

5857

5304



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 285a2d85f3150e6e8b75

Receipt Date : 05-Aug-2021 11:33:42 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

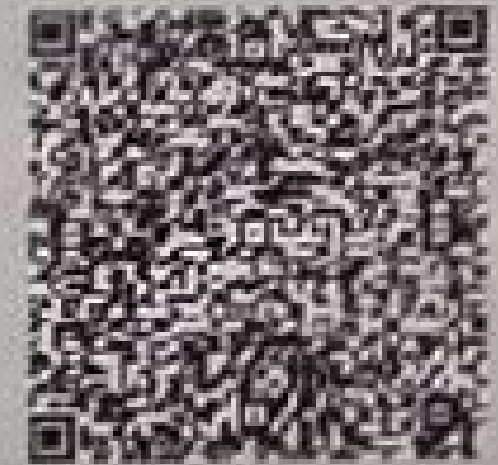
Token Number : 20210000081222

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Brickcons Developers Through Its
Authorized Partner Sanjay Kumar Singh (Vendee)

GRN Number : 2106835806



*अति
development*

For Online Use

शुल्क दर 1928 की दर ... 5 ...

श्रीम को द्वारा ...

1899 की अनुसूची ...

इ कठिन प्रकार ...



1 किन्तु का ...

07 | 08 | 2021

Manish Kumar
Vibha Singh
Sankar Singh
Balbir Singh
Ramesh Chandra Singh
Sanjay Kumar
Sanjay Kumar

7/8/21

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।

				
Little	Ring	Middle	Fore	Thumb



Subhash Kumar Sinha
7/8/21

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 07.11.21 day of August, 2021 at Ranchi.

BETWEEN

(1) Sri Sunil Kumar Singh (Aged about 52 years) Son of Late Major Bhagwati Prasad Singh and Grand Son of Late Jai Narayan Singh, by Caste - General (Not affected from CNT ACT 1908), by Occupation- Business, Resident of Bazra, Itki Road, Major Kothi, Ranchi, Post - Hehal. P.S. Pandra O.P., District - Ranchi, State- Jharkhand,

PAN: AOHPS0164E, UID: 6458 2906 6910 Mobile: 94311 07418

Sunil Kumar Singh
7/8/21

Vibha Singh

Manoj Kumar Singh
7/8/21

सम् 6,76,55,500/-

स्टाम्प.....54/-.....सपये

1. Aug

गैर मजसूदा प्रतिबन्धित सूची से खाता.....122...342 का मिलान किया दर्ज नहीं पाया

07.8.21

सर्व मूल्य का दर्/बो... 547019/-
सर्व कमान का दर्/बो...
सर्व कमान का दर्/बो...
सर्व का दर्/बो...

सुनील कुमार सिंह
दो नंबर है

प्राप्त पशुपालन की भूमि पोटाबा एवं काशमहल लीज की सूची में परिचित प्लॉट दर्ज नहीं है।

7/8

Sunil Kumar Singh

Bobita Singh
7/8/21

No. : 2



Little	Ring	Middle	Fore	Thumb

No. : 3



Little	Ring	Middle	Fore	Thumb

No. : 4



Little	Ring	Middle	Fore	Thumb

Deyaj/m. Singh
 Navin Kumar
 Ramesh Chandrase Singh
 7/8/21
 Vikas Singh
 Ramchandra.
 7/8/21
 Sunil Kumar Singh
 Manoj Singh
 7/8/21
 Babu/Arash
 7/8/21

No. : 5



Little	Ring	Middle	Fore	Thumb

No. : 6



Little	Ring	Middle	Fore	Thumb

No. : 7



Little	Ring	Middle	Fore	Thumb

Satyajit (m. Singh)
 Manish Kumar
 Ramesh Chandras Singh
 7/8/21

Vijay Singh
 Umesh Kumar
 7/8/21

Sunil Kumar Singh
 Anand Kumar
 7/8/21
 Balraj Singh
 7/8/21

(2) **Smt. Babita Singh** (Aged about 44 years) wife of Shri Sunil Kumar Singh, Daughter of Hriday Nath Singh, Grand Daughter of Late Chandrika Singh, by caste – General (Not affected from CNT ACT 1908), by faith – Hindu, by Occupation - Business, Resident of 254, Major Kothi, Bajra, Itki Road, P.S – O.P. Pandra, District - Ranchi, State - Jharkhand,

PAN : BLVPS6941P, UID: 7977 6010 7678, Mobile : 9431107418

(3) **Sri Ramesh Chandra Singh** (Aged about 74 years), son of late Deo Sagar Singh, Grand Son of Late Mahipal Singh (Retired person)

(PAN : AGRPS5112L, UID : 5446 6534 4981, Mobile : 9905546232)

(4) **Sri Vivek Kumar Singh alias Vivek Kumar** (Aged about 43 years) son of Ramesh Chandra Singh, Grand Son of Late Dev Sagar Singh (by Occupation- business), both are by caste – General (Not affected from CNT ACT 1908), by faith – Hindu,

(PAN : AQTPK2678R) UID: 5207 1791 7228, Mobile : 7903444299)

Both are Resident of Behind Churu Kothi, Morahabadi, P.S – Bariatu, District - Ranchi, State - Jharkhand,

(5) **Smt. Nilam Sinha** (Aged about 53 years) wife of Shri Asim Kumar Sinha, Daughter of Late Naresh Prasad Sinha Grand Daughter of Late Raghunandan Prasad, by caste – General (Not affected from CNT ACT 1908), by faith – Hindu,, by faith – Hindu, by Occupation – House Wife, Resident of Indra Nagar, Bariatu, Itki Road, P.S – Sukhdeo Nagar, District - Ranchi, State - Jharkhand,

PAN : DHKPS3054L UID: 9718 15505778 Mobile : 9431107262

(6) **Smt. Vibha Singh** (Aged about 58 years) wife of Sri Pradeep Narayan Singh, Daughter of Sri Rana Devendra Kumar Singh Grand Daughter of Late Bharat Narayan Singh by caste – General (Not affected from CNT ACT 1908), by faith – Hindu, by Occupation – Pvt. Comp. Employee, Resident of 55 Road No.-17, Haldhar Mahato Colony, Jawahar Nagar, Mango, Dist.- East Singhbhum, P.S – Mango, Jamshedpur, State – Jharkhand.

PAN : ALBPS4194B UID:410756507274 Mobile : 9470565623

*Deogay / Mr. Singh
Mahipal Singh
Ramesh Chandra Singh
7/8/21*

*Vivek Singh
Ramesh Chandra Singh
7/8/21*

*Sunil Kumar Singh
Mony Riser
7/8/21*

*Bobirbasish
7/8/21*

BABITA SINGH

All that piece and parcel of land of owner Babita Singh measuring an area 16.25 Decimals in R.S. Plot No. – 342, Sub Plot No. -342/11, 12 and 13/A under khata No. – 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State – Jharkhand. Purchased through Deed no. : 2838/2526

RAMESH CHANDRA SINGH AND VIVEK KUMAR SINGH

All that piece and parcel of land of owner Ramesh Chandra Singh and Vivek Kumar Singh measuring an area 32.5 Decimals in R.S. Plot No. – 342, Sub Plot No. -342/14, 15 and 16 under khata No. – 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State – Jharkhand. Purchased through Deed no. 15986/14144.

NILAM SINHA

All that piece and parcel of land of owner Nilam Sinha measuring an area 31.75 Decimals in R.S. Plot No. – 342, Sub Plot No. -342/17, 18 and 19 under khata No. – 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State – Jharkhand. Purchased through Deed no. 2835/2523.

VIBHA SINGH

All that piece and parcel of land of owner Bibha Singh measuring an area 10.33 (5.33+5) Decimals in R.S. Plot No. – 342, Sub Plot No. -342/I and 342/J under khata No. – 172, situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State – Jharkhand. Purchased through Deed no. 8025/7218.

MANISH KUMAR

All that piece and parcel of land of owner Mahish Kumar measuring an area 10.17 Decimals in R.S. Plot No. – 342, Sub Plot No. -342/20 under khata No. – 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State – Jharkhand. Purchased through Deed no. 2698/2547.

WHEREAS the above said LAND OWNERS are the absolute owners of their part of land measuring total area 117.25 Decimals.

Babita Singh 7/6/21
Manish Kumar 7/6/21
Ramesh Chandra Singh 7/6/21
Vivek Singh 7/6/21
Manish Kumar 7/6/21

AND WHEREAS the Land owners are desirous to get a Multistoreyed building constructed over the aforesaid land but due to lack of fund and scarcity of time they were not able to fulfill their said desire, therefore, they requested the Developer for construction of a Multi Storeyed residential building thereon as per plan sanctioned by RRDA, Ranchi and to allocate 45% Super built up area/Built Up Area/ Carpet Area as per RERA out of total Super built up area/Built Up Area/ Carpet Area as per RERA in lieu of developing the property and the DEVELOPER has agreed thereupon.

In this agreement unless it be contrary or repugnant to the context the following words and/or expressions shall have the meaning assigned to them as hereinafter mentioned.

1. ARCHITECT shall mean such Architect or Architects as he appointed by the DEVELOPER from time to time for the project at the said premises.
2. Common portions shall mean the common parts and /or portions and/or amenities and/or facilities in the said premises and the proposed Multistoreyed Building as are more fully specified in the THIRD SCHEDULE.
3. AUTHORITY shall mean the Ranchi Regional Development Authority (R.R.D.A, Ranchi) and other concerned authorities, which may recommend, comment upon, approve and or sanction the plans.
4. DEVELOPER shall mean the developer above named and its successors or successors in interest executors, administrators, legal representatives and assigns.
5. DEVELOPER'S PORTION OF THE PROPOSED MULTISTORED BUILDING shall mean and shall include the rest and remaining of the right and /or properties together than the owner's portion in the proposed Multistoreyed Building.
6. OWNERS shall mean the owner above named land owners and their respective legal heirs, successors, executors, administrators, legal representatives and / or assigns.
7. OWNER'S PORTION OF THE PROPOSED MULTISTORED BUILDING shall mean the Super built up area/Built Up Area/ Carpet Area as per RERA in the proposed Multistoreyed Building more fully described the SCHEDULE hereto.

Sanjay Kumar Singh

Meha Kumar

Vibha Singh

Ramesh Chandra Singh

Sunil Kumar Singh

7/6/21

Balwinder Singh
7/6/21

16. UNIT OWNER shall mean any person who acquires, holds and/or owns and /or agrees to acquire hold and/or own any unit/any units in the proposed Multistoried. Building and shall include the owner and the Developer for the units held by them from time to time.
17. SINGULAR shall include the plural and vice-versa.
18. MASCULINE shall include the feminine and vice versa.

The OWNER has represented and Declared to the DEVELOPER as follows:-

1. THAT by virtue of the documents and/or otherwise as more fully described in the FIRST SCHEDULE hereto, the OWNERS have become absolute owners of the said premises which is free from all encumbrances whatsoever.
2. THAT the owners are the full and absolute owners of and/or otherwise has well and sufficiently entitled to the said premises.
3. THAT no person other than the OWNERS have or have any right title or interest of any nature whatsoever in the said premises or any part thereof.
4. THAT the right, title and interest of the OWNERS in the said premises is free from all encumbrances and the OWNERS have clear and marketable title thereto.
5. THAT the said premises or any part or portion thereof is not at "resent effected by any acquisition or requisition or assignment proceedings or any nature, whatsoever, under any law or laws for the time being in force nor any notice thereof has ever been served on the OWNERS. The owners hereby declare and assure the Developer that the said premises is not the subject matter of any proceeding under the Land Acquisition Act. 1894 and/or any other.
6. THAT the OWNERS have not in any way, dealt with the said premises or any part or portion thereof whereby the right, title and interest of the OWNERS as to the ownership use and enjoyment of 'the said premises is or may be affected in any manner whatsoever.
7. THAT no suit or proceeding is pending in any court of law in any way concerning and relating to the said premises.

Nibla Singh 7/8/21
 Manish Kumar 7/8/21
 Sunil Kumar Singh 7/8/21
 Ramesh Chandra Singh 7/8/21
 Babita Singh 7/8/21

8. THAT the DEVELOPER being interested to undertake the construction of the proposed Multistoried Building held negotiations with the OWNERS and relaying on the representations and declarations made hereinabove by the OWNERS and believing the same to be true and correct and acting on good faith thereof and the DEVELOPER has agreed to develop the said premises by constructing the proposed Multistoried Buildings thereon as per Plans to be sanctioned by the concerning Development Authority having jurisdiction on conversion of land on a ratio of 45:55 (according to Shelter Fee) of the total construction in lieu of land.
9. The certain terms and conditions have been agreed upon by and between the parties hereto relating to construction of the Proposed Multistoried Building at the Said Premises and the Sale and /or transfer thereof, which the parties are recording hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The OWNERS agree to appoint and does hereby appoint the DEVELOPER for the construction of the Proposed Multistoried Building at the Said Premises on the terms and conditions herein contained.
2. That the development of the Said Premises will be carried out in the following manner-
 - a) That the Owners of the premises have at the time of execution of these presents granted authority to the Developer to enter upon the said premises and have hereby authorized the Developer to proceed on the work of the project for construction of Proposed Multistoried Building.
 - b) At any time hereinafter, the Developer shall do soil testing and other preparatory works as may be necessary for the purpose of submission and sanction of the plans in the name of the owner and for the construction of the Proposed Multistoried building thereon, at the costs and expenses of the Developer.

Daying / Mr. Singh
 Maph / Juman
 Nibha Singh
 Ramosh Chandos Singh
 7/8/21
 Sumit Kumar Singh
 Vinod Kumar
 7/8/21
 Anam Rajar
 7/8/21
 Bobita Singh
 7/8/21

- c) Simultaneously with the execution of these presents the Owners have handed over true copy/photo copy of all the documents of title and other papers relating to the Premises to the Developer and time to time the owners will produce the original papers to the department for its compare. The developer shall not mortgage OWNER share but he is fully entitled to mortgage/Sell his share unit with proportionate share of land with any bank or any other person in order to obtain loan for the development of the Said Premises or for any other purpose, whatsoever.
- d) Simultaneously of signing of these presents, the Owners shall grant to the Developer to do all acts as be necessary for the Project and/or in pursuance thereof and /or on behalf of the Owner, however, the Owners shall from time to time, grant such further concerning the Project, for the Developer's doing the various works envisaged hereunder including entering into agreements for sale of the Developer's Portion of the Proposed Multistoried Building and/or construction of the Proposed Multistoried Building and/or portions there from receiving all amounts in pursuance hereof.
- e) The Owners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer.
- f) The Developer shall, at its own costs and expenses, cause the Plans to be submitted to the RRDA Ranchi for necessary sanction SUBJECT TO THE OWNER paying and clearing all Municipal rent; and taxes, including arrears, till the date of this agreement and the Developer shall thereafter have the Plans sanctioned as early as possible.
- g) The Developer shall complete the Project by constructing the Proposed Multistoried apartment as per schedule provided by RRDA in its Sanction letter otherwise Landlord will be liable to take action as per RERA Guideline. Further in case such delay caused due to Landowner's fault the builder shall be liable to appeal to RERA authority for guideline.

Dheeraj K. Singh
 Viba Singh
 Ramesh Chandra Singh
 7/8/21
 Suman Kumar Singh
 Umelkumar
 7/8/21
 Babita Singh
 7/8/21

- h) The owners or their nominee shall be entitled to enter into the property, Site and inspect the construction and make suggestions to the developer for the benefit and advantage or achievements of early progress completion of construction and developer shall consider the same unless found unpractical.
- i) The Developer will construct such maximum area as can be constructed on the Premises in a residential manner, permissible under the Buildings Rules and Regulations and bye-laws of the RRDA, Ranchi and in conformity with the Plans sanctioned by the RRDA, Ranchi.
- j) The Proposed Multistoried Building shall be for residential purposes. The Proposed Multistoried Building will comprise B+G+11 floors as per Plan sanctioned by the RRDA, Ranchi.
- k) Roof Right of the said Proposed Multistoreyed building will be with the Land Owner as per RRDA, Ranchi norms. The share of the owner and Developer at the ratio 45:55 (according to Shelter Fee). Over head Water Tank, Stair Head Room, Lift Head Room will be constructed/installed on the roof top.
- l) That the amenities i.e. Restaurant, Departmental Store, Rooms, Spa, Swimming pool etc will be run and managed by Developer/ Promoter for the better and smooth work so that the member of the society take the better facilities and service. The maintenance cost of the said facilities paid by the developer/promoter to the society concern.
- l) If any objection or obstruction may occurs during the period of construction by any individual or group, the Developer will manage the same at his own expenses.
3. SAVE AND SUBJECT TO force majeure and reasons beyond its control in case the Developer fails to deliver possession of the entirely of the Owner's portion of the Proposed Multistoried Building within the period stipulated in clause 2(G) therein above, then and in such event, the Developer may be guaranteed extension of a maximum period of 06 (Six) months as grace period up a temporary site office and/or quarters for its staff and shall further be entitled to put up boards and signs advertising the Project and post its watch and ward staff.

Devi Singh
Meera Ghose

Vibha Singh
Ramesh Chandra Singh
 7/8/21

Sunil Kumar Singh
 7/8/21
Shubhika
 7/8/21

Bobita Singh
 7/8/21

4. In connection with the aforesaid, it is agreed and clarified as follows :-

- a) The Plans for the proposed Multistoried Building shall be get prepared by the Architects and shall be submitted to the RRDA, Ranchi for necessary sanction in the name of the Owner but otherwise at the cost of the Developer. The Plans shall be made by utilizing the maximum F.A.R. available on the entire Premises. The Developer shall also cause such changes to be made in the plans as the Architect may approve and/or as shall be required by the concerned authorities from time to time.
- b) In case it be required to pay any outstanding dues to the corporation/Anchal or any other outgoing and liabilities in respect of the Said Premise till the date of this agreement, then the owners shall pay such dues and bear the costs and expenses thereof and in case any outstanding dues or any other liabilities in respect of the Said Premises after the date hereof, the same shall be paid and settled by the developer.
- c) Upon being inducted into the Said Premises as licensees the Developer shall be at liberty to do all works as be required for Project and to utilize the existing water and electricity in the Said Premises at its costs and expenses.
- d) All costs, charges and expenses for preparation and sanction of the Plans and construction of the Proposed Multistoried Building and/or development of the said Premises shall be borne and paid by the Developer exclusively.

5. After completion of the construction of the Proposed Multistoried Building, the Area of the Units to comprise in the Owner's Portion of the Proposed Multistoried Building shall be computed by the Developer and in case the same be more than that mentioned herein, then the Owners shall be liable to pay to the Developer the value of such excess area. In case the same be less, then the Developer shall be liable to pay for the short fall in the same manner to the Owners. This exercise shall be undertaken prior to delivery of possession and the parties shall if necessary pay to each other for the excess or deficit in area, at the same rate as aforesaid.

The Developer will have to arrange for drainage/Soak Pit so that rain-water can be re-cycled.

Sanjay Singh
Meigh Ghum

Ni Uta Singh

Sumit Kumar Singh

Ramchandra Singh
7/8/21

Shubham
7/8/21

Babita Singh
7/8/21

6. The Owners and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal therewith in any manner they deem fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the Ownership schemes, they will also be a liberty to enter into agreements for sale of their respective portions SO THAT the Owners shall adopt the same agreement as the Developer may adopt in it agreement with the Flat Owners of the Developers Portion of the Proposed Multistoried Building at least in so far as the same relates to common portions common Expenses and other matters of common interest. The form of such agreement to be utilized by the parties shall be such as be drawn in accordance with the practices prevailing in respect of Ownership residential building in Ranchi. The Owner's Portion of the Proposed Multistoried Building whether the same be by way of earnest money part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's Portion of the Proposed Multistoried Building PROVIDED HOWEVER that the monies payable and/or deposits for the common purpose and common Expenses shall be receivable only by the Developer from all the Unit Owners as fully mentioned hereafter.
7. The Owners and the Developer both are fully entitled to enter into Agreement for sale / Sale Deed of their respective shares of units/flats with undivided proportionate share of land along with Parking Spaces to the intending Purchaser/s without any interference.
8. It is further clarified as follows :-
- The Developer will provide electricity connection for the entirety of the Proposed Multistoried Building including the owner's portion from J.S.E.B. or otherwise.
 - It is specifically agreed between the parties hereto that the owners shall have full right or ownership of the said 45% (according to Shelter Fee) out of the total constructed area alongwith parking space and the owner shall have full right and absolute authority to deal with and dispose of the same on such terms and conditions as the owners may deem fit and proper and for the said purpose the owners shall be entitled to enter into agreements with the intending purchaser/s and receive advance money for the sale and finally execute their allotted share.

Deputy In-charge
Municipal

Vibha Singh

Sunit Kumar Singh

Ramesh Chandra Singh
7/8/21

Shankha
7/8/21

of (15/12)
7/8/21

Balbir Singh
7/8/21

- c) It is specifically agreed between the parties hereto that the Developer shall have full right or ownership of the said 55% (according to Shelter Fee) out of the total constructed area alongwith parking space and the owner shall have full right and absolute authority to deal with and dispose of the same on such terms and conditions as the Developer may deem fit and proper, and for the said purpose the Developer shall be entitled to enter into agreements with the intending purchaser/s and receive advance money for the sale and finally execute their allotted share.
- c) Upon completion of the Proposed Multistoried Building the developer shall maintain and manage the same in accordance with such rules as may be framed and as be in conformity with other buildings containing ownership residential Flats, Car Parking Spaces with other facilities and amenities. The Developer and the owners and/or their transferees, if any shall comply with the said rules and/or regulations and shall proportionately pay all costs charges expenses and outgoing in respect of the maintenance and management.
- d) The Developer shall cause formation of a Society Association or company for the common purposes and the Unit owner shall be made the owner of such organization in proportionate share as early as possible. After the completion of the project, the developer shall hand over all deposits and all matters arising in respect of the management of the said premise and particularly the common portions to the said society/Association or company.
- e) All Municipal rents, Local taxes, and outgoings, including arrears in respect of the said premises and any supplementary rent, bill raised in a subsequent period till the date shall be for and to the account of the owner and thereafter the same shall be borne and paid by the Developer till the completion of the project and thereafter the same shall be borne and paid by the unit owners to the extent of their respective areas.

Deepti K. Singh
7/8/21

Vibha Singh
7/8/21

Sunil Kumar Singh
7/8/21

Ramesh Chandra Singh
7/8/21

Balraj Singh
7/8/21

- f) The Developer shall keep the owners saved harmless and indemnified in respect of any losses, damages, costs, claims charges and proceeding that may arise in pursuance thereof including.
9. All claims of demands that to made due to anything done by the Developer during construction of the proposed Multistoried Building. Including claims by the owner of adjoining properties for damages to his building performance of their its obligations event the time for the performance of their /its obligations shall unless be mutual consent be extended accordingly. Otherwise the parties shall be at liberty for specific performance under the prevailing General Law.
10. In case any outgoing or encumbrances relating to title or ownership be found on the premises till the date of completion of the Project in terms hereof then the Owners shall be liable to remove the same at his own cost. In case of the Owners do not do so then the Developer shall be entitled to do so and recover the costs from the Owners.
11. All disputes and differences between the parties hereto in any way relating to this Agreement and / or arising out of the provisions hereof, shall be referred for arbitration to 2 (Two) arbitrators, one to be appointed by each of the parties. The arbitrators will be entitled to appoint an Umpire such arbitration shall otherwise be in accordance with the Arbitration and Reconciliation Act. 1996.
12. It is also agreed between both parties that if any of the land owner wants to distribute his/her allotted flats to their legal heirs on the basis of this development agreement than the developer has no objection in it.
13. That the Share of the owner of the land and the developer are given in the Second Schedule "A" is full and final calculation and the same is binding upon the parties as per Shelter Fees will be paid by the party concern.

Sanjay Singh
Neeraj Kumar

Vibha Singh

Sunil Kumar Singh

Ramesh Chandra Singh
7/8/21

Shamshulaman.
7/8/21

Babita Singh
7/8/21

Clearly defined the Ownership of the First Party:-

Serial no. : 1

SUNIL KUMAR SINGH

All that piece and parcel of land measuring an area of land of owners Serial no. 1 are 16.25 Decimals in R.S. Plot No. - 342, Sub Plot No. -342/11, 12 and 13/B under khata No. - 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State - Jharkhand, butted and bounded as follows:-

- NORTH : Part Plot No. 342
SOUTH : Sub Plot No. 342/14, 15 and 16
EAST : Plot no. 341
WEST : sub Plot No. 342/11,12 and 13/A

Clearly defined the Ownership of the First Party (Owner serial no. 1):-

Khata No.	R.S. Plot No.	Area in Decimal	Name of Land Owners	Title Thorough Deed
172	342, Sub Plot No. 342/11, 12 and 13/B	16.25	Sunil Kumar Singh	Deed No. 2836/2524

Serial no. : 2

BABITA SINGH

of Land owners Serial no. 2 are measuring area 16.25 Decimals in R.S. Plot No. - 342, Sub Plot No. -342/11, 12 and 13/A under khata No. - 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State - Jharkhand, butted and bounded as follows:-

- NORTH : Part Plot No. 342
SOUTH : Sub Plot No. 342/14, 15 and 16
EAST : : Sub Plot No. 342/11,12 and 13/B
WEST : Proposed Road

Clearly defined the Ownership of the First Party (Owner serial no. 2):-

Khata No.	R.S. Plot No.	Area in Decimal	Name of Land Owners	Title Thorough Deed
172	342, Sub Plot No. 342/11, 12, 13/A	16.25	1. Babita Singh	Deed No. 2838/2526

Handwritten signatures and notes:
Sanyaj 1 m. Singh
Maiphen
Vilto Singh
Ramesh Chandra Singh
7/8/21
Sunil Kumar Singh
7/8/21
Babita Singh
7/8/21

Serial no. : 3 & 4

RAMESH CHANDRA SINGH AND VIVEK KUMAR SINGH

of land owners Serial no. 3 are the land measuring area 32.5 Decimals in R.S. Plot No. - 342, Sub Plot No. -342/14, 15 and 16 under khata No. - 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State - Jharkhand, butted and bounded as follows:-

NORTH : Sub Plot No. 342/11, 342/12 and 342/13

SOUTH : Sub Plot No. 342/17, 18 and 19

EAST : : Survey Plot No. 341

WEST : Proposed Road

Clearly defined the Ownership of the First Party (Owner serial no. 3):-

Khata No.	R.S. Plot No.	Area in Decimal	Name of Land Owners	Title Thorough Deed
172	342, Sub Plot No. - 342/14, 15 and 16	32.5	1. Ramesh Chandra Singh 2. Vivek Kumar Singh	Deed No. 15986/14144

Serial no. : 5

NILAM SINHA

of land owners Serial no. 4 have the land measuring area 31.75 Decimals in R.S. Plot No. - 342, Sub Plot No. -342/17, 18 and 19 under khata No. - 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State - Jharkhand butted and bounded as follows:-

NORTH : Sub Plot No. 342/14, 342/15 and 342/16

SOUTH : Sub Plot No. 342/20

EAST : Survey Plot No. 341

WEST : Proposed Road

Clearly defined the Ownership of the First Party (Owner serial no. 4):-

Khata No.	R.S. Plot No.	Area in Decimal	Name of Land Owners	Title Thorough Deed
172	342	31.75	Nilam Sinha	Deed No. 2835/2523

*deputy m. d. Singh
Meish Khan*

Vivek Singh

*Sunil Kumar Singh
7/8/21*

*Ramesh Chandra Singh
7/8/21*

*Shri Singh
7/8/21*

*Arsh Singh
7/8/21*

Serial no. : 6

VIBHA SINGH

All that piece and parcel of land measuring an area of land measuring area 10.33 (5.33+5) Decimals in R.S. Plot No. - 342, Sub Plot No. -342/I and 342/J under khata No. - 172, by Sale Registration Deed 7218 Dated 24/08/2018 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State - Jharkhand butted and bounded as follows:-

NORTH : 18 feet wide proposed road

SOUTH : Part of plot no 342

EAST : Survey plot no 341

WEST : Sub plot no 342/K

Clearly defined the Ownership of the First Party:-

Khata No.	R.S. Plot No.	Area in Decimal	Name of Land Owners	Title Thorough Deed
172	342	10.33	Vibha Singh	Deed No. 8025/7218

Serial no. : 7

MANISH KUMAR

All that piece and parcel of land measuring an area of land of owner is 10.17 Decimals in R.S. Plot No. - 342, Sub Plot No. -342/20 under khata No. - 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State - Jharkhand, butted and bounded as follows:-

NORTH : Sub Plot No. 342/17, 342/18 and 342/19

SOUTH : Sub Plot No. 342 and 343/21

EAST : Sub Plot No. 241

WEST : 20 Feet wide proposed road

Clearly defined the Ownership of the First Party :-

Khata No.	R.S. Plot No.	Area in Decimal	Name of Land Owners	Title Thorough Deed
172	342	10.17	Manish Kumar	Deed No. 2698/2547

Handwritten notes:
Sanyogit Singh
Vibha Singh Meibhu
Ramesh Chandra Singh 7/18/21
Suresh Kumar Singh 7/16/21
Rajendra Singh 7/16/21
Babita Singh 7/16/21

THE FIRST SCHEDULE

(SCHEDULE -I)

(SUMMARY OF THE OWNERSHIP OF THE LAND OWNERS)

SL. No.	Khata No.	R.S. Plot No.	Area in Decimal	Name of Land Owners	Vol.No.	Page No.
1.	172	342, Sub Plot No. 342/11, 12 and 13/B	16.25	Sunil Kumar Singh by Deed No. 2836/2524 dated 21/2/2006	7	232
2.	172	342, Sub Plot No. 342/11, 12, 13/A	16.25	Babita Singh by Deed No. 2838/2526 dated 21/2/2006	7	231
3.	172	342, Sub Plot No. - 342/14, 15 and 16	32.5	1. Ramesh Chandra Singh 2. Vivek Kumar Singh By Deed No. 15986/14144 Dated 02/08/2008	9	317
4.	172	342	31.75	Nilam Sinha By Deed No. 2835/2523 Dated 21/2/2006	7	223
5.	172	342	10.33	Vibha Singh By Deed No. 8025/7218 Dated 24/8/2018	20	77
6.	172	342	10.17	Manish Kumar By Deed No. 2698/2547 Dated : 09/11/2019	24	47
Total Area =			117.25 Decimal			

Sunil Kumar Singh

Manish Kumar

Ramesh Chandra Singh

Manish Kumar

Babita Singh

Sunil Kumar Singh
Vibha Singh

(SCHEDULE -II)

(Details of Land on **BHAGWATI TWIN TOWER** has to be constructed)

All that piece and parcel of land measuring an area 117.25 Decimals of R.S. Plot No. - 342, marked as Sub Plot No. -342/11, 12 and 13/B , Sub Plot No. - 342/11, 12 and 13/A, Sub Plot No. -342/14, 15 and 16, Sub Plot No. -342/17, 18 and 19, Sub Plot No. -342/I and 342/J, Sub Plot No. -342/20 under Khata No. - 172 situated at village - Gutuwa, P.S. No. - 138, P.S - Nagri, District Ranchi, State - Jharkhand under the jurisdiction of Dist. Registrar and Dist. Sub Registrar, Ranchi butted and bounded as follows:-

NORTH : Proposed Road

SOUTH : Plot No. 342/part

EAST : Plot No. 341

WEST : Proposed Road

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 117.25 Decimals = Rs 6,76,55,478/-

in Round off Rs. 6,76,55,500/-

Sanjay / m. Singh
Meeth Kumar
Ramesh Chandra Singh
7/8/21
Sanjay Kumar
7/8/21
Balbir Singh
7/8/21
Savit Kumar Singh
7/8/21
Nishu Singh

THE SECOND SCHEDULE -A

Specification of Share Distribution in the building / Apartment

(BHAGWATI TWIN TOWER)

(B+G+11 UNDER RRDA BP CASE NO. :
RRDA/GH/0057/2021)

OWNER'S ALLOCATION

Serial no. - 1

SRI SUNIL KUMAR SINGH

SHARE IN Super Built Up Area = 10218 Sqft
(Shelter Fee will be paid by the builder)

SL. NO.	Flat no	FLOOR	FLAT TYPE	Carpet Area as per RERA Excluding Balcony (SQM)	Super Built Up Area (SQFT)
1	1A	1ST	3 BHK	77.68	1475
2	1B	1ST	3 BHK	76.77	1405
3	1H	1ST	3 BHK	88.49	1715
4	1I	1ST	3 BHK	80.72	1475
5	7I	7TH	3 BHK	80.72	1475
6	7K	7TH	3 BHK	85.37	1545
7	9I	9TH	3 BHK	80.72	1475
TOTAL					10565

For Extra area measuring 347 SQFT (SBA), Land owner has to pay to BRICKCONS DEVELOPERS (DEVELOPER) as per mutual rate before position.

Deepajit/14/11/21
Meha Huan
Ramesh Chandras Singh
7/8/21

Sunil Kumar Singh
Ajay Singh
7/8/21

Bobita Singh
7/8/21

Nikhil Singh

Serial no. - 2

SMT BABITA SINGH

SHARE IN Super Built Up Area = 10218 Sqft

(Shelter Fee will be paid by the builder)

SL. NO.	Flat no	FLOOR	FLAT TYPE	Carpet Area as per RERA Excluding Balcony (SQM)	Super Built Up Area (SQFT)
1	3F	3RD	3 BHK	79.72	1535
2	3G	3RD	3 BHK	80.54	1370
3	3H	3RD	3 BHK	88.49	1645
4	3I	3RD	3 BHK	80.72	1475
5	3J	3RD	2 BHK	63.8	1090
6	3K	3RD	3 BHK	85.37	1545
7	9H	9TH	3 BHK	88.49	1645
TOTAL					10305

For Extra area measuring 87 SQFT (SBA), Land owner has to pay to BRICKCONS DEVELOPERS (DEVELOPER) as per mutual rate before position.

bagging / m. Singh
Meha Dhanu
Ramesh Chandra Singh
7/8/21

Smit Kumar Singh
Anam Singh
7/8/21

Smt Babita Singh
7/8/21

Serial no. - 3

**SRI RAMESH CHANDRA SINGH &
VIVEK KUMAR SINGH**

SHARE IN Super Built Up Area = 20437 Sqft

(Shelter Fee will be paid by the builder)

SL. No.	Flat no	FLOOR	FLAT TYPE	Carpet Area as per RERA Excluding Balcony (SQM)	Super Built Up Area (SQFT)
1	3E	3RD	3 BHK	78.66	1370
2	3L	3RD	3BHK	73.88	1255
3	5A	5TH	3 BHK	77.68	1475
4	5B	5TH	3 BHK	76.77	1405
5	5E	5TH	3 BHK	78.66	1370
6	5L	5TH	3 BHK	73.88	1255
7	7B	7TH	3 BHK	76.77	1405
8	7E	7TH	3 BHK	78.66	1370
9	7F	7TH	3 BHK	79.72	1535
10	7G	7TH	3 BHK	80.54	1370
11	7H	7TH	3 BHK	88.49	1645
12	8B	8TH	3 BHK	76.77	1405
13	8L	8TH	3 BHK	73.88	1255
14	9E	9TH	3 BHK	78.66	1370
15	9L	9TH	3 BHK	73.88	1255
TOTAL					20740

For Extra area measuring 303 SQFT (SBA), Land owner has to pay to BRICKCONS DEVELOPERS (DEVELOPER) as per mutual rate before position.

Handwritten notes:
Sri Ramesh Chandra Singh & Vivek Singh
Share in Super Built Up Area = 20437 Sqft
7/8/21
Ramesh Chandra Singh
7/8/21
Vivek Singh
7/8/21

Serial no. - 4

SMT NILAM SINHA

SHARE IN Super Built Up Area = 19965 Sqft

(Shelter Fee will be paid by the builder)

SL. NO.	Flat no	FLOOR	FLAT TYPE	Carpet Area as per RERA Excluding Balcony (SQM)	Super Built Up Area (SQFT)
1	2A	2ND	3 BHK	77.68	1475
2	2B	2ND	3 BHK	76.77	1405
3	2C	2ND	2 BHK	65.84	1140
4	3A	3RD	3 BHK	77.68	1475
5	3B	3RD	3 BHK	76.77	1405
6	3C	3RD	2 BHK	65.84	1140
7	7A	7TH	3 BHK	77.68	1475
8	7D	7TH	3 BHK	80.35	1490
9	8F	8TH	3 BHK	79.72	1465
10	8G	8TH	3 BHK	80.54	1370
11	8K	8TH	2 BHK	85.37	1545
12	9F	9TH	3 BHK	79.72	1535
13	9G	9TH	3 BHK	80.54	1370
14	9K	9TH	3 BHK	85.37	1545
TOTAL					19835

Joyraj / Mr. Sinha
Meha Anur
Ramesh Chandan Singh
7/8/21

Smit Kumar Singh
Anshu Roff / Anshu Kumar
7/8/21

For Less area measuring 130 SQFT (SBA), BRICKCONS DEVELOPERS (DEVELOPER) has to pay to Land owner as per mutual rate before position.

W. H. P.
Babita Singh
7/8/21

Serial no. - 5

SMT VIBHA SINGH

SHARE IN Super Built Up Area = 6496 Sqft

(Shelter Fee will be paid by the builder)

SL. NO.	Flat no	FLOOR	FLAT TYPE	Carpet Area as per RERA Excluding Balcony (SQM)	Super Built Up Area (SQFT)
1	2J	2ND	2 BHK	63.8	1090
2	2K	2ND	3 BHK	85.37	1545
3	5F	5TH	3 BHK	79.72	1535
4	5K	5TH	3 BHK	85.37	1545
5	9A	9TH	3 BHK	77.68	1475
TOTAL					7190

For Extra area measuring 694 SQFT (SBA), Land owner has to pay to BRICKCONS DEVELOPERS (DEVELOPER) as per mutual rate before position.

Smt Vibha Singh
Majh Bhanu
7/8/21

Smt Vibha Singh
Ramesh Chandras Singh
7/8/21

Smt Vibha Singh
Babish Singh
7/8/21

Soyaj 15.8.21
07/8/21

Serial no. - 6

SRI MANISH KUMAR

SHARE IN Super Built Up Area = 6998 Sqft

(Manish Kumar has agreed to pay Shelter fee for his part & Parcle of land and paid Rs. 1081470.33 to the Builder through

Cheque no. 370557 Dated 7-9-2021 of INDUS Ind. Bank...)

Soyaj 15.8.21
Manish Kumar
7/8/21

SL No.	Flat no	FLOOR	FLAT TYPE	Carpet Area as per RERA Excluding Balcony (SQM)	Super Built Up Area (SQFT)
1	5G	5TH	3 BHK	80.54	1370
2	5H	5TH	3 BHK	88.49	1645
3	5I	5TH	3 BHK	80.72	1475
4	7L	7TH	3 BHK	73.88	1255
5	8I	8TH	3 BHK	80.72	1475
TOTAL					7220

Soyaj 15.8.21
Manish Kumar
7/8/21

For Extra area measuring 222 SQFT (SBA), Land owner has to pay to BRICKCONS DEVELOPERS (DEVELOPER) as per mutual rate before position.

Soyaj 15.8.21
Manish Kumar
7/8/21

Soyaj 15.8.21
Manish Kumar
7/8/21

**DEVELOPER ALLOCATION
BRICKCONS DEVELOPERS**

SL. No.	Flat no	FLOOR	FLAT TYPE	Carpet Area as per RERA Excluding Balcony (SQM)	Super Built Up Area (SQFT)
1	1C	1 ST	2 BHK	65.84	1140
2	1F	1 ST	3 BHK	79.72	1535
3	1G	1 ST	3 BHK	80.54	1370
4	1J	1 ST	2 BHK	63.8	1090
5	1K	1 ST	3 BHK	85.37	1545
6	1L	1 ST	3 BHK	73.88	1255
7	2F	2ND	3 BHK	79.72	1465
8	2G	2ND	3 BHK	80.54	1370
9	2H	2ND	3 BHK	88.49	1645
10	2I	2ND	3 BHK	80.72	1475
11	2L	2ND	3 BHK	73.37	1255
12	3D	3RD	3 BHK	80.35	1490
13	4A	4TH	3 BHK	77.68	1475
14	4B	4TH	3 BHK	76.77	1405
15	4C	4TH	2 BHK	65.84	1140
16	4D	4TH	3 BHK	80.35	1490
17	4E	4TH	3 BHK	78.66	1370
18	4F	4TH	3 BHK	79.72	1465
19	4G	4TH	3 BHK	80.54	1370
20	4H	4TH	3 BHK	88.49	1645
21	4I	4TH	3 BHK	80.72	1475
22	4J	4TH	2 BHK	63.8	1090
23	4K	4TH	3 BHK	85.37	1545
24	4L	4TH	3 BHK	73.88	1255
25	5C	5TH	2 BHK	65.84	1140

Devgaj Singh
Meha Khosla
Ramesh Chanders Singh
 7/8/21

Sunil Kumar Singh
Anamika
Umesh Kumar
 7/8/21

Babita Singh
 7/8/21

26	5D	5TH	3 BHK	80.35	1490
27	5J	5TH	2 BHK	63.8	1090
28	6A	6TH	3 BHK	77.68	1475
29	6B	6TH	3 BHK	76.77	1405
30	6C	6TH	2 BHK	65.84	1140
31	6D	6TH	3 BHK	80.35	1490
32	6E	6TH	3 BHK	78.66	1370
33	6F	6TH	3 BHK	79.72	1465
34	6G	6TH	3 BHK	80.54	1370
35	6H	6TH	3 BHK	88.49	1645
36	6I	6TH	3 BHK	80.72	1475
37	6J	6TH	3 BHK	63.8	1090
38	6K	6TH	2 BHK	85.37	1545
39	6L	6TH	3 BHK	73.88	1255
40	7C	7TH	2 BHK	65.84	1140
41	7J	7TH	3 BHK	63.8	1090
42	8A	8TH	3 BHK	77.68	1475
43	8C	8TH	2 BHK	65.84	1140
44	8D	8TH	3 BHK	80.35	1490
45	8E	8TH	3 BHK	78.66	1370
46	8H	8TH	3 BHK	88.49	1645
47	8J	8TH	3 BHK	63.8	1090
48	9B	9TH	3 BHK	76.77	1405
49	9C	9TH	2 BHK	65.84	1140
50	9D	9TH	3 BHK	80.35	1490

Dayaj W. Singh
 Manish Kumar
 Ramesh Chandan Singh
 7/8/21

Sunil Kumar Singh
 Umesh Kumar
 7/8/21

Rohita Singh
 Aman Rana
 2/8/21

Singh
 2/8/21

51	9J	9TH	3 BHK	63.8	1090
52	10A	10TH	3 BHK	77.68	1475
53	10B	10TH	3 BHK	76.77	1405
54	10C	10TH	2 BHK	65.84	1140
55	10D	10TH	3 BHK	80.35	1490
56	10E	10TH	3 BHK	78.66	1370
57	10F	10TH	3 BHK	79.72	1465
58	10G	10TH	3 BHK	80.54	1370
59	10H	10TH	3 BHK	88.49	1645
60	10I	10TH	3 BHK	80.72	1475
61	10J	10TH	3 BHK	63.8	1090
62	10K	10TH	2 BHK	85.37	1545
63	10L	10TH	3 BHK	73.88	1255
64	11A	11TH	3 BHK	77.68	1475
65	11B	11TH	3 BHK	76.77	1405
66	11C	11TH	2 BHK	65.84	1140
67	11D	11TH	3 BHK	80.35	1490
68	11E	11TH	3 BHK	78.66	1370
69	11F	11TH	3 BHK	79.72	1535
70	11G	11TH	3 BHK	80.54	1370
71	11H	11TH	3 BHK	88.49	1645
72	11I	11TH	3 BHK	80.72	1475
73	11J	11TH	3 BHK	63.8	1090
74	11K	11TH	3 BHK	85.37	1545
75	11L	11TH	3 BHK	73.88	1255
TOTAL					102890

Loyal Singh
 Meeth Ahluw
 Ramesh Chanders Singh
 7/8/21

Sunil Kumar Singh
 Vmchh...
 7/8/21

Singh
 Bobita Singh
 7/8/21

7/8/21

THE THIRD SCHEDULE

As per the Jharkhand Apartment (Flat) Ownership Act, 2011 under Section 5 both the party Owners and the Developer are competent to execute and entered into agreement for sale/Sale Deed of their respective share.

And the DEVELOPER and/or its transferees and the Landowners and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes (GST, Capital Gain Tax, Municipal Tax, any leviable tax(s) Society Maintenance Tax(s) etc. and other impositions payable in respect of their share. It is mandatory for the landowners to pay GST for their own share before possession.

for No. 12/2020
Mukh Anand
Ramesh Chandra Singh
7/8/21

THE FOURTH SCHEDULE The Common Portion

1. Lobbies on all the floors of the Proposed Multistoried Building except the roof.
2. Water tanks, tube well and its installations water pump rooms, water reservoir tanks and all plumbing installations for carriage of water (save and except those as are exclusively within and for use any Flat, Car Parking spaces etc.)
3. Such other common parts, areas, equipments or installation fittings and fixtures in or about the Said Premises and the Proposed Multistoried Building as are necessary for passage to and/or user of the Flat in common by co-owners.

Sunil Kumar Singh
Anand Kumar
7/8/21
MK

THE FIFTH SCHEDULE (Maintained by the society)

1. All costs of maintenance, operating, replacing repairing white washing painting, re-decorating, rebuilding, reconstructing and lighting the common portions in the Proposed Multistoried Building including the outer walls of the Proposed Multistoried Building.
2. The salary of all -persons employed for the common purposed including Darwans, security person, sweepers, plumbers, electrician, lift operators pump operators etc if any.

Babbar Singh
7/8/21
S. S. Singh
7/8/21

3. All charges and deposits for supplies of common utilities to the Co-Owners in common.
4. Municipal Taxes, water taxes and other levies in respect of the said Premises and the Proposed Multistoried Building save those separately assessed.
5. Cost of formation and operation of the Association of Co-Owners.
6. Cost of running maintenance, repair and replacement of generator, lift, transformer (if any) pumps and other common installment, including their license, fees, taxes and other levies (if any).

Design by: *Dr. A. K. Singh*
M. P. Singh
Ramesh Chandra Singh
 7/8/21

(SCHEDULE OF SPECIFICATIONS) :-

Foundations	R.C.C. foundation system with Anti Termite Treatment as per design and specification of structural consultant Architect.
Structure	R.C.C. Frame structure
Walls	Bricks wall with cement mortar plaster with ratio of 1:6, branded cement will be used.
Floor	Vitrified Tiles branded 4" skirting each side.
Wall finish	Inner wall will be finished with POP. Outer wall will be finished with Putti/Restic and painted with of choiced colour.
Door	Main Door of Designer Flush Door and other with ISI Flush Door with safety Locks and painted with Synthetic enamel paints. Door-30mm thick ISI mark.
Windows/Ventilators	Sliding aluminum window (3 Track) with grill.

Sunil Kumar Singh
Babita Singh (Floor) *Shubh (owner)*
 7/8/21

V. H. Singh

IN WITNESS WHEREOF the parties have put their respective hands on the date, month and year above written after fully understanding the contents of this deed.

Witness :

Signature of Landowners

1 Navin Kumar Singh
S/o Shri Ramesh Chandra Singh
Churu Kothi Campus
Morabadi
Ranchi

Manish Kumar
Sunit Kumar Singh

2 Ajay Kumar Singh NO
Late G. N. Lalit
at Gndkanagar 9th
Road Ranchi

Bobita Singh
Ramesh Chandra Singh
Anurama
7/8/21

Vibha Singh
Signature of DEVELOPER

Sagay Kumar Singh
7/8/21

Signature of DEVELOPER



Sayajir Mr. Singh
07/08/21

Little	Ring	Middle	Fore	Thumb

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

Drafted By :

And
A. D. Kanchi
21/3/2010

Maiph Blume

Sunil Kumar Singh

Ramesh Chandras Swicks
7/8/21

Umesh Kumar
7/8/21

Manoj (A06)
7/8/21

Vijit Singh

Babitsingh
7/8/21



VILLAGE - GUTUNA

THANA NO - 138

THANA NAARI, DIST - RAJENDRA

PLOT NO - 342

SHOWN IN RED WITH

AREA

117.25 DECIMAL



Manish Kumar

Rameshchandra Singh

Sundaram Singh

07/08/21

Shri. S. S. Kumar

Babitha Singh or Mrs

07/08/21

Vijeta Singh

07/08/21



झारखंड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रेयत का नाम, अभिभावक का नाम, रिश्ता								
लाल हरख नाथ साहदेव		भीष्म वरद, वल्द-सुख लाल वरद, जाति-—, निवासी-साकिन देह								
जिला का नाम	रॉंची	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-08	मोजा का नाम	गुट्टा	खाता का प्रकार	रेयती	
खेवट नम्बर 2		खाता नम्बर 172		थाना का नाम	रॉंची	थाना नम्बर 138				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
172	102	टांड भीसा उरॉव वगैरह टांड कतु गोडाइत	टांड दो 2	0 (एकड़) 87 (डिसमील) 0		वास्ते देन पान हआ में 100 एक सौ करके मिला है।	0	0	0	नौकराना
	191	दोन तारनीश कृस्तान दोन झबु उरॉव	दोन दो 24	1 (एकड़) 17 (डिसमील) 0		वास्ते देन पान हआ में 100 एक सौ करके मिला है।	0	0	0	नौकराना
	278	रास्ता दोन तानीशु कृस्तान	दोन तीन 15	0 (एकड़) 68 (डिसमील) 0		वास्ते देन पान हआ में 100 एक सौ करके मिला है।	0	0	0	नौकराना
	287	दोन वन्धना उरॉव दोन मुदु हजाम	टांड दो 1	0 (एकड़) 56 (डिसमील) 0		वास्ते देन पान हआ में 100 एक सौ करके मिला है।	0	0	0	नौकराना
	342	दोन मोसमात नम्बर दोन नीज	दोन तीन 52	2 (एकड़) 18 (डिसमील) 0		वास्ते देन पान हआ में 100 एक सौ करके मिला है।	0	0	0	नौकराना
	343	दोन नीज दोन कोल्हा कुम्हार	दोन तीन 28	1 (एकड़) 66 (डिसमील) 0		वास्ते देन पान हआ में 100 एक सौ करके मिला है।	0	0	0	नौकराना
	1085	सडक टांड नीज	टांड दो 1	0 (एकड़) 46 (डिसमील) 0		वास्ते देन पान हआ में 100 एक सौ करके मिला है।	0	0	0	नौकराना
खाता मे कुल प्लोट संख्या		7	खाता का कुल मिजान	7 (एकड़) 58 (डिसमील) 0	खाता का कुल					

ऑनलाइन जाँचा
2/10/21/188



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

August 6, 2021

1/1/2021
1/1/2021

भाग वर्तमान	7	पृष्ठ संख्या	232
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	गुडवा	होल्डिंग संख्या	172 मधे
		अवल का नाम	नगरी
		हलका का नाम	हलका-08
		नगरी संख्या	0
		धना नम्बर	138
		इस्टेट का नाम	खाला का प्रकार
		तौजी संख्या	रैयती

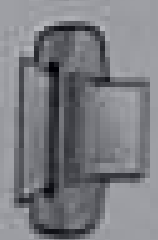
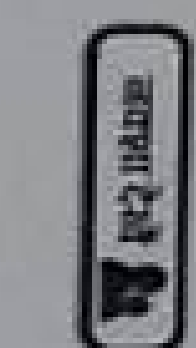
सुनील कुमार सिंह , पिता-स्व मेजर भागवती प्रसास सिंह,
जाति-_____

खाला नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	तगान	सेस
172	342	0 ऐ 16.25 डि 0 हे	दाखिल खारिज वाद संख्या 756 आर 27/2006-07 पेज नम्बर 172/1	1	1.45
	कुल परिमान	0 ऐ 16.25 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत वकाया	लागत सात	रोड सेस वकाया	रोड सेस सात	शिक्षा सेस वकाया	शिक्षा सेस सात	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस सात	कृषि सेस वकाया	कृषि सेस सात
13/09/2006	313367	2006	2007	0	1	0	0.25	0	0.5	0	0.5	0	0.2
06-27-2016	1467035745	2007-2008	2016-2017	9	1	2.25	0.25	4.5	0.5	4.5	0.5	1.8	0.2
03-09-2018	0041130940	2017-2018	2017-2018	0	1	0	0.25	0	0.5	0	0.5	0	0.2
08-27-2020	0881421474	2018-2019	2020-2021	2	1	0.5	0.25	1	0.5	1	0.5	0.4	0.2

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 पृष्ठ केवल प्रार्थी की जानकारी के लिए है



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

August 6, 2021

श्रीमति बदीला सिंह, पति-सुनील कुमार सिंह, जाति-
परिवर्तन के लिए प्राधिकार

भाग वर्तमान	7	पृष्ठ संख्या	231
जिला का नाम	रोधी	अनुमंडल नाम	सदर
मौजा का नाम	गुडवा	होल्डिंग संख्या	172 भागे
		अफल का नाम	तौली संख्या
		नागरी	0
		इलका का नाम	धना नम्बर
		हल्का-08	138
		इस्टेट का नाम	खाता का प्रकार
		झारखण्ड	रेयती

खाता नम्बर	फ्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा	रकबा				
172	342	0 ऐ 16.25 डि 0 हे	दाखिल खारिज वाद संख्या 755 अर 27/2006-07 पंज नम्बर 172/1	0 ऐ 16.25 डि 0 हे																				
	कूल परिमाण	0 ऐ 16.25 डि 0 हे																						
गारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत वकाया	लागत साल	रोड सेस वकाया	रोड सेस साल	शिक्षा सेस वकाया	शिक्षा सेस साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस साल	कृषि सेस वकाया	कृषि सेस साल	लागत वकाया	लागत साल	रोड सेस वकाया	रोड सेस साल	शिक्षा सेस वकाया	शिक्षा सेस साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस साल	कृषि सेस वकाया	कृषि सेस साल	
15/09/2006	313361	2006	2007	0	0	0.25	0.25	0	0.5	0.5	0.5	0	0.2	0	0	0.5	0.5	0	0.5	0.5	0.5	0.5	0	0.2
06-27-2016	1467035867	2007-2008	2016-2017	9	1	2.25	0.25	4.5	0.5	4.5	0.5	1.8	0.2	1.8	1.8	0.5	0.5	0	0.5	0.5	0.5	0.5	0	0.2
03-09-2018	0852673773	2017-2018	2017-2018	0	1	0	0.25	0	0.5	0.5	0.5	0	0.2	0	0	0.5	0.5	0	0.5	0.5	0.5	0.5	0	0.2
08-27-2020	0588172474	2018-2019	2020-2021	2	1	0.5	0.25	1	0.5	0.5	0.5	0.4	0.2	0.4	0.4	0.5	0.5	0	0.5	0.5	0.5	0.5	0	0.2

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

Mutation Cases Not Found !!

List Of Case Status Details

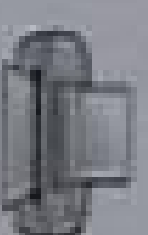
यह एक कम्प्यूटर जनित प्रति

यह प्रथम केवल भाग की जानकारी के लिए है

किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अधिकारी से संपर्क करे

खात का नक्शा देखने के लिए खात नंबर क्लिक करे।

अगला पृष्ठ



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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी मा प्रति

August 6, 2021

ऑनलाइन जॉनल
20/08/2021

भाग वर्तमान	9	पृष्ठ संख्या	317
जिला का नाम	रॉली	अनुमंडल नाम	सदर
मौजा का नाम	गुटवा	रोलिंग संख्या	172 मजे
		अचल का नाम	तौली संख्या
		नाशी	0
		इतका का नाम	धाना नम्बर
		इतका-08	138
		इस्टेट का नाम	खाता का प्रकार
			पैसी

श्री विवेक कुमार सिंह, पितल-श्री रामेशचन्द्र सिंह, जाति-
- एवं श्री रामेशचन्द्र सिंह, पितल-स्व. देव सागर सिंह, जाति-

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगात	सेस								
172	342	0 ऐ 32.5 डि 0 हे	दा. खा. वाद सं.1067 आर 27/10-11 सी.ओ. रातु 11/8/10 डी.एन. 14144 डी- 2/8/08 बोलपुम 8/18	8	11.6								
	कुल परिमाण	0 ऐ 32.5 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागात बकाया	सागात वातु सात	रोड सेस बकाया	रोड सेस सात	शिक्षा सेस बकाया	शिक्षा सेस सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस वातु सात	कृषि सेस बकाया	कृषि सेस सात
17/08/2010	2111497	2010	2011	0	8	0	0	0	4	0	4	0	1.6
08-16-2020	0064580767	2011-2012	2020-2021	72	8	18	2	36	4	36	4	14.4	1.6

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर प्रति है
यह प्रपत्र केवल प्रती 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 खोलें करें

अपना देखें



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भारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पृथी II प्रति

August 5, 2021

ऑनलाइन जांच
Sharma

भाग वर्तमान	7	पृष्ठ संख्या	223
जिला का नाम	रोही	अनुमंडल नाम	सदर
मौजा का नाम	गुडगा	रोजिग संख्या	172 मचे
		अवल का नाम	तौबी संख्या
		नगरी	0
		दस्ता का नाम	धना नम्बर
		दस्ता-08	138
		इस्टेट का नाम	खाता का प्रकार
			रेवदी

श्रीमति नीलम सिन्हा, परि-असीम कुमार सिन्हा, जाति-—

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	तमान	सेस								
172	342	0 ₹ 31.75 डि 0 हे	दखिल खासिय बार्ड संख्या 508 अर 27/2006-07 प्लॉट नम्बर 172/1	2	2.9								
		0 ₹ 31.75 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागव वकाया	सागव भावू. सात	रोड सेस वकाया	रोड सेस भावू. सात	शिक्षा सेस वकाया	शिक्षा सेस भावू. सात	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस भावू. सात	कृषि सेस वकाया	कृषि सेस भावू. सात
21/11/2013	2088763	2010-11	2012-13	0	2	0	0.5	0	1	0	1	0	0.4
11-24-2018	0993509685	2013-2014	2018-2019	10	2	2.5	0.5	5	1	5	1	2	0.4
08-27-2020	0773023627	2019-2020	2020-2021	2	2	0.5	0.5	1	1	1	1	0.4	0.4

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 पृष्ठ केवल प्राप्ति की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंशदाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर द्बिस्तक करे।

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झारखंड सरकार
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पृथी II प्रति

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ऑनलाइन नमूना
विकास

भाग वर्तमान	20	पृथ संख्या	77
जिला का नाम	राँची	अनुपठल नाम	सदर
मौजा का नाम	गुटवा	होस्टिंग संख्या	172
		टीबी संख्या	
		नाशी	
		इसका का नाम	धना नम्बर
		इन्क-08	138
		इस्टेट का नाम	खाना का प्रकार
		JHARKHAND	रेपती

VIBHA SINGH , पति-PRADEEP NARAYAN SINGH,
पति- तालुका

खाना नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	खाना नम्बर	रकबा	खाना नम्बर	रकबा	खाना नम्बर	रकबा	खाना नम्बर	रकबा	खाना नम्बर	रकबा	खाना नम्बर	रकबा	खाना नम्बर	रकबा	खाना नम्बर	रकबा
172	342	0 ऐ 5.33 डि 0 हे	परिवर्तन के लिए प्राधिकार	नामान्तरण मुकदमा संख्या 1986/2018 - 2019															
172	342	0 ऐ 5 डि 0 हे																	
		कुल परिमाण			0 ऐ 10.33 डि 0 हे														
03-16-2019	0589110571	2018-2019	2018-2019	0	12	0	3	0	6	0	6	0	6	0	6	0	6	0	2.4
04-28-2019	0810327962	2019-2020	2019-2020	0	12	0	3	0	6	0	6	0	6	0	6	0	6	0	2.4
11-19-2020	0491423021	2020-2021	2020-2021	0	12	0	3	0	6	0	6	0	6	0	6	0	6	0	2.4

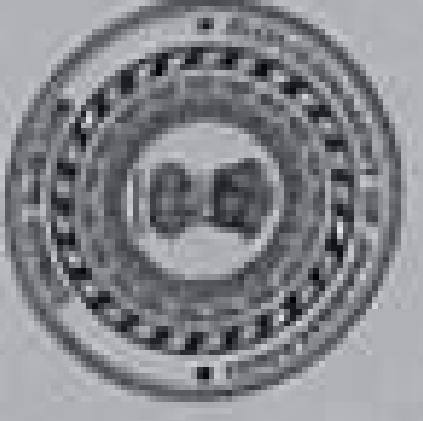
List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रथम केवल प्रार्थना की जानकारी के लिए है

अगला पृष्ठ

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी 11 प्रति

August 5, 2021

ऑनलाइन जारी
20/08/2021

भाग वर्तमान	24	पृष्ठ संख्या	47	नाड़ी	हलका का नाम	हल्का-08	इस्टेट का नाम	JHARKHAND
जिला का नाम	राँची	अनुमंडल नाम	सदर	हलका का नाम	भना नम्बर	138	खाला का प्रकार	रेयती
मौजा का नाम	पुड़वा	रोजिग संख्या	172	तौबी संख्या				

मनीष कुमार , पार्टनर- श्री कृष्ण देव ठाकुर , जाति- भूमिहार

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	रणान	सेस
172	342	0 रे 10.17 डि 0 हे	नामान्तरण मुकदमा संख्या 3187/2020 - 2021	10	0
	कुल परिमाण	0 रे 10.17 डि 0 हे			

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति
यह प्रथम केवल प्रती 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

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सर्कल । नाम मौजा मय

घाना वो धाना नम्बर

V

फरद मलकी / फरद रेपती Page No. : 232
 नाम रेपत मय वलिदघत जमाबन्दी Vol. No. : 7
 वो सकुनत नम्बर। Receipt No. : 0881421474

नगड़ी। गुदवा। 138। सुनील कुमार सिंह		
खाल संख्या	खेसरा संख्या	रकबा (एकड़ में)
172	342	0 एकड़ 16.25 किसमीत 0 हेक्टर

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

मांग बाबत	सालाना	बकाया				हात (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2018-2019)	1 ला वर्ष (2019-2020)	
मात (नकदी)	1.00			1.00	1.00	1.00
गुजारी (भावली)	0.25			0.25	0.25	0.25
सेस					
सूद	0.50			0.50	0.50	0.50
मुतफरकात	0.50			0.50	0.50	0.50
मौजान	0.20			0.20	0.20	0.20
	2.45			2.45	2.45	2.45

तफसील अदायकारी

अदायकारी बाबत		बकाया				मौतलबा हात (2020-2021)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2018-2019)	1 ला वर्ष (2019-2020)		
मात (नकदी)				1.00	1.00	1.00	
गुजारी (भावली)				0.25	0.25	0.25	
सेस						
सूद			0.50	0.50	0.50	
मुतफरकात			0.50	0.50	0.50	
मौजान अदायकारी				0.20	0.20	0.20	
				2.45	2.45	2.45	

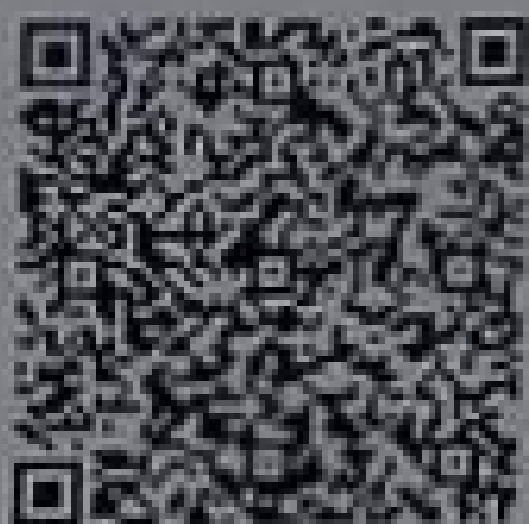
(1) मौजान कुल (तफसील में) : Seven Rupees and Thirty Five Paise

(2) नाम देखिन्दा -

(3) कुल बकाया- 7.35

तारीख अमला तहसील बुनिन्दा : 27-08-2020

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है।

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

ऑनलाइन जांचा

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

Print

Sch XIV- F.No. 180v

रबीद मालगुजारी

नाम संकेत । नाम मौजद मय

धारा जो धारा नम्बर

V

फरद मलकी / फरद रैपती Page No. : 231

नाम रैपत मय बलिदपत जमाबन्दी Vol. No. : 7

वो सकुनत नम्बर। Receipt No. : 0588172474

नकदी । गुजरा । 130 । श्रीमति बहील सिंह		
खत संख्या	खेतर संख्या	रकबा (एकड़ में)
172	342	0 एकड़ 16.25 दिसमीत 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
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जोत का साताना मांग मय तकसील (बकाया जो हाल) मौजूदा साल का।

मांग बावत	साताना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2018-2019)	१ रा वर्ष (2019-2020)	
मात (नकदी)	1.00			1.00	1.00	1.00
गुजारी (भावती)	0.25			0.25	0.25	0.25
संश					
सूद	0.50			0.50	0.50	0.50
मृतफरकात	0.50			0.50	0.50	0.50
मौजान	0.20			0.20	0.20	0.20
	2.45			2.45	2.45	2.45

तकसील अदायकारी

अदायकारी बावत	बकाया				मौजाना हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2018-2019)	१ रा वर्ष (2019-2020)		
मात (नकदी)			1.00	1.00	1.00	
गुजारी (भावती)			0.25	0.25	0.25	
संश					
सूद		0.50	0.50	0.50	
मृतफरकात		0.50	0.50	0.50	
मौजान अदायकारी			0.20	0.20	0.20	
			2.45	2.45	2.45	

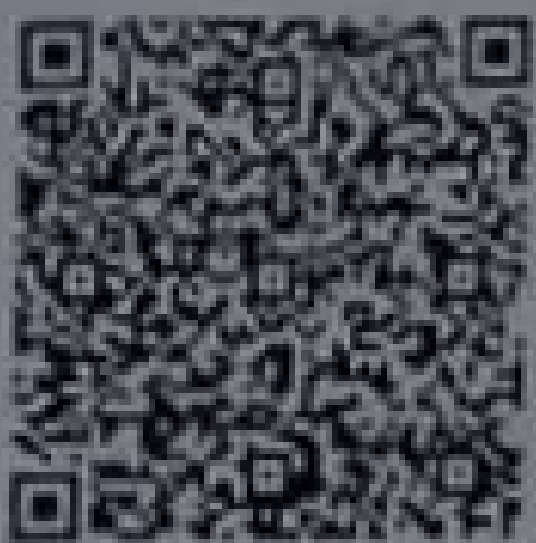
(1) मौजान कुल (तफसील में) : Seven Rupees and Thirty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 7.35

तारीख अमला तहसील कुनिन्दा : 27-08-2020

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



ऑनलाइन जांच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v
रसीद मालगुजरी
नाम रसीद । नाम खेत मय
खेत के खान नम्बर

V

फरद मलकी / फरद रेपती Page No. : 317
नाम रेपत मय वलिदपत जमाबन्दी Vol. No. : 9
वो सकुनत नम्बर। Receipt No. : 0064580767

नकदी । गुरुवा । 138 । श्री दिवेक कुमार सिंह, श्री रमेशचन्द सिंह		
खेत संख्या	खेसरा संख्या	रकबा (एकड़ में)
172	342	0 एकड़ 32.5 डिसमील 0 हेक्टर

अराजो नकदी	अराजो भावती	तकसील हिसाब लगान भावती
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खेत का सालाना मय मय तकसील (बकाया को हात) मौजूदा साल का।

मय बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा (2011-2012) - (2016-2017)	3 रा वर्ष (2017-2018)	2 रा वर्ष (2018-2019)	1 ला वर्ष (2019-2020)	
मात (नकदी)	8.00	48.00	8.00	8.00	8.00	8.00
गुजरी (भावती)	2.00	12.00	2.00	2.00	2.00	2.00
स	4.00	24.00	4.00	4.00	4.00	4.00
सू	4.00	24.00	4.00	4.00	4.00	4.00
मूतकरकात	1.60	9.60	1.60	1.60	1.60	1.60
मौजान	19.60	117.60	19.60	19.60	19.60	19.60

तकसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2020-2021)	फाजिल
		तीन वर्ष से ज्यादा (2011-2012) - (2016-2017)	3 रा वर्ष (2017-2018)	2 रा वर्ष (2018-2019)	1 ला वर्ष (2019-2020)		
मात (नकदी)	8.00	48.00	8.00	8.00	8.00		
गुजरी (भावती)	2.00	12.00	2.00	2.00	2.00		
स	4.00	24.00	4.00	4.00	4.00		
सू	4.00	24.00	4.00	4.00	4.00		
मूतकरकात	1.60	9.60	1.60	1.60	1.60		
मौजान-अदायकारी	19.60	117.60	19.60	19.60	19.60		

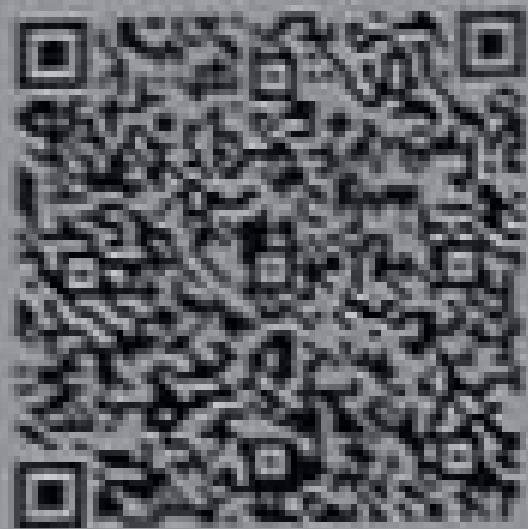
(1) मौजान कुल (तफ्तों में) : One Hundred Ninety Six Rupees

(2) नाम देहिन्दा-

(3) कुल बकाया- 196.00

तारीख अमला तहसील कुनिन्दा : 16-08-2020

हाल मयात का बकाया मालगुजरी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



ऑनलाइन जांच

(Handwritten signature)

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रेपती Page No. : 223

नाम रेपत मय तलियत जमाबन्दी Vol. No. : 7

वो सकुनत नम्बर। Receipt No. : 0993509685

नगड़ी गुटवा 138 श्रीमति नीलम सिन्हा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
172	342	0 एकड़ 31.75 डिसमील 0 हेक्टर

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

मांग बाबत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा (2013-2014) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)	
माल गुजारी (नकदी)	2.00	4.00	2.00	2.00	2.00	2.00
सेस (भावती)	0.50	1.00	0.50	0.50	0.50	0.50
सूद	1.00	2.00	1.00	1.00	1.00	1.00
मुतफरकात	1.00	2.00	1.00	1.00	1.00	1.00
मीजान	0.40	0.80	0.40	0.40	0.40	0.40
	4.90	9.80	4.90	4.90	4.90	4.90

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा (2013-2014) - (2014-2015)	३ रा वर्ष (2015-2016)	२ रा वर्ष (2016-2017)	१ ला वर्ष (2017-2018)		
माल गुजारी (नकदी)	4.00	2.00	2.00	2.00	2.00	
सेस (भावती)	1.00	0.50	0.50	0.50	0.50	
सूद	2.00	1.00	1.00	1.00	1.00	
मुतफरकात	2.00	1.00	1.00	1.00	1.00	
मीजान अदायकारी	0.80	0.40	0.40	0.40	0.40	
	9.80	4.90	4.90	4.90	4.90	

(१) मीजान कुल (तफसील में) : Twenty Nine Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 29.40

तारीख अमला तहसील कुनिन्दा : 24-11-2018

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सरकत । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रेपती Page No. : 77

नाम रेपत मय वलिदयत जमाबन्दी Vol. No. : 20

वो सकुनत नम्बर । Receipt No. : 0491423021

नगड़ी । गुदुवा । 138 । VIBHA SINGH		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
172	342	0 एकड़ 10.33 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब तमान भावती
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जोत का सालाना मांग मय तफसील (बकाया वो हात) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
मात (नकदी)	12.00					12.00
गुजारी (भावती)	3.00					3.00
सेस	6.00					6.00
सूद	6.00					6.00
मुतफरकात	2.40					2.40
मौजान	29.40					29.40

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
मात (नकदी)					12.00	
गुजारी (भावती)					3.00	
सेस					6.00	
सूद					6.00	
मुतफरकात					2.40	
मौजान अदायकारी					29.40	

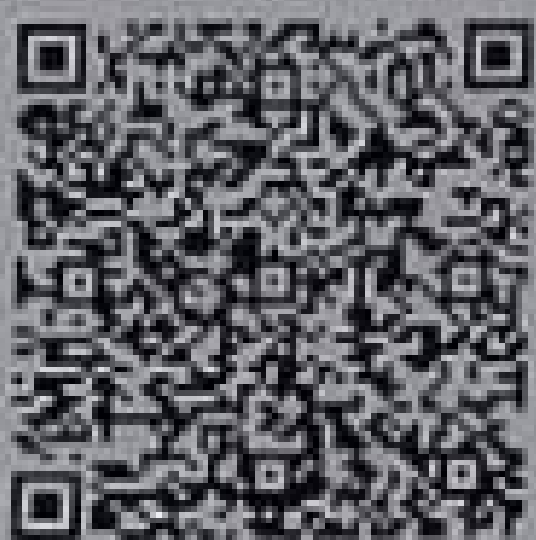
(1) मौजान कुल (तफसील में) : Twenty Nine Rupees and Fourty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 29.40

तारीख अमला तहसील कुनिन्दा : 19-11-2020

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



ऑनलाइन जांचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मतकी / फरद रेपती Page No. : 47

नाम रेपत मय वलिदपत जमाबन्दी Vol. No. : 24

वो सकुनत नम्बर। Receipt No. : 0179969388

नगड़ी। गुटवा। 138। मनीष कुमार	खेसरा संख्या	रकबा (एकड़ में)
खता संख्या	342	0 एकड़ 10.17 डिसमीत 0 हेक्टर
172		

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
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जौत का साताना मांग मय तफसील (बकाया वो हात) मौजूदा सात का।

मांग बाबत	साताना	बकाया				हात (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ता वर्ष	
मात (नकदी)	10.00					10.00
गुजारी (भावती)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	5.00					5.00
मौजान	2.00					2.00
	24.50					24.50

तफसील अदायकारी

अदायकारी बाबत	साताना	बकाया				मौजतबा हात (2020-2021)	फावित
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ता वर्ष		
मात (नकदी)						10.00	
गुजारी (भावती)						2.50	
सेस						5.00	
सूद						5.00	
मुतफरकात						5.00	
मौजान अदायकारी						2.00	
						24.50	

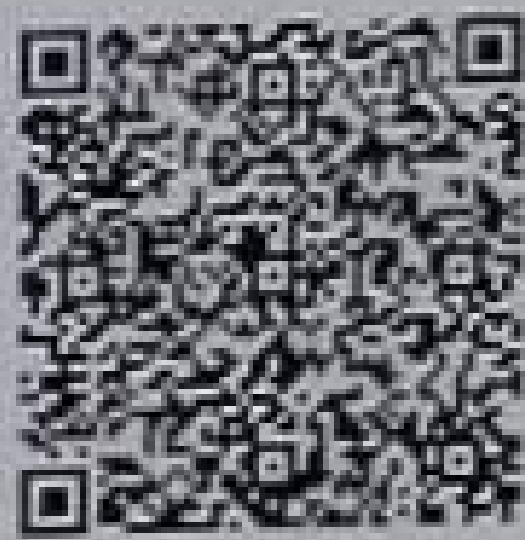
(1) मौजान कुत (तफसील में) : Twenty Four Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुत बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 04-02-2021

सास महात का बकाया मातगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



ऑनलाइन जाँचा
A. P. Singh

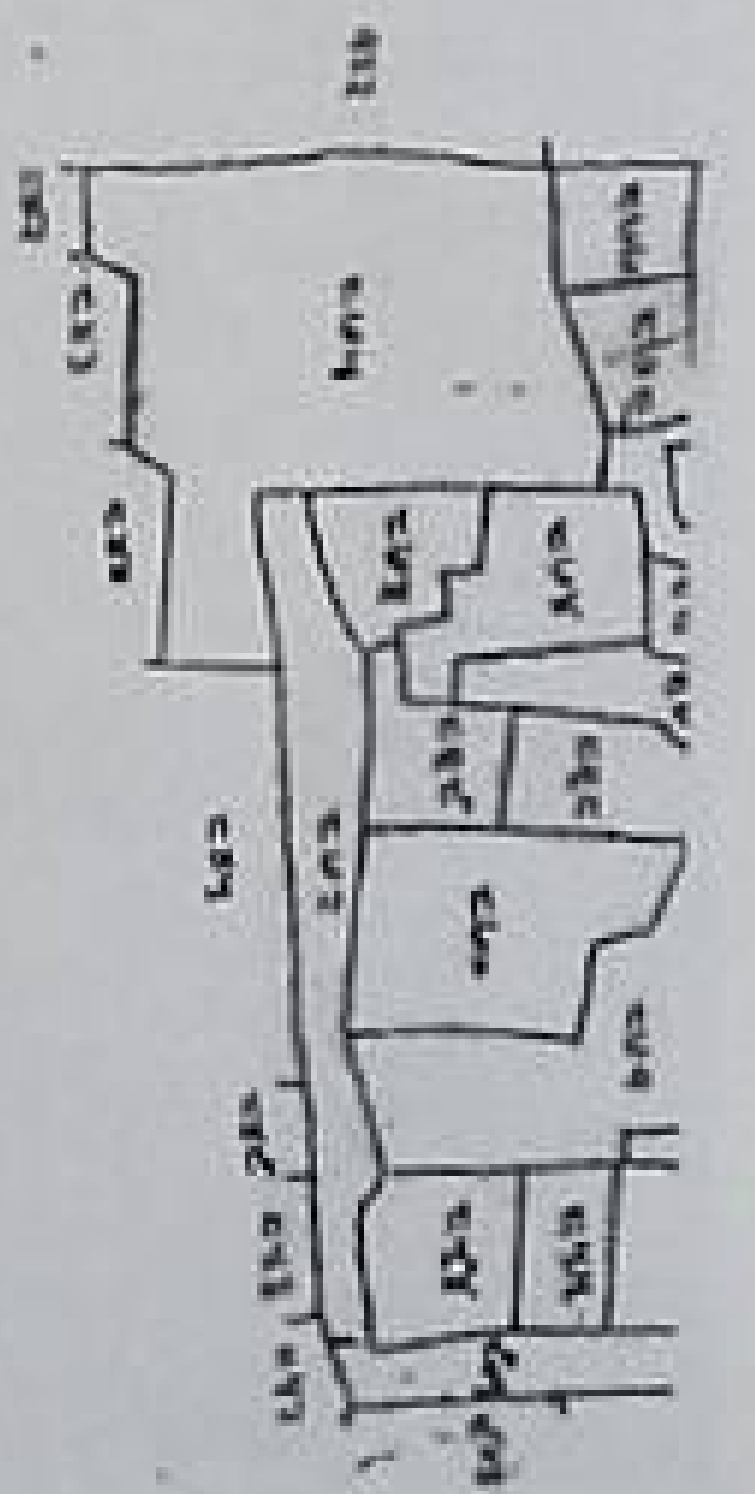
यह एक कम्प्यूटर जनित प्रति है।

यह प्रयास केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



Index to sheets.



Gutwara

नामसूची

गादिया शिटनम्बर

नाम याना

शेची

याना नम्बर

१३८

जिल्हा

रांची

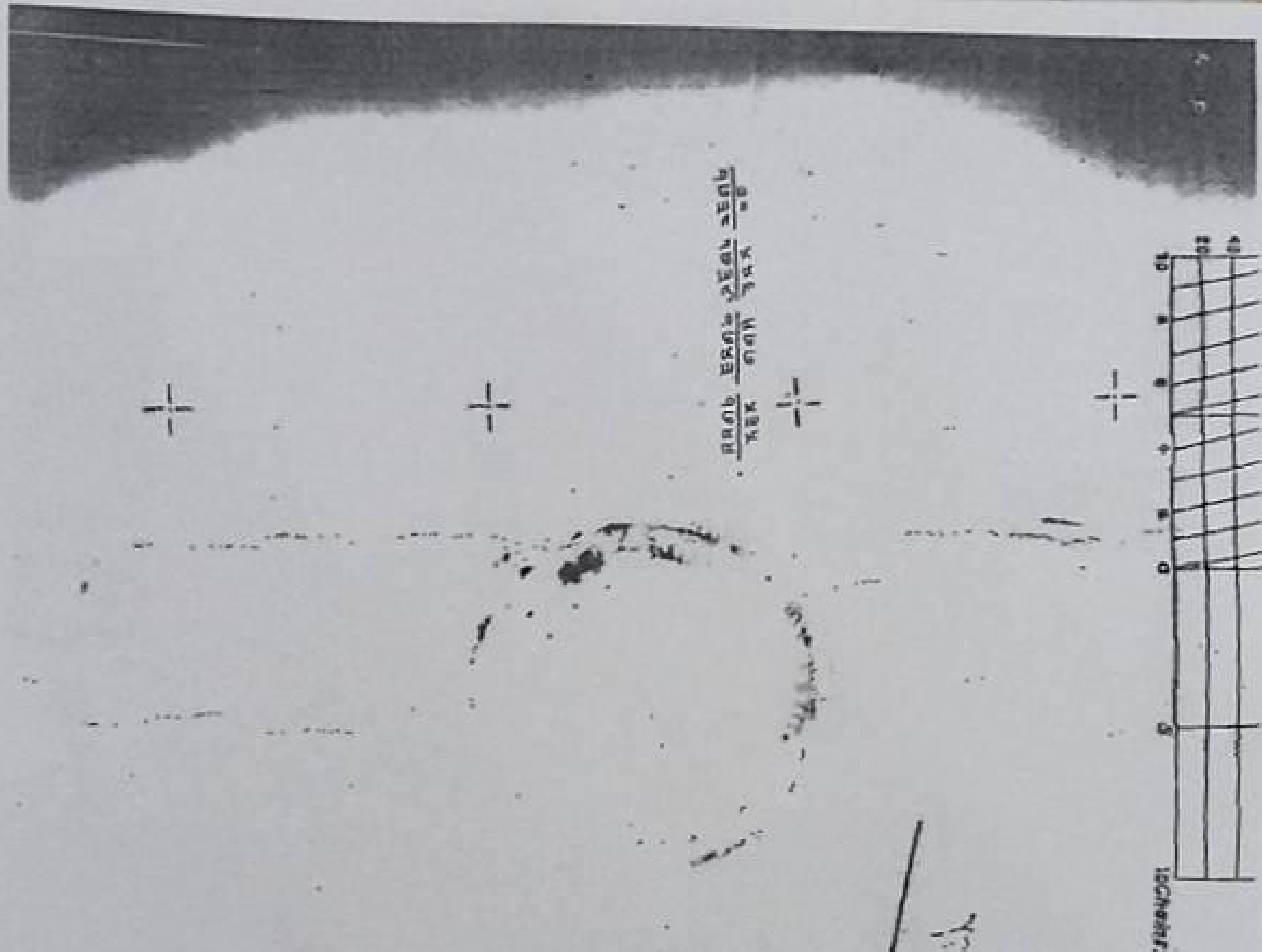
स्किल एक भागण अक्षर १६ वन

१९५२ - १९५३

दकादिकी को

राजूको



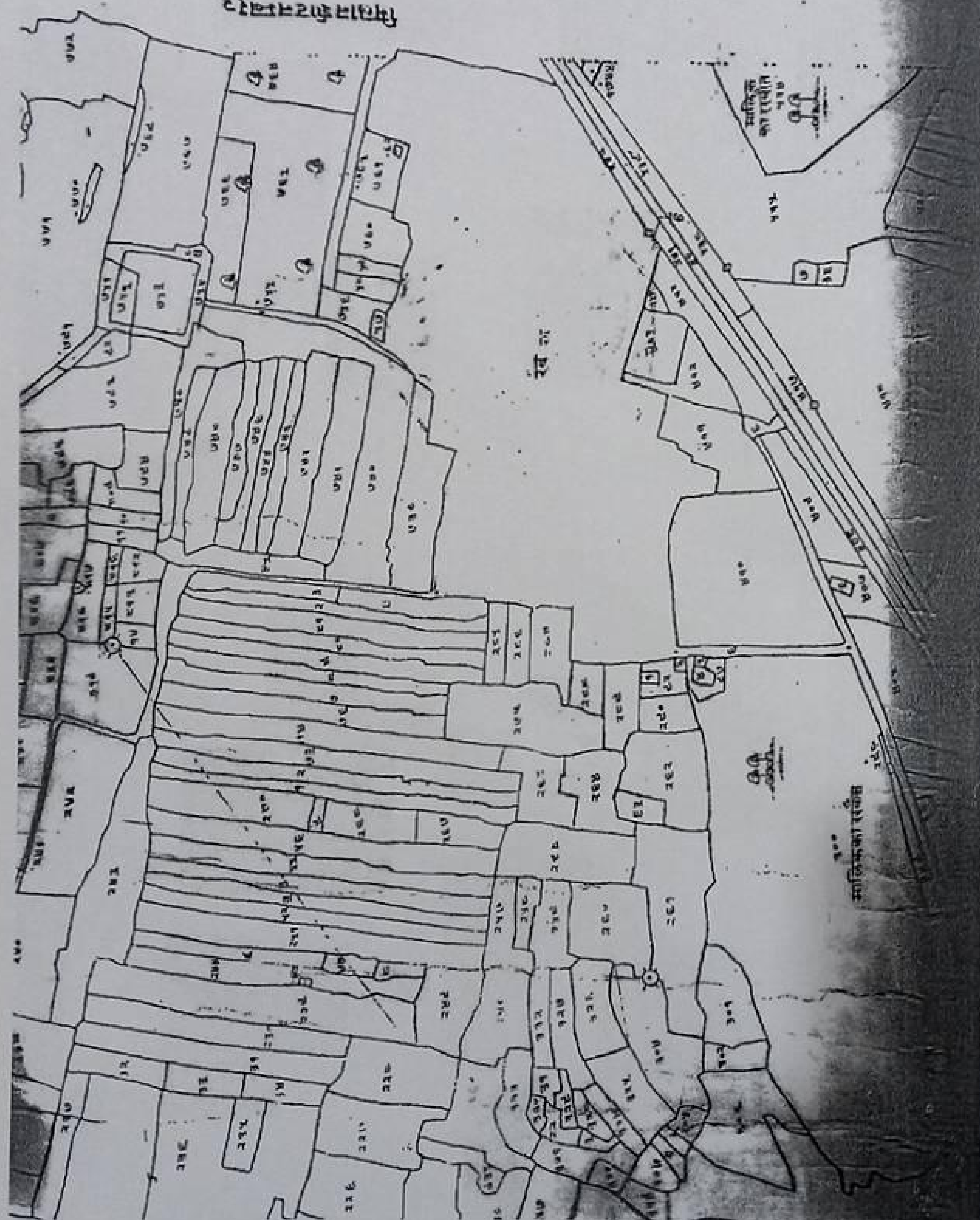


सर्वाशेष नं० २७



सिमलि, यान १३८

सिद्धिचंद्रापुर



D



भारत सरकार
Government of India



Issue Date: 14/01/2012

सुनील कुमार सिंह
Sunil Kumar Singh
पुरुष / DOB: 12/03/1969
पुरुष / MALE



6458 2906 6910

मेरा आधार, मेरी पहचान



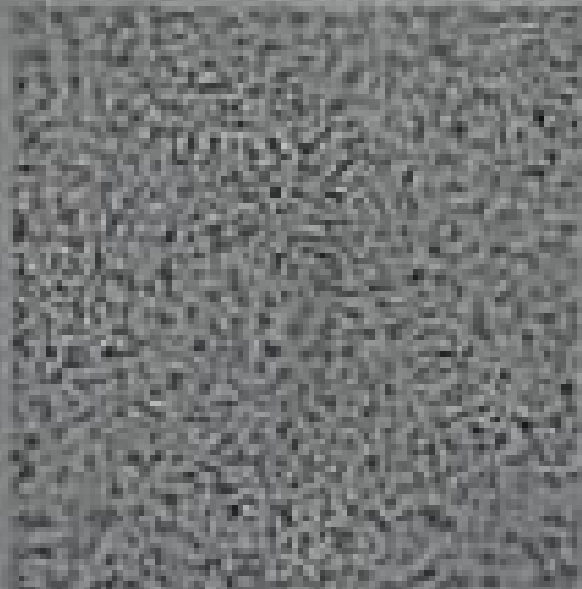
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 15/03/2012

श्री. ए.ओ. लाल प्रसाद
सिंह, 234 मेजर कृष्ण बाबा रोड
पंच, रांची, झारखण्ड, 834005

Address: S/O Late Major, Bhagwati Prasad
Singh, 234 Mejer Krtv Boya, ITRI ROAD
Panch, Ranchi, Jharkhand, 834005



6458 2906 6910



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भारत सरकार
Government of India



बबिता सिंग
Babita Singh
जन्म तिथि / DOB: 25/07/1977
महिला / FEMALE



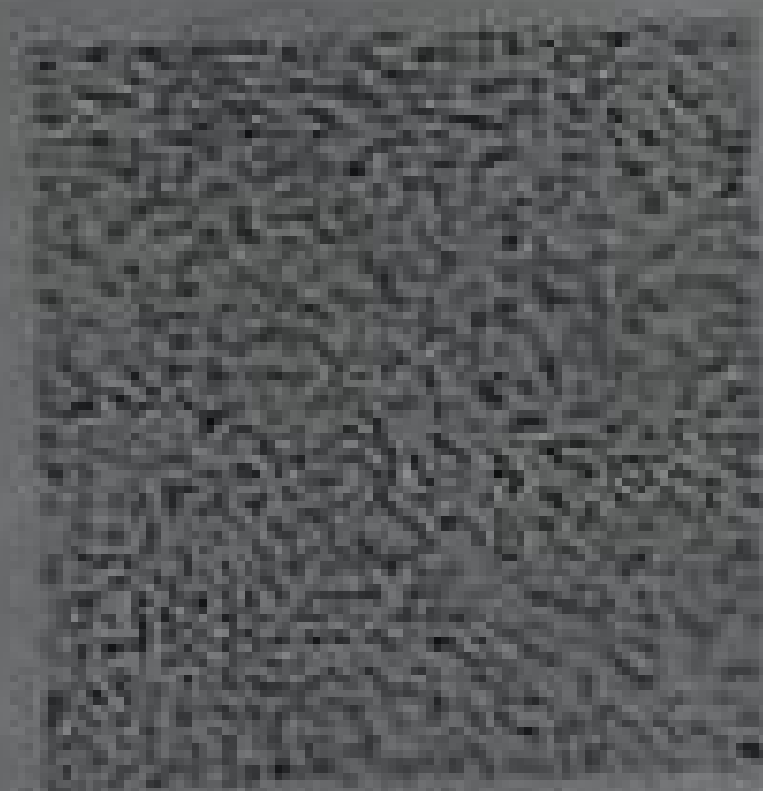
7977 6010 7678

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

श्री W/O सुखदेव कुमर सिंह, एन,
डीएन सीटी बस स्टेशन रोड, रांची,
झारखण्ड 834005

Address: W/O Sujan Kumar Singh
DN Citi Bus Stop Road, Ranchi,
Jharkhand 834005



7977 6010 7678

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3

भारतीय रिजिस्ट्रार जनरल
भारतीय रिजिस्ट्रार जनरल

नाम: श्री
Ramesh Chandra Singh
जन्म तिथि: 15/08/1957
पता: ...



5446 6534 4981

अधार - आम आदमी का अधिकार

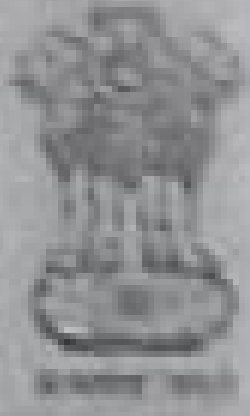
भारतीय रिजिस्ट्रार जनरल
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम: श्री
SO. ...
...
...
...
...

Address:
50 Late One Eagle Singh
HOUSE NO 143 A3
CHURU KOTI II
COMPOUND, TAGORE
HILL ROAD MORABADI
RANCH, PS-BANGATU,
MORABADI Taluk,
Zilla-Jaisalmer

...

5



भारत सरकार
GOVERNMENT OF INDIA



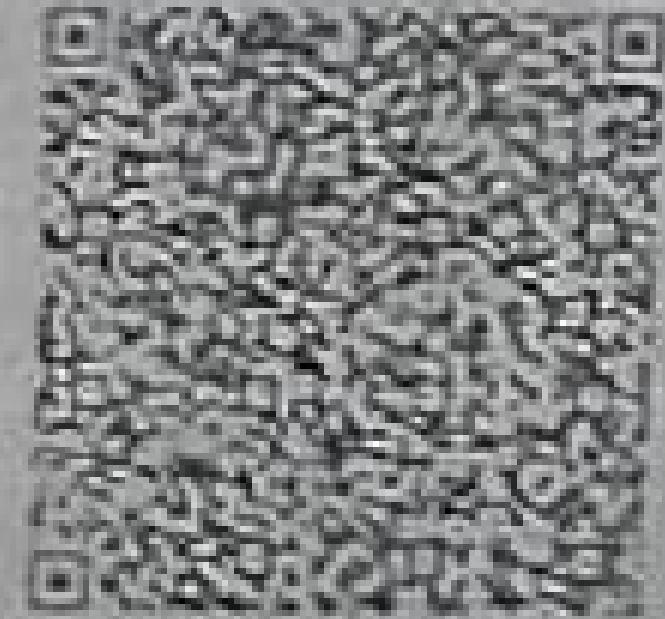
विवेक कुमार

Vivek Kumar

जन्म तिथि / DOB: 30/01/1978

पुरुष / MALE

alias Vivek Kumar Singh



5207 1791 7228

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

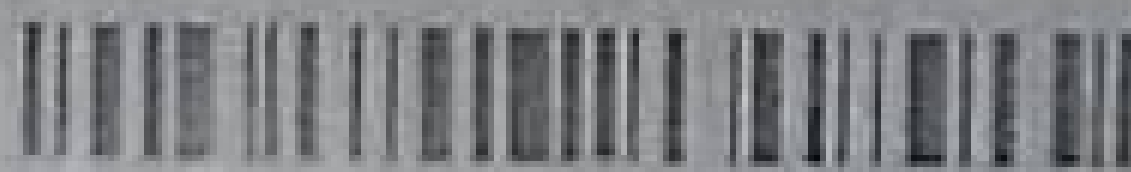
Generation Date: 10/10/2017

Address:

S/O Ramesh Chandra Singh,
CHURU KOTHI COMPOUND,
TAGORE HILL ROAD
MORABADI RANCHI, OPP.
RANCHI MUSEUM, PS-
BARIATU, MORABADI
Ranchi, Jharkhand - 834008

पता:

S/O रमेश चंद्र सिंह, चुरु कोठी कम्पाउंड
टेगोर हिल रोड मोराबादी रेंची, धाना-
बरियातु, रेंची म्यूजियम के सामने,
मोराबादी, रेंची,
झारखण्ड - 834008



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690 266 1947



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P.O. Box No.1947,
Bangalore-560 001



भारत सरकार
Government of India



नीलम सिन्हा
Niam Sinha
जन्म तिथि/DOB: 14/03/1968
लिंग: FEMALE



9718 1550 5778

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O Asim Kumar Sinha, Sinha
Niwas, Bajra Bariyatu, Indira Nagar,
Near Holy Child School, Bajra,
Ranchi,
Jharkhand - 834005

पता:
W/O असिम कुमार सिन्हा, सिन्हा निवास,
बजरा बरियातु इंदिरा नगर, सती बालिका
स्कूल के पास, बजरा, रांची,
झारखण्ड - 834005

9718 1550 5778



6

भारतीय रिजर्व बैंक
भारतीय स्टाम्प
भारतीय डाक
भारतीय पोस्ट
भारतीय टेलीग्राफ
भारतीय टेलीफोन

4107 3430 7274

भारत स्टाम्प, भारत स्टाम्प

भारतीय रिजर्व बैंक
भारतीय स्टाम्प
भारतीय डाक
भारतीय पोस्ट
भारतीय टेलीग्राफ
भारतीय टेलीफोन

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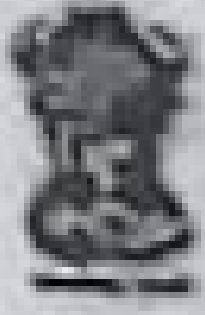
PAN No: ALBTS 4194B

10-33

342
183



7



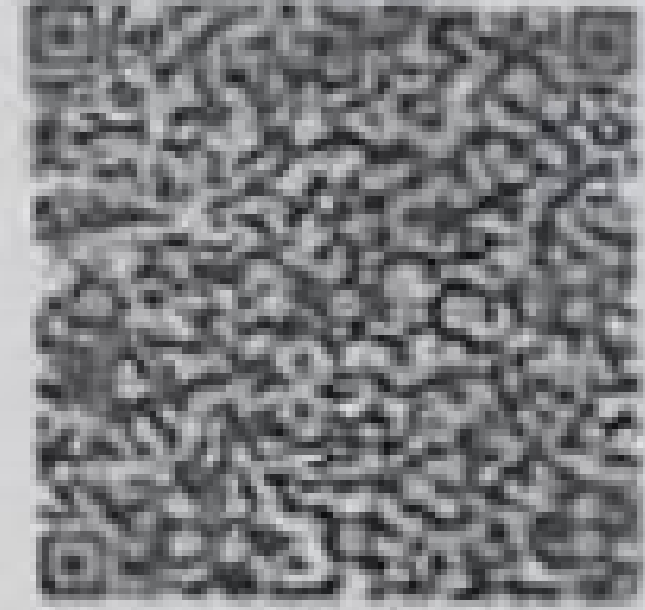
भारत सरकार
GOVERNMENT OF INDIA



मनीष कुमार
Manish Kumar

जन्य वर्ष / Year of Birth : 1980

पुंलिंग / Male



5294 9087 9491

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O कृष्णा देव ठाकुर, H नं०
१६ गार्ग निवास, ग्रीन पार्क, हेहल, हेहल,
रांची, झारखण्ड, 834005

Address: S/O Krishna Deo
Thakur, H N0 16 Garg Niwas,
GREEN PARK, Hehal, Hehal,
Ranchi, Jharkhand, 834005



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1800 180 1947



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PG Box No 1947
Bengaluru 560 001


भारत सरकार
GOVERNMENT OF INDIA




संत्य कुमार सिंह
Santy Kumar Singh

जन्म वर्ष / Year of Birth: 1972
पुरुष / Male




7399 5152 5517


आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


एन. सी. कामेश्वर सिंह, कौशलया
 भवन, एन. सी. कामेश्वर सिंह रोड, देवी मंदप
 रोड, देवी गैस गोड्डन,
 पो-हेहाल, सुखदेवनागर, राँचे, झारखण्ड,
 834005

Address: SIO Kamleshwar Singh,
 KAUSHALAYA BHAWAN, HESAL
 DEVI MANDAP ROAD, NEAR
 DEVI GAS GODOWN,
 PO-HEHAL
 PO-SUKHDEONAGAR, Ranchi,
 Jharkhand, 834005


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 1800 180 1947


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 P.O. Box No. 1947,
 Bangalore-560 001

3


भारत सरकार
GOVERNMENT OF INDIA

नीरज कुमार विप्लव
Niraj Kumar Viplov
जन्म तिथि/ DOB: 28/08/1974
पुरुष / MALE



3743 2293 4888

मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: राजेश्वरी प्रसाद,
770/ए 2, देवी मंडप, हेमल,
रातु रोड, हेमल, रांची,
झारखण्ड - 834005

Address:
S/O: Rajeshwari Prasad, 770/A2
devi mandap, hemal, ratu road,
Hemal, Ranchi,
Jharkhand - 834005

3743 2293 4888

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग

INCOME TAX DEPARTMENT

BRICKCONS DEVELOPERS



भारत सरकार

GOVT. OF INDIA

01/04/2015

Payment Account Number

AAJFEB2078L

Signature



AGREED

Erudam



Pre Registration Docket

Date :- 05-08-2021 11:56 pm

Office Name :- SRO - Ranchi
Token No:- 20210000081222

Appointment :- 07-Aug-2021 Time:- 11:6

Article	Development Agreement
Pre Registration Date	05-Aug-2021
No. Of Pages	86
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 17,01,122.

Property Id: 565086

Valuation No. : 755934 / 2021 :- 2021-2022 User Id : 43093 Date : 05-August-2021 23:28:PM

State : Jharkhand District : Ranchi Tahsil : Nagri

Land Type : Rural ✓ Corporation : Village/City : Lalgotuwa ✓

Lalgotuwa Word No 1 - Other Road

Volume Number - 7 7 9 7 20 24

Page Number - 232 231 317 223 77 47

Khata Number - 172

Plot Number - 342

Valuation Rule : Commercial land

Property Details

1	Land area	117.25 Decimal
---	-----------	----------------

Calculation Details

Sr.No.	Description	Calculation	Total
--------	-------------	-------------	-------

1	Open Land Valuation	1. 117.25 x 577019=67655477.75	₹6,76,55,478/-
---	---------------------	--------------------------------	----------------

A	Total		₹6,76,55,478/-
---	-------	--	----------------

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹6,76,55,500/-
---------------------	----------------

Total Amount in Words : Six Crore Seventy Six Lakhs Fifty Five Thousands Five Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 341, West: Proposed Road, South: Plot No. 342/Part, North: Proposed Road
Area	Land area : 117.25 Decimal
Other Description of the Property	Address - Gutwa Nagri Ranchi
Government/Market Value	67655477.75

Transaction Amount	-
--------------------	---

CLAIMANT	-Ms. Brickcons Developers Through Its Authorized Partner Sanjay Kumar Singh, Address - Hesal Devi Mandap Road Ratu Ranchi- ,Father/Husband Name Kamleshwar Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****5517
EXECUTANTS	-Mr. Sunil Kumar Singh, Address - Bazra Itki Road Major Kothi Hehal Ranchi- ,Father/Husband Name Late Major Bhagwati Prasad Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****6910
	-Mrs. Babita Singh, Address - 254 Major Kothi Bajra Itki Road Pandra Ranchi- ,Father/Husband Name Hriday Nath Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****7678
	-Mr. Ramesh Chandra Singh, Address - Behind Churu Kothi Morhabadi Bariatu Ranchi- ,Father/Husband Name Late Deo Sagar Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****4981
	-Mr. Vivek Kumar Singh Alias Vivek Kumar, Address - Behind Churu Kothi Morhabadi Bariatu Ranchi- ,Father/Husband Name Ramesh Chandra Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****7228
	-Mrs. Nilam Sinha, Address - Indra Nagar Bariatu Itki Road Sukhdeonagar Ranchi- ,Father/Husband Name Naresh Prasad Sinha , PAN No.- ,Permission Case No.- , Aadhaar No. *****5778
	-Mrs. Vibha Singh, Address - 55 Road No. 17 Haldhar Mahato Colony Jawahar Nagar Mango East Singhbhum Jamshedpur- ,Father/Husband Name Rana Devendra Kumar Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****7274
	-Mr. Manish Kumar, Address - H.No. 16 Garg Niwas Green Park Hehal Ratu Road Pandra Ranchi- ,Father/Husband Name Krishna Deo Thakur , PAN No.- ,Permission Case No.- , Aadhaar No. *****9491

Witness Information	Mr. Niraj Kumar Viplav , Address - Devi Mandap Road, Hesal, Ranchi-, Father/Husband Name-Rajeshwari Prasad
---------------------	--

Identifier Details	Mr. Niraj Kumar Viplav , Address - Devi Mandap Road, Hesal, Ranchi-, Father/Husband Name-Rajeshwari Prasad
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,580
Total		2,580


Fee Rule:Development Agreement		
--------------------------------	--	--

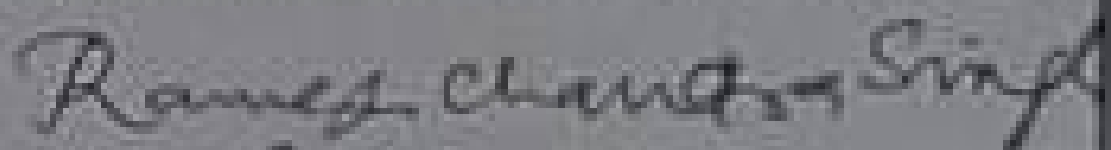

1	A1	16,91,388
2	E	2,000
3	LL	3
4	PR	1
5	I fee	5,000
6	M(b) Fee	150
Total		16,98,542


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

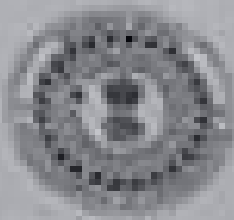
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


Deed Writer / Advocate


Vendee / Claimant


Ramesh Chandra Singh

Jugal Kuma.
0104 83081
Vendor / Executant


Babita Singh
Sunil Kumar Singh
Vibha Singh
Meha Datta



Document Registration Summary 1

Date : 07-Aug-2021

- Government/Market Value: ₹676555500/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹50/-

On Date 07-08-2021 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 513732

Receipt Date : 07-08-2021

Presenter Name : *Sanjay Kumar Singh*

E	₹2000
PR	₹1
SP	₹2580
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹1691388
Stamp Duty	₹50

Total ₹1701172

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	BrickconsDevelopersThroughItsAuthorizedPartnerSanjayKumarSingh	GRN Number : 2106835806 DEPT Transaction Id : 285a2d85d3150e6e8b75 Transaction Type :	50
E	2000	2000	0	GRAS	BrickconsDevelopersThroughItsAuthorizedPartnerSanjayKumarSingh	GRN Number : 2106842085 DEPT Transaction Id : ebf93350df837af45b9a Transaction Type	2000
PR	1	1	0	GRAS	BrickconsDevelopersThroughItsAuthorizedPartnerSanjayKumarSingh	GRN Number : 2106842085 DEPT Transaction Id : ebf93350df837af45b9a Transaction Type	1
SP	2580	2580	0	GRAS	BrickconsDevelopersThroughItsAuthorizedPartnerSanjayKumarSingh	GRN Number : 2106842085 DEPT Transaction Id : ebf93350df837af45b9a Transaction Type	2580
I fee	5000	5000	0	GRAS	BrickconsDevelopersThroughItsAuthorizedPartnerSanjayKumarSingh	GRN Number : 2106842085 DEPT Transaction Id : ebf93350df837af45b9a Transaction Type	5000

M(s) Fee	150	150	0	GRAS	BrokconsDevelopersThroughItsAuthorizedPartnerSanjayKumarSingh	GRN Number : 2106842085 DEPT Transaction Id : ebf93350df837a45b9a Transaction Type	150
A1	1691388	1691388	0	GRAS	BrokconsDevelopersThroughItsAuthorizedPartnerSanjayKumarSingh	GRN Number : 2106842085 DEPT Transaction Id : ebf93350df837a45b9a Transaction Type	1691388
LL	3	3	0	GRAS	BrokconsDevelopersThroughItsAuthorizedPartnerSanjayKumarSingh	GRN Number : 2106842085 DEPT Transaction Id : ebf93350df837a45b9a Transaction Type	3
Sub Total	1701126	1701172	-46				

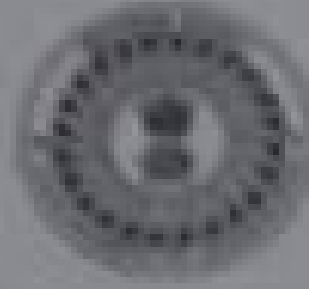
Article : Development Agreement Number of Pages : 172

Mukul
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000081222

Deed Type	Development Agreement
Number of Pages	172
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2580, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 1691388, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.67655478/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Lalgutuwa Location :- Other Road, Lalgutuwa Word No 1 Property Boundaries :- East: Plot No. 341, West: Proposed Road, South: Plot No. 342/Part, North: Proposed Road Volume Number - 7 7 9 7 20 24Page Number - 232 231 317 223 77 47Khata Number - 172Plot Number - 342 Area Of Land :- 117.25 Decimal

Sh./Smt. Sunil Kumar Singh s/o/d/o/w/o Late Major Bhagwati Prasad Singh
has presented the document for registration in this office







today dated :- 07-Aug-2021 Day :- Saturday Time :- 11:57:43 AM


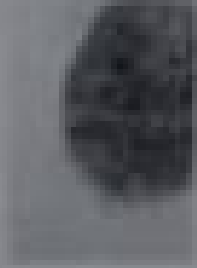
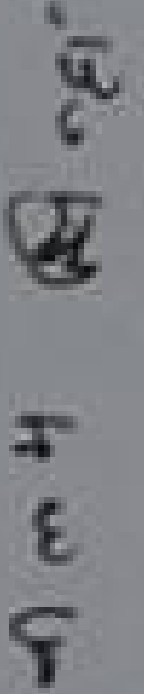





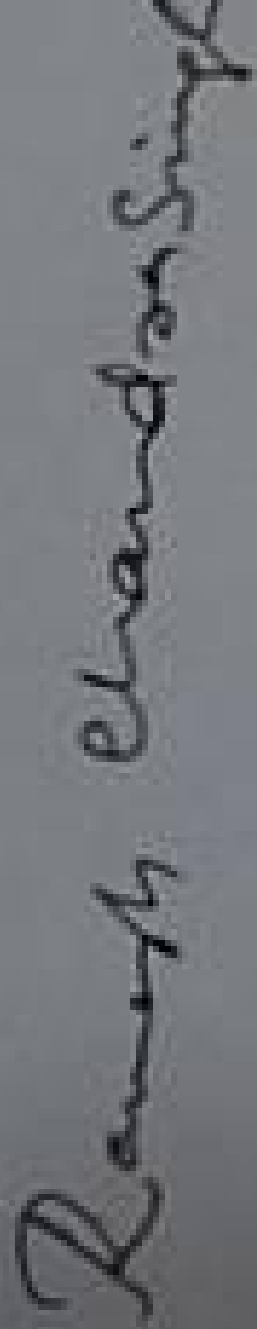







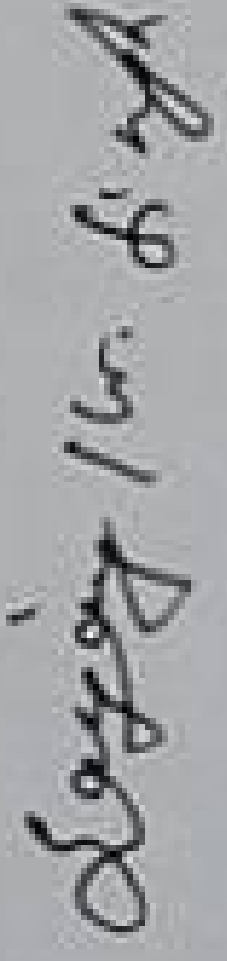
Sunil Kumar Singh(individual)

Party Name	Document Type	Document Number
Sunil Kumar Singh	PAN/UID	645829066910


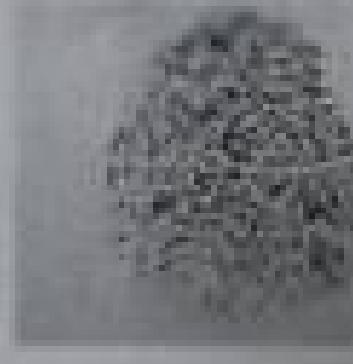

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Vibha Singh Address1 - 55 Road No. 17 Haldhar Mahato Colony Jawahar Nagar Mango East Singhbhum Jamshedpur, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Vibha Singh Address:- 55, Near Kerala Public School, Road No.- 17 , Haldhar Mahato Colony, Jawahar nagar Mango, Po.- Pardih , Jamshedpur, Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India		EXECUTANTS Age:58			Vibha Singh
2	Manish Kumar Address1 - H.No. 16 Garg Niwas Green Park Hehal Ratu Road Pandra Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Manish Kumar Address:- H NO 16Garg Niwas, .. GREEN PARK, Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:41			Manish Kumar
3	Sunil Kumar Singh Address1 - Bazra Itki Road Major Kothi Hehal Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sunil Kumar Singh Address:- . . . 254, Major Kothi Bajra, ITKI ROAD, . Ranchi, 834005, . Jharkhand, India		EXECUTANTS Age:52			Sunil Kumar Singh

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	<p>Nilam Sinha</p> <p>Address1 - Indra Nagar Bariatu Itki Road Sukhdeonagar Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Nilam Sinha</p> <p>Address:- Sinha Niwas, Near Holy Child School, , Bajra Bariyatu, Indira Nagar, Bajra, , Ranchi, 834005, , Jharkhand, India</p>		EXECUTANTS Age:53			
5	<p>Babita Singh</p> <p>Address1 - 254 Major Kothi Bajra Itki Road Pandra Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Babita Singh</p> <p>Address:- . . . 254, Major Kothi Bajra, ITKI ROAD, , Ranchi, 834005, , Jharkhand, India</p>		EXECUTANTS Age:44			
6	<p>Ramesh Chandra Singh</p> <p>Address1 - Behind Churu Kothi Morhabadi Bariatu Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Ramesh Chandra Singh</p> <p>Address:- HOUSE NO-149/A9 , CHURU KOTHI COMPOUND, , TAGORE HILL ROAD MORABADI RANCHI, PS- BARIATU, MORABADI, , Ranchi, 834008, , Jharkhand, India</p>		EXECUTANTS Age:74			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	Vivek Kumar Singh Alias Vivek Kumar Address1 - Behind Churu Kothi Morhabadi Bariatu Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Vivek Kumar Address:- CHURU KOTHI COMPOUND, OPP. RANCHI MUSEUM, TAGORE HILL ROAD MORABADI RANCHI, PS-BARIATU, MORABADI, Ranchi, 834008, Jharkhand, India		EXECUTANTS Age:43			
8	Brickcons Developers Through its Authorized Partner Sanjay Kumar Singh Address1 - Hesal Devi Mandap Road Ratu Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Kumar Singh Address:- KAUSHALAYA BHAWAN, NEAR DEVI GAS GODOWN, HESAL DEVI MANDAP ROAD, PO-HEHAL PO-SUKHDEONAGAR, Ranchi, , Ranchi, 834005, Jharkhand, India		CLAIMANT Age:49			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Niraj Kumar Viplav S/o-D/o Rajeshwari Prasad Address1 - Devi Mandap Road, Hesal, 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
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Niraj Kumar Viplav Address1 - Devi Mandap Road, Hesal, Ranchi, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Sunil Kumar Singh , Babita Singh , Ramesh Chandra Singh , Vivek Kumar Singh Alias Vivek Kumar , Nilam Sinha , Vibha Singh , Manish Kumar), has/have admitted the execution before me. He/ She/ They has / have been identified by (Niraj Kumar Viplav) Son/Daughter/Wife of (Rajeshwari Prasad) resident of (Devi Mandap Road, Hesal, Ranchi) and by occupation (Business).

Signature of Registering Officer

Date:- 07-Aug-2021

Seal and Signature of Registering Officer



Token No.: 20210000081222


CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **07-Aug-2021** by **Sunil Kumar Singh, S/O, D/O, W/O Late Major Bhagwati Prasad Singh** resident of Bazra Itki Road Major Kotli Hehal Ranchi ..

This deed was registered as Document No:- **2021/RAN/5857/BK1/5304** in Book No :- **BK1**, Volume No :- **707** from Page No :- **1 to 172** at, office of **SRO - Ranchi**

Date:- **07-Aug-2021**


Registering Officer

