शहर हातमा 200 BIJAY KUMAR AGARWAL		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
35	839	0 एकड़ 2 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
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	49.00					49.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					20.00	
गुजारी (भावली)					5.00	
सेस					10.00	
सूद					10.00	
मुतफरकात					4.00	
मीजान अदायकारी					49.00	

(१) मीजान कुल (लफजों में) : **Forty Nine Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **49.00**

तारीख अमला तहसील कुनिन्दा : **22-10-2021**

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



आमन ११ तौच

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।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 100
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 8
 वो सकुनत नम्बर। Receipt No. : 0315075421

शहर | हातमा | 200 | संतोष कु० जैन, नितीश कुमार जैन, सुनीता आडुकिया

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
35	840	0 एकड़ 18 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (2014-2015) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
माल (नकदी)	10.00	40.00	10.00	10.00	10.00	10.00
गुजारी (भावली)	2.50	10.00	2.50	2.50	2.50	2.50
सेस	5.00	20.00	5.00	5.00	5.00	5.00
सूद	5.00	20.00	5.00	5.00	5.00	5.00
मुतफरकात	2.00	8.00	2.00	2.00	2.00	2.00
मीजान	24.50	98.00	24.50	24.50	24.50	24.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा (2014-2015) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)	10.00	40.00	10.00	10.00	10.00	10.00	
गुजारी (भावली)	2.50	10.00	2.50	2.50	2.50	2.50	
सेस	5.00	20.00	5.00	5.00	5.00	5.00	
सूद	5.00	20.00	5.00	5.00	5.00	5.00	
मुतफरकात	2.00	8.00	2.00	2.00	2.00	2.00	
मीजान अदायकारी	98.00	24.50	24.50	24.50	24.50	24.50	

(१) मीजान कुल (लफजों में) : One Hundred Ninety Six Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 196.00

तारीख अमला तहसील कुनिन्दा : 07-04-2021

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



आप्त ५

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।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 193

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 8

वो सकुनत नम्बर। Receipt No. : 0933706526

शहर | हातमा | 200 | संतोष कुमार जैन , नितीश कुमार अग्रवाल , राज कुमार अग्रवाल

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
35	834	0 एकड़ 23 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
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	49.00					49.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					20.00	
गुजारी (भावली)					5.00	
सेस					10.00	
सूद					10.00	
मुतफरकात					4.00	
मीजान अदायकारी					49.00	

(१) मीजान कुल (लफजों में) : Forty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 49.00

तारीख अमला तहसील कुनिन्दा : 07-04-2021

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



आंशिक

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।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 9

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 8

वो सकुनत नम्बर। Receipt No. : 0755092071

शहर हातमा 200 संतोष कुमार जैन, विजय कुमार अग्रवाल, प्रकाश कुमार आड़किया		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
35	833	0 एकड़ 8.26 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (2011-2012) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
माल (नकदी)	10.00	70.00	10.00	10.00	10.00	10.00
गुजारी (भावली)	2.50	17.50	2.50	2.50	2.50	2.50
सेस	5.00	35.00	5.00	5.00	5.00	5.00
सूद	5.00	35.00	5.00	5.00	5.00	5.00
मुतफरकात	2.00	14.00	2.00	2.00	2.00	2.00
मीजान	24.50	171.50	24.50	24.50	24.50	24.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा (2011-2012) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)	10.00	70.00	10.00	10.00	10.00		
गुजारी (भावली)	2.50	17.50	2.50	2.50	2.50		
सेस	5.00	35.00	5.00	5.00	5.00		
सूद	5.00	35.00	5.00	5.00	5.00		
मुतफरकात	2.00	14.00	2.00	2.00	2.00		
मीजान अदायकारी	171.50	24.50	24.50	24.50	24.50		

(१) मीजान कुल (तफजो में) : Two Hundred Sixty Nine Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 269.50

तारीख अमला तहसील कुनिन्दा : 07-04-2021

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



आनन्द ५ नॉ

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।

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

V

फरद मलकी / फरद रैयती Page No. : 42
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 8
वो सकुनत नम्बर। Receipt No. : 0754199117

शहर हातमा 200 संतोष कुमार जैन, नितीश कुमार अग्रवाल, राज कुमार अग्रवाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
35	833,835,836	0 एकड़ 15.75 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (2013-2014) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
माल (नकदी)	20.00	100.00	20.00	20.00	20.00	20.00
गुजारी (भावली)	5.00	25.00	5.00	5.00	5.00	5.00
सेस	10.00	50.00	10.00	10.00	10.00	10.00
सूद	10.00	50.00	10.00	10.00	10.00	10.00
मुतफरकात	4.00	20.00	4.00	4.00	4.00	4.00
मीजान	49.00	245.00	49.00	49.00	49.00	49.00

तफसील अदायकारी

अदायकारी बाबत		बकाया				मौतालबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा (2013-2014) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)		100.00	20.00	20.00	20.00	20.00	
गुजारी (भावली)		25.00	5.00	5.00	5.00	5.00	
सेस		50.00	10.00	10.00	10.00	10.00	
सूद		50.00	10.00	10.00	10.00	10.00	
मुतफरकात		20.00	4.00	4.00	4.00	4.00	
मीजान अदायकारी		245.00	49.00	49.00	49.00	49.00	

(१) मीजान कुल (लफ्जों में) : Four Hundred Forty One Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 441.00

तारीख अमला तहसील कुनिन्दा : 07-04-2021

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



आन

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।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 10

नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 8

वो सकुनत नम्बर। Receipt No. : 0080967830

शहर | हातमा | 200 | संतोष कुमार जैन. प्रकाश कुमार अडुकीया

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
35	833	0 एकड़ 27.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (2011-2012) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
माल (नकदी)	20.00	140.00	20.00	20.00	20.00	20.00
गुजारी (भावली)	5.00	35.00	5.00	5.00	5.00	5.00
सेस	10.00	70.00	10.00	10.00	10.00	10.00
सूद	10.00	70.00	10.00	10.00	10.00	10.00
मुतफरकात	4.00	28.00	4.00	4.00	4.00	4.00
मीजान	49.00	343.00	49.00	49.00	49.00	49.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा (2011-2012) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)	140.00	20.00	20.00	20.00	20.00	
गुजारी (भावली)	35.00	5.00	5.00	5.00	5.00	
सेस	70.00	10.00	10.00	10.00	10.00	
सूद	70.00	10.00	10.00	10.00	10.00	
मुतफरकात	28.00	4.00	4.00	4.00	4.00	
मीजान अदायकारी	343.00	49.00	49.00	49.00	49.00	

(१) मीजान कुल (लाफजों में) : Five Hundred Thirty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 539.00

तारीख अमला तहसील कुनिन्दा : 07-04-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 15, 2022

पंजी II प्रति

भाग वर्तमान	10	पृष्ठ संख्या	87
जिला का नाम	रॉधी	अनुमंडल नाम	सदर
मोजा का नाम	हातमा	होस्टिंग संख्या	35
अंचल का नाम	शहर	हलका का नाम	हल्का-02
तौजी संख्या	धाना नम्बर	200	इस्टेट का नाम
			JHARKHAND
			खाता का प्रकार
			—
BIJAY KUMAR AGARWAL , पिता-LATE DAULAT RAM AGARWAL , जाति- अग्रवाल			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
35	239	0 ऐ 2 डि 0 हे	नामान्तरण मुकर्रमा संख्या 821/2021 - 2022
	कुल परिमाण	0 ऐ 2 डि 0 हे	
			लगान
			सेस
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
2021-10-22	0087892157	2021-	2021-
11.32.35		2022	2022
लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल
0	20	0	5
शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल
0	10	0	10
कृषि सेस बकाया	कृषि सेस चालू साल		
0	4		

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

List Of Case Status Details

वर्तमान दर्ज

BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर विलक करें

आनन्द
नाँ



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 15, 2022

पंजी II प्रति

भाग वर्तमान	8	पृष्ठ संख्या	100
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	हातमा	होलिंग संख्या	35
अंचल का नाम	शहर	हलका का नाम	हल्का-02
तौजी संख्या	0	थाना नम्बर	200
इस्टेट का नाम	झारखण्ड	इस्टेट का प्रकार	—
संतोष कुं0 जैन , नितीश कुमार जैन , सुनीता आडूकिया , पिता-मंगीलाल जैन, जाति-—			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
25	240	0 ऐ 18 डि 0 हे	बि0 सा0 वाद सं0 8627R27 / 13-14
	कुल परिमाण	0 ऐ 18 डि 0 हे	
लगाव	सेस		
10	14.5		
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक
लागत बकाया	लागत चाटू साल	रोड सेस बकाया	रोड सेस चाटू साल
शिक्षा सेस बकाया	शिक्षा सेस चाटू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चाटू साल
कृषि सेस बकाया	कृषि सेस चाटू साल		
09/01/2014	5126655	2012	2014
0	10	0	2.5
0	5	0	5
0	0	0	2
04-07-2021	0315075421	2014-2015	2021-2022
70	10	17.5	2.5
35	5	35	5

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

List Of Case Status Details

जमा करें



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 करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

शान्त P. गाँव



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 15, 2022

भाग वर्तमान	8	पृष्ठ संख्या	193										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	JHARKHAND				
मोजा का नाम	हातमा	होल्टिंग संख्या	35	तोजी संख्या	0	धाना नम्बर	200	खाता का प्रकार	—				
सतोष कुमार जैन , पिता-स्व० मागी लाल जैन , जाति- — एवं नितोश कुमार अग्रवाल , पिता-श्री विजय कुमार अग्रवाल, जाति- — एवं राज कुमार अग्रवाल , पिता-बिटल अग्रवाल, जाति- —													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					लगान	सेस				
35	334	0 ऐ 23 डि 0 हे	दाखिल खातिज वाद संख्या 8628 आर 27 /12-13 द्वारा दर्ज किया गया।					20	30				
कुल परिमान		0 ऐ 23 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
02-16-2021	0631917396	2014-2015	2020-2021	120	20	30	5	60	10	60	10	24	4
04-07-2021	0933706528	2021-2022	2021-2022	0	20	0	5	0	10	0	10	0	4

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

02/07/2022 11:20:19 AM

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राथी 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

नवारीक





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 15, 2022

भाग वर्तमान 8		पृष्ठ संख्या 9											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	हातमा	होलिंग संख्या	35 मधे	तौजी संख्या	0	थाना नम्बर	200	खाता का प्रकार	—				
संतोष कुमार जैन , पिता-स्व० मंगीलाल जैन, जाति- — एवं विजय कुमार अग्रवाल , पिता-स्व० दौलत राम अग्रवाल, जाति- — एवं प्रकाश कुमार आड़ुकिया , पिता-स्व० सीताराम आड़ुकिया, जाति- —													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेंस				
35	833	0 ऐ 8.26 डि 0 हे		दा० खा० वाद सं० 4954 R27 / 11-12				10	14.5				
कुल परिमाण		0 ऐ 8.26 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चात्. साल	रोड सेस बकाया	रोड सेस चात्. साल	शिक्षा सेस बकाया	शिक्षा सेस चात्. साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चात्. साल	कृषि सेस बकाया	कृषि सेस चात्. साल
04-07-2021	0755092071	2011-2012	2021-2022	100	10	25	2.5	50	5	50	5	20	2

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

List Of Case Status Details

व्याप्त रोजी



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

मानक 11 नॉन



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 15, 2022

पंजी II प्रति

भाग वर्तमान	8	पृष्ठ संख्या	42										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	हातमा	होलिंग संख्या	35	तौजी संख्या	0	थाना नम्बर	200	खाता का प्रकार	—				
संतोष कुमार जैन , पिता-स्व0 मांगो लाल जैन, जाति- — एवं नितीश कुमार अग्रवाल , पिता-विजय कुमार अग्रवाल, जाति- — एवं राज कुमार अग्रवाल , पिता-वितल अग्रवाल, जाति- —													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
35	833	0 ऐ 6.25 डि 0 हे			दा0 खा0 वाद सं0 8628 R27 / 11-12				20	29			
35	835	0 ऐ 6.5 डि 0 हे											
35	836	0 ऐ 3 डि 0 हे											
	कुल परिमान	0 ऐ 15.75 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत वकाया	लागत चालू साल	रोड सेस वकाया	रोड सेस चालू साल	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू साल	कृषि सेस वकाया	कृषि सेस चालू साल
04/12/2012	5250989	2012	2013	0	20	0	5	0	10	0	10	0	4
04-07-2021	0754199117	2013-2014	2021-2022	160	20	40	5	80	10	80	10	32	4

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

Mutation Cases Not Found

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्राप्त केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नम्बर क्लिक करे।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 15, 2022

पंजी II प्रति

भाग वर्तमान	8	पृष्ठ संख्या	10																
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड	मौजा का नाम	हातमा	होलिंग संख्या	35 मधे	तौजी संख्या	0	थाना नम्बर	200	खाता का प्रकार	—
संतोष कुमार जैन , पिता-स्व0 मंगीलाल जैन, जाति- — एवं प्रकाश कुमार अडुकीया , पिता-स्व0 सीता राम अडुकीया, जाति- —																			
खाता नम्बर	प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार											लगान	सेस		
35	838		0 ए 27.5 डि 0 हे		दा10 खा0 वाद सं0 4952 R27 / 11-12											20	29		
	कुल परिमाण		0 ए 27.5 डि 0 हे																
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चातू सात	रोड सेस बकाया	रोड सेस चातू सात	शिक्षा सेस बकाया	शिक्षा सेस चातू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातू सात	कृषि सेस बकाया	कृषि सेस चातू सात						
04-07-2021	0080967830	2011-2012	2021-2022	200	20	50	5	100	10	100	10	40	4						

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

List Of Case Status Details

लगाव रेट



BACK

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नम्बर क्लिक करे

Hatma

नाममौज़ा हतमा प्लॉट नम्बर ३

नाम चाना रौंची

पाना नम्बर २००

ज़िला राँची

रेकल एक माइल अरावर १६ इन्च

सन १९३२ - ३३ इसी



१६६० १६६१ १६६२ १६६३ १६६४ १६६५ १६६६
१६६७ १६६८ १६६९ १६७० १६७१ १६७२ १६७३

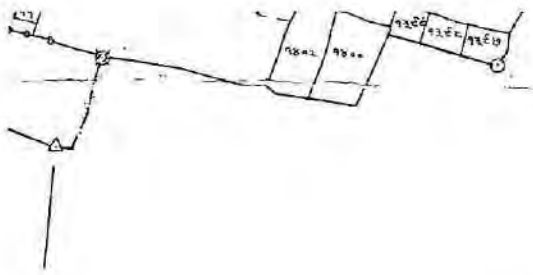
मिलान फीट नम्बरा

मिलान फीट नम्बरा

चडरी न०-८८

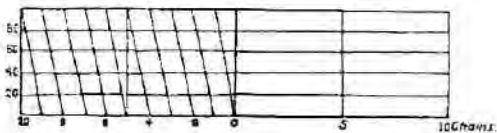
कोनका न०-८८



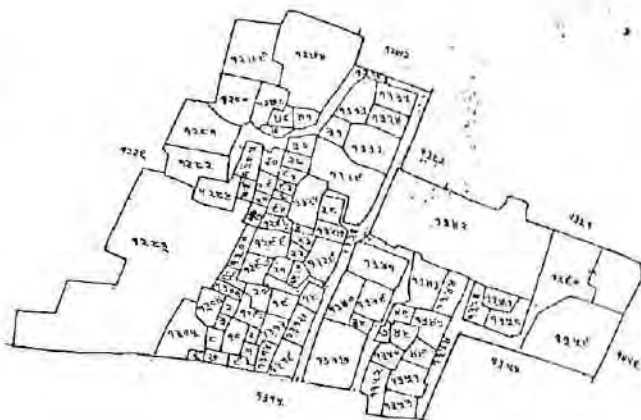


1362 7220 7221 7222 7223 7224 7225 7226
 7227 7228 7229 7230 7231 7232 7233 7234


Scale 16 Inches = 1 Mile.

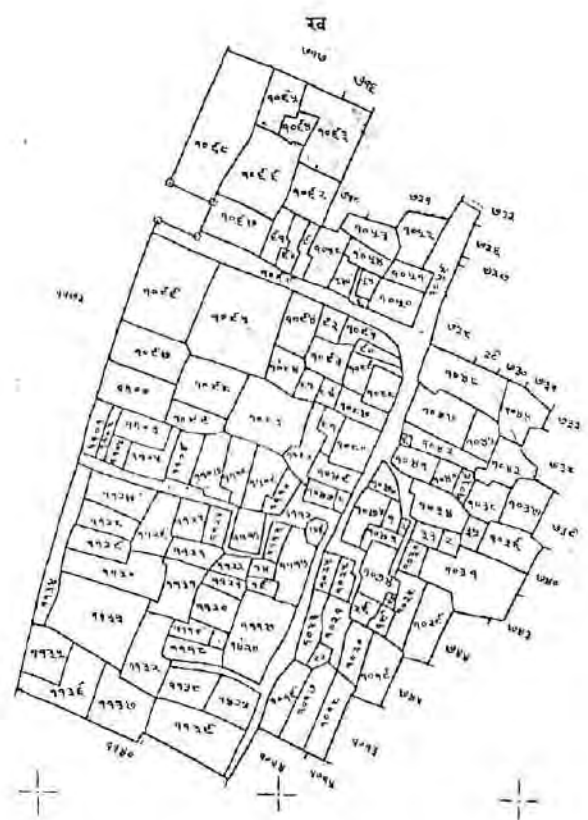
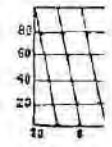
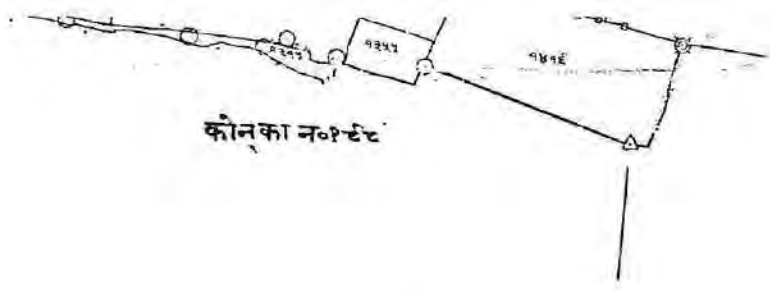


सर्वो ग-स्केल ३२ इ-च=१ माइल



Made and published under the authority of Government.


 Superintendent of Survey.



सर्वो ग-स्केल ३२ इन्च

Made and pu

क्र. सं.	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी- II का भोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर

तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित



Pre Registration Docket

Date :- 18-07-2022 11:34 am

Office Name :- SRO - Ranchi
Token No:- 20220000085361

Appoinment :- 18-Jul-2022 Time:- 13:27

Article	Development Agreement
Pre Registration Date	15-Jul-2022
No. Of Pages	56
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 16,23,964.

Property Id: **775537**

Valuation No. : 1044992 / 2022	:- 2022-2023	User Id : 51841	Date : 18-July-2022 11:59:AM
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatma	Village/City : Hatma	
Hatma Word No 21 - Other Road			
Plot Number - 833			
Holding Number - 0210001215000Z0			
Khata Number - 35			
Volume Number - 8			
Page Number - 9,10,42			
Valuation Rule : Commercial land			
Property Details			
1	Land area	32.84 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 32.84 x 760382=24970944.88	₹2,49,70,945/-
A	Total		₹2,49,70,945/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,49,71,000/-
Total Amount in Words : Two Crore Forty Nine Lakhs Seventy One Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824
--	---

Area	Land area : 32.84 Decimal
Other Description of the Property	Pin Code - 835214
Government/Market Value	24970944.88
Transaction Amount	0.00

Property Id: **775540**

Valuation No. : 1044729 / 2022	:- 2022-2023	User Id : 51841	Date : 18-July-2022 11:59:AM
State : Jharkhand	District : Ranchi		Tahsil : Ranchi Shahar
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatma		Village/City : Hatma
Hatma Word No 21 - Other Road		-	
Khata Number - 35			
Volume Number - 8			
Page Number - 193			
Plot Number - 834			
Holding Number - 0210001215000Z0			

Valuation Rule : Commercial land

Property Details

1	Land area	23 Decimal
---	-----------	------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 23 x 760382=17488786	₹1,74,88,786/-
A	Total		₹1,74,88,786/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹1,74,88,800/-

Total Amount in Words : One Crore Seventy Four Lakhs Eighty Eight Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824
Area	Land area : 23.00 Decimal
Other Description of the Property	Pin Code - 835214
Government/Market Value	17488786
Transaction Amount	-

Property Id: **775546**

Valuation No. : 1044731 / 2022	:- 2022-2023	User Id : 51841	Date : 18-July-2022 11:59:AM
State : Jharkhand	District : Ranchi		Tahsil : Ranchi Shahar

Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatma	Village/City : Hatma	
Hatma Word No 21 - Other Road		-	
Khata Number - 35			
Plot Number - 835			
Volume Number - 8			
Page Number - 42			
Holding Number - 0210001215000Z0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	6.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.5 x 760382=4942483	₹49,42,483/-
A	Total		₹49,42,483/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹49,42,500/-
Total Amount in Words : Forty Nine Lakhs Forty Two Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824
Area	Land area : 6.50 Decimal
Other Description of the Property	Pin Code - 835214
Government/Market Value	4942483
Transaction Amount	-

Property Id: **775549**

Valuation No. : 1044732 / 2022	:- 2022-2023	User Id : 51841	Date : 18-July-2022 11:59:AM
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatma	Village/City : Hatma	
Hatma Word No 21 - Other Road		-	
Khata Number - 35			
Plot Number - 836			
Volume Number - 8			
Page Number - 42			
Holding Number - 0210001215000Z0			
Valuation Rule : Commercial land			
Property Details			

1	Land area	3 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3 x 760382=2281146	₹22,81,146/-
A	Total		₹22,81,146/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹22,81,200/-
Total Amount in Words : Twenty Two Lakhs Eighty One Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824
Area	Land area : 3.00 Decimal
Other Description of the Property	Pin Code - 835214
Government/Market Value	2281146
Transaction Amount	-

Property Id: **775631**

Valuation No. : 1044733 / 2022	:- 2022-2023	User Id : 51841	Date : 18-july-2022 11:59:AM
State : Jharkhand	District : Ranchi		Tahsil : Ranchi Shahar
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatma		Village/City : Hatma
Hatma Word No 21 - Other Road			
Khata Number - 35			
Plot Number - 840			
Volume Number - 8			
Page Number - 100			
Holding Number - 0210001215000Z0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	18 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 18 x 760382=13686876	₹1,36,86,876/-
A	Total		₹1,36,86,876/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,36,86,900/-
Total Amount in Words : One Crore Thirty Six Lakhs Eighty Six Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824
Area	Land area : 18.00 Decimal
Other Description of the Property	Pin Code - 835214
Government/Market Value	13686876
Transaction Amount	-

Property Id: **775633**

Valuation No. : 1044994 / 2022	:- 2022-2023	User Id : 51841	Date : 18-July-2022 11:59:AM
State : Jharkhand	District : Ranchi		Tahsil : Ranchi Shahar
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatma		Village/City : Hatma
Hatma Word No 21 - Other Road		-	
Khata Number - 35			
Plot Number - 839			
Volume Number - 10			
Page Number - 87			
Holding Number - 0210001215000Z0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 760382=1520764	₹15,20,764/-
A	Total		₹15,20,764/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹15,20,800/-
Total Amount in Words : Fifteen Lakhs Twenty Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824
Area	Land area : 2.00 Decimal
Other Description of the Property	Pin Code - 835214
Government/Market Value	1520764
Transaction Amount	-

CLAIMANT	- Ms. PRANAMI BUILDERS PVT LTD THRO ITS DIRECTOR BIJAY KUMAR AGARWAL, Address - 502, 5TH FLOOR, MANGAL KUNJ APARTMENT, VASANT VIHAR, KANKE ROAD, MORABADI, RANCHI- ,Father/Husband Name LATE DAULAT RAM AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5983
EXECUTANTS	- Mr. SANTOSH KUMAR JAIN, Address - 5A BELAIR, JOKHIRAM DURGADUTT COMPOUND, MAIN ROAD, HINDPIRI, RANCHI- ,Father/Husband Name LATE MANGILAL JAIN , PAN No.- ,Permission Case No.- , Aadhaar No. *****1107
	- Mr. BIJAY KUMAR AGARWAL, Address - 502 5TH FLOOR, MANGAL KUNJ APARTMENT, VASANT VIHAR, KANKE ROAD, RANCHI- ,Father/Husband Name LATE DAULAT RAM AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5983
	- Mr. NITISH KUMAR AGARWAL, Address - AGARWALS, 502 5TH FLOOR, MANGAL KUNJ APARTMENT, VASANT VIHAR KANKE ROAD, RANCHI- ,Father/Husband Name BIJAY KUMAR AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****1420
	- Mrs. SUNITA ADUKIA, Address - ADUKIA HOUSE, UPPER BAZAR, KOTWALI, RANCHI- ,Father/Husband Name LATE GOPAL DAS BANSAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****6981
	- Mr. RAJKUMAR AGARWAL, Address - COZY CORNOR, BURDWAN COMPOUND, LALPUR, RANCHI- ,Father/Husband Name BITHAL AGARWAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****3105

Witness Information	Mr. AKASH ADUKIA , Address - EXOTICA GANDHI NAGAR KANKE ROAD, MISIRGONDA ALIAS PAHARGONDA, RANCHI-, Father/Husband Name-PRAKASH ADUKIA
---------------------	---

Identifier Details	Mr. AKASH ADUKIA , Address - EXOTICA GANDHI NAGAR, KANKE ROAD, MISIRGONDA ALIAS PAHARGONDA, RANCHI-, Father/Husband Name-PRAKASH ADUKIA
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,680
Total		1,680

Fee Rule:Development Agreement		
1	A1	16,22,280
2	LL	3
3	PR	1
Total		16,22,284

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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.

Rafiqul Haque
Adv.
Deed Writer / Advocate

Bijay Kumar Agarwal
Vendee / Claimant

Sunita Adulgi
Vendor / Executant

Sunita Adulgi
Bijay Kumar Agarwal
Bijay Kumar Agarwal

W. K.



Document Registration Summary 1

Date :-18-Jul-2022

- Government/Market Value: ₹64891200/-
- Transaction Amount: ₹0.00 /-
- Paid Stamp Duty: ₹100 /-

On Date 18-07-2022 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Receipt : 680567

Receipt Date : 18-07-2022

Presenter Name: -

PR	₹1
SP	₹1680
LL	₹1039
A1	₹1622280
Stamp Duty	₹100

Total

₹1625100

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PranamiBuildersPvtLtdThroltsDirectorBijayKumarAgarwal	GRN Number : 2212189841 DEPT Transaction Id : 714129be6037808c5d78 Transaction Type :	100
PR	1	1	0	GRAS	PranamiBuildersPvtLtdThroltsDirectorBijayKumarAgarwal	GRN Number : 2212190030 DEPT Transaction Id : 0ab1b9339761d2d03586 Transaction Type :	1
SP	1680	1680	0	GRAS	PranamiBuildersPvtLtdThroltsDirectorBijayKumarAgarwal	GRN Number : 2212190030 DEPT Transaction Id : 0ab1b9339761d2d03586 Transaction Type :	1680
A1	1622280	1622280	0	GRAS	PranamiBuildersPvtLtdThroltsDirectorBijayKumarAgarwal	GRN Number : 2212190030 DEPT Transaction Id : 0ab1b9339761d2d03586 Transaction Type :	1622280

LL	3	1039	-1036	GRAS	PranamiBuildersPvtLtdThroltsDirectorBijayKumarAgarwal	GRN Number : 2212190030 DEPT Transaction Id : 0ab1b9339761d2d03586 Transaction Type :	1039
Sub Total	1623968	1625100	-1132				

Article : Development Agreement Number of Pages : 112

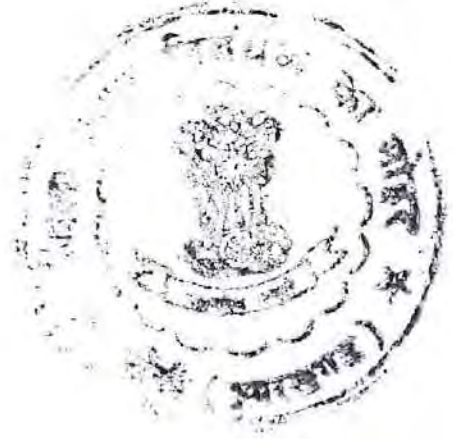
Signature of Operator



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 :- 20220000085361

Deed Type	Development Agreement
Number of Pages	112
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :-Rs. 1680, A1 :- Rs. 1622280, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.24970945/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hatma Location :- Other Road, Hatma Word No 21 Property Boundaries :- East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824 Plot Number - 833Holding Number - 0210001215000Z0Khata Number - 35Volume Number - 8Page Number - 9,10,42 Area Of Land :- 32.84 Decimal
Property No.	2
Valuation Details	Value :- Rs.17488786/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hatma Location :- Other Road, Hatma Word No 21 Property Boundaries :- East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824 Khata Number - 35Volume Number - 8Page Number - 193Plot Number - 834Holding Number - 0210001215000Z0 Area Of Land :- 23.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.4942483/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hatma Location :- Other Road, Hatma Word No 21 Property Boundaries :- East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824 Khata Number - 35Plot Number - 835Volume Number - 8Page Number - 42Holding Number - 0210001215000Z0 Area Of Land :- 6.50 Decimal
Property No.	4
Valuation Details	Value :- Rs.2281146/- ,Transaction Amount :- Rs.0/-

Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hatma Location :- Other Road, Hatma Word No 21 Property Boundaries :- East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824 Khata Number - 35Plot Number - 836Volume Number - 8Page Number - 42Holding Number - 0210001215000Z0 Area Of Land :- 3.00 Decimal
Property No.	5
Valuation Details	Value :- Rs.13686876/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hatma Location :- Other Road, Hatma Word No 21 Property Boundaries :- East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824 Plot Number - 840Khata Number - 35Volume Number - 8Page Number - 100Holding Number - 0210001215000Z0 Area Of Land :- 18.00 Decimal
Property No.	6
Valuation Details	Value :- Rs.1520764/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hatma Location :- Other Road, Hatma Word No 21 Property Boundaries :- East: R.S PLOT NO-831, West: R.S PLOT NO-806/PROP ROAD, South: R.S PLOT NO-841, North: R.S PLOT NO-821, 824 Khata Number - 35Plot Number - 839Volume Number - 10Page Number - 87Holding Number - 0210001215000Z0 Area Of Land :- 2.00 Decimal





Sh./Smt.**SANTOSH KUMAR JAIN** s/o/d/o/w/o **LATE MANGILAL JAIN**
has presented the document for registration in this office
today dated :- **18-Jul-2022** Day :- **Monday** Time :- **16:39:26 PM**













**SANTOSH KUMAR
JAIN(Individual)**

Party Name	Document Type	Document Number
SANTOSH KUMAR JAIN	PAN/UID	811186541107

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAJKUMAR AGARWAL Address1 - COZY CORNOR, BURDWAN COMPOUND, LALPUR, RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Rajkumar Agarwal Address:- COZY CORNER, COZY CORNER, BURDWAN COMPOUND LALPUR, LALPUR, ranchi, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:55			<i>Rajkumar Agarwal</i>
2	BIJAY KUMAR AGARWAL Address1 - 502 5TH FLOOR, MANGAL KUNJ APARTMENT, VASANT VIHAR, KANKE ROAD, RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Bijay Kumar Agarwal Address:- Agarwals, 502, 5th Floor, Mangal Kunj Apartment, , Vasant Vihar, Kanke Road, , Morabadi, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:58			<i>Bijay Kumar Agarwal</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	NITISH KUMAR AGARWAL Address1 - AGARWALS, 502 5TH FLOOR, MANGAL KUNJ APARTMENT, VASANT VIHAR KANKE ROAD, RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Nitish Kumar Agarwal Address:- C/O agarwals 502 5th floor mangal kunj appartment, fab india building, vasnt vihar kanke road, Kanke road, Morabadi, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:32			
4	SANTOSH KUMAR JAIN Address1 - 5A BELAIR, JOKHIRAM DURGADUTT COMPOUND, MAIN ROAD, HINDPIRI, RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Santosh Kumar Jain Address:- belair apartment flat no-A-6A, , main road ranchi c/o- Big shop, gel church complex, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:69			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	SUNITA ADUKIA Address1 - ADUKIA HOUSE, UPPER BAZAR, KOTWALI, RANCHI, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Sunita Adukia Address:- EXOTICA APARTMENT, NEAR GANDHI NAGAR, KANKE ROAD, , Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:62			<i>Sunita Adukia</i>
6	PRANAMI BUILDERS PVT LTD THRO ITS DIRECTOR BIJAY KUMAR AGARWAL Address1 - 502, 5TH FLOOR, MANGAL KUNJ APARTMENT, VASANT VIHAR, KANKE ROAD, MORABADI, RANCHI, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Bijay Kumar Agarwal Address:- Agarwals, 502, 5th Floor, Mangal Kunj Apartment, , Vasant Vihar, Kanke Road, , Morabadi, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:58			<i>Bijay Kumar Agarwal</i>


Identification:

Sr.NO Party Name and Address Photo FingerPrint Signature

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AKASH ADUKIA S/o-D/o PRAKASH ADUKIA Address1 - EXOTICA GANDHI NAGAR, KANKE ROAD, MISIRGONDA ALIAS PAHARGONDA, RANCHI, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AKASH ADUKIA Address1 - EXOTICA GANDHI NAGAR KANKE ROAD, MISIRGONDA ALIAS PAHARGONDA, RANCHI, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAJKUMAR AGARWAL , BIJAY KUMAR AGARWAL , NITISH KUMAR AGARWAL , SANTOSH KUMAR JAIN , SUNITA ADUKIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AKASH ADUKIA**) Son/Daughter/Wife of (**PRAKASH ADUKIA**) resident of (**EXOTICA GANDHI NAGAR, KANKE ROAD, MISIRGONDA ALIAS PAHARGONDA, RANCHI**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 18-Jul-2022

Seal and Signature of Registering Officer



Token No.: 20220000085361

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **18-Jul-2022** by **SANTOSH KUMAR JAIN**, S/O, D/O, W/O **LATE MANGILAL JAIN** resident of 5A BELAIR, JOKHIRAM DURGADUTT COMPOUND, MAIN ROAD, HINDPIRI, RANCHI „
This deed was registered as Document No:- **2022/RAN/4869/BK1/4323** in Book No :- **BK1**, Volume No :- 578
from Page No :- 477 to 588 at, office of **SRO - Ranchi**

Date:- **18-Jul-2022**

Registering Officer

