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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3b503606ae6103ea9783

Receipt Date : 21-Sep-2022 12:37:05 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

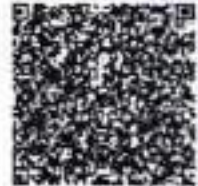
Token Number : 20220000098347

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : NEWQONETIC TRADECOM LLP
Represented Through Its Partners
Mahatab Alam and Others (Vendee)

GRN Number : 2213598231



नियम 21 के अधीन ग्राहक भारतीय स्टाम्प अधिनियम-1899 की अनुसूची 1 या 1 क्रम सं०.....के अधीन यथावत स्टाम्प-सहित (या स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क अपेक्षित नहीं)

अथवा अवर निवेद्यक, राँची

शहरी क्षेत्र-2, (झोरम्डा) प्रखंड

Sulchida Sharmu
21.9.2022

21.9.22

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।

NEWQONETIC TRADECOM LLP

NEWQONETIC TRADECOM LLP

Partner

Mahatab Alam

NEWQONETIC TRADECOM LLP
Partner

NEWQONETIC TRADECOM LLP
Partner

NEWQONETIC TRADECOM LLP
Partner

NEWQONETIC TRADECOM LLP
Partner



21/9/22
Achal



Sukhdeo Sharma

DEVELOPMENT AGREEMENT

विभागीय अधिकारी का
दि. 19.9.22 से दि. 19.9.22 तक
का अनुकूल प्रतिक्रिया का
बिना
21.9.22

This Development Agreement is made on this the 21st day of
September 2022.

BETWEEN

श्री. सुखदेव
मुकदम 1001
मारी देवीदास कंपनी
खेमिडाया।
21.9.22

SRI SUKHDEO KUMAR SHARMA (UID No- xxxx xxxx 3739, PAN- GDFPS2378R, Mobile No- 6201377563, DOB 18.02.1971) son of Late Ram Deo Sharma, Grand Son of Late Hira Sharma (Not Covered under CNT-ACT-1908), by occupation Busines, Residing at Muslim Basti, Near Don Bosco School Road, P.O- Hatia, P.S- Jagarnathpur, District- Ranchi, (Jharkhand), Indian Citizens, hereinafter for the sake of brevity called the LAND OWNERS/ FIRST PARTY) of the ONEPART;

NEWQONETIC TRADECOM LLP

Partnar
Sukhdeo Sharma

NEWQONETIC TRADECOM LLP

Partnar
Sukhdeo Sharma

विगत सुवि से मिलान
दस्तावेज प्रतिकं
बुच से मुक्त है।
21.9.22

NEWQONETIC TRADECOM LLP
mahadev
Partnar

NEWQONETIC TRADECOM LLP
Partnar
NEWQONETIC TRADECOM LLP

Partnar
Sukhdeo Sharma

AND

NEWQONETIC TRADECOM LLP. (PAN- AASFN1054B) a partnership company, having its registered Office at- 3rd Floor "Amayara Tower", Near Hyundai Showroom, Kachnar Toli, PO- Hatia, District- Ranchi -834003 State- Jharkhand, represented through its Partners **1. MAHATAB ALAM** (UID No-xxxx xxxx 0487, PAN- AFMPA8516Q, Mobile No-9825210362 & D.O.B- 24.01.1978) Son of Md. Shaukat Ali, Grandson of Late Johar Ali residence at Piyarpur, Udhwa, Dist -Sahebganj, Pin-816108 (Jharkhand), By faith-Muslim, by Occupation- Business, **2. NASHIR KHAN** (UID No- xxxx xxxx 4547, PAN- AHUPK3845J, Mobile No-9386820597 &D.O.B- 13.02.1969) Son of Late Ibrahim Khan, Grandson of Late Aziz Khan, Residing at, Hesag, Don Bosco School Road, Near mashzid Hatia, Ranchi-834003, by faith- Muslim, by Occupation- Business, **3. MANOJ KUMAR SINGH** (UID No- xxxx xxxx 3497, PAN- BOTPS4736M, MobileNo- 9955447144 & D.O.B- 01.05.1965) Son of Late Lallan Singh, Grandson of Late Kedar Nath Singh, residence at Parana, Tinpahar, Sahebganj, Jharkhand-816116 faith-Hindu, by Occupation-Business, **4. MD INAM KHAN** (UID No- xxxx xxxx 6490, PAN- ANMPK6865E, Mobile No-9693950686 & D.O.B- 16.07.1974) son of Md. Islam Khan, Grandson of Late Makbul Hussain residence at-Near Manitola, Masjid Neem Chowk, Doranda, Ranchi-834002, Jharkhand, Faith- Muslim, by Occupation- Business (here in after for the sake of brevity All called the DEVELOPERS/BUILDER /SECOND PARTY) of the OTHER PART:

Suiteded S. Manoj

The expression LAND OWNER/S FIRST PARTY and DEVELOPER/ BUILDER/SECOND PARTY unless repugnant to or excluded by the context or subject of these presents shall mean and include their respective legal heirs, successors, Assigns, legal representatives, authorized persons, successor-in-interest and nominees.

WHEREAS; The LANDOWNER is seized and possessed or otherwise sufficiently entitled to piece of land Measuring an Area of 32.50 Decimal Out of 1 Acre 96 Decimal of land Under Khata No- 81 Being R.S Plot no- 1051, 1052 and 1055 situated at Anchal- Namkum, Mouza- Hesag, P.O.- Hatia, Thana no-247, P.S-Jagamathpur, District- Ranchi- 834003 Old Ward no- 54, New Ward no- 51, Holding no- 0540007905000Z0 Within the State of Jharkhand, (hereinafter referred as the "SAID LAND")

NEWQONETIC TRADECOM LLP

Inam Khan

NEWQONETIC TRADECOM LLP

Mahatab Alam
Partner

NEWQONETIC TRADECOM LLP

Nashir Khan
Partner

NEWQONETIC TRADECOM LLP

Manoj Kumar Singh
NEWQONETIC TRADECOM LLP Partner

Inam Khan
Partner

Khata No.	R.S. Plot No.	Area
81	1051	00.50 Decimal
81	1052	32 Decimal
Total Land		32.50 Decimal

(Thirty Two point Five Decimal)

WHEREAS, the land in R.S. Plot no-1051 and 1052 measuring an area 32.50 Decimal, under Khata No- 81, situated at Mouza - Hesag, Thana No-247, P.S-Jagamathpur, District- Ranchi- 834003 Jharkhand is recorded in R.S. records of right published in the year 1935- 36 in the name of Thakur Jagat Uday Nath Shahdeo as a "Landlord"

WHEREAS, Land lord Thakur Jagat Uday Nath Shahdeo died leaving behind his only one son namely Thakur Jogendra Nath Shahdeo.

WHEREAS, Thakur Jogendra Nath Shahdeo died leaving behind his three sons namely 1. Thakur Jugal kishore Nath Shahdeo, 2. Kumar Jai Kishore Nath Shahdeo and 3. Nawal Kishore Nath Shahdeo.

AND WHEREAS; after death of their father, all his three sons namely 1. Thakur Jugal kishore Nath Shahdeo, (2) Nawal Kishore Nath Shahdeo and (3) Kumar Jai Kishore Nath Shahdeo got succession mutation vide succession mutation case no- 166/R 27/1993-94 which is entered into Volume No.11 Page No.-320, and rent receipt is being issued in their name and paying rent to the state regularly.

AND WHEREAS; 1. Thakur Jugal kishore Nath Shahdeo, (2) Nawal Kishore Nath Shahdeo and (3) Kumar Jai Kishore Nath Shahdeo through his Power of Attorney holder Binand Ram (DOB- 23.04.1944) son of late Late Karmu Baitha, Grandson of Late Balak Dhobi (Power of Attorney No-2021/RANU2/612/BK4/40 which is entered in Book No- BK4, Volume No-04, running from Page No- 349 to 406, Dated- 09.03.2021 at office of SRO- Ranchi Urban2) sold the aforesaid land to Sukhdeo Kumar Sharma son of Late Ram Deo Sharma by vertue of registered Deed of sale vide Deed no-2021/RANU2/793/BK1/742 which is entered into Book No- BK1, Volume No-81, running from Page No- 81 to 179, Dated- 27.03.2021 at office of

Sukhdeo Sharma

NEWQONETIC TRADECOM LLP

Partner

NEWQONETIC TRADECOM LLP

mahadev

Partner

NEWQONETIC TRADECOM LLP

Partner

NEWQONETIC TRADECOM LLP

NEWQONETIC TRADECOM LLP

Partner

Partner

SRO- Ranchi Urban2 and after that he got his name mutated his name in the office of the Circle Office Namkum Anchal Ranchi vide **Mutation Case No- 9330/R27 2020-2021** and the same is mentioned in **Page no-98, volume no- 11** in the column of Panji II and rent receipt is been issued in his name vide **Rent Receipt No- 0843946618 Dated 07.04.2022.**

AND WHEREAS; the landowners are interested in getting a multistoried residential building to be developed and constructed multi-storied building/Apartment namely "**BASARGARH HERITAGE**" over the total Land area of 32.50 Decimal, Under Khata No.- 81, being R.S. Plot No.- 1051&1052 are falling under (R.M.C) Ranchi Municipal Corporation Ranchi Situated at Mouza- Hesag P.S. Jagarnathpur, Thana No.-247, District Ranchi.

AND WHEREAS; the Developer and Land Owners are entering into registered Development Agreement hereby today for constructing a multistoried building over their land.

AND WHEREAS; the landowner's in order to get the land developed by constructing a multistoried residential building as per provisions of the Ranchi Municipal Corporation, Ranchi has approached to the Developer, who is running their construction business under the name and Style of **NEWQONETIC TRADECOM LLP**, a partnership company having its Head Office at 3rd Floor Amayara Tower, Near Hyundai Showroom, Kachnar Toil, PO - Hatia, District- Ranchi- 834003 (Jharkhand), and negotiate for the same.

AND WHEREAS; The owners desire the area aforesaid mention in the Schedule 'A' property by constructing a Residential multistory building namely "**BASARGARH HERITAGE**" over it on the conversion (Joint Venture) basis with the help of the developer of the development agreement through which the owners shall get **40% of built-up/super built-up area** of the building to be constructed over the SCHEDULE'A' property and the developer shall get **60% built-up/super built-up area** of the building to be constructed over the SCHEDULE 'A' property.

AND WHEREAS; Sanctioned plan for construction of multistoried residential building is being passed by Ranchi Municipal Corporation, Ranchi as Group Development Scheme bearing B.C. Case - **RMC/GH/0625/W51/2021.**

Sulchidlo S. Karmar

NEWQONETIC TRADECOM LLP

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AND WHEREAS; As per approved plan a multistoried building comprising several independent flats on different floors will be constructed by developers over the landed property described in SCHEDULE 'A' below. The said multistoried Residential building is named as "BASARGARH HERITAGE"

NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSES and it is hereby agreed by and between the owners and builder as follows –

ARTICLE -1: DEFINITIONS

1. **LAND OWNERS-** shall mean the above named First Party and also includes their executors, administrators, representatives, heirs, successors in interest, authorized person as the owners of the landed property mentioned in SCHEDULE 'A' below.
2. **BUILDER/DEVELOPER-** shall mean the above named builder its Partner and include its successors-in-interest and assigns.
3. **LANDED PROPERTY—** shall mean all that piece and parcel of land measuring an area morefully and particularly described in SCHEDULE 'A'.
4. **BUILDING-** shall mean the multi storied residential building to be constructed on the aforesaid land here in after in accordance with the plan to be sanctioned and approved by the competent authority.
5. **AREA OF FLAT-** shall mean the built up area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony/verandah etc. more particularly described in part of SCHEDULE 'B' and 'C'.
6. **PARKING SPACE-** shall mean uncovered/covered place or area reserved for parking of the motor cars, more particularly described in the SCHEDULE 'B' and 'C'.
7. **COMMON FACILITIES-** common facilities shall mean and include corridors, hail ways, stairways, passage ways, drive ways, common lavatories, if any pump-room, generator room, guards room, tube well, overhead water tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and

Sulchelo Satoroma

NEWQONETIC TRADECOM LLP

Partner

NEWQONETIC TRADECOM LLP
Mahala Ben
Partner

NEWQONETIC TRADECOM LLP
Jalwis Sun
Partner

NEWQONETIC TRADECOM LLP
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required for the establishment, location, enjoyment, provisions, maintenance and management of the building including common terrace of the building, amenities of the said building more particularly described in SCHEDULE 'D'.

8. **COMMON EXPENSES**- Shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal and property taxes and other taxes and levies related to or connected with the said building and LAND PROPERTY more particularly in SCHEDULE 'E'.
9. **SALEABLE SPACE**— it shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
10. **LAND OWNER'S ALLOCATION**- Shall mean 40% of the total built-up/super built-up area in form of residential flats and parking space as F.A.R achieved (as per SCHEDULE 'B') Apart from this sum of Rs. 10, 00,000/- (Ten Lakhs) Only has paid as non- refundable amount to the land Owner's in their Bank Accounts and as and when advised by them also during the course of this agreement.
11. **DEVELOPER'S ALLOCATION**- Shall mean 60% of the total built-up/super built-up area in form of residential flats and parking space as FAR achieved (as per SCHEDULE 'C').
12. **SUPER BUILT UP AREA**- shall mean and include common area and the carpet area of Flats, wall area, verandah/balcony/cupboard area, the proportionate area of the staircase, guard room and generator room and the area which is generally used for common purposes, shaft well for the lift driveway and passageways, if any.

Words importing singular - shall include plural and vice-versa.

13. **Words importing masculine gender**- shall include feminine and neuter genders. Likewise, words importing feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

Sukhdeo Sharma

NEWONETIC TRADECOM LLP

Partner

NEWONETIC TRADECOM LLP

mahabaleshwar
Partner

NEWONETIC TRADECOM LLP

Jalvishwar
Partner

NEWONETIC TRADECOM LLP

Hirshwar
Partner

NEWONETIC TRADECOM LLP

Hirshwar
Partner

- 14. **Amenities**- Club House, Yoga Center, Swimming pool, Club Zone, etc. Member enrolled to the club house only can use these Facilities after paying fees to the society.
- 15. **CARPET AREA** mean and include usable floor area exclusive balcony or verandah area and exclusive open terrace area, an area covered by the internal partitioned walls (excluding area covered by the building external walls and areas under services shafts).
- 16. **DISPUTE** shall mean and include any differences of opinion between the Parties with regard to the interpretation, and/or binding effect of terms and conditions of the Development Agreement, the same would be either amicably settled or would be adjudicated in the court of law which includes Civil Court, Revenue Court or High Court of Jharkhand.
- 17. **ROOF RIGHT** shall mean and include right to use the roof common area of the building by all the parties. If the developer shall construct additional floors upon the said proposed new building to be constructed then the land owner shall also get 40% share upon the said additional each floor/floors.
- 18. **UNDIVIDED PROPORTIONATE LAND** shall be calculated by multiplying the total land area with the size of individual unit and dividing the result by the total area of all the units in the project. The share of land has no defined boundaries. Each and every unit of the project will have undivided proportionate share of land.

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ARTICLE -II: COMMENCEMENT

This agreement shall be deemed to have commenced from the date of signing of this Agreement.

ARTICLE - III: THE SCHEME

The scheme as formulated by the Builder and agreed upon by the Land owner provides as follows:

- 1. The Builder will invite and select purchasers agreeing to purchase ownership basis flat(s) in the building to be constructed on the land more fully and specifically specified in the first schedule out of the builder's area. The builder will construct flats, along with other common parts, common

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amenities and common facilities pertaining to the same and also parking space.

2. After the delivery of the possession or earmarking of the respective shares of the land owner in the shape of flats and parking spaces in the proposed multi storied building, the Developer or its nominees shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the builder's agreement or otherwise.
3. That all the responsibility arising out of constructing the proposed building shall be on the shoulders of the Developers and any responsibility regarding title of the land shall be the responsibility of the LAND OWNERS.
4. That the landowners shall dully answer all requests and objections as to the title of the properties as may be made from time to time by the Developers and shall also make out a good and perfect title here to, to the reasonable satisfaction of the Builder/ Developers free from all encumbrances, liens or charges. The land owners also assure the Developers that if any disputes arise regarding the title of the said land it will be the sole responsibility by the Landowners to solve the problem on their own cost and construction will not be interfered in any manner.

Sutchedo Sharma

ARTICLE- IV: BUILDER RIGHT

1. The landowner hereby grants, subject to what have been herein after provided, the exclusive right to builder to build, construct, erect and complete the said apartments in accordance with the plan to be sanctioned by the competent authority without amendment and/or with amendment/modification enter into agreement to sale and/or transfer exclusively builder's area.
2. The Developer shall further be entitled to prepare or alter the plan, if as may be required by Ranchi Municipal Corporation, Ranchi, or approving authority's, rules at its own costs and shall pay and bear all fees, including architect's fees, charges incidental expenditures as required to be paid or deposited for obtaining the further sanction of competent authority or approving authority for further construction of the building at the said premises.

NEWQONETIC TRADECOM LLP
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Partner

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Partner

NEWQONETIC TRADECOM LLP

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Partner

ARTICLE - V: APARTMENT CONSIDERATION

On the Landowners' representation about their title to the possession over the Landed property and relying upon the Landowner's personal guarantee that he has made full and correct disclosures and that he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the Landowner having agreed to permit Builder to commercially exploit the land property and construct, erect and complete the buildings on the premises as a whole within a period Sixty (60) month plus grace period of six (6) months as per mutual understand from the date of approval sanction of plan by the approving authority. The land owner will vacant possession of the land after demolishing the old structure if any to the Developer after sanction of building plan approved by the Appropriate authority.

- a) Builder shall obtain all necessary permissions and/or approvals and/or consent at its own cost.
- b) Builder shall pay all costs of supervision of the Development and construction of the multi storied building including owner's allocation in the building at the said premises.
- c) Builder shall deliver the Landowner's allocation out of the total constructed area in the building to be constructed in the said premises (herein called the Landowner's allocation).The Builder shall inform the Land owner in writing for taking delivery of possession of their share.
- d) Builder shall give complete possession of the landowner's allocation within Sixty (60) months excluding a grace period of six (6) months as per mutual understanding from the date of sanction/approval of plan by the Ranchi Municipal Corporation Ranchi.
- e) The said building will be completed within stipulated period of 60 (Sixty) months excluding 06 (Six) months grace period in all circumstances (excluding the period of force majeure).

Sukhdeo Sharma

ARTICLE-VI:

Land Owner's Allocation shall mean 40% of the built-up/super built-up area out of the total construction in the new building comprising of flats/ dwelling units including proportionate share in the common facilities and amenities as

NEWQONETIC TRADECOM LLP

Raj Kumar
Partner

NEWQONETIC TRADECOM LLP

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Partner

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Partner

NEWQONETIC TRADECOM LLP

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Partner

defined and car parking space in the ground floor of the said building along with undivided proportionate share of land.

ARTICLE - VII: BUILDER'S/BUILDER'S ALLOCATION

1. In consideration of the above, Builder shall be entitled to sale its remaining 60% of the super built-up/ built/up area in multi storied building to be constructed on the land property together with undivided proportionate share out of the land, parking space and also together with undivided proportionate share in the common parts and facilities and other services area in the said building, after providing for Landowner's allocation as provided in Article VI herein above and builder shall be entitled to enter into an agreement for sale and transfer Builder's allocation and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties here to that for the purpose of entering into such agreement, it shall not be obligatory on the part of Builder to obtain any further consent of the Landowner and this agreement by itself shall be treated as consent by the landowner.
2. Builder shall be entitled to mortgage, charge or to deal with Builder's allocation and right, title, interest under this agreement without creating any liability over the landowner and/or affecting the title of the land owner.

Sukhdeo Sharma

ARTICLE - VIII: FORCE MAJEURE

1. Builder shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
2. Force Majeure shall mean Flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout proceeding, litigation, civil dispute etc. and/or any other act or omission beyond the control of Builder.

ARTICLE IX - THE SCHEME

The scheme as formulated by the DEVELOPER and agreed by the Land Owner is provided as follows:-

1. The DEVELOPER will invite and select purchaser(s) agreeing to acquire ownership basis flat/flats with respect to DEVELOPERS' share.

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- 2. The **Land Owner** shall themselves sign and hereby empower the **DEVELOPER** to sign any document required for sanction of plan and **DEVELOPER** shall get the plan sanctioned from R.M.C./Competent Authority.
- 3. After the delivery of possession of allocation in the aforesaid building by the **DEVELOPER** in favour of **Land Owner**, the latter shall enjoy all rights and privileges and shall be subjected to the same liabilities as provided to other flat owners or the prospective purchaser/s.

ARTICLE X - DEVELOPMENT OF PROJECT

The DEVELOPER for the purpose of development of the project shall be entitled to do the following acts:-

- 1. The **DEVELOPER** shall apply and obtain all necessary approvals at their own cost that may be required in connection with the development of the project including for installation of water connection, electricity connection, lifts, building plan, etc.
- 2. The **DEVELOPER** shall construct internal passages, courtyard, corridors, open spaces, drainage facilities, water supply facilities, sewage disposal facilities, gas pipelines, electricity supply lines, equipment installation to the extent necessary required by the sanctioned building plans for the construction of the project.
- 3. The **DEVELOPER** shall employ, engage or hire persons of such skills, qualifications or experience to carry out development of the project including structural engineers, mechanical engineers, design consultant, efficient architects & surveyors.
- 4. The **DEVELOPER** shall do all necessary acts and pay all costs and expenses towards the initiation and completion of the project including installation of electrical transformer, main panel board of the entire multi-storied complex, generator set, armored cable and other necessary electrical fittings of the entire building and obtain permanent connection of water supply, electricity and other facilities required for the new building.
- 5. The **DEVELOPER** shall apply all precautionary measures as may be required in order to avoid any accident and/ or incident in carrying out the

Sudhdeo Sharma

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Ram Khanna
Partner

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mahesh
Partner

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Pratik
Partner

NEWQONETIC TRADECOM LLP

Harsh
Partner

NEWQONETIC TRADECOM LLP

Harsh
Partner

project. In case of any accident and/or incident in the project during the subsistence of this agreement, the **DEVELOPER** shall alone be liable and responsible and **Land Owner** shall not in any way be liable and responsible for the same.

- 6. It is further agreed between the parties that if necessity arises after execution of the Development Agreement or after commencement of the project being circumstantial, then separate Supplementary Agreement may be executed mutually by the Parties and time so consumed in the execution of such agreement; the project work shall not be hampered or stopped in anyway.
- 7. The **DEVELOPER** shall be liable and responsible for payment of wages, salaries, bonus, overtime, gratuity and other payments which as may be applicable as per the applicable laws.

ARTICLE - XI: MISCELLANEOUS

- 1. The landowner and builder have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe a partnership between Builder and the Landowner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.
- 2. It is understood that from time to time to facilitate the construction of the building by Builder and transfer of flats and Parking space by various deeds, matters and things, not herein specified, may be required to be done by Builder.
- 3. The landowner hereby undertakes to do all such legal and genuine acts, deeds and things that may be reasonably required to be done in the matter and the landowner also undertakes to sign and execute all such additional applications and other documents, as the case may require under the law be provided that all such deeds, matters and things do not in any way infringe on the rights of the landowner and/or go against the spirit of this agreement.
- 4. Nothing in these presents shall be constructed as a demise or conveyance in law by the Landowner of the land property or any part thereof to Builder or as creating any right, title or interest in respect thereof to Builder, other than exclusive license to builder to commercially exploit the same in term hereof,

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NEWQONETIC TRADECOM LLP

Ram Kumar
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Maheshwari
Partner

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Partner

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Jalwani
Partner

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provided, however the Builder shall be entitled to borrow money from any bank or other financial institutions for the purpose of constructing the above mentioned building at its own risk and liabilities without creating any liability against the land owners and or against the land of the landowner.

5. The landowner and/or their transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.
6. There is no existing agreement regarding to development and sale of the said land and premises and that all other agreement, if any prior to this agreement, have been deemed to be cancelled and are being superseded by this agreement.
7. The landowner assures and guarantees that the land property is free from all encumbrance attachment, charge claim or demand whatsoever by or from any one whatsoever.
8. It shall be obligatory on the part of the Landowner to become members of the flat owners' association or society, formed by the members staying in the said building Complex and the association of the floor owners will repair and maintain the property and shall pay all the charges of various Government duties and levies and repair of any other outgoing relating to the said property and the building shall be payable by all the flat owners. The flat owners' association shall be the apex body, relating to all the interests of all the flat owners and shall work for the peaceful living of all members.
9. The building complex shall be completed within 60 (Sixty) months excluding 06 (Six) months grace period from the date of sanction/approval of the building plan of the approving authority subject to the force Majeure clause as mentioned above.
10. Builder can appoint any person/persons for the construction of the Apartment Building for which the land owner will have no objection whatsoever.
11. It is further agreed and undertaken by Builder that the landowner shall have full right, title, ownership, interest over the super built up area, or built up

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area as the case may be allocated to the Landowner as their share more specifically described in the landowners' allocation, mentioned in the Article VI hereinabove out of the total built-up/super built-up area as per the sanctioned and approved building plan and the landowner shall be fully entitled to enjoy the above super built up area, or built up area as the case may be common facilities and amenities and shall be fully entitled to transfer convey, grant, otherwise alienate or transfer his interest in any manner as deemed fit by the landowner to any person, association or persons, firm, company, corporate body, cooperative societies, government agencies etc. on such terms and conditions as may be decided by the landowner the condition of sale deed regarding the maintenance of the building use of common facilities and amenities etc. shall be framed by the developer and the society which will be formed that will be solely regulated by the developer.

- 12. The landowner or her nominee or nominees will she has same right, title and interest to the use and enjoyment of all the common facilities along with other flat owners. That the landowners will provide all the original land documents to Builder pertaining to land and handing over photocopies of all the relevant documents regarding sale deed, correction slip, rent receipt and other legal papers concerning the said land.
- 13. That the landowner will not raise any question or objection, if any changes or amendment done by the (Builder) in the said multistoried building without disturbing the landowner's share as permitted by the approving authority.
- 14. That the landowner will pay the proportionate necessary charges of fees, levied by corporation/government from time to time along with other co-owners of the building as applicable in similar other properties after handing over the said unit.
- 15. That if any disputes arise between the parties relating to the terms and conditions of this agreement in such case firstly the matter shall be referred before the Arbitrators for arbitration under the Arbitration and conciliation proceeding.
- 16. Courts of Ranchi will alone have the Jurisdiction in all legal matters arising out of or concerning this transaction.

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ARTICLE-XII**DEVELOPER** covenants as follows:-

1. The **DEVELOPER** shall deposit the building plan/ map for approval and sanction at Ranchi Municipal Corporation, Ranchi/ Competent Authority and carryout the development of the property and construction of new building thereof in accordance with the plan approved and sanctioned by Ranchi Municipal Corporation, Ranchi and also in accordance with the relevant municipal laws and rules, regulations, bye-laws, if any and directions issued from time to time by the local authorities and amendment/revisions made therein.
2. The **DEVELOPER** shall arrange from his own sources, funds, time to time required for the development of the property or for construction of new multi-storied building thereon and shall not mortgage the landowner's allocation with any financial institution whatsoever for raising fund required for construction of project.
3. The **DEVELOPER** shall carry out the construction work in accordance with the building plan sanctioned by R.M.C after getting the project registered from R.E.R.A within the period of thirty (30) days from the date of sanction of building plan by the Competent Authority and also in accordance with relevant Municipal laws, rules and regulations, by laws, and direction from time to time issued by local authorities with completion of structures in all manner including all facilities, amenities and handing over share of **Land Owner** by the **DEVELOPER** in finished condition along with completion of relevant documents with regard to share of the **Land Owner** being Schedule-C & D property more fully described to this DEED as required to complete deal and in case of not handing over share of **Land Owner** in finished condition within the above stipulated period, the **DEVELOPER** shall be bound to pay damages to the **Land Owner** amounting to Rs. 5,000/- per unit monthly till the possession of the flats.
4. The **Land Owner** shall not be responsible for any of the financial matters of the **DEVELOPER**.
5. The **DEVELOPER**, after getting registration of R.E.R.A with respect to the property, shall complete the construction within the completion period.
6. In lieu of the **Land Owner** permitting him to develop the property, the **DEVELOPER** shall deliver to the **Land Owner**, allocation of **Land**

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Owner in fully completed and finished condition in the new building as per the specification list attached herewith more fully described in general specification below subject to adjustments if any under this agreement.

- 7. The **DEVELOPER** hereby agrees that from the date of taking physical possession till the date of completion of allocation of **Land Owner**, responsibility of any accident occurring at the site shall be borne by the **DEVELOPER**, the **Land Owner** shall not be liable or responsible for the same.
- 8. The **DEVELOPER** hereby agrees and declares to pay the proportionate taxes, GST and additional taxes if any arising against the said agreement/ construction as per government law/ for the **DEVELOPER'S** share/allocation only.
- 9. The **DEVELOPER** shall fully bear from its own fund all or any kind of taxes, fees or other related charges imposed on the project land to be paid to the authority(s)/ Department(s) time to time till completion of project from the date of sanction of plan till handing over of the unit to the concerned parties and after peaceful handing over of the unit, the concerned party will be liable and responsible for the same.
- 10. The **DEVELOPER** also assures that such payment of taxes, fees or other related charges pertaining to the projects shall not be chargeable/adjustable/refundable in any manner from the **Land Owner**.
- 11. The **DEVELOPER** also undertakes to keep the **Land Owner** fully indemnified in all regards from any dispute which may arise with regard to such taxes, fees or other related charges.

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ARTICLE XIII

- 1. It shall be obligatory on the part of the **Land Owner** to become member of the Flat Owners' Association or SOCIETY formed by the members purchasing the Flat/or Flats in the multi-storied building and the association of flat owners will repair and maintain the property. Once possession is taken by flat owners, the application charges or various Government duties and levies and taxes or any other outgoing relating to the said flat shall be payable by all the flat Owners. The Flat Owners' Association shall be the apex body relating to interest of all the Flat Owners and shall work for the peaceful living of the Flat Owner. All Flat owners shall be responsible for

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regular payment of maintenance charges of the apartment as decided by the Association/Society from time to time on each Flat basis or square feet basis.

2. The **DEVELOPER** for the construction of multi-storied building shall invest its own fund in the construction or shall be entitled to borrow money from any bank or banks or other financial institutions at its own risk without creating any financial liability upon the **Land Owner** or their land more fully described in Schedule-A & B to this Deed of Development Agreement and affecting estate and interest by creating mortgage of the estate of the **Land Owner** to any individual or any financial institution and it being expressly agreed and understood that in no event the **Land Owner** shall be responsible and/or made liable for payment of any dues of such bank or banks, or institutions against the investment made in the construction of multi-storied building and for that purpose the **DEVELOPER** shall always save harmless and keep the **Land Owner** indemnified against all actions, suits, proceedings and costs, charges and expenses, damages, fines, penalties, etc., if arise due to construction or development work.
3. That on completion of building and obtaining completion certificate from the competent authority, the **DEVELOPER** shall inform in writing by registered post with acknowledgement due, to the **Land Owner** about the receipt of completion certificate and serve a copy thereof to the **Land Owner**. However, the **DEVELOPER** may invite the **Land Owner** to take possession of their allocation along with parking space before completion certificate and **Land Owner** on full satisfaction according to the terms of contract, may take possession thereof.
4. That the **DEVELOPER** thereby agrees and covenants with the Land Owner not to do any act, deed or things by which the **Land Owner** may be prevented from enjoying, selling, assigning and disposing off their allocation described in Schedule 'E' to this Deed of Development Agreement.
5. It is also agreed by and between the Parties hereto that the common roof area may be used for installation of overhead water-tank, dish antenna, etc. for common use and parties shall permit the technicians, plumbers, liftman, engineers, etc. to enter herein for the purpose of repairs, and inspection of lift/lift-room over-head water reservoir, dish antenna, etc. It is also agreed

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that the roof top shall not be utilized for any accommodation whatsoever.

- 6. The common areas shall jointly be used by all the occupiers of the multi-storied building with equal entitlement to use all common areas and facilities intended for utilization by the occupiers of the said building on the same terms and conditions applicable to all for such utilization. Occupier of any part of said land and building will not have any exclusive right, title and interest over the common areas and common facilities except the right of common use.
- 7. This agreement supersedes all previous agreement, oral or written between the parties herein with respect to the subject matter involved hereof. Any amendment or modification to this agreement and Schedule thereto shall be binding upon the ratification of the same by both the parties.
- 8. Builder shall duly maintain strict abidance towards the quality of construction and material used therein in the event wherein it comes to the knowledge of the **Land Owner** that quality of materials used and that of the constructions is not in accordance to the agreed standards, then the **Land Owner** shall have the power to stop the work till such time effective corrections are made to their satisfaction without any change in time bound limit.

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ARTICLE-XIV - LEGAL PROCEDURES

- 1. It is hereby expressly agreed by and between the parties hereto that during the execution of work (i.e. erection of the building), it will be the responsibility of the **Land Owner** to defend all actions and proceedings in respect of the title of the aforesaid land property, if circumstances require for same.
- 2. It is further agreed that if, for any reason, or on any grounds whatsoever, the permission granted by the concerned authority for development of the project including sanction of plan, is revoked either wholly or in part or otherwise modified, which modification adversely affects the interest of the **DEVELOPER** or development of the property, then in any such event, the **DEVELOPER** shall neither be entitled to avoid the terms of this agreement nor shall the **Land Owner** be entitled to indemnify the loss caused to the **DEVELOPER** but the share of the parties over the constructed area shall be

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divided accordingly.

3. The **DEVELOPER** shall not at any time cause or permit any public or private nuisance in or up on the property here by intended to be developed or do anything which shall cause unnecessary annoyances, inconveniences, sufferings, hardship or disturbances to the owners or to the occupants of the neighboring properties.
4. The **DEVELOPER** specifically ensures that the workmen employed for the purpose of carrying out the development work are ensured under the Workmen's Compensation Act and also ensures that any mishappening caused to the workmen at the time of carrying out the development work, it is the **DEVELOPER** who is responsible for the said mishappening and liable for loss and damages caused to said workman/ or men and not the **Land Owner**
5. The stamp duty registration charges and all other out of pocket expenses of this agreement and conveyances shall be borne and paid by the **DEVELOPER** alone.
6. The **Land Owner** give full authority by this registered development agreement in favour of **DEVELOPER** or its nominee, through which the said **DEVELOPER** is authorized to develop land according to feasibility, fix up purchasers and in general, carry all necessary activities required for the purpose of construction and disposal of flats as per sanctioned plan to the advantage and convenience of the associated parties.
7. Any dispute, controversy or claim arising out of or relating to this contract in between the parties including any question regarding its existence, interpretation, validity, breach or termination, shall in first instance be attempted to resolve amicably by the parties and if, the same is/are not resolved, the aggrieved party shall approach District Court for redressed of their grievance whatsoever.
8. The place of arbitration shall be at Ranchi only. The language of the arbitration shall be English only; however the evidence of the parties shall be led in Hindi also.
9. This agreement is irrevocable till the completion of project and both parties shall have to abide by all the terms and conditions mentioned herein.

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The Schedule "A" above referred to "Land"**SCHEDULE-"A"**

All that piece and parcel land measuring total an area 32.50 decimal of land net plot area of proportionate common area being portion of R.S. Plot No-1051, Area-0.50 Decimal and Plot No-1052 Area-32 Decimal, under Khata No- 81 situated at Village-Hesag, Holding No- 054000790500020, Thana no-247, P.S- Jagannathpur, District- Ranchi-834003 in the State of Jharkhand, which is butted and bounded as follows:-

North: - R.S Plot No- 1052/Part

South: - R.S Plot No- 1052/Part

East: - R.S Plot No- 1053 & 1054

West: - R.S Plot No- 1050

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land (808874/-) measuring

@ Rs 808874/- Eight Lakhs eight thousand eight hundred seventy four (Urban Other Road)

Commercial Rate. Rs.-2, 62, 88,405 (Rupees two Crore sixty two lakhs eighty eight thousand four hundred and five rupees)

The SCHEDULE "B" above referred to "ALLOCATION"**(Land Owner's Allocation)**

40% of the built-up/super built-up area out of the total construction in the new building comprising of flats/ dwelling units including proportionate share in the common facilities and amenities as defined and car parking space in the ground floor of the said building along with undivided proportionate share of land.

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SHARE IN RESIDENTIAL BUILDING

BLOCK - A	
FLOOR	FLAT NO.
1 ST FLOOR	0
2 ND FLOOR	0
3 RD FLOOR	0
4 TH FLOOR	404
5 TH FLOOR	501,502
6 TH FLOOR	0
7 TH FLOOR	704
8 TH FLOOR	0
9 TH FLOOR	0
10 TH FLOOR	0
11 TH FLOOR	0
12 TH FLOOR	0
NO. OF FLATS	4 (FOUR)

BLOCK - B	
FLOOR	FLAT NO.
1 ST FLOOR	0
2 ND FLOOR	205

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Fathima Fathima
Partner

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3 RD FLOOR	0
4 TH FLOOR	402
5 TH FLOOR	501
6 TH FLOOR	0
7 TH FLOOR	0
8 TH FLOOR	801
9 TH FLOOR	0
10 TH FLOOR	0
11 TH FLOOR	0
NO. OF FLATS	4 (FOUR)

BLOCK - C	
FLOOR	FLAT NO.
1 ST FLOOR	0
2 ND FLOOR	204
3 RD FLOOR	0
4 TH FLOOR	401,404
5 TH FLOOR	0
6 TH FLOOR	0
7 TH FLOOR	0
8 TH FLOOR	0
9 TH FLOOR	0

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Jalid
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10 TH FLOOR	0
NO. OF FLAT	3 (THREE)

BLOCK - D	
FLOOR	FLAT NO.
1 ST FLOOR	0
2 ND FLOOR	0
3 RD FLOOR	0
4 TH FLOOR	0
5 TH FLOOR	0
6 TH FLOOR	0
NO OF FLATS	0 (ZERO)

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The SCHEDULE "C" above referred to "ALLOCATION"

(Developer's Allocation)

60% of the built-up area/super built in multi storied building as mentioned in Schedule "B" to be constructed on the land property together with undivided proportionate share out of the land, parking space and also together with undivided proportionate share in the common parts and facilities and other services area in the said building, after providing for Landowner's allocation in herein above.

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SHARE IN RESIDENTIAL BUILDING

BLOCK - A	
FLOOR	FLAT NO.
1 ST FLOOR	106
2 ND FLOOR	0
3 RD FLOOR	0
4 TH FLOOR	403
5 TH FLOOR	0
6 TH FLOOR	0
7 TH FLOOR	703,706
8 TH FLOOR	803,806
9 TH FLOOR	0
10 TH FLOOR	0
11 TH FLOOR	0
12 TH FLOOR	0
NO. OF FLAT	6 (SIX)

BLOCK - B	
FLOOR	FLAT NO.
1 ST FLOOR	103

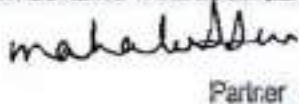
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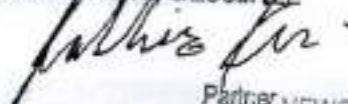
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2 ND FLOOR	0
3 RD FLOOR	303
4 TH FLOOR	403
5 TH FLOOR	0
6 TH FLOOR	0
7 TH FLOOR	703
8 TH FLOOR	803
9 TH FLOOR	903
10 TH FLOOR	0
11 TH FLOOR	0
NO. OF FLAT	6 (SIX)

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BLOCK - C	
FLOOR	FLAT NO.
1 ST FLOOR	103
2 ND FLOOR	0
3 RD FLOOR	303
4 TH FLOOR	402
5 TH FLOOR	502,503
6 TH FLOOR	0

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Pradeep Kumar
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7 TH FLOOR	0
8 TH FLOOR	0
9 TH FLOOR	0
10 TH FLOOR	0
NO OF FLATS	5 (FIVE)

BLOCK - D	
FLOOR	FLAT NO.
1 ST FLOOR	103,104,105
2 ND FLOOR	207,208
3 RD FLOOR	301,302,303,305,307,308
4 TH FLOOR	403,407
5 TH FLOOR	507
6 TH FLOOR	0
NO OF FLATS	14 (FOURTEEN)

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The SCHEDULE "D" above referred to: "BUILDING"

BUILDERS shall at their own cost construct, create and complete in all respect the said building complex consisting of flats and car parking space as per the drawing sanctioned by the Ranchi Municipal Corporation' RRDA. Ranchi or approving authority and also provision will be made for fire safety, if required by the Ranchi Municipal Corporation or approving authority, Ranchi.

The SCHEDULE "D" above referred to (Common Facilities)

1. The foundation, columns, beams, supports corridors, lobbies, stairs,

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stairways, landings, entrances and exists. The prospective purchasers will be given right to access whenever necessary for the purposes of repair maintenance etc. of common amenities such as water tank, mechanical appliance, and drainage, if any. Lift, water tank etc.

2. Pumps installation, pump room, Guard Rood and for staff workers.
3. Common passage, drive away, accepts car parking spaces, if any.
4. Tube well, water pump, water tanks or reservoir, water pipes and other installations.
5. Electric wiring meters and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and rainwater pipelines.
7. Boundary including outer side walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and generator room.
9. Such other common parts, areas, equipment's, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to other user and occupancy of flat in common and as are easement of necessity or the building but excluding car parking areas.

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The SCHEDULE "E" above referred to (Common Expenses) of the Society

1. The expenses of administration, maintenance, repair and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls entrance, staircase, landings, gutter, rain water pipes, motor pump, tube well, wiring and installation sewers, drain and all other common parts, fixtures, fillings and requirement in under or upon the building enjoyed or used in common by the owners, intending purchaser, co-purchaser or other occupiers thereto.
2. The cost of cleaning, maintenance and lighting the main entrance passage, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerk, bill collectors, chowkidars (Guard), plumbers, electricians, sweepers etc., if any.

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- 4. The costs of working repairs, replacements, and maintenances of pumps, tube wells and other service charges for services rendered in common to all occupiers.
- 5. Municipal taxes and other taxes and other outgoing etc.
- 6. Insurance of building against earthquake, fire mob damages & civil commotion etc.
- 7. All electrical charges payable in common for the common portions of the said building.

The SCHEDULE "F" above referred to

- 1. The intending purchaser shall be entitled to all rights, privileges, vertical and lateral supports, casement, appendages whatsoever belonging to the said building or therewith usually held, used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule thereof.
- 2. The right way in common as aforesaid into and upon all the common passage, driveways entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the Purchaser or persons deriving title under the purchaser and/or his/her their/its servants and employees invites and/or customers obstruct in any way by vehicle, deposit of materials, rubbish and any other thing, free, driveways and entrance as aforesaid.
- 3. The right of protection of the said flat by or form all other parts of building and property so as far they protect same.

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The SCHEDULE "G" above referred to

The under mentioned rights, easements and privileges to the said flats shall be expected and be reserved up to the other co-purchasers and/or occupiers of other part or the said building.

- 1. The right of flow in common with the Purchaser and other person aforesaid of electricity, water, soil or waste from and to any part (other than the said flats) to the other part of the said building through pipes, drains, wires or conduits lying or being in under through or over the said flats and so far as

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may be reasonable for the beneficial use, occupation and enjoyment of other parts of the building.

2. The right of protection of other part/s of the said building or all parts of the said flats as the same and or does normally protect
3. The right as would otherwise become vested in the Purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or diminish any support enjoyed by other parts of the said building.

GENERAL SPECIFICATION

The specification of the floor space shall be as follows for the floor space denoted as Flat.

1. Foundation: - RCC Column.
2. Structure: - 5" or 10" thick external walls 5" internal partition of AAC block bricks as per. discretion of the architect.
3. Wall finish: - All internal walls and ceiling shall have plaster of Paris finish and external walls shall have wall putty and two coats of weather coat,
4. Floors: Ceramic tiles/vitrified tiles
5. Doors: - Steel frame wooden frame with flush door painted with two coat of synthetic enamel over a coat of primer.
6. Windows: - Three track Aluminum sliding window.
7. Water Arrangement: - Connection with deep tube well with overhead tank and connected electric pump.
8. Toilets: - Flooring of toilet ceramic tiles and dado of white ceramic tiles up to 7' height. Pipes for hot and cold water provided in toilets (Geysers not provided)
9. Sanitary fittings: - All CP. fittings of standard make, white glazed vitreous sanitary ware one OT PAN. One western commode and cisterns of white acrylic fiberglass.
10. Kitchen: - Green marble working platform of size 24" by 60" with white

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ceramic tiles dado up to 24" height over the working platform only and one steel sink of standard size.

- 11. Electrical: - Concealed conduit copper wiring with standard fittings and modular switches (Tube lights, fans and other fittings not provided)

IN WITNESS WHERE OF the Landowner and Builder have put their respective signatures in this Development Agreement on this..... at Ranchi after understanding the contents of the above.

CERTIFICATE

This is to certify that above referred schedule land is not a Tribal Land. It is not acquired by Government or for Government or Non-Government, Army, Force, or any other purpose. It is neither a forest land nor a Land of C.C.L. H.E.C.L., B.C.C.L. There is not any Temple, Mosque or Church over the aforesaid Land.

It is also certified that the aforesaid land is not a Kaisher-e-Hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executants belong to Schedule Tribe or Schedule caste or Backward Classes within the definition of C.N.T. Act, nor the Land mentioned above is subject matter of section 46 or other Sub Clauses of section 46 of the Chhota Nagpur Tenancy Act.

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

Note:- This is to certified that prior to this development agreement either registered or Non-Registered will be considered as null and void.

IN WITNESS WHEREOF THE LANDOWNER, the BUILDER/DEVELOPER has put their signature on this conveyance at Ranchi, on the month and year first above written.

WITNESSES:-

1. Shivam

Signature of the Landowners

s/c - Chanchal Kr. Singh
Singh More, Hatia,
Ranchi

Sukhdeo Sharma

NEWQONETIC TRADECOM LLP

Handwritten signature

NEWQONETIC TRADECOM LLP
Handwritten signature
Partner

NEWQONETIC TRADECOM LLP
Handwritten signature
Partner

NEWQONETIC TRADECOM LLP
Handwritten signature
Partner

NEWQONETIC TRADECOM LLP
Handwritten signature
Partner

2. Dinesh Kumar Rajak

S/O Badri Parbad Rajak

R/o B Dombroso Road Hesar Hataya
Ranchi

Sulabesh Sharma

SIGNATURE OF DEVELOPER/BUILDER AND PHOTOGRAPH

NO.1 MAHATAB ALAM

NEWQONETIC TRADECOM LLP

Mahesh Kumar

Partner



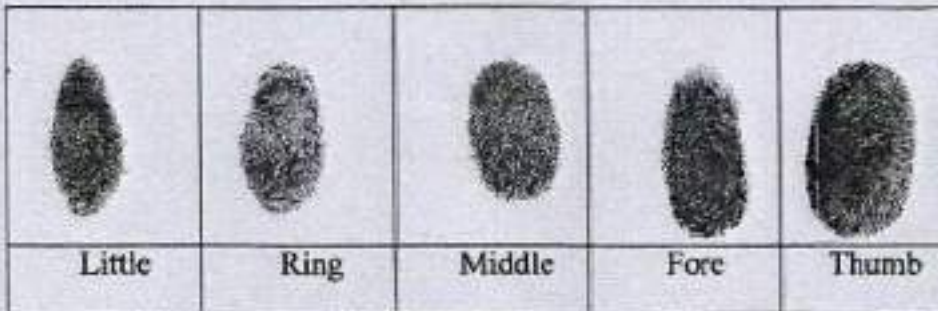
Mahesh Kumar
27/9/22
Ady

NO.2 NASHIR KHAN

NEWQONETIC TRADECOM LLP

Nashir Khan

Partner



Nashir Khan
27/9/22
Ady

NEWQONETIC TRADECOM LLP

Nashir Khan

Suchdeep Chatterjee

NO.3 MANOJ KUMAR SINGH

NEWQONETIC TRADECOM LLP

Manoj Kumar
Partner

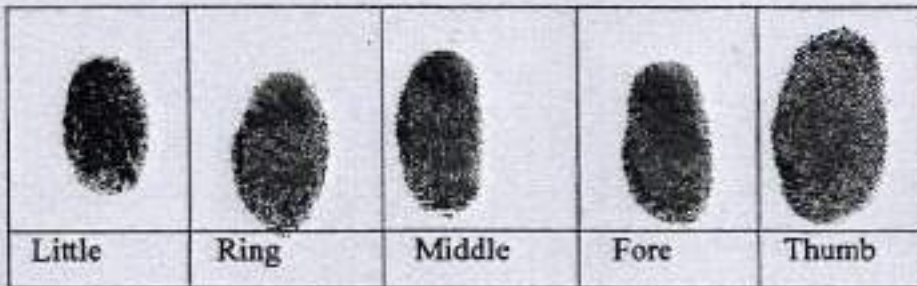


23/5/22
Adh

NO.4 INAM KHAN

NEWQONETIC TRADECOM LLP

Inam Khan
Partner



Adh
21/7/22

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

Drafted by: -

Rupesh Kumar (Advocate)

Rupesh Kumar
23/7/22
Adh
24/02/03

NEWQONETIC TRADECOM LLP

Rupesh Kumar
Partner

Code No

Name of Village

1st Part

Area

Thana

1988

Plot Number

98

Name of Landholder

1988

18

18



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----

Handwritten notes in the right margin, including '1988' and '18/9/88'.



REGISTERED UNDER THE

Registration Act, 1908

Handwritten text 'Sundero Sharma' at the top of the page.

Records of this village are maintained under Section 111 of the Revenue Act, 1948.

NEWSONNET TRADE SHOW LLP

Handwritten signature 'Anandam'.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी ५ प्रति

July 13, 2022

भाग क्रमांक	45	पृष्ठ संख्या	99											
जिला का नाम	रोही	अनुमंडल नाम	सदर	अर्पण का नाम	नामकुम	हस्ताक्षर का नाम	इन्स-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	हेबाग	इंस्टीटुट संख्या	81	होदी संख्या		पान नंबर	247	संज्ञा का प्रकार	—					
SUKHDEO KUMAR SHARMA, रिजि- Late Ram Deo Sharma, पति: —														
खाला नंबर	खाला संख्या	रकबा				परिवर्तन के लिए प्राधिकार				समान	सेस			
B1	1052	0 ए 32 डि 0 हे				नवम्बर 2020 से 03/30/2020 - 2021				03	0			
B1	1051	0 ए 0.5 डि 0 हे												
कुल परिमाण		0 ए 32.5 डि 0 हे												
सं. क्र.	प्राप्ति घट संख्या	साल से	साल तक	सागर बहावा	सागर बाधु बहावा	रोड सेस बहावा	रोड सेस बाधु साल	शिक्षा सेस बहावा	शिक्षा सेस बाधु साल	स्वास्थ्य सेस बहावा	स्वास्थ्य सेस बाधु साल	कृषि सेस बहावा	कृषि सेस बाधु साल	
05-13-2021	0297990039	2020-2021	2021-2022	33	33	8.25	8.25	16.5	16.5	16.5	16.5	6.6	6.6	
04-07-2022	0843946618	2022-2023	2022-2023	0	33	0	8.25	0	16.5	0	16.5	0	6.6	

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक अमान्य प्रमाण है।
यह प्रमाण केवल प्रती का उपयोग के लिए है।
किसी भी प्रकार की अप्रतिष्ठा के लिए समर्थित अधिकारियों से संपर्क करें।
प्रमाण का नक्का देखने के लिए ध्यान दें।

Verified
Renu
21/9/2022

Sulimao Sharma

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सरकल । नाम मौजा मग

धाना वी धाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मग वलिदघत जमाबन्दी
वी सकुनत नम्बर।

Page No. : 98

Vol. No. : 45

Receipt No. : 0843946618

नामकुम । हेसाग । 247 । SUKHDEO KUMAR SHARMA

खाता संख्या	खेरा संख्या	रकबा (एकड़ में)
81	1051,1052	0 एकड़ 32.5 हिस्मील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

जोत का साताना मांग मग तफसील (बकाया वी हाल) मौजूदा साल का।

मांग बाबत	साताना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	33.00					33.00
गुजारी (भावली)	8.25					8.25
सरा	16.50					16.50
सुद	16.50					16.50
मुतफरकात	6.60					6.60
मौजान	80.85					80.85

तफसील अदायकारी

अदायकारी बाबत	साताना	बकाया				मौजालबा हाल (2022-2023)	फाजित
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)						33.00	
गुजारी (भावली)						8.25	
सरा						16.50	
सुद						16.50	
मुतफरकात						6.60	
मौजान अदायकारी						80.85	

(१) मौजान कुल (ताफजी में) : Eighty Rupees and Eighty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 80.85

तारीख अमता तहसील कुनिन्दा : 07-04-2022

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



Verifying
Sum
21/4/2022

यह एक कम्प्युटर जनित प्रति है।

यह प्रथम केबल प्रार्थी की जानकारी के लिए है।

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

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

Print

SUKHDEO SHARMA



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-nyy: CXSL149430896

8/3/2022



आवृत्तारण सुदृष्टि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	इल्का	इल्का-04	
इस्टेट का नाम	झारखण्ड	भाग	43	प्लॉट संख्या दर्शाए	98	प्लॉट नं.	247	
अनिक संख्या	केस नं.	मौजा का नाम/राजस्व धारा नं.	भाग का नाम	स्वीकृत ड्रांग और तिथि	परिवर्तन प्रकार	अभिप्लूत जिनमें कमांडारण संकेपित है क्रमा सं रं. दर्शाए	कारोबर विप्लूत सूचना क्रमा नं. प्लॉट नं. क्षेत्रफल	रजिस्टर 2 अनुमंडल तिथि अनुमंडल
50890	9330 /K27 2008 - 2021	हेसाग 247	नामकुम	28/04/2021	By Sale Registration Deed 2021/RAN/11/795/ Dated 27/03/2021	81 11 320 81 11 320	81 1002 32 डिसेमील 81 1001 0.5 डिसेमील	33
जिला का नाम : (SUKHDEO KUMAR SHARMA)पति-Late Ram Deo Sharma, पति—, पत्नी-Muslin Bati Near Don Bosco School Himg P.S- Jaganathpur)		जमाखंडी रैफा का नाम : ठाकुर जुगत किशोर नाथ साहदेव-मिता-ठाकुर योगेन्द्र नाथ साहदेव		शिकेता का नाम : THAKUR JUGAL KISHORE NATH SHAHDEO THRO,NAWAL KISHORE NATH SHAHDEO THRO, पति-Late Thakur Jogendra Nath Shahdeo, पति—, पत्नी-Basargah P.O-Tupadass P.S- Dhanwa District- Raachi Jharkhand वी BINAND RAM , पति-Late Karan Baitha, पति—, पत्नी-Himg Near Don Bosco High School P.O- Himg P.S- Jaganathpur District- Raachi state of Jharkhand वी KUMAR JAI KISHORE NATH SHAHDEO THRO, पति-Late Thakur Jogendra Nath Shahdeo, पति—, पत्नी-Basargah P.O-Tupadass P.S- Dhanwa District- Raachi Jharkhand				
राजस्व कर्मचारी इल्का-04 को आवश्यक कार्रवाई एवं सुचनाएं इलाहतीत। यह एक कंप्यूटर जनित प्रति है यह प्रत्येक केस की जानकारी के लिए है इसका उपयोग किसी भी व्यापारिक नै साध्य के रूप में नहीं किया जा सकता है। कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाए इन्सान।				Signature valid ✓ Digitally signed by SURENDRA ORAON अंचलिकारी नामकुम				

Sukhdeo Sharma

कारखाने नगरपालिका अधिनियम-2011 की धारा 152 (2) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : GAN/054/0933/21/22
Date : 29-03-2022
प्रभावी : चतुर्थ तिमाही 2020-2021

श्री/श्रीमति/श्री
SUKHDEO KUMAR SHARMA S/O LATE RAH DEO SHARMA

या
NESAG NATIA

एतद् द्वारा आपको सूचित किया जाता है कि आपके गृह सं- 054000780809020 चार्ट सं- 54 (Old) जिसका नया गृह सं- 054000650000020 एवं नया चार्ट सं- 51 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 8.00% स्व-निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	493.11
2.	जल कर	0.00
3.	सौख्यकर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		493.11



To be signed by the Applicant

नोट-

1. कर निर्धारण की सूची, रॉबी नगर निगम Website, www.nagorbinimunicipal.com पर उपलब्ध है।
2. नियमावली संजीका 11.4 के आलेख में वर्षा जल संरक्षण कि व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लागू जयिगा जो सम्पत्ति कर का 50% होगा।
इसकाट वी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पावें।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण पूर्ति कर का भुगतान वित्तीय वर्ष के 30 पूरा के पूर्व कर दिया जाता है, तो करदाता को 5% की रिफाउण्ट दी जायगी।
5. किसी देय पूर्ति को चिबैट सम्पावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाना जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं ही गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच तथा समय निगम करा सकती है एवं तथा मरुत पाए जाने पर नियमावली संजीका 13.2 के अनुसार निर्धारित शक्ति (Powers) एवं अंतर राशि देय होगा।
7. रॉबी नगर निगम द्वारा संश्लेष इस सम्पत्ति कर इन इमारतों/दाचों को कोई कानूनी हैसियत प्रदान नहीं करता है औरया न ही अपने मालिकों / दखतकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होस्टिंग नं० का अधिकारी अंक 5/8/78 है तो यह विधि संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

Subhdeo Sharma

NEWQONETIC TRADECOM LLP

Partner



NEWQONETIC TRADECOM LLP

mahabub

Part:er

NEWQONETIC TRADECOM LLP

Part:er

Part:er

NEWQONETIC TRADECOM LLP

Part:er

Part:er

NEWQONETIC TRADECOM LLP

Part:er

Part:er

NEWQONETIC TRADECOM LLP

Part:er

Part:er

Mobile No. : 9097238757
7979006252
9955447144



NEWQONETIC TRADECOM LLP

3rd Floor, 'Amayara Tower', Near Hyundai Showroom,
Kachnar Toli, P.O. - Hatia, PS. - Jagarnathpur, Ranchi - 834003 (JH)

E-mail : newqonetic2020@gmail.com

Website : www.newqonetic.com

Ref. No.

Date

TO WHO ME IT MAY CONCERN

This is to certify that the Building plan under Khata No-81 Being R.S Plot No-1051, 1052 and 1055 situated at Anchal-Namkum, Mouza-Hesag, P.O- Hatia, Thana No-247, P.S.-Jagarnathpur, District- Ranchi-83403, Old Ward No-54, New Waard No-51, bearing **B.C Case No-RMC/GH/0625/W51/2021** has been submitted under **"GROUP HOUSING SCHEME"** in which provision of EWS/LIG is provided.

Thanking You

Yours Faithfully

NEWQONETIC TRADECOM LLP

Partner

NEWQONETIC TRADECOM LLP

Partner

NEWQONETIC TRADECOM LLP

Partner

Newqonetic TradeCom LLP

Partner

NEWQONETIC TRADECOM LLP

Partner

NEWQONETIC TRADECOM LLP



Ranchi Municipal Corporation

FORM FOR SANCTION OF GROUP DEVELOPMENT SCHEME

APPENDIX - 'E' /Bye Laws Clause No. 7.1

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

SUKHDEO KUMAR SHARMA , THAKUR JUGAL KISHORE
NATH SHAHDEO, KUMAR JAI KISHORE NATH SHAHDEO,
NAWAL KISHORE NATH SHAH DEO
C/O NEW QONETIC TRADECOM LLP AMAYRA
TOWER,3RD FLOOR ,NEAR HYUNDAI SHOWROOM,
KANCHAR TOLI HATIA RANCHI., 834003

Re:sanction of your building plan case no. RMC/GH/0625/W51/2021 dated 27/8/2021 for grant of license on Dated 10/7/2022 for the Group Development Scheme in Khata No.: 81 on RS Plot no.: 1051,1052,1055 Situated In Colony/Street: Mchalia/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner Ranchi Municipal Corporation, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of RS.1435369/-
2. You have to furnish & Deposit a Gift Deed of 0 sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of RS.1892882/- labour cess @ 1% of the project cost.

Sukhdeo Sharma

NEWQONETIC TRADECOM LLP

Handwritten signature

Ranchi Municipal Corporation

NEWQONETIC TRADECOM LLP

Handwritten signature
Partner

NEWQONETIC TRADECOM LLP

Handwritten signature
Partner

NEWQONETIC TRADECOM LLP

Handwritten signature
Partner

NEWQONETIC TRADECOM LLP

Handwritten signature
Partner

आयकर विभाग
TAX DEPARTMENT
सुखदेव शर्मा
SUKHDEO SHARMA
KAMDEO MISTRY
18021874
Account No
GDIPS2378R

भारत सरकार
GOVT OF INDIA



For more details visit / call / write / inform / return to
through The PAN Service Unit, TITUS
Plot No. 3, Sector 11, Gurgaon, Haryana
Distt. Gurgaon - 400 614

आपका PAN कार्ड प्राप्त करने के लिए
आपको निम्नलिखित जानकारी देनी होगी,
पता
मोबा नं - 98999 99999

Sukhdeo Sharma

NEWQONETIC TRADECOM LLP

Sukhdeo Sharma
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHATAB ALAM
SHAUKAT ALI

24/01/1974

Permanent Account Number
A/M/PAB315Q



To use this card to book / renew / modify your tickets to
Airways, see PAN Services Unit, 100101,
Plot No. 2, Sector 11, GND Scheme,
New Delhi - 110 014.

इस कार्ड का उपयोग करने के लिए/नवीकरण/संशोधन के लिए
वायुसेवा के टिकट बुक करने के लिए, 100101,
प्लॉट नं. 2, सेक्टर 11, गण्डापुरा,
नई दिल्ली - 110 014

Mahababu

NEW QUANTUM TECHNOLOGIES

Signature
P. S. S. S.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
BOTPS4736M

नाम / Name	MANDJ KUMAR SINGH
पिता का नाम / Father's name	LALAN SINGH
जन्म की तारीख / Date of Birth	01/05/1965
लिंग / Gender	Male

Signature Not Verified

Digitally signed by Income Tax Dept. Date: 2022.02.27 09:44:53T

- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessments, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. भारतीय लेखा संख्या (पैन) एक करदाता के संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, विभिन्न करों के चुकाव, आकलन, कर मांग, देयता बकाया, बकाया के निवृत्तन और इलेक्ट्रॉनिक जानकारी का आसानी से एकरूपता व बढ़ती जाड़ी भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) अथवा अधिनियम, 1961 के तहत विहित कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card" सहायक पैन कार्ड में एंहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप की खोज के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) and assessments in clause 10 in the Explanation occurring after sub-section (3) of Section 138A of Income Tax Act, 1961 and sub-rule 2E of Rule 114 of the Income Tax Rules, 1962.

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NEWQONETIC TRADECOM LLP


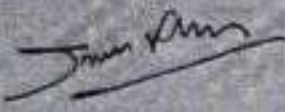

Handwritten signature
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ANMPK6865E

नाम / Name	MD INAM KHAN		
पिता का नाम / Father's name	MD ISLAM KHAN		
जन्म की तारीख / Date of Birth	16/07/1974		
लिंग / Gender	Male		
			Signature Not Verified Digitally signed by Income Tax Dept. Date: 2022.01.31 09:11:19 GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax deducted tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (PAN) एक व्यक्तियों के संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, रकम बकाया, सूचना के विनिमय और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली जस्टि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आभार अधिनियम, 1961 के अंतर्गत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (PAN) का उद्धरण अब अनिवार्य है (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (PAN) का धारण या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न PAN कार्ड में एंहांसड QR कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए शीर्षक "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (d) in the Explanation occurring after sub-section (3) of Section 139A of Income Tax Act, 1961 and sub-rule (B) of Rule 114 of the Income Tax Rules, 1962.

MD Inam Khan

NEWQONETIC TRADECOM LLP

Harshvardh
Partner

793

742



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2d138f83bccbebd13575

Receipt Date : 22-Mar-2021 03:17:31 pm

Receipt Amount : 477972/-

Amount In Words : Four Lakh Seventy Seven Thousands Nine Hundred And Seventy Two Rupees Only

Token Number : 20210000035957

Office Name : SRO - Ranchi Urban2

Document Type : Sale Deed

Payee Name : SUKHDEO KUMAR SHARMA (Vendee)

GRN Number : 2105156072



46 02 03 For Office Use :-
 दिनांक 22/03/2021 को ऑनलाइन स्टाम्प ड्यूटी का भुगतान किया गया।
 1899 की अनुसूची 1 का 1 का भाग।
 अर्थात् अर्थात् स्टाम्प संहिता का स्टाम्प शुल्क 477972/-
 किमुब का स्टाम्प शुल्क अर्थात् 477972/-
 वर निदेशक, एसी
 एसी लेव नं-2, लिस्टा प्रान्त
 22.3.2021

Binand 1st
22/03/2021

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।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 120c24380b734bc6541e

Receipt Date : 27-Mar-2021 11:44:21 am

Receipt Amount : 10/-

Amount In Words : Ten Rupees Only

Token Number : 20210000035957

Office Name : SRO - Ranchi Urban2

Document Type : Sale Deed

Payee Name : SUKHDEO KUMAR SHARMA (Vendeo)

GRN Number : 2105259288



-: For Office Use :-



Singh Ram
29/03/2021

बस रसीद का उपयोग केवल एक ही वस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। धुनः धिन्त कर अध्या फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे वस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

NEWQONETIC TRADECOM LLP

Singh Ram
Patron



SALE DEED

This DEED OF ABSOLUTE SALE is made and executed on this 27th day of March of the year 2021

BETWEEN

(1) THAKUR JUGAL KISHORE NATH SHAHDEO (UID No- 5507 0801 1387) Mob No- 9304113945 (2) NAWAL KISHORE NATH SHAHDEO (UID No-3462 0806 4514) Mob No- 8210680958 (3) KUMAR JAI KISHORE NATH SHAHDEO (UID No -9458 6073 6252) Mob No-09431361321 all sons of Late Thakur Jogendra Nath Shahdeo, Grand son of Late Thakur Jagat Uday Nath Shahdeo by

*Binand Ram
27/03/2021*

*Binand Ram
27/03/2021*

faith- Hindu, by Caste-Nagwanshi Chhatri, by occupation Cultivation, Residing at Basargarh, P.O-Tupudana, P.S- Dhurwa, District- Ranchi, (Jharkhand), an Indian-Citizen through their constituted power of attorney holder namely **BINAND RAM**, (DOB - 23-07-1944) Son of Late Karmu Baitha, Grand Son of Late Balak Dhobi, by faith- Hindu, By Caste- Dhobi, Resident of- Village- Hesag, Near Don Bosco High School, P.O- Hatia, P.S- Jagannathpur, District- Ranchi, state of Jharkhand, Indian Citizen. Being Power No- 2021/RANU2/612/BK4/40 in Book No.-4, volume No.-4, running from page no.-349 to 406 dated 09.03.2021 (hereinafter Called the Vendor) of the one part

*VERIFIED
27-3-21
2636320/3/21
4339921
27-3-21*

UID: - 6535 3485 6055 PAN: - BFRPR8785Q Mob: 9162772283

27-3-21



AND

SRI SUKHDEO KUMAR SHARMA (D.O.B 18-02-1971) Son of Late Ram Deo Sharma, Grand Son of Late Hira Sharma, by faith Hindu, by Caste Badhai, by Occupation Business R/o- Muslim Basti, Near Don Bosco School, Hesag, P.S- Jagannathpur, District- Ranchi an Indian Citizen (herein called the **VENDEE** which expression shall unless repugnant to or excluded by the context or subject mean the **VENDEE** above named and include his legal heirs, successors, assigns, legal representatives, administrators and authorized persons. (hereinafter Called the **VENDEE**) of the other part.

UID: -5709 8985 3739 PAN: - GDFPS2378R Mob: -6201377563

The expressions of the **VENDOR** and the **VENDEE** shall mean and include their respective heirs, successors, executors, nominees, assignees, administrators and legal representatives etc.

WHEREAS Thakur Jagat Uday Nath Shahdeo being the landlord of R.S. Plot no- 1051, 1052 and 1055 measuring total area- 1.96 Acres, under Khata No: - 81, situated at Mauza- Hesag, P.S- Jagannathpur, Thana no 247 District- Ranchi, Jharkhand, after the implementation of Bihar Land Reforms Act, 1950 got his name entered in the record of the Circle Officer, Namkum vide Rent Fixation Case no. -28R/62-63, and thereafter the Executants have got their name mutated as successor vide succession mutation case no.166 R27/1993-94 and the same is mentioned in page no.- 320 volume no.-11 in the column of Resistor- II and rent receipt is being issued in their name vide receipt no.-0110788585 for the year 2020-2021 dated 23.01.2021.

AND WHEREAS Land Lord Thakur Jagat Uday Nath Shahdeo died behind leaving behind his only one son Thakur Jogendra Nath Shahdeo.

AND WHEREAS Thakur Jogendra Nath Shahdeo died leaving behind his three sons, namely 1. Thakur Jugal Kishore Nath Shahdeo, 2. Nawal

*Bin and Ram
27/03/2021*

Page 8 of 8

NEWQONETIC TRADECOM LLP

[Handwritten Signature]

Kishore Nath Shahdeo and 3. Kumar Jai Kishore Nath Shahdeo.

AND WHEREAS after death of Thakur Jogendra Nath Shahdeo all his three sons namely 1.Thakur Jugal Kishore Nath Shahdeo, 2.Nawal Kishore Nath Shahdeo and 3. Kumar Jai Kishore Nath Shahdeo, became the absolute owner of the property left by him and now they are enjoying the right, title and interest over the land left by their father.

AND WHEREAS owing to pre occupation in other works said 1.Thakur Jugal Kishore Nath Shahdeo, 2.Nawal Kishore Nath Shahdeo and 3. Kumar Jai Kishore Nath Shahdeo, appointed their attorney to **BINAND RAM**, Son of Late Karmu Baitha, Grand Son of Late Balak Dhobi, by faith- Hindu, By Caste- Dhobi, Resident of- Village- Hesag, Near Don Bosco High School, P.O- Hatia, P.S- Jagamathpur, District- Ranchi, to do all acts on their behalf and in this way the said attorney holder is conveying the aforesaid property to the **VENDEE**.

AND WHEREAS the above **PROPERTY**, more particularly described in schedule herein below is free from all sorts of encumbrances such as liens, charges, claim, liabilities, acquisitions, injunctions or attachments from any Court of Law, sales, mortgages, demands, notices, notifications, legal disputes, difference, prior sale and flaws etc. and the **VENDOR** is fully entitled to dispose of the same.

AND WHEREAS the **VENDOR** being in the need of money and finding no other alternative for the same approached the **VENDEE**, who is a close friend to the **VENDOR** and **VENDEE** who served a lot for the **VENDOR** in the past and out of said affection for the **VENDEE**, the Vendor has agreed to transfer the said property for a consideration price of Rs 12,000,00/- (Twelve lakh only), however the Value of the said property has been assessed by the guideline value register at Rs. 11949400/- (One Crore nineteen lakhs forty nine thousand four hundred rupees).

The land situated at Mauza- Hesag, Thana No- 247, Thana- Jagamathpur, District Ranchi, under **KHATA No.-81, R.S PLOT No.- 1051, AREA-**

*Binand Ram
29/8/2021*

0.50 Dec, R.S. PLOT No.- 1052 , AREA- 32.00 Dec, thus comprising of TOTAL AREA-32.50 Decimals, having absolute right, title and interest over the property,(hereinafter referred to as "SAID PROPERTY") by way of Sale to the VENDEE, which has been ACCEPTED by the VENDEE.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

- (1) That the aforesaid VENDORS due to their financial requirements as also out of affection for the VENDEE, are transferring the scheduled land with their own free will and without any pressure, undue influence or coercion. Although the said land is being valued at Rs. 11949400/- (One Crore nineteen lakhs forty nine thousand four hundred rupees) only, the VENDORS are conveying/ transferring the said property for a consideration amount of Rs 12,000,00/- (Twelve Lakhs only) and here by transfer, convey, assign the said property with super-structures, along with all the free hold rights, title, interest, easements and privilege long with sanitary and electrical installations, fixtures and fittings whatsoever the said share of the said property TO HAVE ANTOHOLD same to the VENDEE, absolutely and forever.
- (2) That the aforesaid Vendor assures the VENDEE that the said property here by is free from all sort so encumbrances such as prior sale, sale, mortgage, and disputes etc.
- (3) That the said property is already in possession/will be put to possession of the VENDEE, the Vendor has delivered proprietary rights and actual and physical/constructive possession of the said property to the VENDEE by this Deed.
- (4) That the VENDEE will pay electricity, water, house tax bill so or any other dues and demands of the concerned authority in respect of the said property from the date of execution of this sale deed.
- (5) That the Value of the said property has been assessed by the guideline value register at Rs. 11949400/- (One Crore nineteen lakhs forty nine thousand four hundred rupees) the stamp duty has been paid

Estimated from 12/11/12

according to the provision of the law, the value set forth in this Deed is absolutely fair.

- (6) That now the **VENDOR** admits that he has been left with no right, title, interest or concern of any nature whatsoever in the said property and the **VENDEE** has become the absolute owner of the said property by this Deed, who shall be fully competent to use and enjoy the said property or transfer or alienate the same to anyone by way of sale, sale, mortgage, lease or otherwise to anyone in the manner he likes, as permissible by law, without any claim, demand and objection by the Vendor and his other heirs and successors.
- (7) That the Vendor will get the said property transferred, mutated and assessed in the name of the **VENDEE** in the Records of Local bodies, electricity board, water board or any other concerned authority, otherwise also the **VENDEE** can get his own name so entered on the basis of this Sale Deed.
- (8) The **VENDOR** has now been left with no right, title, interests or liens etc. whatsoever of any sort/nature in the aforesaid **PROPERTY SALE** hence for after the execution/ registration of this **SALE DEED**.
- (9) That the **VENDEE** has accepted the **SALE** of the said **PROPERTY UNDER SALE DEED** and has also taken-over the possession of the same from the **VENDOR**.
- (10) That the market value of the above mentioned **PROPERTY UNDER SALE** has been assessed at Rs. 11949400/- (One Crore nineteen lakhs forty nine thousand four hundred rupees), as per value fixed by the authority of Jharkhand Government.
- (11) That all the expenses of the **SALE DEED** such as Stamp Duty and registration Fees etc. have been borne and paid by the **VENDEE**.
- (12) That all future taxes, cesses, rates or any other Govt. Or Municipal dues and demands in respect of the above-mentioned **PROPERTY UNDER SALE** shall be borne and paid by the **VENDEE**.
- (13) That all the Title Deeds/papers include in previous title deed (in originals)

Bimanch from
27/12/22

relating to the said PROPERTY, herein below mentioned UNDER SALE have been handed-over/ delivered to the VENDEE by the VENDOR.

SCHEDULE

All the part and parcel of land situated at Mauza- Hesag, Thana No-247, Thana- Jagarnathpur, District Ranchi, under KHATA No.-81, R.S PLOT No.- 1051 , AREA- 0.50 Dec, R.S. PLOT No.- 1052 , AREA- 32.00 Dec, thus comprising of TOTAL AREA-32.50 Decimals, having absolute right, title and interest over the property.

BOUNDED AND BUTTED BY:-

EAST- Plot No 1053 and 1054/part

WEST- Part of Plot no 1050

NORTH- R.S Plot no 1052/part

SOUTH- Part of Plot no 1051 and 1052/part

CERTIFICATE

It is certified that according to the Khatian, this land is not land of government nor acquired by government for Army, Bhudan and other works this land is not for Math Mandir, Girja, Mosque and this land is also not related with Adivasi Khata, The land hereby sold has not been acquired by the C.C.L. B.C.C.L, H.E.C. or E.C.L., It is further stated that the said land is neither schedule Tribe land nor Schedule Cast no related with Forest Land.

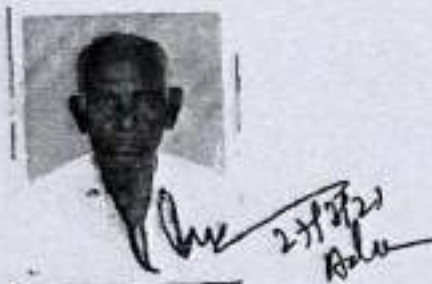
That the contents and compose of this deed has been read over and understood by the vendor and found correct to the best of their knowledge and satisfaction.






13: original from
29/03/2021

IN THE WITNESSES WHEREOF, the parties have signed and affixed their signatures thumb mark on this Sale Deed after understanding the contents of the same on the day, month and year first above written in the presence of the below mentioned witnesses.

Name and Signatures of VENDOR

Bimandh Bani
27/03/2021



Little	Ring	Middle	Index	Thumb
				

Name and Signature of VENDEE

Sulchdeo K Shukla

27/03/2021



27/03/21
Shukla

Little	Ring	Middle	Index	Thumb

Bhimchand Bann

27/03/2021

WITNESSES:-

1. Shukla
 Jaymandan Prasad S/o Bimand Ram
 Near Dun Basco school Hesarag
 Post - Hata, Tano - Jagannathpur
 Dist Ranchi - 834003

2. Tijmohanz Bann
 S/O - Bimand Bann
 R/O - Hesarag Hatia
 Ranchi, 27/03/21

3. Shiwam
 S/o - Chauchal Kr Singh
 Singh Moore, Kelay ampur,
 Hatia, Ranchi
 Shiwam
 27/03/2021

④ Pr / 27/03/21
27/03/21

Witnessed by

 Date: 27/03/21
 Page 8 of 8



भारत सरकार
GOVERNMENT OF INDIA



तिमोहन प्रसाद
Timohan Prasad
जन्म तिथि/ DOB: 15/08/1980
पुरुष / MALE



5483 7362 5436

आधार-आम आदमी का अधिकार



भारतीय विश्व शैक्षणिक आयोग
UNO EDUCATIONAL COMMISSION OF INDIA

पता: ADDRESS:
आलय: बिल्डिंग राम, इलाहाबाद,
इन्दिरा, रोधी,
आराखण्ड - 834003

5483 7362 5436

Aadhaar-Aam Admi ka Adhikar

Job No:- 6200168477.

Timohan Prasad



NEWQONETIC TRADECOM LLP

Partner
Partner



राँची नगर निगम, राँची।

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

Memo No. : SAM/554/0269/2021

Date : 12-03-2021

प्रभावी : प्रारंभ तिथि 2020-2021

श्री/श्रीमती/शुद्धी

THAKUR JUGAL KISHORE NATH SHAHDEO S/O THAKUR JOGENDRA NATH SHAH DEO
KUMAR JAI KISHORE NATH SHAHDEO S/O THAKUR JOGENDRA NATH SHAH DEO
NAWAL KISHORE NATH SHAH DEO S/O THAKUR JOGENDRA NATH SHAH DEO

पता

HESAO HATIA

सूचना द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं- 054000780800020 एवं नया कार्ड सं- 51 (पुराना कार्ड सं- 54) हुआ है, आपके सार्वजनिक क्षेत्र पर के आधार पर वार्षिक किराया मूल्य 6.00/- रूप्य निर्धारित किया गया है। इसके अनुसार प्रती तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं-	Particulars	Amount (In Rs.)
1.	गृह कर	2973.81
2.	जल कर	0.00
3.	सौभाग्य कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (यहां जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रती तिमाही)		2973.81



To be signed by the Applicant

नोट-

1. कर निर्धारण की सूची, राँची नगर निगम Website, www.raichynagar.com पर उपलब्ध है।
2. नियमावली कंडीशन 11.4 के अंतर्गत नई जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लागू करने को सम्बन्धी कर का 50% होगा।
बिधायक की धारणा है कि, यहाँ जल संरक्षण संरचना लागू कर निगम को सूचित करने तथा अतिरिक्त गृह कर से राहत पाये।
3. प्रत्येक तिमाही वर्ष से सम्बन्धी कर का भुगतान कैलेंडरिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण भूति कर का भुगतान तिमाही वर्ष के 30 दिन के पूर्व कर दिया जाता है, तो करदाता को 5% की छूट प्राप्त होगी।
5. किसी देय भूति को निरिद्ध सम्पत्तियों (पब्लिक प्रोपर्टी) के अन्दर या उसके पूर्व नहीं भुगतान होता है, तो 1% प्रतिशत की दर से सहायक कर देय होगा।
6. गृह कर निर्धारण आपके सार्वजनिक एवं नई वर्ष क्षेत्र के आधार पर की जा रही है, इस स्व-निर्धारण व्यवस्था पर की सम्बन्धी जल संरक्षण का भुगतान कर के अन्तर्गत ही करेगा।
7. राँची नगर निगम द्वारा संशोधित इन सम्पत्ति कर इन इमारतों/वाहनों को कोई सम्बन्धी हेरिडिबल घोषणा नहीं करता है और यह न ही अपने अधिकारों/उत्तरदायित्वों को कोई सम्बन्धी अधिकार प्रदान करता है।
8. अगर आपके नये हेरिडिबल नं० का अधिकार नं० 056/7/8 है तो यह निरिद्ध संरचनाओं की सेवा के अन्तर्गत माना जायेगा।

Binanda Pan



ह्यारसंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

March 17, 2021

भाग क्रमांक	11	पृष्ठ संख्या	320
विद्या का नाम	सीबी	अनुपंजन का नाम	बटार
पौधा का नाम	इंसान	इंसान का नाम	81
		पंजी संख्या	0
		अनुपंजन का नाम	247
		इंसान का नाम	—

आवक		व्यय		संतुलन	
1001	0	29	0	0	0
1002	1	30	0	0	0
1005	0	37	0	0	0
कुल संतुलन	1	96	0	0	0

संक्रमांक	आवक का संख्या	व्यय संख्या	आवक का नाम	व्यय का नाम	आवक का नाम	व्यय का नाम	आवक का नाम	व्यय का नाम	आवक का नाम	व्यय का नाम	आवक का नाम	व्यय का नाम
18/08/2011	1185954	2015-11-2011-123	3.37	0	0.84	0	1.89	0	1.89	0	0.87	0.87
18/03/2015	117532	2014-2015-3	3.37	0	0.84	0	1.89	0	1.89	0	0.87	0.87
01-23-2021	2019780580	2015-2020-2016-2021	18.85	3.37	4.2	0.84	8.4	1.89	8.4	1.89	0.35	0.87

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

List Of Case Status Details



यह एक स्वचालित प्रति है।
यह प्रमाणित नहीं है।
किसी भी प्रकार की गारंटी के बिना प्रमाणित प्रतिलिपि से संश्लेषण को
कार्य में लाना नहीं है।

Verified from 27/03/2021

Bimand Ram

NEWQONETIC TRADECOM LLP

Sch XIV-F.No. 180r
 रसीद मातगुजारी
 नाम सरकत । नाम मौजा धम
 धाना की धाना नम्बर

V

फरद मतकी / फरद रैयती Page No. : 320
 नाम रैयत मय वसिदयत जमाबन्दी Vol. No. : 11
 की संयुक्त नम्बर। Receipt No. : 9110788585

नामकुम । हेसाग । 247 । ठाकुर जगत किशोर नाथ साहदेव, लाल नवल किशोर नाथ साहदेव, लाल जय किशोर नाथ साहदेव		
खाना संख्या	खसरा संख्या	रकबा (एकड़ में)
81	1051, 1052, 1055	1 एकड़ 96 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	हाफचीत हिसाब लगान भावती
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जोत की सालाना मांग मय हाफचीत (बकाया की हस्त) मौजूदा सात का।

योग भारत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा (2013-2016) - (2016-2017)	१ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ रा वर्ष (2019-2020)	
मात गुजारी (नकदी)	3.37	6.74	3.37	3.37	3.37	3.37
सरत (भावती)	0.84	1.68	0.84	0.84	0.84	0.84
सुट	1.68	3.36	1.68	1.68	1.68	1.68
मृतफरकात	1.68	3.36	1.68	1.68	1.68	1.68
मौजान	0.67	1.34	0.67	0.67	0.67	0.67
	8.24	16.48	8.24	8.24	8.24	8.24

हाफचीत अदायकारी

अदायकारी काबल		बकाया				मौजाना हाल (2020-2021)	पाइजिल
		तीन वर्ष से ज्यादा (2015-2016) - (2016-2017)	१ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ रा वर्ष (2019-2020)		
मात गुजारी (नकदी)	(नकदी)	6.74	3.37	3.37	3.37	3.37	
सरत (भावती)	(भावती)	1.68	0.84	0.84	0.84	0.84	
सुट		3.36	1.68	1.68	1.68	1.68	
मृतफरकात		3.36	1.68	1.68	1.68	1.68	
मौजान अदायकारी		1.34	0.67	0.67	0.67	0.67	
		16.48	8.24	8.24	8.24	8.24	

(1) मौजान कुल (तफजों में) : Forty Nine Rupees and Forty Four Paise

(2) नाम देहिन्दा -

(3) कुल बकाया - 49.44

तारीख अमला हाफचीत कुनिन्दा : 23-01-2021

कानन महल का बकाया मातगुजारी पर (बिनाप ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सुट नहीं लिया जाता है।



Verified
 from
 27/03/2021

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की असुविधों के लिए सम्बन्धित अधिकारियों से संपर्क करें।

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

Pnni

Binayak Prasad

PHOTO
MIRAM

NEWTONETIC TRADECOM LLP



Tax Payer Counterfoil

PAN **GDFPS2378R**

Received from : **SUKXXXX SHARMA**

Rs : **89620/-**

(In words) : **Eighty Nine Thousand And Six Hundred And Twenty Rupees Only**

Draws On : **Internet Banking through SBI**

**PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : OTHER THAN
COMPANIES TAX(0021)
Minor Head : TDS on Property (800)**

For the assessment year : **2021-22**

Payment Status : **Success**

SBI Ref No. : **IK08BAUHT52**

	BSR Code	Tender date	Challan No
CIN	0004329	190321	01320
Date of challan :	19-03-2021		

**State Bank of India
Bangalore Focal Point Branch
Bangalore
(Internet Collection Center)**

Biswamit Ram

NEWQONETIC TRADECOM LLP

[Signature]
Partner

Form 26QB

Year 2 Tax Acknowledgment Number & 4400000044

- The Acknowledgment No. printed will be valid only if the taxpayer makes a payment to the IRS's tax collectors or is added to your annual Acknowledgment No. by qualifying from the IRS tax collector's system.
- An acknowledgment by the IRS Department, TDS is not valid. Form 26QB is an election for payment from the TDS's website after a year's delay. It is not valid if the product of the electronic file.
- The TDS and the IRS Form 26QB should be entered in the IRS's system for payment from the IRS's website or TDS website. Your file will be treated as such. The IRS's system.
- If you are applying to your first year of Payment/Check, the date will result in a return of funds for your payment.
- If you are applying to your first year of Payment/Check, the return will result in a return of funds for your payment.
- If you are applying from 2008 to a second payment due date, the date will result in a return of funds for your payment.

Taxpayer Name	WY	Payment Year	2011
Account Number	401	Payment Year	2011
Payment Amount for 2011 of Taxpayer/Payer/Debtor	10000000	Payment Amount for 2011 of Taxpayer/Payer/Debtor	10000000
Full Name (Last, First, Middle Initial)	WYNNON WYNNON	Full Name (Last, First, Middle Initial)	WYNNON WYNNON
Address of Taxpayer on the date of this	10000000	Address of Taxpayer on the date of this	10000000
State (FIPS or per IRS Publication)	WY	State (FIPS or per IRS Publication)	WY

Complete Address of the Property Transferred		Complete Address of the Property Transferred	
Address	WY	Address	WY
Name of person/organization/property/owner	WYNNON WYNNON	Name of person/organization/property/owner	WYNNON WYNNON
Street/Highway No.	10000000	Street/Highway No.	10000000
City/Town/Village	WYNNON	City/Town/Village	WYNNON
State	WY	State	WY
Zip Code	82000	Zip Code	82000
County	WYNNON	County	WYNNON
Parcel No.	WYNNON	Parcel No.	WYNNON

Date of Acquisition	10000000	Whether you have any Taxpayer/Debtor	Yes
Date of Payment/Check	10000000	Whether you have any Taxpayer/Debtor	Yes
Date of the Transaction	10000000	Payment Year	2011

Complete Address of the Property Transferred		Tax Disposition Details	
Address	WY	Year	2011
Type of Property	Real	Rate of TDS (1/1)	0.75
Name of person/organization/property/owner	WYNNON WYNNON	Rate of TDS (1/1)	0.75
Street/Highway No.	10000000	Rate of TDS (1/1)	0.75
City/Town/Village	WYNNON	Rate of TDS (1/1)	0.75
State	WY	Rate of TDS (1/1)	0.75
Zip Code	82000	Rate of TDS (1/1)	0.75

Name of person/organization/property/owner	WYNNON WYNNON
Mode of Payment	Check (Check/Debit)
Bank Name	Bank Name of Bank

This Acknowledgment is only for the information regarding TDS on sale of property identified in the Information Return (1099). This cannot be amended or paid afterwards if done.

To Demand Form

NEWQONETIC TRADE.COM LLP

[Handwritten Signature]



Binand Ram

NEWQONETIC TRADECOM LLP

Partner

NEWQONETIC TRADECOM LLP

Binand Ram
Partner



OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Ranchi Urban2
District Name :- Ranchi
State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000035357

Deed Type	Sale Deed
Number of Pages	66
Fee Details	Stamp Duty :- Rs. 477976, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 358482, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.11785440/- ,Transaction Amount :- Rs.11949400/-
Property Details	District :- Ranchi , Tehsil :- Nankum , Village Name :- Hesag Location :- Other Road, Hesag Word No 54 Property Boundaries :- East: PLOT NO- 1053 AND 1054/PART, West: PART OF PLOT NO- 1050, South: R.S. PLOT NO- 1051 AND 1052/PART, North: R.S. PLOTNO- 1052/PART Plot Number - 1052Volume Number - 11Page Number - 320Khata Number - 81Holding Number - 054000780800020 Area Of Land :- 32.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.183835/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nankum , Village Name :- Hesag Location :- Other Road, Hesag Word No 54 Property Boundaries :- East: PLOT NO- 1053 AND 1054/PART, West: PART OF PLOT NO-1050, South: PART OF PLOT NO- 1051 AND 1052, North: R.S. PLOT NO- 1052/PART Volume Number - 11Page Number - 320Khata Number - 81Plot Number - 1051Holding Number - 054000780800020 Area Of Land :- 0.50 Decimal

Sh. Smt. BINAND RAM s/o/d/o/w/o Late Karan Batha has presented the document for registration in this office

Today dated :- 27-Mar-2021 Day :- Saturday Time :- 15:05:38 PM



BINAND RAM (Power Of Attorney)

Party Name	Document Type	Document Number
BINAND RAM	PAN/UID	BFRPR8795Q

Sr.No	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	NAWAL KISHORE NATH SHARDEO THRO Address1 - Baramgarh, P.O-Tupudans, P.S- Dumra, District-Ranchi, Jharkhand, Address2 - ... Jharkhand PAN No:-				SELLER Age:52			

NEWQONETIC TRADECOM LLP

Handwritten Signature
Partner

Sl.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	THAKUR JUGAL KISHORE NATH SHAHDEO THRO Address1 - Basargah, P.O-Tupudana, P.S- Dhurwa, District- Ranchi, Jharkhand, Address2 - ... Jharkhand PAN No.:				SELLER Age:50			
3	KUMAR JAI KISHORE NATH SHAHDEO THRO ... Jharkhand PAN No.:	No	Address:-	BINAND RAM ... Jharkhand PAN No.: BFRPR3785Q	SELLER Age:54			
4	BINAND RAM Address1 - Hesag, Near Don Bosco High School, P.O- Hatia, P.S- Jagamathpur, District- Ranchi, state of Jharkhand, Address2 - ... Jharkhand PAN No.: BFRPR3785Q, Permission Case No.-	Yes	Binand Ram Address:- ... Hesag, Hatia, Jagamathpur, Hatia, Ranchi, 834003, Jharkhand, India		SELLER Age:78			<i>Binand Ram</i>
5	SUKHDEO KUMAR SHARMA Address1 - Muslim Basti, Near Don Bosco School, Hesag, P.S- Jagamathpur, Address2 - ... Jharkhand PAN No.: GDFPS2378R, Permission Case No.-	Yes	Sukhdeo Kumar Sharma Address:- , near don bosco school, muslim basti, hesag , hatia, Hatia, Ranchi, 834003, , Jharkhand, India		PURCHASER Age:50			<i>Sukhdeo K. Sharma</i>

Identification:

Sl.NO	Party Name and Address	Photo	FingerPrint	Signature
1	TJIMOHAN PRASAD S/o-D/o BINAND RAM Address1 - HESAG, HATIA, RANCHI, Address2 - ... Jharkhand PAN No.:			<i>Tjimohan Prasad</i>

Witness:

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

Sl.NO	Party Name and Address	Photo	Thumb	Signature
1	JAYNANDAN PRASAD Address1 - REAR DON BOSCO SCHOOL, HESAG, HATIA, RANCHI, Address2 - ... Jharkhand			<i>Jaynandan Prasad</i>

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned, (BINAND RAM , KUNAR JAI KISHORE NATH SHAHDEO THRO , NAWAL KISHORE NATH SHAHDEO THRO , THAKUR JUGAL KISHORE NATH SHAHDEO THRO), has/have admitted the execution before me. He/ She/ They has / have been identified by (TJMOHAN PRASAD) Son/Daughter/Wife of (BINAND RAM) resident of (HESAG, MATIA, RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 27-Mar-2021

Seal and Signature of Registering Officer

NEWONETIC TV & COM LLP

Partner



Document Registration Summary 1

Date :-27-Mar-2021

- Government/Market Value: ₹11949400/-
- Transaction Amount: ₹11949400 /-
- Paid Stamp Duty: ₹477982 /-

Receipt : 468162

Receipt Date : 27-03-2021

Presenter Name: BINAND RAM

On Date 27-03-2021 Presented at SRO - Ranchi Urban2

Signature of Presenter

Binand Ram

SRO - Ranchi Urban2

PR	₹1
SP	₹1020
LL	₹30
A1	₹358482
Stamp Duty	₹477982

Total ₹837515

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	477976	477982	-6	GRAS	SukhdeoKumarSharma	GRN Number : 2105156072 DEPT Transaction Id : 2d138f83bccbebd13575 Transaction Type :	477972
				GRAS	SukhdeoKumarSharma	GRN Number : 2105259288 DEPT Transaction Id : 120c24380b734bc6541e Transaction Type :	10

PR	1	1	0	GRAS	SukhdeoKumarSharma	GRN Number : 2105177580 DEPT Transaction Id : 6d8b3e40e825e9d533bc Transaction Type :	1
SP	1020	1020	0	GRAS	SukhdeoKumarSharma	GRN Number : 2105177580 DEPT Transaction Id : 6d8b3e40e825e9d533bc Transaction Type :	1020
A1	358482	358482	0	GRAS	SukhdeoKumarSharma	GRN Number : 2105177580 DEPT Transaction Id : 6d8b3e40e825e9d533bc Transaction Type :	358482
LL	3	30	-27	GRAS	SukhdeoKumarSharma	GRN Number : 2105177580 DEPT Transaction Id : 6d8b3e40e825e9d533bc Transaction Type :	30
Sub Total	837482	837515	-33				

Article : Sale Deed Number of Pages : 88

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

NEWQONETIC TRADECOM LLP

Partner



Pre Registration Docket

Date :- 27-03-2021 11:05 am

Office Name :- SRO - Ranchi Urban2
Token No:- 20210000035957

Appoinment :- 27-Mar-2021 Time:- 12:0

Article	Sale Deed
Pre Registration Date	17-Mar-2021
No. Of Pages	34
Stamp Duty	477976
Paid Stamp Duty	0
Total Fees	₹ 3,59,506.

Property Id: 500913

Valuation No. : 679753 / 2021 :- 2020-2021 User Id : 3146 Date : 27-March-2021 11:18:AM

State : Jharkhand District : Ranchi Tehsil : Namkum

Land Type : Urban Corporation : Ranchi Municipal Corporation Hesag Village/City : Hesag

Hesag Word No 54 - Other Road -

Plot Number - 1052

Volume Number - 11

Page Number - 320

Khata Number - 81

Holding Number - 054000780800020

Valuation Rule : Residential Land

Property Details

1 Land area 32 Decimal

Calculation Details

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

1	Open Land Valuation	1. 32 x 367670=11765440	₹1,17,65,440/-
---	---------------------	-------------------------	----------------

Total Valuation (₹)

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (₹)

Total Amount in Words :- One Crore Seventeen Lakhs Sixty Five Thousand Five Hundred

Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO- 1053 AND 1054/PART, West: PART OF PLOT NO- 1050, South: R.S. PLOT NO- 1051 AND 1052/PART, North: R.S. PLOTNO- 1052/PART
--	--

Area	Land area : 32.00 Decimal
Other Description of the Property	Pin Code - 834003
Government/Market Value	11765440
Transaction Amount	11949400

Property Id: 509877

Valuation No. : 679755 / 2021	- 2020-2021	User Id : 3146	Date : 27-March-2021 11:18-AM
State : Jharkhand	District : Ranchi		Tahsil : Namkum
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hesag		Village/City : Hesag
Hesag Word No 54 - Other Road			
Volume Number - 11			
Page Number - 320			
Khata Number - 81			
Plot Number - 1051			
Holding Number - 054000780800020			
Valuation Rule : Residential Land			
Property Details			
1	Land area	0.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.5 x 367670=183835	₹1,63,835/-
Note : Final Valuation is Rounded to Next 100/-			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO- 1053 AND 1054/PART, West: PART OF PLOT NO-1050, South: PART OF PLOT NO- 1051 AND 1052, North: R.S. PLOT NO- 1052/PART
Area	Land area : 0.50 Decimal
Other Description of the Property	Pin Code - 834003
Government/Market Value	183835
Transaction Amount	-

SELLER	-Mr. BINAND RAM , Address - Hesag, Near Don Bosco High School, P.O- Hatla, P.S- Jagannathpur, District- Ranchi, state of Jharkhand- Father/Husband Name Late Karmu Batha , PAN No.- *****785Q.Permission Case No.- , Aadhaar No. *****6055
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	-Mr. KUMAR JAI KISHORE NATH SHAHDEO THRO, Address - Basargarh, P.O-Tupudana, P.S- Dhurwa, District- Ranchi, Jharkhand- ,Father/Husband Name Late Thakur Jogendra Nath Shahdeo , PAN No.- ,Permission Case No.- , Aadhaar No. *****6252
	-Mr. NAWAL KISHORE NATH SHAHDEO THRO, Address - Basargarh, P.O-Tupudana, P.S- Dhurwa, District- Ranchi, Jharkhand- ,Father/Husband Name Late Thakur Jogendra Nath Shahdeo , PAN No.- ,Permission Case No.- , Aadhaar No. *****4514
	-Mr. THAKUR JUGAL KISHORE NATH SHAHDEO THRO, Address - Basargarh, P.O-Tupudana, P.S- Dhurwa, District- Ranchi, Jharkhand- ,Father/Husband Name Late Thakur Jogendra Nath Shahdeo , PAN No.- ,Permission Case No.- , Aadhaar No. *****1387
PURCHASER	-Mr. SUKHDEO KUMAR SHARMA, Address - Muslim Basti, Near Don Bosco School, Hesag, P.S- Jagannathpur- ,Father/Husband Name Late Ram Deo Sharma , PAN No.- *****378R, Permission Case No.- , Aadhaar No. *****3739

Witness Information	Mr. JAYNANDAN PRASAD , Address - NEAR DON BOSCO SCHOOL, HESAG, HATIA, RANCHI-, Father/Husband Name- BINAND RAM
---------------------	--

Identifier Details	Mr. TIJMOHAN PRASAD , Address - HESAG, HATIA, RANCHI-, Father/Husband Name- BINAND RAM
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Fee Rule: Sale Deed		
1	Stamp Duty	4,77,976

1	SP	1,020
Total		1,020

Fee Rule: Sale Deed		
1	PR	1
2	TL	3
3	A1	3,58,482
Total		3,58,486

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.

[Signature]

Deed Writer / Advocate

Suzanne K. SVM

Vendee / Claimant

Biswanath Ram

Vendor / Executant

Token No.: 20210000035957


CERTIFICATE

Office of the SRO - Ranchi Urban2

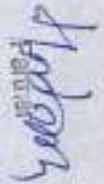
This Sale Deed was presented before the registering officer on date 27-Mar-2021 by BINAND RAM , S/O, D/O, W/O Late Karmu Baitha resident of Hesag, Near Don Bosco High School, P.O- Hatia, P.S- Jagamathpur, District- Ranchi, state of Jharkhand .,

This deed was registered as Document No:- 2021/RANUZ/793/BK1/742 in Book No :- BK1, Volume No :- 81 from Page No :- 179 to 246 at, office of SRO - Ranchi Urban2

Date:- 27-Mar-2021


Registering Officer

NEWMOONETIC TRADECOM LLP

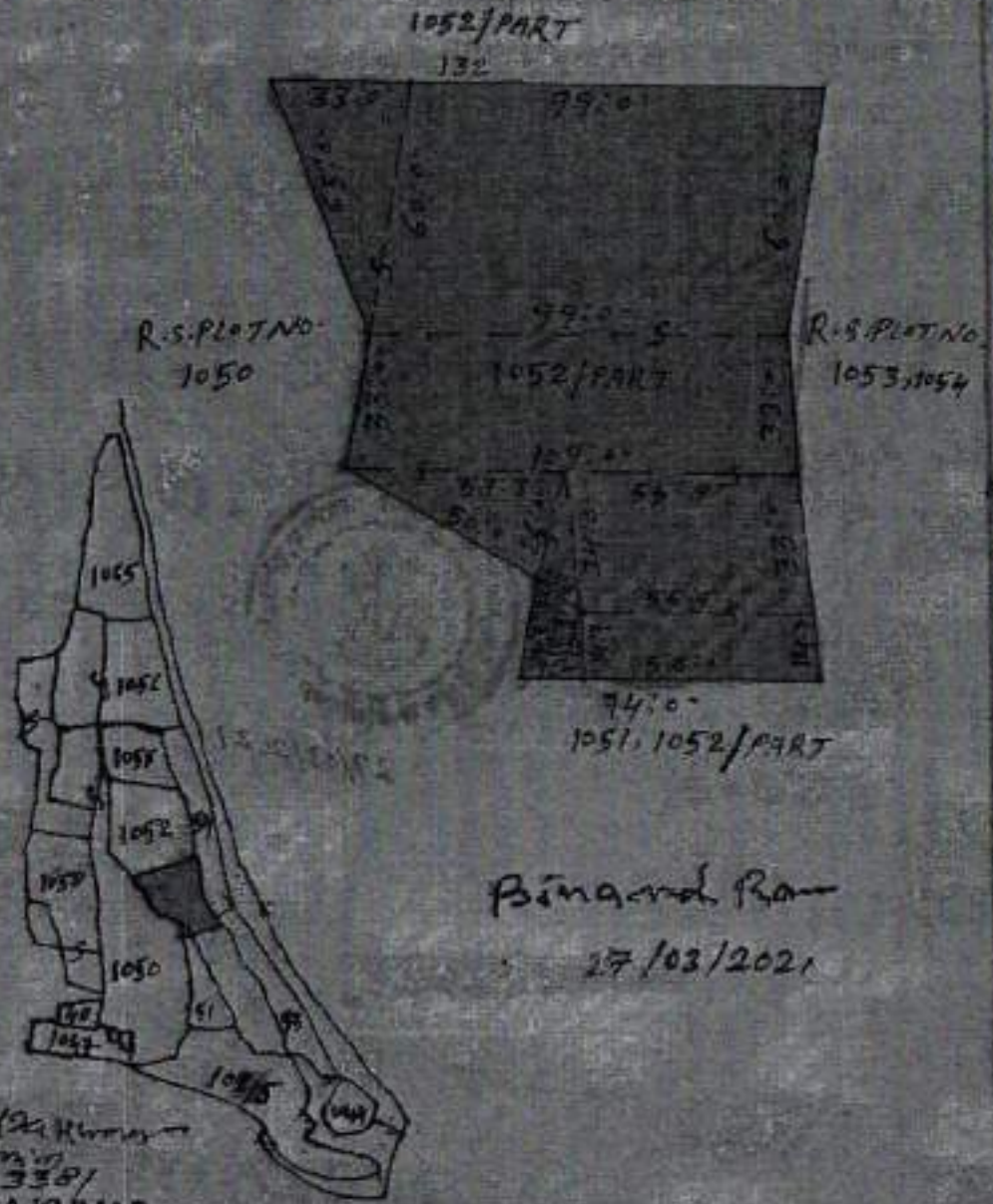

BINAND RAM



VILLAGE — HESAG, THANA No. 247
 THANA — JAGARNATHPUR
 DIST — RANCHI

R.S. PLOT NO.	SUB PLOT NO.	AREA	TOTAL AREA
1051, 1052	1051/PART	0.50 DICLMAL	32.50 DICLMAL
	1052/PART	32.00 DICLMAL	

AREA SOLD SHOWN IN RED WASH



Binaand Ram
 27/03/2021

Jitendra Kumar
 A.M.M.
 No-338/
JITENDRA KUMAR (Amm)
 Esco-Nagar, Singh More



Pre Registration Docket

Date :- 21-09-2022 05:55 pm

Office Name :- SRO - Ranchi Urban2

Token No:- 20220000098347

Appointment :- 21-Sep-2022 Time:- 12:6

Article	Development Agreement
Pre Registration Date	09-Aug-2022
No. Of Pages	106
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 43,184.

Property Id: 794439

Valuation No. : 1108538 / 2022	:- 2022-2023	Date : 21-September-2022 17:00:PM
State : Jharkhand	District : Ranchi	Tahsil : Namkum
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hesag	Village/City : Hesag
Hesag Word No 54 - Other Road		
Volume Number - 11		
Page Number - 98		
Khata Number - 81		
Plot Number - 1051		
Holding Number - 0540007905000Z0		

Property Rates

Commercial Land (Y)

₹808874/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	0.50 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.5 x 808874=404437	₹4,04,437/-
A	Total		₹4,04,437/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹4,04,500/-
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Total Amount in Words : Four Lakh Four Thousand Five Hundred Rupees Only.

NEWQONETIC TRADECOM LLP

Signature
Partner

Land measurement, Sub Part and House No.	Property Boundaries East: R.S Plot No- 1053 & 1054, West: R.S Plot No- 1050, South: R.S Plot No- 1051&1052/Part, North: R.S Plot No- 1052/Part
Area	Land area : 0.50 Decimal
Other Description of the Property	Pin Code - 834003
Government/Market Value	404437
Transaction Amount	-

Property Id: **794442**

Valuation No. : 1108539 / 2022	: - 2022-2023	Date : 21-September-2022 17:00:PM
State : Jharkhand	District : Ranchi	Tahsil : Namkum
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hesag	Village/City : Hesag
Hesag Word No 54 - Other Road	-	
Volume Number - 11		
Page Number - 98		
Khata Number - 81		
Plot Number - 1052		
Holding Number - 054000790500020		

Property Rates			
Commercial Land (Y)			
₹808874/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	32 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 32 x 808874=25883968	₹2,58,83,968/-
A	Total		₹2,58,83,968/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,58,84,000/-
Total Amount in Words : Two Crore Fifty Eight Lakhs Eighty Four Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S Plot No- 1053 & 1054, West: R.S Plot No- 1050, South: R.S Plot No- 1051&1052/Part, North: R.S Plot No- 1052/Part
Area	Land area : 32.00 Decimal
Other Description of the Property	Pin Code - 834003
Government/Market Value	25883968
Transaction Amount	-



CLAIMANT	-Ms. NEWQONETIC TRADECOM LLP Represented Through Its Partners Manoj Kumar Singh, Address - Residence at Parana, Tinpahar, Sahebganj, Jharkhand-816116- ,Father/Husband Name Late Lallan Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****3497
	-Ms. NEWQONETIC TRADECOM LLP Represented Through Its Partners Nashir Khan, Address - Residing at, Hesag, Don Bosco School Road, Near mashzid Hatia, Ranchi-834003 Jharkhand- ,Father/Husband Name Late Ibrahim Khan , PAN No.- ,Permission Case No.- , Aadhaar No. *****4547
	-Ms. NEWQONETIC TRADECOM LLP Represented Through Its Partners Mahatab Alam, Address - Residence at Piyarpur, Udhwa, Dist -Sahebganj, Pin-816108 Jharkhand- ,Father/Husband Name Md Shaukat Ali , PAN No.- ,Permission Case No.- , Aadhaar No. *****0487
	-Ms. NEWQONETIC TRADECOM LLP Represented Through Its Partners MD INAM KHAN, Address - Residence at-Near Maniola, Masjid NeemChowk, Doranda, Ranchi-834002, Jharkhand- ,Father/Husband Name Md Islam Khan , PAN No.- ,Permission Case No.- , Aadhaar No. *****6490
EXECUTANTS	-Mr. SUKHDEO KUMAR SHARMA, Address - Residing at Muslim Basti, Near Don Bosco School Road, P.O- Hatia, P.S- Jagarnathpur, District- Ranchi, Jharkhand- ,Father/Husband Name Late Ram Doo Sharma , PAN No.- ,Permission Case No.- , Aadhaar No. *****3739

Witness Information	Mr. Dinesh Kumar Rajak , Address - H No-253 Don Bosco Road Near Hesag Masjid Hesag Hatiya Ranchi Jharkhand- ,Father/Husband Name-Late Badri Prasad Rajak
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Identifier Details	Mr. Shiwam , Address - House NO 282 Akash deep Bhawan Road NO-2 Singh More Kalyanpur Hatia Ranchi Jharkhand -- ,Father/Husband Name-Chanchal Kumar Singh
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Rule:Development Agreement

1	Stamp Duty	4
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1	SP	3,180
Total		3,180

Rule:Development Agreement

1	A1	6,57,713
2	LL	3
3	PR	1
Total		6,57,217

NEWQONETIC TRADECOM LLP


Particular

Sr.No. Exemption Detail Amount

Exemption for Low Income Group
A1 617213

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.

[Signature]
21/5/22

Deed Writer / Advocate

[Signature]
Maha Lakshmi
Mahalingam

Vendee / Claimant

[Signature]
Sulakshmi Shrivastava

Vendor / Executant

[Signature]
Maha Lakshmi

NEWQONETIC TRADECOM LLP

[Signature]
Partner

Token No.: 20220000098347

CERTIFICATE

Office of the SRO - Ranchi Urban2

This **Development Agreement** was presented before the registering officer on date **21-Sep-2022** by **SUKHDEO KUMAR SHARMA**, S/O, D/O, W/O **Late Ram Deo Sharma** resident of Residing at Musilm Basti, Near Don Bosco School Road, P.O- Hatia, P.S- Jagarnathpur, District- Ranchi, Jharkhand ..
This deed was registered as Document No:- **2022/RANU2/2064/BK1/1905** in Book No :- **BK1**, Volume No :- 201 from Page No :- 133 to 344 at, office of **SRO - Ranchi Urban2**

Date:- **21-Sep-2022**


Registering Officer

VILLAGE :- HESAG
 THANA :- JAGARNATHPUR
 THANA No :- 247
 DISTRICT :- RANCHI
 JHARKHAND

KHATA No :- 81
 RS PLOT No AREA
 1051/PART :- 00.50 Dis
 1052/PART :- 32.00 Dis
 TOTAL AREA :- 32.50 Dis

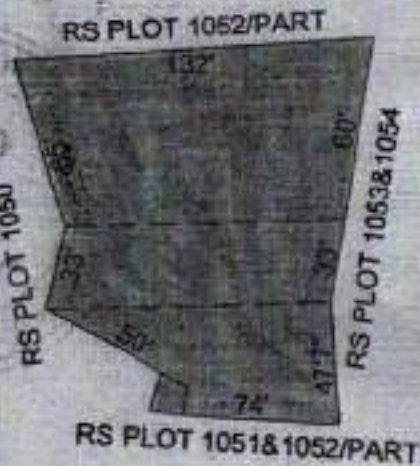
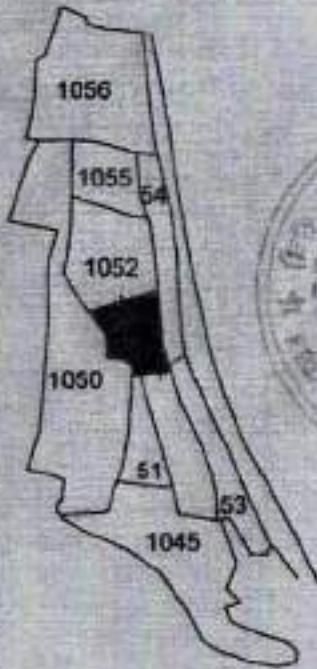


AREA SHOWN IN
 RED WASH

SURVEY :- 1932-1933

Original
 21.9.22

NEWQONETIC TRADECOM LLP
Mahababhim
 NEWQONETIC TRADECOM LLP
Yashwantrao



सर्वे नक्शा के छायाप्रति से
 मिलान करके नक्शा बनाया गया है।

Sulechandra Swarnar

NEWQONETIC TRADECOM LLP

Partnar



Y.Kasmi (Tiki)
 26/07/2022

Partnar
 NEWQONETIC TRADECOM LLP

NEWQONETIC TRADECOM LLP

Partnar

Partnar

NEWQONETIC TRADECOM LLP