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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2e3797855fb4411215aa

Receipt Date : 02-Jun-2022 11:50:27 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000055964

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Shelter Infra Developers OPC Pvt Ltd Thro
Its Director ANISH AGARWAL (Vendee)

GRN Number : 2211491203



श्री एच 1003: ऑफिस Use :-
वी: को बाहर है। प्रस्ताव न्याय अधिकार
उपरोक्त को अनुसंधान। 2022
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29/07/2022

Usha Jaiswal
29/7/22

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।

Development Agreement

रकम... 100k..... रुपये



वर्ग... 1102066 (Kommms)
प्लॉट का दर/वर्ग फीट.....
प्लॉट का दर/वर्ग फीट.....



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Usha Tiwary

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29/7/22



DEVELOPMENT AGREEMENT

This agreement is made on this 29th Day of July Two Thousand Twenty Two between :

भूजर्जन वन भूमि में दर्ज नहीं है

(1) **KRISHNA KANHAIYA TIWARY**, (PAN - AAFPT4122R, UID - 247483810095, Mob. - 9431762888) son of Late Baidya Nath Tiwary, grandson of Late Leeladhar Tiwary, by faith - Hindu, caste - General (Do not come under CNT Act 1908), by Occupation - service, resident of Shanti Nagar, Hehal, Near Bank of India, Ratu Road, P.S. - Sukhdeo Nagar, District - Ranchi, Jharkhand, Indian Citizen (hereinafter called the **FIRST PARTY**) of the **LANDOWNERS**.

(2) **MITHILESH KUMAR TIWARY**, (PAN - ABGPT7761G, UID - 292621811098, Mob. - 9934102447) son of Late Baidya Nath Tiwary, grandson of Late Leeladhar Tiwary, by faith - Hindu, caste - General (Do not come under CNT Act 1908), by Occupation - service, resident of Shanti Nagar, Hehal, Near Bank of India, Ratu Road, P.S. - Sukhdeo Nagar, District - Ranchi, Jharkhand, Indian Citizen (hereinafter called the **SECOND PARTY**) of the **LANDOWNERS**.

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29/07/2022
Krishna Kanhaiya
Date B. N. ...
Sukhdeo Haggir ...
Service

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Mupale
29/07/2022

(3) **USHA TIWARY**, (UID - ~~40549776~~2636, Mob. - 9334715574) wife of Sri Radhakant Tiwary daughter of Late Baidya Nath Tiwary, granddaughter of Late Leeladhar Tiwary, by faith - Hindu, caste - General (Do not come under CNT Act 1908), by Occupation - housewife, resident of Shanti Nagar, Hehal, Near Bank of India, Ratu Road, P.S. - Sukhdeo Nagar, District - Ranchi, Jharkhand, Indian Citizen (hereinafter called the **THIRD PARTY**) of the **LANDOWNERS**.

Usha Tiwary

(4) **MANJU OJHA**, (PAN - AARPO1869L, UID - ~~83394682~~5242, Mob. - 6360441426) wife of Late Prakash Chandra Ojha, daughter of Late Baidya Nath Tiwary, granddaughter of Late Leeladhar Tiwary, by faith - Hindu, caste - General (Do not come under CNT Act 1908), by Occupation - housewife, resident of Shanti Nagar, Hehal, Near Bank of India, Ratu Road, P.S. - Sukhdeo Nagar, District - Ranchi, Jharkhand, presently residing at T 101, 3rd Floor, Sindhu Kuteera, Near SRR KALYAN, Mantapa OMBR Layout, Bangalore Indian Citizen (hereinafter called the **FOURTH PARTY**) of the **LANDOWNERS**.

Manju Ojha

(5) **PUSHPA PANDEY**, (UID - ~~97098870~~7838, Mob. - 9893578860) wife of Sri Pranay Nath Pandey, daughter of Late Baidya Nath Tiwary, granddaughter of Late Leeladhar Tiwary, by faith - Hindu, caste - General (Do not come under CNT Act 1908), by Occupation - housewife, resident of Qr. No. T4/2, S.B.S. Colony, S.E.C.L. Korba, Chhatisgarh, Indian Citizen (hereinafter called the **FIFTH PARTY**) of the **LANDOWNERS**.

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(6) **ANJU OJHA**, (UID - ~~88986360~~5982, Mob. - 6205609913) wife of Sri Shailendra Kumar, daughter of Late Baidya Nath Tiwary, granddaughter of Late Leeladhar Tiwary, by faith - Hindu, caste - General (Do not come under CNT Act 1908), by Occupation - housewife, resident of Parijat Mohan Industries Lane, Naya Tola, Saristabad, Patna, Bihar - 800001, Indian Citizen (hereinafter called the **SIXTH PARTY**)

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FOURTH PARTY, FIFTH PARTY AND SIXTH PARTY are being represented through their Power of attorney Holders namely Krishna Kanhaiya Tiwari and Mithilesh Kumar Tiwari, the **FIRST AND SECOND PARTY** herein, authorized through registered Power of attorney dated 15.12.2021 being Deed no. IV-982 sl. No. 10051. **Book IV, Volume 101, Page 1 to 60. DSR OFFICE RANCHI.**

All the aforesaid six persons mentioned as **FIRST PARTY** to **SIXTH PARTY** are being referred conjointly as "**LANDOWNERS**" of **ONE PART**.

A N D

SHELTER INFRA DEVELOPERS (OPC) PVT. LTD. having its PAN No. ABHCS4117R through its Director **ANISH AGARWAL**, (PAN - BRHPA5761P, UID - 3412 2019 9958, Mob. - 9830197524) son of Sri Anil Kumar Agarwal, by faith - Hindu, by Caste - General (Do not come under CNT Act 1908), resident of Shiromani, 60/1, Ballygunge Circular Road, Near St. Lawrence School, 14th Floor, Ballygunge, Kolkata, West Bengal - 700019, Indian citizen, hereinafter referred as the "**DEVELOPER**" of the **OTHER PART**.

The terms and expression, the LANDOWNERS, and the DEVELOPER wherever used and occurring in these presents, unless expressly or by necessary implication excluded by or contrary to subject or context, shall mean and include their respective legal heirs, assigns successors and legal representatives, executors and administrators.

WHEREAS in this agreement unless, it be contrary or repugnant to the context, the following words shall have the following meanings.

- (i) **ARCHITECT** shall mean such Architect or Architects as be appointed by the DEVELOPER from time to time for the project at the landed property/ the premises (hereinafter defined).
- (ii) **BUILDING** shall mean multi-storied residential cum commercial complex which the builder has agreed to construct at his own cost according to the sanctioned plan on the said landed property. Name of the Building will be "**Shelter Baidyanath Puram**" as mutually decided among the builder and the Landowner.
- (iii) "**COMMON PART**" or "**COMMON PORTION**" shall mean and include common passage, common path, drive ways, main entrance, common boundary wall, main gate, staircase, landings, electrical installation, generator, water supply, water tanks, tube well and its installation, water pump room, water reservoir tanks, plumbing installation for carriage of water, all fire fighting arrangement, sewerage pipe lines, lift with lift well, lift machine room all other electrical wiring, machinery fittings and other facilities and amenities for common use and enjoyments and all fixtures and fittings and it also includes common enjoyment, and also set out in the THIRD SCHEDULE hereunder written.

- (iv) **"DEVELOPER"** shall mean the DEVELOPER above named and his heirs, successors-in-interest, executors, administrators, legal representatives and assigns.
- (v) **"DEVELOPER'S PORTION OF THE PROPOSED MULTI-STOREYED BUILDING"** shall mean and include the rest and remaining of the right the property other than the LANDOWNERS' PORTION OF THE PROPOSED MULTI STOREYED BUILDING as categorically described in the schedule B of the instant Development agreement.
- (vi) **"LANDED PROPERTY"/"PREMISES"** mean and include land admeasuring 20 (Twenty) Katha 8 (Eight) Chhatak or thereabouts being portion of R. S. Plot No. 96 under Khata No. 28 of Village Hehal, P.S. Ranchi now Sukhdeonagar , Thana No. 203, situated in the town and District of Ranchi and comprised within Municipal Holding No. 1883/T-9 in Ward No. 8 (old), new 35 of Ranchi Municipal Corporation. morefully described and set out in the "SCHEDULE A " hereunder written.
- (vii) **LANDOWNERS** shall mean the landowners above named and their respective heirs, successors or successors-in-interest, executors, administrators, legal representatives and assigns.
- (viii) **"LANDOWNERS' PORTION OF THE PROPOSED MULTI-STOREYED BUILDING"** shall mean full right and interest on such area in the PROPOSED MULTI-STOREYED BUILDING morefully described in the SCHEDULE B hereunder written.
- (ix) **"PARKING SPACE"** mean any place reserved for parking of motor car and other vehicle.
- (x) **PROJECT** shall mean the work of development undertaken and to be done by the DEVELOPER in pursuance hereof till the development of the said landed property be completed and possession of the completed UNITS is taken by the Unit LANDOWNERS.
- (xi) **PROPOSED MULTISTOREYED BUILDING** shall mean the building(s) proposed to be constructed at the said landed property/premises in accordance with the plan(s) to be sanctioned by the Ranchi Municipal Corporation and/or Competent Authority.

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(xii) **SALEABLE AREA** shall mean the space in the PROPOSED MULTISTOREYED BUILDING available for independent use and occupation by the LANDOWNERS / DEVELOPER and/or the CO-OWNERS, including common portion and/or common facilities in the PROPOSED MULTISTOREYED BUILDING.

(xiii) **"SUPER BUILT-UP AREA"** means and include the entire covered area of the Unit, walls, Varandah, balconies, cup board area, open terrace proportionate area of common part including lift, lift head, lift room and facility and fire fighting facilities, common passages, water tanks proportionate area of stair case, guard room, generator room, if any water supply facility including pump room, common club, common facilities area etc. The calculation of super built-up area shall be by the Architect.

(xiv) **"UNIT"** shall mean covered space available for independent use and occupation either for commercial use and/or for residential cum commercial use that is, entire covered area i.e. flat, shop, office, commercial or other covered space / covered area in the proposed multi-storeyed building which is capable of being exclusively owned, used and/or enjoyed by the UNIT OWNER(S) and which is not the common part/common portion.

(xv) **UNIT OWNERS** shall mean any person who acquires, holds and /or owns and/or agrees to acquire, hold and/or own any Unit in the PROPOSED MULTI STOREYED BUILDING and shall also include the LANDOWNERS and the DEVELOPERS for the UNITS held by them from time to time.

(xvi) **SINGULAR** shall include Plural and vice-versa.

(xvii) **MASCULINE** shall include the feminine and vice-versa.

AND WHEREAS By virtue of the following Registered Deeds and succession, all the legal heirs of since deceased Baidyanath Tiwary/ LANDOWNERS have jointly become and since are the absolute owners of the said landed property/premises mentioned in schedule 'A' and subject matter of the instant Development Agreement:-

(I) By virtue of the Registered Deed of Sale dated 11.11.1978 being No. 8525/8095 for the year 1978 of the office of the District Sub-registrar, Ranchi, executed by erstwhile owner Sri Kanhaiya Lal Jalan, the grand mother of the LANDOWNERS namely Smt. Phooljhari Devi, wife of Late Pandit Liladhar Tiwary became the

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absolute Owner in possession of the 10 Katha portion out of the Said land under Development and mentioned in SCHEDULE A hereto, being portion of R. S. Plot No. 96, marked as Sub-Plot No. 96/A appertaining to Khata No. 28 (now 28/7, Zamabandi No. 28/138) of village Hehal, Thana Ranchi ,now Sukhdeonagar, Thana No. 203, District Ranchi.

After the death of Smt. Phooljhari Devi his son Baidya Nath Tiwary being the only legal heir & successor inherited the said land area 10 katha and came in peaceful possession thereof and got his name mutated in the office of the town Anchal Ranchi under Succession Mutation case No. 438R27/91-92 and accordingly paid rent to the state.

- (II) By virtue of Registered Deed of Sale dated 25.07.1989 being No. 8500/ 8022 for the year 1989 of the office of the District Sub-Registrar, Ranchi, executed by Sri Ashok Kumar in favour of the Baidya Nath Tiwary in respect of portion of 5 Katha 36 sq. ft. from out of the SAID LAND subject matter of the instant Development agreement and bearing portion of R.S. Plot No.96, marked as Sub-Plot No. 96/G-1 of village Hehal.
- (III) Registered Deed of Sale dated 28.07.2003 being No.8818/ 7667 for the year 2003 of the office of the District Sub-Registrar, Ranchi, executed by Smt. Vijay Bharti Prasad through her constituted Attorney in favour of the Baidya Nath Tiwary in respect of portion of 5 Katha 7 Chhatak 9 sq. ft from out of the SAID LAND subject matter of the instant Development agreement and bearing portion of R.S. Plot No. 96, marked as Sub-Plot No. 96/B of village Hehal.
- (IV) The Owner of the entire SAID LAND , Baidya Nath Tiwari subject matter of the instant Development agreement fully and particularly mentioned in the Schedule A appended hereto died on 03.11.2015 leaving behind the LANDOWNERS as his only heirs and legal representative and the LANDOWNERS after jointly becoming owners got their names mutated in the office of Circle Officer, Town Anchal, Ranchi on 11.02.2021 in Mutation Case No. 2204/R 27/2020-21 . Since then the Landowners Krishna Kanhaiya Tiwary, Usha Tiwary, Manju Ojha, Pushpa Pandey, Mithilesh Kumar Tiwary and Anju Ojha are paying malguzari and taxes to the State on being Rent Receipt granted by the Circle Officer, Town Anchal, Ranchi vide receipt no. 0993344392 dated 15.02.2021 granted jointly in their name.

(V) The LANDOWNERS also jointly got their names mutated in Ranchi Municipal Corporation in respect of the SAID LAND dented 'as Holding No. 0350003633000A1 and paying Holding tax, one being receipt no. CNT3518032021123206 dated 18.03.2021.

(VI) The LANDOWNERS amicably partitioned the SAID LAND among themselves to avoid any dispute in carving out individual share , by way of a oral family arrangement and the terms of which has later on been codified by way of a memorandum of the Inter-se Mutual arrangement of Partition among the LANDOWNERS on 19.11.2020 (having Stamp GRN No. 2002824362). In the said oral arrangement the SAID PROPERTY mentioned in SCHEDULE A has been partitioned and the LANDOWNERS have been allotted undivided share in the same as follows:-

FIRST PARTY AND SECOND PARTY - 6(Six) Kathas each
THIRD PARTY AND FOURTH PARTY - 3 (Three)Kathas each
FIFTH PARTY AND SIXTH PARTY - 1(One) Katha 4 (Four) Chhataks each

AND WHEREAS the property described in schedule 'A' is held, possessed and owned by the landowners free from all encumbrances, liens, charges, attachment and the landowners have full rights to the whole or any part of the same and the said landed property / premises is not subject matter of any litigation and/ or any proceeding in the court of law.

AND WHEREAS the LANDOWNERS declare and assure that the said landed property/premises (MORE FULLY DESCRIBED IN SCHEDULE "A") is not the subject matter of any litigation. No defect, deficiency or flaw in the title of the LANDOWNERS exist in the said landed property/premises and the said landed property/premises has neither been acquired by the State nor a subject matter of any acquisition proceeding. The said landed property / premises is not affected by any Government order or under any statute, rule, bye-laws, regulation, notification, order by any statutory authority, government authority or any body, whomsoever .

AND WHEREAS the Landowners are in peaceful possession of the said landed property/premises. The landowners have good, valid and marketable title on the said landed property and they have indefeasible right, title, interest and possession on and over the same.

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AND WHEREAS there is no impediment or legal obstructions, restriction in offering the said landed property for development as per true intent of these presents.

AND WHEREAS LANDOWNERS are the full and absolute landowners and/or are otherwise well and sufficiently entitled to the said landed property and the right, title and interest of the LANDOWNERS in the said property is absolute and free from all encumbrances, charges and liens.

AND WHEREAS the Landowners are desirous to develop the entire property described in Schedule -'A' herein below and in response they offered the DEVELOPER to develop the property and the Developer accepted the offer on certain Terms and Conditions and the LANDOWNERS have accepted the same.

AND WHEREAS the Landowners is interested in getting a multi-storied residential cum commercial complex developed and constructed on the scheduled 'A' property and acquire residential cum commercial super built-up area in the same as consideration in exchange for the full & final value of the constructed area of the land along with the parking space.

AND WHEREAS the aforesaid land owners offered the developer to construct at their own cost a multi-storied residential cum commercial complex on the said premises of the landowners, hereinafter referred to as the building and to give each with specification in schedule 'C' to the landowners in consideration for the value of the said constructed Area of the land Further to sell the remaining super built up area of the building to prospective buyers by the Developer named above.

AND WHEREAS LANDOWNERS further promise and assure the DEVELOPER that the LANDOWNERS shall hand over all the original Title Deeds relating to the said landed property together with Correction Slip showing mutation of the landed property in their names in the Sherista of the State (the Circle Officer, Town Anchal, Ranchi) and rent receipts to the DEVELOPER and the LANDOWNERS shall satisfy his good marketable title to the said landed property. The LANDOWNERS shall answer and/or comply with all requirements that may be made by the DEVELOPER in this regard.

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AND WHEREAS the landowners have accepted and Developer have agreed to construct a multi-storied residential cum commercial building over the said landed property described in schedule 'A' as per specification described in schedule 'C' in consideration of which the land owner shall get the following:-

50 % percent of the total super built up area on each floor constructed shall be given jointly to the landowners as per mutually agreed allotment mentioned in the SCHEDULE B hereto and remaining 50% percent to the DEVELOPER.

AND WHEREAS it is further agreed between the landowners and the Developer for the sake of convenience if the super built up area cannot suitably be adjusted in the share of either parties the party shall be at liberty to be suitably compensated for their share on other floor(s).

AND WHEREAS the Developer and the landowners shall have equal roof right.

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS: -

1. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter, the landowners do hereby agree to convey, transfer, assign to the Developer or his nominee/ nominees the property described in schedule -'A' herein below in consideration for the portion described in schedule 'B' to the Landowner by appropriate conveyances all at the cost of the Developer.
2. In furtherance of the intention of this agreement the Landowners do hereby entrust and empower the Developer to do all or any of the following acts, deed, matters and things in relations to any matter or cause arising after the execution of this agreement.
 - (A) To have the sanctioned building plan of the proposed building /buildings to be constructed on the property amended if necessary in accordance with rules & regulations of the concerned authorities with the approval of the landowners and to submit revised building plan/(s) to the concerned authorities with applications for the approval and sanction and sign all writings and undertaking as may be necessary in connection with the approval and sanction of such plans in the name of the landowners.

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- (B) To appoint architects, surveyors, engineers and contractors and other person or persons.
- (C) To make applications to the appropriate authorities for electrical, water connection and permit or permits or quotas for cement, steel, and other controlled building material.
- (D) To accept notice of any writ, summons or other legal process or notice and to appear and represent the owner in any court or before any magistrate, judicial tribunal and other tribunals such as RRDA etc. In connection with the development of said property, to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the co-operative on part or parts of the property and for any of the purposes aforesaid to sign, execute or deliver or file necessary Vakalatnamas, claims, complaints, orders, application paper or in case of any legal proceedings in any court of law against the interest of the landowner the developer shall take all measure at the landowners cost to perfect the title .interest and the right of the landowners and reasonable advice of the landowners in this regard shall be obtained by the developer at all times.
- (E) To enter into agreement for sale or otherwise allot residential cum commercial, spaces and tenements in the aforesaid building\buildings to purchaser except of the landowners area as described in schedule -'b' and be entitled to the consideration thereof.
- (F) To mortgage the said property or any portion thereof, except the portion allotted to the landowners and described in schedule-'b', with bank and\ or financial institution to obtain loan \working capital\short term loan TO finance their aforesaid project and also to obtain loan for purchaser/(s) of flats etc. As the said developer will decide at their sole discretion. The landowners agrees to give their consent for the same. The developer further affirms, and undertakes that all moneys obtained as loan by pledging, hypothecation or mortgaging the said premises or creating charge on the said premises shall be exclusively invested for the development of the premises

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only and such moneys shall not be diverted to or invested in any other project work or purpose of the developer . The developer undertakes that in the event any money obtained by way of loan\pledge\working capital from banks\ financial institution \other source\advance from the intending purchasers shall be the exclusive liability of the developers and the developer shall repay all such money. The developer shall keep the landowners indemnified in case of default\failure to repay.

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3. The Landowners agree that they shall execute and give a separate GENERAL POWER OF ATTORNEY in favour of the Developer or their nominee, if the Developer so demands, so that no hindrance or obstruction in execution of the construction of the building subject of this agreement occurs and to execute necessary Sale deeds of their allotted portion in favour of the purchaser \purchasers. However, the Developer does hereby covenant with the Landowners that the aforesaid power of attorney shall be governed by the provision of this agreement.
4. That Landowners or their nominees agree to execute a registered irrevocable power of attorney in favour of developer or their nominee for the area allocated to builder for execution of registered sale deed in favour of buyer or buyers and shall be valid for the life time, if the Developer deem it necessary.
5. The Landowners do hereby agree to put the Developer in actual peaceful possession of the property described in schedule 'A' for the purpose of effective execution of the construction of the proposed buildings and it is hereby agreed that the actual right, title and interest in the property schedule-'A' except the portion of the landowner described in schedule- 'B' shall pass to the Developer or his nominee\nominees by a registered sale deed.
6. It is hereby made clear that the Developer shall act as an independent party and not as agent of the landowners for the purpose of the construction of the proposed building over schedule-'A' property and shall pay and keep the landowners indemnified from and against all claims, penalties, costs, demands arising out of or connected to any act or omission by the Developer in planning, execution or construction of the proposed building and other works envisaged by this agreement.

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7. That the Developer has also examined, checked and verified all the papers concerning the Schedule-'A' property and are satisfied about the Title of the land owners.
8. That the Building Plan of the proposed building to be built over Schedule A land has already been got sanctioned by the Ranchi Municipal Corporation in Case no. RMC/BP/0039/W32/2022 .
9. The landowners hereby covenant with the Developer as follows: -
 - A. That the area of the schedule -'a' property is more or less sq.ft- 14976 (equivalent to more or less 20 kathas 8 chhatak)
 - B. That the property is a freehold and the landowners have title to the same free from all encumbrances.
 - C. That the landowners have not created encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment right, gift, lien, leave, licence, permission, rent, possession, charge or any other encumbrances whatsoever.
 - D. That there is no notice or order passed by the Ranchi regional development authority or the Ranchi municipal corporation or any other bodies or authority for either 'acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipal corporation or other body or authority concerned affecting the said property, or any part thereof.
 - E. That there are no statutory claims, demands attachment or prohibitory orders made or issued by the taxation authority, revenue authorities municipal authorities or any other government or other local bodies or authorities concerning or affecting the said property or any part thereof.
 - F. That there are no attachments either before or after judgment and there are no claim demands, decrees, injunction orders lis pendence, notices of insolvency or

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adjudication orders made or issued or by or at the instance or any party thereof.

- G. That apart from the landowners no one else is entitled to or has any shares, right, title or interest in the said property or any part thereof either as a partnership or coparcener in any joint family or otherwise.
- H. That the landowners have not entered into any agreement with anybody with respect to the schedule 'A' property and the landowners further undertake to compensate the developer in the want of cancellation of this agreement on their part.
- I. That the landowners shall pay all the taxes like GST, income tax or other if any at prescribed rate for the time being in force of their share of allocated area, and the price of the excess area allotted to them at the market rate and refund the advance paid to them as mentioned in paragraph 16 of the instant Agreement, before getting possession over their respected allotted area in the Building after construction.
- J. That the landowners shall also pay the extra charges like electricity, maintenance deposit, generator charges, legal charges, club house charges, facility charges etc. Of the area of their allocation before handover of possession of their allocated area.
- K. That the landowners in addition of above charges, a charge of Rs. 100/- per sq. feet (Super Built up) is to be paid to the developer to make a corpus fund.
10. That all outgoing, demands, rates, taxes, etc. arising from the date of handing over of possession of the property shall be paid by the Developer alone and the Developer shall not be liable for such amounts remaining unpaid up to the date of such handover.
11. That in consideration for the conveyance of the property described in the 'A' schedule herein below and in exchange of the facility stated hereinabove the Developer shall do and perform the following acts, deeds, matters and things: -

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- A. The Developer shall without unnecessary delay draw plans for construction of the proposed building.
- B. The Developer shall at their own cost and effort commence, erect /build the Proposed building as per the Building plan sanctioned by the Ranchi Municipal Corporation in Case no. RMC/BP/0039/W32/2022 and completely finish the entire Building with specification as described in Schedule - 'C' in good substantial and workmanlike manner with best materials suitable for the purpose with the amenities therein appearing. The Developer shall use all precautionary measures may be required in order to avoid any accident and / or incident in carrying out the field project . In case of any accident and/or incident the DEVELOPER shall alone be liable and be responsible and the LANDOWNERS shall in not any way be liable and responsible and for the same.
- C. The Developer shall indemnify the Landowners from and in all respect of all claims, compensation or expenses payable in consequence of any persons or demands of whatsoever nature from any authority / persons/ body arising from any act of omission or negligence on the part of the Developers related to or in connection with the execution of the works. The Developer shall also indemnify the Landowners against any claim, action or proceeding which may be brought or taken against the Landowners in respect of any damage caused to adjoining ground, building, electric poles etc. by the Developer in performance of the works envisaged in this Agreement. That for the construction of the building the Developer shall engage engineers, labours, staff, etc. The Developer shall alone be liable and responsible for payment of the wages, salaries, bonus, overtime, gratuity, P.F,

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E.S.I etc. and all others payments which are applicable. The Developers shall comply with all labour laws, bye laws, regulation, rules, orders, shall also comply the provision of Minimum Wages Act and other laws as applicable.

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- D. The Developer shall complete and hand over the possession of flats/shops/offices of the share of the LANDOWNERS as shown in Schedule B in proposed building in completely finished, good substantial and workman like manner together with amenities described herein within 36 months from the date of this registered Development Agreement subject to a grace period of 6 months subject of getting back the advance money after adjustment of share allotted to the Landowners /or payment of excess of the allotment from respective share coupled with the GST and other applicable taxes, failing which the Developer shall be liable to pay and compensate the Landowners the loss of rent / benefit from the said portion calculated at the rate of Rs. 0.50 paise / per sq. ft/month till the completion subject to maximum period of 54 months, time being of the essence to the contract .

Signature

- E. Provided that any time is lost by the Developer by the happening of any event beyond the control of the Developer like tempest, general strike, suits & proceeding then so much of the time so lost shall be further added to the period of completion mentioned herein above.

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- F. The Developer guarantees that the entire structure herein below shall be constructed and completed in good, substantial, and workman like manner using the best material suitable for the purpose and the Developer do hereby undertake that they shall at their own cost and effort make good, reconstruct, or complete all and any work found defective or poor or uncompleted or deficient and brought to the notice of the Developer within one year of

holding over the possession of the 50 % of the Residential cum commercial part of the Schedule - 'B' of the Landowner's allocation.

12. That it is hereby clarified and declared that the Landowners shall not for any purpose be deemed to be employers or partners of the Developer in execution of the construction of the buildings. The Developer shall always be deemed to have constructed and raised the proposed Building independently on Schedule 'A' property on the terms as envisaged by these presents.
13. The DEVELOPER shall be entitled and have the authority to purchase all necessary stamp paper etc. in the name of the Landowners or in the name of the DEVELOPER or their nominee for registration of any agreement, sale deed etc. to be registered and also to refund the said stamp papers whenever necessary and to receive the refund amount from the treasury of the government department in the name of the Landowners.
14. The DEVELOPER shall have the authority and the right to sign and execute any deed or deeds or agreement and to present the same before the registering authority for registration and to admit the execution thereof of his portion of share i.e except the portion of shares allotted to the LANDOWNERS along with the proportionate share in the land and to receive the consideration amount and to grant any receipts for the same.
15. That the number of the residential cum commercial unit to be allotted to the LANDOWNERS may vary but in no case the LANDOWNERS shall be entitled to more than 50 % of the residential cum commercial space & the fraction of area may be exchanged @ market price.
16. That the Developer already paid on various occasions to the Landowners Rs. 26,38,100/- (Rupees Twenty Six lakh Thirty Eight thousand One hundred only).

The money so paid shall be refunded back by all the Landowners to the DEVELOPER immediately before delivery of possession of Landowners share of area as detailed in the Schedule 'B' without interest as per their sharing ratio as details below -

Payable by First Party	-	Rs. 7,71,908/-
Payable by Second Party	-	Rs. 7,71,908/-
Payable by Third Party	-	Rs. 3,85,690/-
Payable by Fourth Party	-	Rs. 3,85,690/-
Payable by Fifth Party	-	Rs. 1,61,452/-
Payable by Sixth Party	-	<u>Rs. 1,61,452/-</u>
		Rs. 26,38,100/-

It is being made clear that the Super built up area allotted to the Landowners differs from the exact area of his/her share in practical fully mentioned in the Schedule B, The excess or less area allotted to the each of the LANDOWNERS as per the Schedule B below is as follows:-

First party:- Less 76.71 sq. ft;.

Second party:- Less 18.71 sq. ft;

Third Party :- Excess 935.15 sq. ft;

Fourth Party :- Less 15.85 sq. ft;

Fifth Party :- Excess 171 sq. ft;

Sixth Party :- Less 52 sq. ft;

The difference of excess or less area of Landowner will be adjusted at the prevailing market rate or Rs. 5000/- (Rupees Five thousand only) per sq. feet whichever is lower before getting possession over their respective allotted flats/shops/office as per Schedule B.

17. That the DEVELOPER shall also continue to pay house rent for accommodation to three families who were staying in the sit of the proposed building till handing over of physical possession of their allotted share. However the rent of each families shall be restricted to actual or Rs. 5000/- (Rs. Five thousand only) which ever is lower. The LANDOWNERS shall find out the accommodation himself only the payment of rent shall be the responsibility of the DEVELOPER.
18. That landowners shall provide all the documents relating to the land to the developers as and when required by them from time to time.
19. That this agreement has been prepared in duplicate copy. One copy to be retained by the Developer and the other shall be retained by the LANDOWNERS. Both copies are the true and exact copy of each other.
20. That Land Owner's and Developer's share of allocation is more fully described in Schedule "B" and Land Owner confirms that except his share mentioned in Schedule "B", he will not demand any further area or amount from Developer. The Flats/Shops /Offices allotted to Land Owner is full and final settlement of his share in lieu of his land.
21. That the parties agreed that they will follow all the implemented rules and regulations of JRERA, time to time as and when applicable.
22. That Land Owner's and Developer's both parties have also agreed that under the provision of Sub Section 2 of Section 5 of the Jharkhand Apartment (Flat/s) Ownership Act 2011, both parties are free to execute/allot , Allotment Letter/Agreement for sale /execute and register sale deed with respect to Flats /units of their respective share in favor of prospective purchaser/s and they are also free to receive consideration amount of the unit/s/flat/s of their respective shares and no party have any objection in this Agreement.
23. That the Land Owner agreed that any additional Floor Area Ratio (FAR) or commercial area that the Land Owner procure in respect of the said land that shall be available to the Developer in the same ratio and the Developer shall Develop and construct the same as a part of the project at it own cost & expenses.

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24. It is further agreed between the Parties hereto that in the event of any disparity in the allocation of share division as mentioned herein, the difference shall be adjusted in terms of money for such difference in as much as if after allotment of Super Built up portion described in their Schedule if it is found that Land Owner's share is less than their proportionate share in the Super Built up areas then the deficiency will be compensated by the Developer paying the cost of such deficient area to the Landowners in terms of money at the market rate prevailing at the time of handing over and vice versa.
25. In due course of search by the Developer if found the Schedule - 'A' any defect of the title of the Land Owner in that circumstances Land Owner will liable thereof and if in future any cases or any litigation whatsoever arises in respect of the schedule 'A' land in that event the same shall be liability of the Land Owner and he will solve all the dispute alone.
26. Measurement of residential area will be certified by the Architect appointed by builder. If any discrepancies found in total area mention in above division chart then that will be considerable accordingly.
27. That the land owner's and developer shall pay taxes/levy or fees of their perspective shares if made applicable by central and state government for the time being in force.
28. (i) It is further clarified that Land Owners shall be liable to pay GST to the extent they are found legally liable to pay and any delay in payment thereof shall attract such interest which is legally payable as per the Applicable Laws.
- (ii) The cost of registration of this Agreement, stamp duty, registration charges shall be borne by the Landowner and Developer in ratio of 50:50 respectively.
- (iii) It is further agreed that all legal cost and expenses with respect to the project land, govt. or non govt. charges (past or futures), settlement of dispute in relation hereto shall be exclusively borne by the Land Owners.

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29. It is not feasible to deal individually for sale or lease out Shop No. GB1 of Ground Floor having Super built up area of 553.0 sft. and Shop No. FB1 of First Floor having Super Built up area 665 sft. each allocated in the share of Second party* of Landowners AND Shop No. GA1 of Ground Floor having Super Built up area 391 sft. and Shop No. FA1 of First Floor having Super built up area of 431.0 sft. each allocated in the share of First party of Landowners. Due to which it is mutually agreed that both the first and second party go with the Developer for the said shops of Ground and First floor whenever the Developer deem fit to sale or lease out the same along with his share of shops of ground and first floor
30. If any document, letter, undertaking given to any department, the DEVELOPER is authorized to submit the same on behalf of the LANDOWNERS and if it is necessary to be submitted by the landowners than any one of the LANDOWNERS can sign and submit the same on behalf of all the LANDOWNERS. Any communication by letter, Mail, Notice etc. done with any of the landowners on behalf of all the landowners will be treated as complete communication to all the landowners
31. Arbitration:
In the event that the Parties are unable to resolve any Dispute amicably, the Dispute shall be finally settled under the rules of arbitration set out under the Indian Arbitration and Conciliation Act, 1996 or any statutory amendments/ modifications thereof by the sole arbitrator jointly appointed by the Parties. The place of arbitration shall be Ranchi only and all the arbitration proceedings shall be conducted in the English language. Judgment upon any arbitral award rendered hereunder may be entered in any court having jurisdiction, or application may be made to such court for a judicial acceptance of the award and an order of enforcement, as the case may be. Each Party shall bear its respective costs of the arbitration, unless arbitrators otherwise direct in their arbitral award.
32. This Development Agreement supersedes the earlier Development Agreement dated 29.02.2012 between Late Baidya Nath Tiwary and SHELTER.

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SCHEDULE - A

ALL THAT PIECE AND PARCEL of land with structures standing thereon admeasuring total area of 20 Katha 8 Chhatak or thereabouts, being portion of R.S. Plot No. 96 marked as sub plot Nois 96/A (area 10 Katha), 96/B (area 5 katha 7 chhatak 9 sq. ft.) and 96/G -1 (area 5 katha 36 sft) all appertaining to Khata No. 28 of village Hehal, Thana Ranchi, Thana No. 203 in the town and district of Ranchi comprised within Holding No. 1883/T-9 in Ward No. 8 (Old) new Ward No. 35 of Ranchi Municipal Corporation Butted and bounded as under: -

NORTH: Lohardaga Road
SOUTH: Building of Sri P.S. Tripathi
EAST: Plot 96 G
WEST: Plot No. 97 & 98

SCHEDULE - B

In light of the inter-se Mutual arrangement of Partition among the LANDOWNERS dated 19.11.2020 (having Stamp GRN No. 2002824362) and the instant binding Development agreement the share of the Landowners and Developer shall be as follows and which shall not be disputed by any of the of the LANDOWNERS in future for any reason whatsoever.

The **FIRST PARTY** of the Landowners will get allocation of 14.63% of the total Super Built Up Area (5873.71 Sft.) in lieu of his individual 6 (six) katha undivided share out the total 20 Katha 8 Chhatak land in form of flats, shops and offices as follows:-

Sl	Floor	Unit	No.	Builtup Area (Sft.)	Super Builtup Area (Sft.)	Land Area (Sft.)
1	Ground	Shop	GA1	298	391	124
2	First	Shop	FA1	329	431	137
3	Second	Office	204	352	461	146
4	Second	Office	205	430	563	178
5	Seventh	Flat	A	921	1198	380
6	Seventh	Flat	B	963	1253	397
7	Seventh	Flat	C	1153	1500	475
	TOTAL			4446	5797	1837

Along with **03 nos.** of medium/small size car parking space at basement.

The **SECOND PARTY** of the Landowners will get allocation of 14.63% of the total Super Built Up Area (5873.71 Sft.) in lieu of his individual 6 (six) katha undivided share out of the total 20 Katha 8 Chhatak land in form flats, shops and offices as follows:-

Sl	Floor	Unit	No.	Builtup Area (Sft.)	Super Builtup Area (Sft.)	Land Area (Sft.)
1	Ground	Shop	GB1	422	553	176
2	First	Shop	FB1	508	665	211
3	Second	Office	207	370	484	153
4	Third	Office	307	370	484	153
5	Third	Office	308	330	432	137
6	Fourth	Office	407	370	484	153
7	Sixth	Flat	B	963	1253	397
8	Sixth	Flat	C	1153	1500	475
TOTAL				4486	5855	1855

Along with **03 nos.** of medium/small size car parking space at basement.

The **THIRD PARTY** of the Landowners will get allocation of 7.31% of the total Super Built Up Area (2936.85 Sft.) in lieu of his individual 3 (three) katha undivided share out of the total 20 Katha 8 Chhatak land in form of flats as follows:-

Sl	Floor	Unit	No.	Builtup Area (Sft.)	Super Builtup Area (Sft.)	Land Area (Sft.)
1	Fifth	Flat	A	921	1198	380
2	Fifth	Flat	B	963	1253	397
3	Fifth	Flat	D	1093	1421	450
TOTAL				2977	3872	1227

Along with **03 nos.** of medium/small size car parking space at basement.

The **FOURTH PARTY** of the Landowners will get allocation of 7.31% of the total Super Built Up Area (2936.85 Sft.) in lieu of his individual 3 (three) katha undivided share out of the total 20 Katha 8 Chhatak land in form of flats as follows:-

Sl	Floor	Unit	No.	Builtup Area (Sft.)	Super Builtup Area (Sft.)	Land Area (Sft.)
1	Fifth	Flat	C	1153	1500	475
2	Sixth	Flat	D	1093	1421	450
TOTAL				2246	2921	925

Along with **02 nos.** of medium/small size car parking space at basement.

The **FIFTH PARTY** of the Landowners will get allocation of 1250.0 Sq. Ft. of the total Super Built Up Area in lieu her individual 1 (One) katha 4 (four) Chhataks undivided share out of the total 20 Katha 8 Chhatak land, in form of one Flat as follows:-

Sl	Floor	Unit	No.	Builtup Area (Sft.)	Super Builtup Area (Sft.)	Land Area (Sft.)
1	Seventh	Flat	D	1093	1421	450
	TOTAL			1093	1421	450

Along with 01 no. of medium/small size car parking space at basement.

The **SIXTH PARTY** of the Landowners will get allocation of 1250.0 Sq. Ft. of the total Super Built Up Area in lieu her individual 1 (One) katha 4 (four) Chhataks undivided share out of the total 20 Katha 8 Chhatak land, in form of one Flat as follows:-

Sl	Floor	Unit	No.	Builtup Area (Sft.)	Super Builtup Area (Sft.)	Land Area (Sft.)
1	Sixth	Flat	A	921	1198	380
	TOTAL			921	1198	380

Along with 01 no. of medium/small size car parking space at basement.

The remaining Super Built Up Area in the PROPOSED BUILDING is to be retained with the **DEVELOPER** along with the common facilities and common amenities of the Building which would not be less than 50% of Residential cum commercial Area & 50% of Car Parking Space, particularly as follows:-

Sl	Floor	Unit	No.	Builtup Area (Sft.)	Super Builtup Area (Sft.)	Land Area (Sft.)
1	Ground	Shop	G1	896	1173	372
	Ground	Anc. Shop	G2	2096	2744	870
	First	Shop	F1	885	1158	367
	First	Anc. Shop	F2	2373	3106	985
	Second	Office	201	433	567	180
	Second	Office	202	445	583	185
	Second	Office	203	375	491	156
	Second	Office	206	411	538	170
	Second	Office	208	330	432	137
	Second	Office	209	367	481	152
	Third	Office	301	433	567	180
	Third	Office	302	445	583	185
	Third	Office	303	375	491	156

Third	Office	304	352	461	146
Third	Office	305	430	563	178
Third	Office	306	411	538	170
Third	Office	309	367	481	152
Fourth	Office	401	433	567	180
Fourth	Office	402	445	583	185
Fourth	Office	403	375	491	156
Fourth	Office	404	352	461	146
Fourth	Office	405	430	563	178
Fourth	Office	406	411	538	170
Fourth	Office	408	330	432	137
Fourth	Office	409	367	481	152
TOTAL			14567	19073	6045

Along with 14 nos. of medium/small size car parking space at basement

G. TOTAL 30736 40137 12719

SCHEDULE -C

SPECIFICATION OF RESIDENTIAL CUM COMMERCIAL COMMERCIAL AREA: The residential cum commercial area describe in the Sub- paragraph 'A' hereinabove shall be constructed, finish and completed having the following specification: -

- **Structure:** The Structure of the proposed building will be a frame of columns and beams of reinforce cement concrete.
- **Floor:** In all rooms, balconies and the passages shall be finish with vitrified 2X2 or better tiles and six inches skirting. The Owners shall have the right to change the specifications provided that the differences in cost are born by the Owners.
- **Walls:** In all rooms except for the portions covered by ceiling dado, skirting, the walls and ceiling shall be smoothly finished with cement plaster, further smoothen by application of POP. The bathroom walls shall have seven feet (from the floor) dado all round with glazed ceramic tiles. The owner shall have the right to change the specification provided that the difference in cost is born by the owners.

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- **Bathrooms:** The floor of bathroom shall be finished with semi polished vitrified Tiles. All bathroom shall be fitted with commodes / WC pans, washbasins of the standard quality comparable to CERA or Hindware. The bathrooms shall have the hot and cold concealed water pipe of 'C' quality (heavy type I.S.I) with facility to install geysers. Taps, showers of the standard quality and design shall be fitted. Each of the bathrooms shall be provided with vents for installation of exhaust fans.
- **Kitchen:** The floor of the kitchen will be finished with Semi polished vitrified tiles. The kitchen will be provided with Raj Granite top for cooking Stainless Steel sink, concealed pipe lines, tap fitting and switches shall be installed below the top for cooking and above the cooking 5' glazed tiles as selected by land owners, dados shall be installed by the Developer .The Developer shall provide vents for installation of exhaust fan in the kitchens. The Owners shall have the right to change the specification provided that the difference in cost is borne by the Owner.
- **Electrical wiring:** All the rooms, balconies, passages of the residential cum commercial flats described in the sub - paragraph A above shall be provided with concealed electrical copper wiring of approved quality (I.S.I Mark) and specification with the number of lights, fan and power points. There will also be Electrical wiring for generator connection and modler switches best company.
- **Doors:** All doors shall have seasoned sal Wood frames fitted with flush shutters of standard water resisting make and complete with all fittings including steel hinges, cleats, stoppers, tower bolts, spy eye and locking facilities.
- **Windows:** All windows shall be Aluminium thermal treated or better with with glass pane and approved shutters and stays with security M.S.Grill of standard quality. The Owner shall have the right to change the specification provided that the difference in cost is borne by the Owner.

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- **Balconies:** All balconies, terraces and roofs shall be provided with three and foot brick / concrete / M.S.Grill railing from the floor.
- **Cable connections:** Each of the residential cum commercial flats described in the sub - paragraph A above shall be provided with connections for telephone and cable for T.V.

Government Value 3,21,69,400/-

IN WITNESS WHEREOF the parties hereto have put their signature and seal in presence of witness on this 29th day of July 2022.

CONSENTING WITNESS:



Krishna Kanhaiya Tiwary

**LANDOWNER / First Party
(Krishna Kanhaiya Tiwary)**

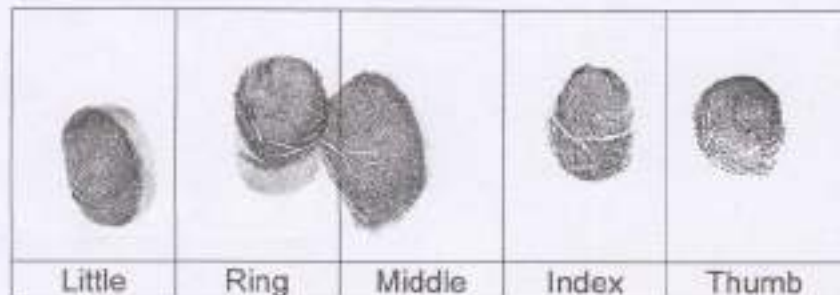
*1. Rajendra Prasad
Bajrangji Kay
Sh. Musafir Kay
Dow Mandup Road
No 5, Ranchi*



Mithilesh Kumar Tiwary

**LANDOWNER / Second Party
(Mithilesh Kumar Tiwary)**

2.
 Vijay Kumar
 S/o MP Agrawal
 HDC Colony Dhanu
 Ranchi -



Usha Tiwary

**LANDOWNER / Third Party
 (Usha Tiwary)**

[Signature] *[Signature]*

LANDOWNERS

- Fourth Party - Manju Ojha**
- Fifth Party - Pushpa Pandey**
- Sixth Party - Anju Ojha**

Thru their power holder
 Krishna Kanhaiya Tiwary and
 Mithlesh Kumar Tiwary vide
 registered Power of Attorney
 dated 15.12.2021 being Deed
 no. IV-982 Sl. No. 10051



Usha Yuvraj



For Shelter Infra Developers (OPC) Pvt. Ltd.

Anish Agarwal

Director

DEVELOPER

Anish Agarwal,

(Director - Shelter Infra Developers (OPC) Pvt. Ltd.)

Usha Yuvraj

Anish Agarwal

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

Typed by :-

Drafted by :-



Anish Agarwal

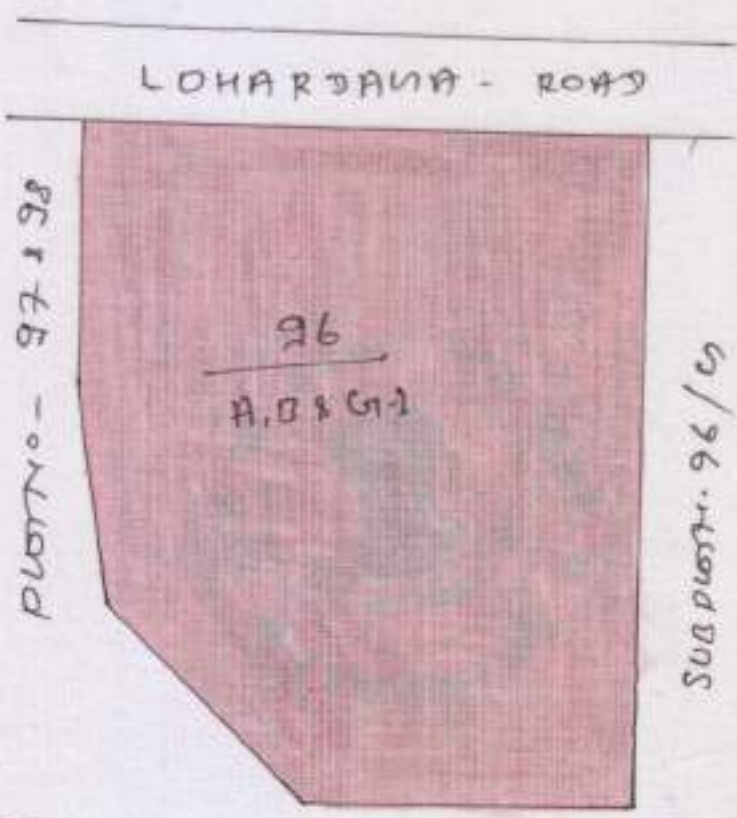
29/1/22



VILLAGE - MEHAL
THANA No - 203
THANA - SUKHEONAMAR
DIST - RANCHI, KHATAN - 28
R.S. PLOT No - 96
SHOWN IN RED WASH

SUBPLOT	AREA
96/A	10-00-00
96/B	05-07-03
96/G-1	05-00-36

TOTAL AREA - 20-08-00



Usha Jaisay
29/7/22

Copy
Ranchi
Ranchi

SRI P.S. TRIPATHI

Sch XIV-F No. 180v
 रसीद मातगुजारी
 नाम सर्कल : नाम मौज्जा मय
 धान के थाना नम्बर

फरद मतकी / फरद रेयती Page No. 73
 नाम रेयत मय वलियत जमाबन्दी Vol. No. 20
 पी.सिकुनत नम्बर। Receipt No. 0177722977

हेडर | हेडर | 203 | KRISHNA KANHAIYA TIWARY, USHA TIWARY, MANJU OJHA, PUSHPA PANDEY, MITHILESH KUMAR
 TIWARY ANJU OJHA

साता संख्या	संख्या संख्या	रकबा (एकड़ में)
28	96	0 एकड़ 33.86 डिसमिल 0 हेक्टर

अराजी नकदी अराजी भावती तफसील हिशाब लगान भावती

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

मांग बाबत	साताना	बकाय				हाल (2021-2022)
		तीन वर्ष से ज्यादा	3 स वर्ष	2 स वर्ष	1 ला वर्ष	
मात (नकदी)	150.00					150.00
गुजारी (भावती)	37.50					37.50
सेस	75.00					75.00
सूद	75.00					75.00
मुताफरकात	75.00					75.00
मीजान	30.00					30.00
	367.50					367.50

तफसील अदापकारी

अदापकारी बाबत	बकाया				मौज्जा हाल (2021-2022)	फजिल
	तीन वर्ष से ज्यादा	3 स वर्ष	2 स वर्ष	1 ला वर्ष		
मात (नकदी)					150.00	
गुजारी (भावती)					37.50	
सेस					75.00	
सूद					75.00	
मुताफरकात					30.00	
मीजान अदापकारी					367.50	

(1) मौज्जा कुल (लाफ्तों में) : Three Hundred Sixty Seven, Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया - 367.50

तारीख अमला तहसील कुनिन्दा : 06-04-2021

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



(Handwritten signature and stamp)

यह एक कम्प्यूटर जनित प्रति है।
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंनलधिकारी से संपर्क करें।

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





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी ॥ प्रति

December 9, 2021

भाग वर्गमान	20	पृष्ठ संख्या	73											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	देहल	हस्ता का नाम	हस्ता.11	हॉट का नाम	JHARKHAND					
मौजा का नाम	देहल	हॉटिंग संख्या	28	मौजा संख्या		घा-ए नम्बर	203	खता का प्रकार	—					
KRISHNA KANHAIYA TIWARY , USHA TIWARY , MANJU OJHA , PUSHPA PANDEY , MITHLESH KUMAR TIWARY , ANJU OJHA , मित-लते BAIYA NATH TIWARI														
खता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए अधिकार					लक्ष्य	सेस				
23	86	0 रे 33.88 डि 0 रे		विकास-मूलक संख्या 2204/2620 - 2021					150	0				
कुल परिवर्तन		0 रे 33.88 डि 0 रे												
तारीख	प्रति घट संख्या	साल से	साल तक	सात बकाया	सात वातु साल	रोड सेस बकाया	रोड सेस वातु साल	शिक्षा सेस बकाया	शिक्षा सेस वातु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस वातु साल	कृषि सेस बकाया	कृषि सेस वातु साल	
02-15-2021	0803344392	2020-2021	2020-2021	0	150	0	37.5	0	75	0	75	0	30	
04-06-2021	017722977	2021-2022	2021-2022	0	150	0	37.5	0	75	0	75	0	30	

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

Mutation Cases Not Found !!

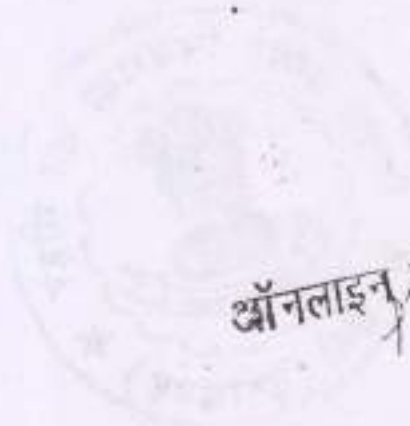
List Of Case Status Details

अपडेट

← BACK

यह एक कंप्यूटर जनित प्रति
यह प्राप्त करने वाली की जानकारी के लिए है
जिस में प्रकृत से असुविधा के लिए सम्बन्धित अधिकारी से संपर्क करें
पत्र का नम्बर देखने के लिए पता नंबर सिलक करें

ऑनलाइन जाँचा





झारखंड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

अधिकार अभिलेख



जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता								
सेक्रेटरी ऑफ इस्टेट इन इटिया इन कॉन्सिल		रीवा उराँव, बन्दू बुधुवा उराँव								
जिला का नाम	राँची	अंचल का नाम	हेहल	हलका का नाम	हलका-01	मौजा का नाम	हेहल	खाता का प्रकार	रैयती	
खेसरा नम्बर	2	खाता नम्बर	28	धाना का नाम	राँची	धाना नम्बर	203			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस जमीन	मिजान	केफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/शेस	लगान			खास शर्त
							रौ	आ	चै	
(1)	(2)	(3)	किराती संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
	96	सदक दोन फुरचु अहीर	दोन एक 9	1 (एकड़) 17 (डिसमील) 0			0	0	0	कायमी
	115	दोन राम उराँव वगैरह परती कदीम नीज	दोन दो 4	0 (एकड़) 33 (डिसमील) 0			0	0	0	कायमी
28	116	परती कदीम नीज दोन फुरचु अहीर	परती कदीम 1	0 (एकड़) 17 (डिसमील) 0			0	0	0	कायमी
	117	परती कदीम नीज दोन फुरचु अहीर	दोन एक 2	0 (एकड़) 24 (डिसमील) 0			0	0	0	कायमी
खाता मे कुल प्लोट संख्या		4	खाता का कुल मिजान	2 (एकड़) 11 (डिसमील) 0	खाता का कुल		0	0	0	

यह एक कंप्यूटर जनित प्रति है

12/9/2021
9:29:41
AM

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।

ऑनलाइन जाँच



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. CNT3518032021123205
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : 18-03-2021
 Ward No : 35
 Acknowledgement No : SAF/03/035/4410
 Holding No : 0350003633000A1

Received From Shri / Smt. KRISHNA KANHAIYA TIWARY S/O LATE BAIDYA NATH TIWARI, MANJU OJHA D/O LATE BAIDYA NATH TIWARI, PUSHPA PANDEY D/O LATE BAIDYA NATH TIWARI, ANJU OJHA D/O LATE BAIDYA NATH TIWARI, USHA TIWARY D/O LATE BAIDYANATH TIWARI, MITHILESH KUMAR TIWARY S/O LATE BAIDYANATH TIWARI

Address : SHANTI NAGAR PLOT NO 96 BANK OF INDIA CAMPUS PANDRA RATU ROAD

A Sum of Rs. 2850.00 (In words) Two Thousand Eight Hundred Fifty Rupees Only

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No. 746309

Dated 18-03-2021 Drawn on _____

state bank of india Place Of The Bank _____

"This is a computer-generated receipt and it does not require a signature."

N.B. Online Payment/Cheque/Draft / Bankers Cheque are Subject to realisation

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2020-2021 IV - 2020-2021 IV	3981.60
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2020-2021 IV - 2020-2021 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2020-2021 IV - 2020-2021 IV	0.00
1100500	Lighting Tax		0.00
1105201	Education Cess		0.00
1105203	Health Cess		0.00
1718002	Interest on Holding Tax Receivable	2020-2021 IV - 2020-2021 IV	0.00
Total			3981.60
Rebate on Current Demand			73.00
Already Paid			1058.40
Amount Received			2850.00

For Details Please Visit : www.ranchimunicipal.com

In Association with

Branch Code: 0350003633000A1, Branch Name: SHANTI NAGAR PLOT NO 96 BANK OF INDIA CAMPUS PANDRA RATU ROAD, Ward No: 35, Date: 18-03-2021, Amount: 2850.00, Receipt No: CNT3518032021123205

(1) *[Signature]*

(3) *[Signature]* (5) *[Signature]*

(4) P. S. Panchar (6) Anju Singh



भारत सरकार
GOVERNMENT OF INDIA



मिथिलेश कुमार तिवारी
Mithilesh Kumar Tiwary

जन्म वर्ष / Year of Birth : 1969
पुरुष / Male



2326 2661 1098

आधार – आम आदमी का अधिकार

Scanned with CamScanner



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O बैद्य नाथ तिवारी, बैंक ऑफ
इंडिया पंदरा, हेहल, राँची, झारखण्ड,
834005

Address: S/O Baidya Nath Tiwary,
Bank Of India Pandara, Hehal,
Hehal, Ranchi, Jharkhand,
834005

1947
1600 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Scanned with CamScanner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABGPT7761G



नाम /NAME

MITHILESH KUMAR TIWARI

पिता का नाम /FATHER'S NAME

BAIJNATH TIWARI

जन्म तिथि /DATE OF BIRTH

15-12-1969

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, पटना

DIRECTOR OF INCOME TAX (SYSTEMS)

Scanned with CamScanner



PERMANENT ACCOUNT NUMBER

AAFPT4122R



नाम / NAME
KRISHNA KANHAIYA TIWARY

पिता का नाम / FATHER'S NAME
BAIDYA NATH TIWARY

जन्म तिथि / DATE OF BIRTH
30-01-1959

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI





~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~



कृष्ण कन्हैया तिवारी
Krishna Kanhaiya Tiwary
जन्म तिथि / DOB : 30/01/1959
पुंस / MALE
Mobile No. 9431762888
2474 5391 0095
VID : 9143 3407 0308 4305



मेरा आधार, मेरी पहचान



~~XXXXXXXXXXXX~~ पहचान प्राधिकरण
~~XXXXXXXXXXXX~~ AUTHORITY OF INDIA

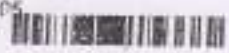
पता:
S/O Baidya Nath Tiwari, शांति नगर, बैंक ऑफ इंडिया, फर्स्ट
फ्लोर, पंडरा ब्रांच, 88th, रोदी,
झारखण्ड - 834005



Address
S/O Baidya Nath Tiwari Shanti Nagar,
Bank Of India First Floor Pandra Branch
Hehal Ranchi Jharkhand - 834005
2474 5391 0095

Download Date: 4/23/2018

Generation Date: 13/03/2018





भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No. : 1207/04287/03526

To
 उषा तिवारी
 Usha Tiwary
 W/O: Radha Kant Tiwary
 Ratu Road
 Bank Of India Campus Pandra
 Hehal
 Hehal
 Ratu Ranchi
 Jharkhand 834005
 9334714574

2813-013
 4173600



MN041736007FT



आपका आधार, क्रमांक / Your Aadhaar No. :

4054 9770 2636

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



उषा तिवारी
 Usha Tiwary
 जन्म वर्ष / Year of Birth : 1963
 महिला / Female



4054 9770 2636

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA



पुष्पा पण्डेय
Puspita Pandey
जन्म तिथि/ DOB: 15/01/1989
लिंग / GENDER: FEMALE



9709 8870 7838

आधार-आम आदमी का अधिकार

पता:
W/O: प्रमय नाथ पण्डेय,
डा. न. टी. 4/2,
एस.बी.एस. कॉलोनी,
एस.ई.सी.एल कोरबा,
कोरबा, कोरबा, कोरबा,
छत्तीसगढ़ - 495677

Address:
W/O: Prmay Nath Pandey, GFR, NO.
04, S.S. T.K. COLONY,
S.C. COLONIAL, KORBAA H-4/2a,
Korba,
Chhattisgarh - 495677

9709 8870 7838

Aadhaar-Aam Admi ka Adhikar



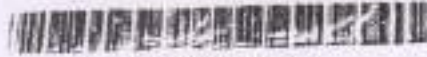


भारत सरकार

आधार कमांक Enrolment No. 1046/30065/01501

20/10/2011

To
Anju Ojha
बन जोसा
W/O Shashindra Kumar
Panch Mohan Industries Lane Naya Tola Saralabari
Patna Patna G.P.O.
Patna
Bihar 800001
Mobile 9835451426



UC 07220784 9 IN
RefNo:412B1E9X-7220784



आपका आधार कमांक / Your Aadhaar No. :

3398 6360 5982

आधार - आम आदमी का अधिकार



भारत सरकार



अंजू जोसा
Anju Ojha

जन्म वर्ष / Year of Birth : 1974
महिला / Female

3398 6360 5982



आधार - आम आदमी का अधिकार



भारत सरकार

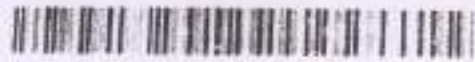
Unique Identification Authority of India



क्रमांक / Enrollment No. L307 04287 03525

to
मनु ओझा
Manju Ojha
W/O Phakir Chandra Oja
Katu Road
Bank Of India Campus Paroda
Jharkhand
Hence Katu Ranchi
Jharkhand 834005
9396321935

RP 159 / 09G : 147517 : 147656 : P



SH001476136FT



आपका आधार क्रमांक / Your Aadhaar No. :

8339 4603 5242

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



मनु ओझा
Manju Ojha
जन्म वर्ष / Year of Birth : 1966
महिला / Female



8339 4603 5242

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BRHPA5761P



नाम/Name
ANSH AGARWAL

पिता का नाम/Father's Name
ANIL KUMAR AGARWAL

जन्म की तिथि/Date of Birth
28/03/1997

Signature
Signature

1000220

भारत सरकार
Government of India

Issue Date: 11/11/2011



Anish Agarwal
DOB: 28/03/1997
MALE



3412 2019 9958

मेरा आधार, मेरी पहचान

भारतीय विभिन्न पहचान प्राधिकरण
Uniquely Identification Authority of India

Post Dec: 14/03/2011

Address: S/O Anil Agarwal, Shromani,
80/1, Ballygunge Circular Road, 14th Floor,
Near St Lawrence School, Ballygunge,
Kolkata, West Bengal, 700019



3412 2019 9958

1547 help@uidai.gov.in www.uidai.gov.in

3

आगत रकम ता. 22/11/2010 से 30/11/2010 तक
 रकम 2241 R2A 304
 स. 200
 केस का प्रकार ए. 0/11

आदेश की रूप संख्या और तारीख
 आदेश और की गई कार्रवाई के बारे में टिप्पणी ता. सहित

आदेश और पदाधिकारी का हस्ताक्षर

आदेश की संख्या/श्रीपती 18/13
 विनयी
 पदना
 जिला 2-1-11

ये विनियमित प्रश्न का सापेक्षिक हेतु मान्यता प्राप्त हुआ है।

निम्नलिखित प्रकार है :-

पीठा	दिना	वर्ग	रकम	वर्ग
प्राप्त नं०	२५	२५	—	—
205	28/6	96	059/01	

आदेश के मातहत में आग/प्राप्त की सुविधा प्राप्त करने हेतु सूचना निर्गत करें। सदरित सूचना कर्मचारी एवं अन्य विनियमित, इतर शर्ती को आदेश के आदेश में जोर प्रतिक्रिया प्राप्त करने हेतु आदेश के मातहत में सूचना निर्गत करने को आदेश दिया जाता है कि वे अपने विनियमित शर्ती प्रतिवेदन अंशक विनियमित के मातहत से निर्गत करें। इस सापेक्षिक के मातहत में अगर किसी आग/प्राप्त की कोई सुविधा हो तो दिनांक 20/11/2010 तक अपना आवेदन एवं प्रतियोगिताकारी से सम्बन्धित कार्य बरतना सुधारा को सुधारे पर किसी प्रकार की सुविधा नहीं होगी।
 अधिकृत दिनांक 20/11/2010 उपस्थित करें।

अधिसूचना, 20/11/2010
 अन्तः प्रशासकी,
 नगर अन्तः शर्ती।

विशेष
 20/11/2010



यहां संबंधित हस्ताक्षरकारी एवं अन्य निरीक्षण शहर अंचल टीपी के
विषय एवं अनुसंधान के आधार पर

निम्नलिखित तालिका :-

श्री	आयता	पल्लो	रकबा	समान
203	28	96	05-8 07-8 09-8	0-29-8

श्री विनायक विनायक विनायक विनायक
शहर विनायक विनायक
शहर विनायक विनायक
शहर विनायक विनायक

अंचल अधिकारी
शहर अंचल टीपी ।

यहां संबंधित हस्ताक्षरकारी एवं अन्य निरीक्षण शहर अंचल टीपी के
विषय एवं अनुसंधान के आधार पर

अंचल अधिकारी
शहर अंचल टीपी ।

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By 203

CONNECTION SLIP SHOWING MUTATION IN RESPECT OF YEARNI ESESTATES IN GOVERNMENT

Circle/Aochel - SHIB - Halka - II

1	2	3	4	5	6	7	8	9	10
Mutation cashum by the Registrar - 27	Village	Thana and Thana Number	Number to which the mutation is related	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift, exchange or partition	Full details of exchange effected by mutation	Date of constitution of the Thana Registrar by the Karmachari		
1241 Rest 03-04	द्विज	203	181	श्री. अ. शर्मा श्री. अ. शर्मा श्री. अ. शर्मा	9667 18/07/05	श्री. अ. शर्मा द्वारा प्रेषित व्यवस्थापन द्वारा प्रेषित श्री. अ. शर्मा द्वारा प्रेषित श्री. अ. शर्मा द्वारा प्रेषित	9		
						पंचायत - 18/07/05			



गुण खतियान से मिलान किया
[Signature]

Memo No. 203/05

Date 12/11/05

Circle Officer/Accountant [Signature]
Circle Officer Adhikari [Signature]

Forwarded to the Panchayat, Halka No. I for information and necessary action.



25/11/05
[Signature]

RECEIVED
[Signature]

संयुक्त तालिकाएँ एवं अंशल निरीक्षण सामान्तरण का जोध प्रतिवेदन

दिनांक --- 20/11/18 --- अनुमण्डल --- खर --- अंचल --- 203
 इकाई नं --- J --- ग्राम/बाना --- हरेछ --- बाना संख्या --- 203
 सामान्तरण की परीक्षा का स्वरूप एवं रकबा --- 05.07.09 09.09.17
 निवेदन संख्या --- 7664 --- निवेदन तिथि --- 28/07/2003 --- पृष्ठ --- 326 749/2

सामान्तरण के होलिग की तिथि

क्र.सं.	सामान्तरण का नाम	प्लॉट नं.	क्षेत्रफल			सामान्य तथान	अभ्युक्ति
			म.	छ.	व.		
28/181	श्रीमान विजय भारती पति श्री वंकर प्रसाद	96	05	07	09	0.29	18/181

सामान्तरण के बाद होलिग की तिथि

28/181	श्रीमान विजय भारती पति श्री वंकर प्रसाद						
--------	--	--	--	--	--	--	--

नव होलिग

28	श्री लक्ष्मण तिवारी पिता श्री लक्ष्मी लाल तिवारी बलविन वेंक आफ इन्डिया फर्नर प्रावि डेप्यूल & एडिथ शान	96	05	07	09	0.29	
----	--	----	----	----	----	------	--

- विकेता का नाम --- श्रीमान विजय भारती प्रसाद पति श्री श्री वंकर प्रसाद शायदशीरत
प्रतिनिधि श्री लक्ष्मी वंश कुमारी पति श्री बाबु राम कुमार प्रसाद
- सामान्तरण की तिथि एवं रकबा का नाम --- काचरी रीका 3.09 9 गाँव



3. ... हाँ नहीं
4. ... हाँ नहीं
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20. ... हाँ नहीं

V.O.S.
3/11/14

3/11/14

ENTRIFIED ...
3/11/14
Commissioner of Land Revenue

ENTRIFIED ...
3/11/14

भारत सरकार


 भारतीय जनता पार्टी
 Bajrang Ray
 जन्म वर्ष / Year of Birth: 1983
 लिंग / Male



7317 3850 7457

आधार - आम आदमी का अधिकार

भारत सरकार

भारतीय डाक

भारतीय डाक प्राधिकरण

INDIAN AIR MAILS OF INDIA

पता: S/O मुखर्जी राय, बंगला H.No-502, Road No-5, Near New Loha Club, New Madhukam, Ranchi, Jharkhand - 834001	Address: S/O Mukherji Ray H.No-502, Road No-5, Near New Loha Club, New Madhukam Ranchi, Jharkhand - 834001
--	---






747 7317 3850 7457 www.india.gov.in PD-50140-247 Ranchi, 501 70

राजेश्वरी राय
 S/O मुखर्जी राय
 पता - राँची
 94311 14377



राँची समाहरणालय, राँची

(राजस्व शाखा)

पत्रांक १९१२ (ii) / रा०

प्रेषक,

अपर समाहर्ता,
राँची।

सेवा में,

जिला अवर निबंधक,
राँची।

दिनांक १६/७/२०२२

विषय :- SAR Appeal 69 R 15/07-08 का सत्यापन के संबंध में।

प्रसंग :- आपका पत्रांक-919 दिनांक-12.07.2022

महाराज,

उपर्युक्त विषयक एवं प्रसंगाधीन पत्र के संबंध में कहना है कि न्यायालय अपर समाहर्ता, राँची के अभिलेख पंजी के अनुसार SAR Appeal 69 R 15/07-08 वाद दिनांक-25.06.2008 को निष्पादित है एवं स्वीकृत दर्ज है।

अतः अनुरोध है कि अपने स्तर से भी गहन छान-बीन कर एवं अपीलीय न्यायालय में वाद की स्थिति जांचोपरांत निबंधन नियमावली के आलोक में विधिसम्मत कार्रवाई करने की कृपा की जाय।



विश्वासभाजन

अपर समाहर्ता,

राँची।

१६/७/२२

KHATIAN

Form (Lower half)



Number of Khewas
२

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
संख्या	नाम	पता	पेशवा	ठाणा	ठाणा नंबर	ठाणा	ठाणा	ठाणा	ठाणा	ठाणा	ठाणा	ठाणा	ठाणा	ठाणा	ठाणा
28	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा	अशोक बिरा
	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा	राम बिरा
	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा	जय बिरा



CERTIFIED TO BE TRUE COPY
Revenue Inspector, District Baran, Odisha

1	१२
2	११
3	१०
4	९
5	८
6	७
7	६
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Hehal

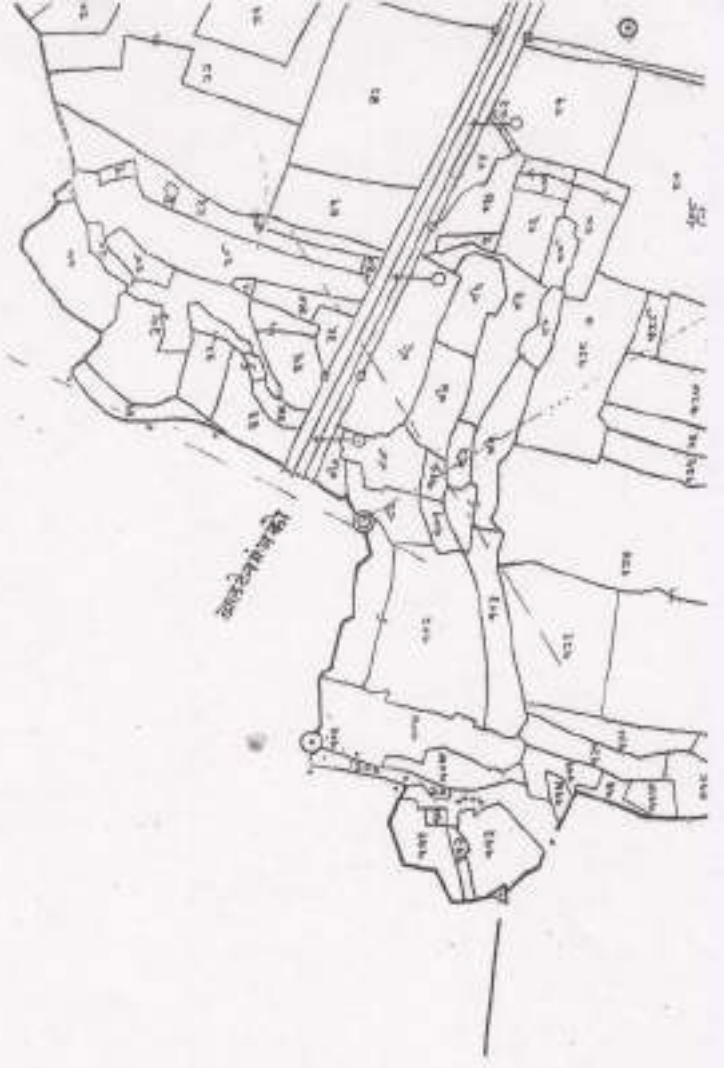
नाममौजा हेहल गोट नम्बर ?
नाम चाना रौंची
पाना नम्बर २०३
जिल्हा रौंची

खिल एक माहिल बराम्बर १६ इत्य
सन १९३२ - ३३ इली

Index to sheets.



पणडुरीन २४६

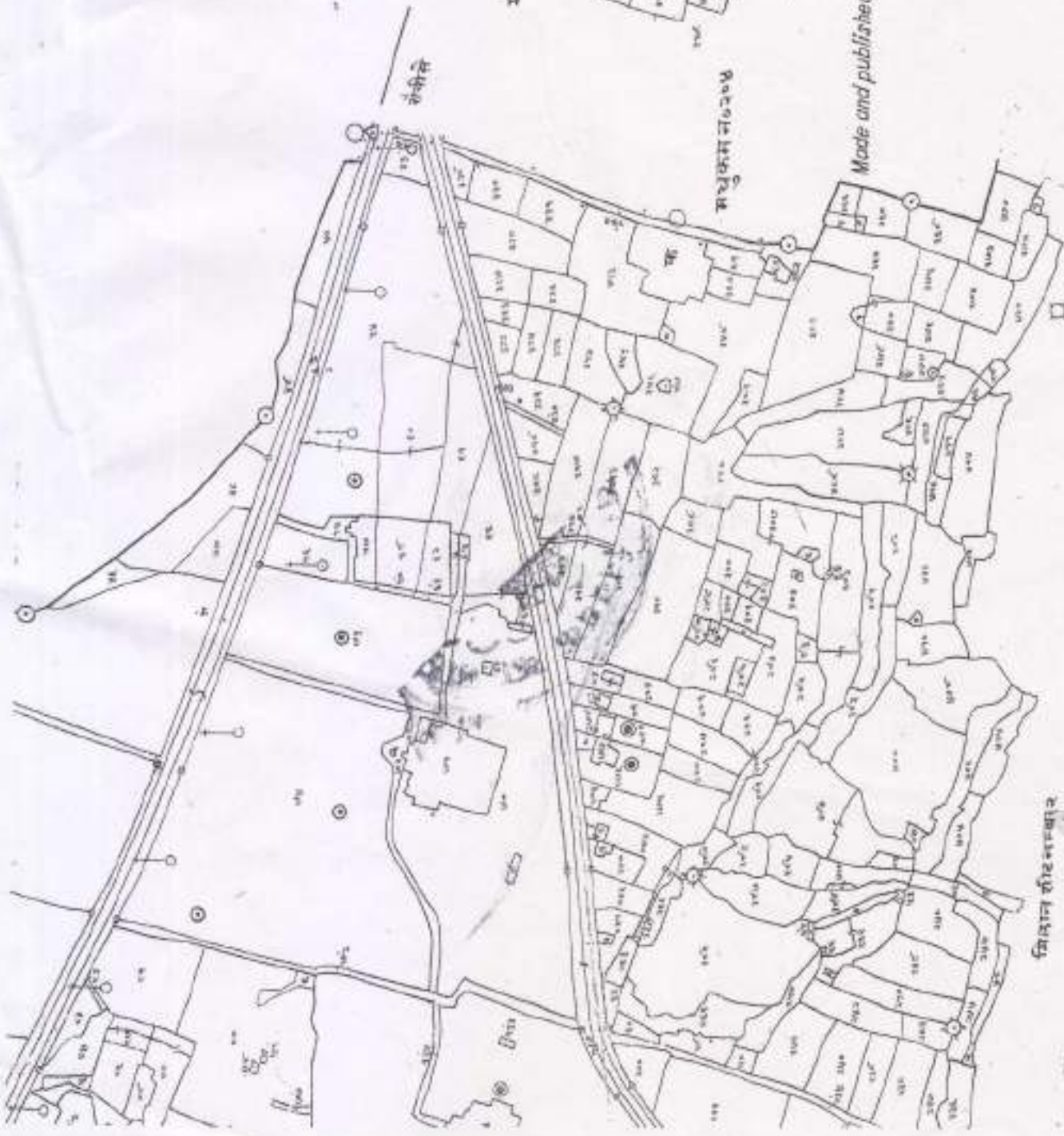




पट्टा नं. २४६

सिमा नं. २४७

बेनीपको



श्री १०८२-१०८३



Made and published under the authority of Government.

[Handwritten Signature]

Superintendent of Survey

श्री १०८२-१०८३



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता									
सेक्रेटरी ऑफ इस्टेट इन इटिया इन काउन्सिल		रीषा उराँव, बल्द-बुधुवा उराँव व रीषा उराँव, बल्द-बुधुवा उराँव व रीषा उराँव, बल्द-बुधुवा उराँव									
जिला का नाम	राँची	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	मौजा का नाम	हेहल	खाता का प्रकार	रैयती		
खेवट नम्बर	2	खाता नम्बर	28	थाना का नाम	राँची	थाना नम्बर	203				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
							रौ (10)	आ (11)	पै (12)		
(1)	(2)	(3)	किशारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)	
28	96	सडक दोन फुरचु अहीर	दोन एक 9	1 (एकड़) 37 (डिसमील) (1)			0	0	0	कायमी	
	115	दोन राम उराँव वगैरह परती कदीम नीज	दोन दो 4	0 (एकड़) 33 (डिसमील) (1)			0	0	0	कायमी	
	116	परती कदीम नीज दोन फुरचु अहीर	परती कदीम 1	0 (एकड़) 17 (डिसमील) (1)			0	0	0	कायमी	
	117	परती कदीम नीज दोन फुरचु अहीर	दोन एक 2	0 (एकड़) 24 (डिसमील) (1)			0	0	0	कायमी	
खाता मे कुल संख्या		4	खाता का कुल मिजान	2 (एकड़) 11 (डिसमील) (1)	खाता का कुल		0 0 0				

यह एक कंप्यूटर जनित प्रति है

ऑनलाइन जाँचा

7/29/2022
2:23:35
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सकैल | नाम मौजा मय

थाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वसिदयल जमाबन्दी
वो सकुनत नम्बर।

Page No. : 73

Vol. No. : 20

Receipt No. : 0177722977

हेहल | हेहल | 203 | KRISHNA KANHAIYA TIWARY, USHA TIWARY, MANJU OJHA, PUSHPA PANDEY, MITHILESH KUMAR
TIWARY, ANJU OJHA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
28	96	0 एकड़ 33.86 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

जौत का सालाना मांग मय तकसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ता वर्ष	
माल (नकदी)	150.00					150.00
गुजारी (भावली)	37.50					37.50
सेस	75.00					75.00
सूद	75.00					75.00
मुतफरकात	30.00					30.00
मीजान	367.50					367.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतानबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ता वर्ष		
माल (नकदी)	150.00					150.00	
गुजारी (भावली)	37.50					37.50	
सेस	75.00					75.00	
सूद	75.00					75.00	
मुतफरकात	30.00					30.00	
मीजान अदायकारी	367.50					367.50	

(1) मीजान कुल (तफसील में) : Three Hundred Sixty Seven Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 367.50

तारीख अमला लहसील कुनिन्दा : 06-04-2021

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



ऑनलाइन जाँचा

यह एक स्वयंचालित जनित प्रति है।

यह प्रपत्र केवल प्रायों 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

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	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 वोल्यूम 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

C
2012

Pre Registration Docket

Date :- 29-07-2022 12:05 pm

Office Name :- SRO - Ranchi
Token No:- 20220000055964

Appoinment :- 29-Jul-2022 Time:- 15:51

Article	Development Agreement
Pre Registration Date	05-May-2022
No. Of Pages	56
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 8,05,919.

Property Id: 732625

Valuation No. : 986787 / 2022	:- 2022-2023	User Id : 3196	Date : 29-July-2022 12:34:PM
State : Jharkhand	District : Ranchi		Tahsil : Hehal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hehal		Village/City : Hehal
Hehal Word No 35 - Main Road		-	
Volume Number - 20			
Page Number - 73			
Holding Number - 0350003633000A1			
Khata Number - 28			
Plot Number - 96			
Ward Number - 35			
Property Rates			
Commercial Land (Y)			
₹1102066/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	29.19 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 29.19 x 1102066=32169306.54	₹3,21,69,307/-
A	Total		₹3,21,69,307/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,21,69,400/-
Total Amount in Words : Three Crore Twenty One Lakhs Sixty Nine Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot no. 96 G, West: Plot no. 97 & 98, South: Building of Sri P.S. Tripathi, North: Lohardaga Road
Area	Land area : 29.19 Decimal
Other Description of the Property	Pin Code - 834005
Government/Market Value	32169306.54
Transaction Amount	32169400

CLAIMANT	-Mr. Shelter Infra Developers OPC Pvt Ltd Thro Its Director ANISH AGARWAL, Address - Shiromani, 60/1, Ballygunge Circular Road, Near St. Lawrence School, 14th Floor, Ballygunge, Kolkata West Bengal- ,Father/Husband Name Anil Kumar Agarwal , PAN No.- ,Permission Case No.- , Aadhaar No. *****9958
EXECUTANTS	-Mrs. Usha Tiwary, Address - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi- ,Father/Husband Name Late Baidya Nath Tiwary , PAN No.- ,Permission Case No.- , Aadhaar No. *****2636
	-Mrs. Pushpa Pandey Thro, Address - Q.no.- T4/2, S.B.S. Colony, S.E.C.L. Korba Chhatisgarh- ,Father/Husband Name Late Baidya Nath Tiwary , PAN No.- ,Permission Case No.- , Aadhaar No. *****7838
	-Mrs. Anju Ojha Thro, Address - Parijat Mohan Industries Lane, Naya Tola Saristabad Patna Bihar- ,Father/Husband Name Late Baidya Nath Tiwary , PAN No.- ,Permission Case No.- , Aadhaar No. *****5982
	-Mr. Krishna Kanhaiya Tiwary, Address - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi- ,Father/Husband Name Late Baidya Nath Tiwary , PAN No.- ,Permission Case No.- , Aadhaar No. *****0095
	-Mr. Mithilesh Kumar Tiwary, Address - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi- ,Father/Husband Name Late Baidya Nath Tiwary , PAN No.- ,Permission Case No.- , Aadhaar No. *****1098
	-Mr. Mithilesh Kumar Tiwary, Address - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi- ,Father/Husband Name Late Baidya Nath Tiwary , PAN No.- ,Permission Case No.- , Aadhaar No. *****1098
	-Mrs. Manjhu Ojha Thro, Address - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi- ,Father/Husband Name Late Baidya Nath Tiwary , PAN No.- ,Permission Case No.- , Aadhaar No. *****5242
	-Mr. Krishna Kanhaiya Tiwary, Address - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi- ,Father/Husband Name Late Baidya Nath Tiwary , PAN No.- ,Permission Case No.- , Aadhaar No. *****0095

Witness Information	Mr. Bajrangi Ray , Address - New Madhukam Ranchi- ,Father/Husband Name-Musafir Ray
---------------------	---

Identifier Details

Mr. Bajrangi Ray , Address - New Madhukam Ranchi,
Father/Husband Name-Musafir Ray

Fee Rule:Development Agreement

1	Stamp Duty	4
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1	SP	1,680
Total		1,680

Fee Rule:Development Agreement

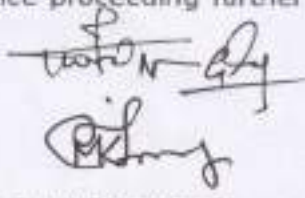
1	A1	8,04,235
2	LL	3
3	PR	1
Total		8,04,239

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


Vendor / Executant

Usha Yimay



Document Registration Summary 1

Date : -29-Jul-2022

- Government/Market Value: ₹32169400/-
- Transaction Amount: ₹32169400 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 688774

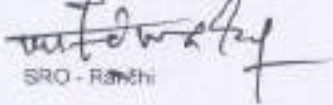
Receipt Date : 29-07-2022

Presenter Name: -

PR	₹1
SP	₹1680
LL	₹3
A1	₹804235
Stamp Duty	₹100

On Date 29-07-2022 Presented at SRO - Ranchi

Signature of Presenter




SRO - Ranchi

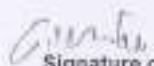
Total	₹808019
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShelterInfraDevelopersOpcPvtLtdThroItsDirectorAnishAgarwal	GRN Number : 2211491203 DEPT Transaction Id : 2e3797855fb4411215ae Transaction Type :	100
PR	1	1	0	GRAS	ShelterInfraDevelopersOpcPvtLtdThroItsDirectorAnishAgarwal	GRN Number : 2211492663 DEPT Transaction Id : 09afc524c24f881b4c21 Transaction Type :	1
SP	1680	1680	0	GRAS	ShelterInfraDevelopersOpcPvtLtdThroItsDirectorAnishAgarwal	GRN Number : 2211492663 DEPT Transaction Id : 09afc524c24f881b4c21 Transaction Type :	1680
A1	804235	804235	0	GRAS	ShelterInfraDevelopersOpcPvtLtdThroItsDirectorAnishAgarwal	GRN Number : 2211492663 DEPT Transaction Id : 09afc524c24f881b4c21 Transaction Type :	804235

LL	3	3	0	GRAS	ShelterInfraDevelopersOpcPvtLtdThroItsDirectorAnishAgarwal	GRN Number : 2211492663 DEPT Transaction Id : 09a1c524c24f881b4c21 Transaction Type :	3
Sub Total	805923	806019	-96				

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 :- 20220000055964

Deed Type	Development Agreement
Number of Pages	112
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1680, A1 :- Rs. 804235, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.32169307/- , Transaction Amount :- Rs.32169400/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Hehal Location :- Main Road, Hehal Word No 35 Property Boundaries :- East: Plot no. 96 G, West: Plot no. 97 & 98, South: Building of Sri P.S. Tripathi, North: Lohardaga Road Volume Number - 20 Page Number - 70 Holding Number - 0350003633000A1 Khata Number - 28 Plot Number - 96 Ward Number - 35 Area Of Land :- 29.19 Decimal

Sh./Smt. Krishna Kanhaiya Tiwary s/o/d/o/w/o Late Baidya Nath Tiwary
has presented the document for registration in this office




today dated :- 29-Jul-2022 Day :- Friday Time :- 17:14:51 PM






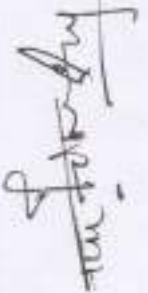





Krishna Kanhaiya
Tiwary(Individual)

Party Name	Document Type	Document Number
Krishna Kanhaiya Tiwary	PAN/UID	247453910095

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	Usha Tiwary Address1 - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Usha Tiwary Address:-, Bank Of India Campus, Ratu Road, Pandra, Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:59			
2	Anju Ojha Thro ... Jharkhand PAN No.:	No	Address:- ... Jharkhand PAN No.:	Krishna Kanhaiya Tiwary ... Jharkhand PAN No.:	EXECUTANTS Age:48			
3	Manjhu Ojha Thro ... Jharkhand PAN No.:	No	Address:- ... Jharkhand PAN No.:	Mithilesh Kumar Tiwary ... Jharkhand PAN No.:	EXECUTANTS Age:56			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	Krishna Kanhaiya Tiwary Address1 - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Krishna Kanhaiya Tiwary Address:- .. Shanti Nagar, Bank Of India First Floor Pandra Branch, Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:63			
5	Krishna Kanhaiya Tiwary Address1 - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Krishna Kanhaiya Tiwary Address:- .. Shanti Nagar, Bank Of India First Floor Pandra Branch, Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:63			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	<p>Pushpa Pandey Thro</p> <p>Address1 - Q.no.- T4/2, S.B.S. Colony, S.E.C.L. Korba Chhatisgarh,</p> <p>Address2 - ... Jharkhand PAN No.:</p>				EXECUTANTS Age:53			
7	<p>Mithilesh Kumar Tiwary</p> <p>Address1 - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi,</p> <p>Address2 - ... Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Mithilesh Kumar Tiwary</p> <p>Address:- ... Bank Of India Pandara, Hehal, , Ranchi, 834005, , Jharkhand, India</p>		EXECUTANTS Age:52			



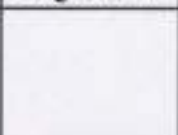
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
8	Mithilesh Kumar Tiwary Address1 - Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Mithilesh Kumar Tiwary Address:- , , Bank Of India Pandara, Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:52			
9	Shelter Infra Developers OPC Pvt Ltd Thro Its Director ANISH AGARWAL Address1 - Shiromani, 60/1, Ballygunge Circular Road, Near St. Lawrence School, 14th Floor, Ballygunge, Kolkata West Bengal, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Anish Agarwal Address:- Shiromani, 14th Floor, 60/1, Ballygunge Circular Road, Near St Lawrence School, Ballygunge, , Kolkata, 700019, , West Bengal, India		CLAIMANT Age:25			

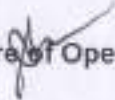

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Bajrangi Ray S/o-D/o Musafir Ray Address1 - New Madhukam 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	Bajrangi Ray Address1 - New Madhukam Ranchi, Address2 - ... , Jharkhand			

Signature of Operator Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Krishna Kanhaiya Tiwary , Krishna Kanhaiya Tiwary , Mithilesh Kumar Tiwary , Mithilesh Kumar Tiwary , Usha Tiwary**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Bajrangi Ray**) Son/Daughter/Wife of (**Musafir Ray**) resident of (**New Madhukam Ranchi**) and by occupation (**Service**).

Signature of Registering Officer 

Date:- 29-Jul-2022

Seal and Signature of Registering Officer 

Token No.: 20220000055964

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **29-Jul-2022** by **Krishna Kanhaiya Tiwary, S/O, D/O, W/O Late Baidya Nath Tiwary** resident of Shanti Nagar Hehal Near Bank of India Ratu Road Sukhdeo Nagar Ranchi .
This deed was registered as Document No.:- **2022/RAN/5286/BK1/4718** in Book No.:- **BK1** Volume No.:- 630 from Page No.:- 489 to 600 at, office of **SRO - Ranchi**

Date:- **29-Jul-2022**

Registering Officer

