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3988



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 73075788bc1af55baf77

Receipt Date : 28-Jun-2022 08:30:55 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20220000078011

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Satyabhama Builders Private Limited  
Through Its Director Niraj Sahay ( Vendee )

GRN Number : 2211903433



-: For Office Use :-

शुल्क अधिनियम, 1999 की धारा 62 अन्तर्गत दण्डनीय अपराध है।  
शुल्क की राशि 50/- रुपये के बराबर है।  
शुल्क का भुगतान करने के लिए प्रमाणित किया गया है।  
29/06/2022

*Niraj Sahay*

29/06/2022

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।

*Sanjay Kumar Satyabhama*  
29.6.22

*Niraj Sahay*  
29.6.22

*Niraj Sahay*  
29.6.22

*Niraj Sahay*  
DIRECTOR

SATYABHAMA BUILDERS PVT. LTD.



**REGISTERED DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made and entered into at Ranchi, Jharkhand on this the 29<sup>th</sup> day of June 2022.

BETWEEN

(1) **SHRI SANJAY KUMAR SAHU** son of Late Sarju Prasad Sahu, Grandson of Late Sabur Sahu, aged about 53 Years, by Occupation – Service, (2) **SHRI NAWAL KISHOR SAHU** son of Late Bihari Sahu, Grandson of Late Sabur Sahu, aged about 66 Years, by occupation – Ex-Business and (3) **SHRI BIJAY KISHOR SAHU** son of Late Bihari Sahu, Grandson of Late Sabur Sahu, aged about 64 Years, by Occupation – Service (Retired), all by faith Hindu, all by General Caste (unaffected by CNT Act, 1908), all residents of Vill.-Pugru, Near Devi Mandap, Post- Hatia, Thana- Hatia, Ward No- 53, District- Ranchi, in the State of Jharkhand, all are Indian Citizen (hereinafter for the sake of brevity called the LAND OWNERS/FIRST PARTY MEMBERS which expression 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, administrators and authorized persons)

of the FIRST PART;

PAN- AOGPS3700M

UID- XXXX-XXXX-4678

Mob- 9631500143

PAN-KURPS7726G

UID- XXXX-XXXX-8883

Mob-7004898609

PAN-IJOPS9820K

UID- XXXX-XXXX-6448

Mob-9835935323

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(Nawal Kishor Sahu)  
(Bijay Kishor Sahu)

Sanjay Kr Sahu

Nawal Kishor Sahu  
29.6.22

Bijay Kishor Sahu  
29.6.22

Handwritten signature and date: 29/6/22

भारत कानून की पूरी सेवा  
एक ही जगह पर ही।  
विविध कार्य करने वाले।

Thumbs Index Middle Ring Little  
(SANJAY KR SAHU)

सम्पत्ति का मूल्य  
27,81,400/-  
स्वाम्य..... 50/-

2 | Page

हस्ताक्षर

गैर मजदूरी का दस्तावेज  
खाता... 54... खाता... 498  
का मिलान किया दज नहीं पाया  
28/12

SATYABHAMA BUILDERS PVT. LTD.

DIRECTOR



Sanjay K. Sahy  
29/6/22



29/06/2022 ————— 1069

Sanjay K. Sahy  
Late S. P. Sahy  
Hatia Ranchi  
Business  
Murali  
29/06/2022

AND

**SATYABHAMA BUILDERS PRIVATE LIMITED**, a registered Company registered under the Companies Act 1956 vide a Certificate of Incorporation evincing Corporate Identity Number (CIN) U45200JH2011PTC000054 issued by the Registrar of Companies, Jharkhand on 15.12.2011 and having its registered office at Tara Niwas, Airport Road, Hinoo, P.S. Doranda, District Ranchi in the State of Jharkhand represented through its Director **SHRI NIRAJ SAHAY** son of Late Sachida Nand Sahay, by faith Hindu, by Caste General Caste (unaffected by CNT Act, 1908), resident of Tara Niwas, Airport Road, Hinoo, P.S. Doranda, District Ranchi in the State of Jharkhand and Indian Citizen (hereinafter for the sake of brevity called the DEVELOPER which expressions unless repugnant to excluded by the context or subject of these present shall mean and include the above named COMPANY and also includes its Directors, legal heirs, successors-in-interest assigns, nominees, authorized persons and administrators) of the SECOND PART;

PAN- AASCS0511K UID- XXXX-XXXX-9512

Mob- 9709200001

**WHEREAS** the above named OWNERS No.1, 2 & 3 are joint and absolute owners by virtue of legal heir ship and succession from their Grand Mother MUNDRI DEVI are in possession of a piece of land measuring an area of 53 Decimals being portion of R.S. Plot No.498 under Khata No.54, Revenue P.S. No.248, Khewat No. 2, within Municipal Ward No. 53 village Pugru, P.S - Hatia (Ranchi), District - Ranchi within Ranchi in the State of Jharkhand morefully described in Schedule "A" hereunder.

**AND WHEREAS** Grand Mother of All The Owners, Mundri Devi W/O- Sabur Sahu Had Procured The Land Having An Area Of 53 Decimals Situated At Village Pugru P.S.- Hatia At Present Dhurwa, Dist.- Ranchi From Her Vendors (1) Loknath Sahu S/O- Bhagat Sahu (1) (A) Rameshwar Sahu (1) (B) Gobardhan Sahu (1) (C) Laldev Sahu And (1) (D) Baldev Sahu, Minors S/O- Loknath Sahu And (2) Jagat Sahu S/O- Bishun Sahu (2) (A) Funu Sahu S/O- Jagat Sahu Minor Through Registered Deed of Sale Vide Deed No.- 3001/282 Dated 16.01.1954 Registered In The Office Of The DSR, Ranchi For The Year 1954.

**AND WHEREAS** Said Smt. Mundri Devi W/O Shri Sabur Sahu Died Leaving Behind Her Three Sons (1) Bihari Sahu, (2) Sheetal Sahu And (3) Sarju Sahu, Who Also Died Subsequently;

*Sanjay Kir Sahu  
29.6.22*

*Alawal Kirishn Sahu  
29.6.22*

*Bijay Kirishn Sahu  
29.6.22*

*(Signature)  
DIRECTOR*

**AND WHEREAS** Bihari Sahu Died Leaving Behind His Two Sons Namely Nawal Kishor Sahu and Bijay Kishor Sahu Having 1/3rd Share out of 53Decimals Which Comes To 17.66 Decimals. Similarly Sarju Sahu Also Died Leaving Behind His Only Son Sanjay Kumar Sahu as his Legal Heir and Successor having 1/3rd Share out of 53Decimals which comes to 17.66 Decimals. Hence, The First Parties are joint owners of 35.32 Decimals.

**AND WHEREAS** after inheriting the aforesaid land and coming in peaceful possession over the same, the first parties are legally competent and entitled for any alienation whatsoever.

**AND WHEREAS** all the said above named Three owners got their Names mutated in their individual name in the office of circle officers, Namkum and have been coming in peaceful physical possession over their respective piece of land by paying land revenue to the concerning authority regularly and those perfected their possessions from all corners.

**AND WHEREAS** the said above name OWNERS after obtaining the said property got the same mutated in their individual name in the office of Circle Officer, Khijri Anchal, Namkum, Ranchi vide Mutation Case Nos. 1187/R27 & 1188/R27, all of the year 2016-17 respectively and have been coming in peaceful physical possession over their respective piece of land by paying land revenue to the concerning authority regularly and coming in peaceful physical possession over the said land more-fully described in Schedule "A"& Schedule "B" hereunder.

**AND WHEREAS** the above-named OWNERS/FIRST PARTY MEMBERS have decided to develop their respective property as mentioned in Schedule "A"&"B" hereunder jointly by constructing multi storied residential building comprising residential flats, parking space in the ground floor with all common facilities and amenities as such in order to fulfill their desire, they have pooled their respective lands in one Block more-fully and clearly mentioned in Schedule "C" hereunder. However due to lack of experience and time to fulfill their desire the above named OWNERS were in search of a competent Developer having experience in the field and can do Development work independently.

**AND WHEREAS** the Developer having come to know of the owners' aforesaid desire, approached the Owners to allow the Developer jointly to develop the Schedule "C" land and the Owners on certain terms and conditions like allocation of their separate share in the multi-storied building proposed to be constructed on the Schedule "C" land agreed to the proposal and authorized the developer to develop the Schedule "C" land by constructing multi storied building

Sanjay Kumar Sahu  
29.6.22

Nawal Kishor Sahu  
29.6.22

Bijay Kishor Sahu  
29.6.22

  
DIRECTOR

thereon according to modern architecture, comprising, residential ownership flats parking space in the ground floor with other facilities and amenities.

**AND WHEREAS** the Developer in lieu of the consideration of the Schedule "C" land allowing the OWNERS to retain one parking for each flat and 46% super built up area out of the total super built up area as per the sanctioned and approved building plan to be sanctioned by the competent authority in the multi storied building proposed to be constructed on Schedule "C" land and besides the aforesaid standard size Car parking space details of which are mentioned in the Schedule "D" hereunder known and called OWNERS' ALLOCATION/SHARE and rest of the super built up area and car parking space more-fully described in the Schedule "E" hereunder known and called DEVELOPER'S AREA/ ALLOCATION.

**AND WHEREAS** as a result of the negotiation between the parties and inspection of site hereto and on the representation, declaration, assurance undertaking made by the OWNERS/FIRST PARTY as herein recorded, and the documents relating to the Schedule "A to B" land produced by the owners and also believing the declaration of the owners, the owners and the developer entered into the present Development Agreement for Development of the Schedule "C" land upon the terms and conditions herein after referred to as the said proposed multi storied building and in terms of the earlier Development Agreement building plan was submitted before the RMC, Ranchi which was registered as B.C. Case No. BP/W53/0663/18 on the terms and conditions hereinafter which is sanctioned bearing application for Sanctioned Plan dated 05/10/2018 by Ranchi Municipal Corporation, Ranchi.

1. (a) It is further represented and declared by the OWNERS (FIRST PARTY/MEMBERS :
  - i) That the Land under Agreement is free from all encumbrances, defect of title, interest, attachment, interest and physical possession.
  - ii) That the said property hereinafter called the Schedule "C" property is under their exclusive possession with absolute right, title and interest free from all encumbrances, charges liens to transfer and convey the whole or part of the Schedule "C" property having full marketable title thereby.
  - iii) That the FIRST PARTY/MEMBERS have not created any encumbrances on the Schedule "C" property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment, rights, gifts, liens possession, charges or any other encumbrances whatsoever.

*Sanjay Kr. Sahu*  
29.6.22

*Nagendra Kumar Saha*  
29.6.22

*Brigadier Saha*  
29.6.22

*(Signature)*  
DIRECTOR

iv) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force has been received served on either by the Income Tax Department or any other Government Authorities for acquisition, requisition, attachment on the said property or any part thereof.

v) That there is no attachment either before or after judgment and there is no any claim demands, suit desire, injunctions order, notice, petitions, order, notice or any part thereof against the Scheduled "C" property.

vi) That the FIRST PARTY MEMBERS are not Benamidar or Trustee in respect of the Schedule "C" property or any part thereof.

Sanjay K. S. Sah  
29.6.22

- 1 (b) AND WHEREAS the OWNERS / FIRST PARTY MEMBERS and the Developer/ Second Party with regard to the construction of the said multi storied residential building by the Developer and disposal of the flats and car parking spaces or any other tenements out of their share respectively, therein, the parties hereto have agreed as hereunder.
2. AND WHEREAS the above named SECOND PARTY/ DEVELOPER hereinafter called the Developer offered to Develop and construct at its own cost or generating funds multi storied building comprising residential flats, car parking spaces with all common facilities and amenities on the portion of the land of the FIRST PARTY / MEMBERS more-fully described in the Schedule "C" hereunder (herein referred to as the said proposed multi storied building.

H. A. K. S. Sah  
29.6.22

NOW THIS DEED PRESENTS WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the FIRST PARTY MEMBERS hereby appoints the aforesaid developer as the developer of the said property more-fully described in Schedule "C" hereunder and grants to the Developer, who hereby accepts for the first party, the right to develop the said property in the Schedule "C" hereunder written in the manner and on the terms and conditions hereinafter mentioned.
2. That as consideration for the value of the said land more-fully described in Schedule "C" herewith, the developers agreed to construct complete and deliver to the owners 46% share out of the total super built up area including car parking spaces against the value of

Sanjay K. S. Sah  
29.6.22

SATYABHAMA BUILDERS PVT. LTD.  
DIRECTOR

the land, more fully described in Schedule "D" of this development agreement hereinafter called the Owner's Area/Allocation.

3. That as consideration of the cost of development and construction of the said building the developer shall get 54% share out of the total super built-up area including car parking spaces more fully described in Schedule "E" of this Development Agreement hereinafter called the Developer's Area/Allocation.
4. That the portion of the building which has to be delivered to the 1<sup>st</sup> Party Members shall be constructed and delivered complete in every respect with internal and external service, amenities, facilities including compound wall, lobby, roads, staircase, lift and passage in livable condition to the 1<sup>st</sup> party members within 32 months from the date of this agreement with grace period of six month provided that if any time, is lost by such happening which is beyond the control of the developer including force majeure, supply of materials in case of any government issue, fire, tempest or other inevitable causes or accident or from any strike or lockout affecting work or by reasons of any exceptionally inclement weather order of the court, competent authority then so much of the time as is so lost, shall be further added with the mutual consent of parties. There will be a penalty of Rupees Twenty Thousand per month in case of delay of said project.
5. That the entire construction of the proposed building on the aforesaid piece of land more-fully described in Schedule "C" hereunder shall be completed at the cost or finance to be arranged/generated by the builder alone and the 1<sup>st</sup> party members shall not be financially responsible for any cost/ expenditure. It is made clear that the Development Agreement is only for sanctioned map Area **(B.C Case No. BP/W53/0663/18)**.
6. The Developer/builder will adhere to the standard specification set out in **Annexure-1**, to this agreement while developing and constructing the proposed building complex.
7. For all liabilities arising due to the construction/development activities, the developer shall be fully responsible and also entitled to transfer, convey, grant otherwise alienate his interest in any manner as deemed fit and proper by developer to any person, association of person, firms body corporate, cooperative society, government agencies etc. on such term and condition as may be decided by developers, wherever required by the Developer. The 1<sup>st</sup> Party MEMBERS/owners shall join as confirming party at the time of allotment of Car Parking and Society formation.

Singay K. Sahu  
29.6.22

Nawal Kishor  
29.6.22

Bijay Kishor  
29.6.22

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DIRECTOR

8. This agreement shall not be deemed to constitute a partnership of any part between the parties hereto.
9. It is agreed that any agreement or arrangement made or entered into at anytime by the FIRST PARTY in breach of or violation of terms and condition of this development agreement shall be null and void and all the expenditures incurred by the developer will be seized from the First Party.
10. The FIRST PARTY irrevocably undertake not to sale, dispose of alienate, charges, encumbrance, lease or otherwise transfer the said property (Schedule "C") or any part thereof during the currency period of this agreement and undertake not to do any act deed matter or things which shall be in breach of the terms of this agreement save and expect putting the developers in possession thereof for the developments. The owner shall at no point of time during the currency period of this agreement try to dispossess the developers from the said property (Schedule "C")
11. Upon completion of the Development work subject to the terms and conditions contained herein the owner/FIRST PARTY shall further execute in favour of the developer a proper conveyance or such other deeds inwriting as the developer may deem necessary for assuring or perfecting the title of the developer to its share of the built up area, if required.
12. On the completion of the said building the owners, if so required, by the developer shall execute and join in the execution of all documents necessary for giving the buyers legal title to their respective built up area including their undivided proportionate share in the land.
13. The owners hereby agree to co-operate with the developer in assisting them in all lawful acts to implement the development agreement. The owner further agrees that with respect to the share assigned to the Developer, the owner will not interfere in any manner and the developer is free to execute appropriate deed of sale, conveyance deed against the Developer's share and to present the same before the D.S.R., Ranchi and admit execution thereof for the developed flats allotted to Developer. The transfer of flats to the persons will be of without roof right.
14. That as the owner will receive the Schedule "E" flats in the form of built-up area or super built up area agreed as aforesaid. The owner shall at no time demand any further

Sanjay Ar Sahu  
29.6.22

Nandkishore  
29.6.22

Bijay K. Shor Bah  
29.6.22

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DIRECTOR

- premium or have any interest in future dealing regarding the sale of developer's share of built up area or super built up area without roof right.
15. The developer shall be entitled to enter into agreement for sale and to execute sale deed/s and to present the same for registration before the D.S.R., Ranchi and admit execution thereof or otherwise to allot flats and parking space and other tenements comprised in the developer's area in the said building which does not form part of the 1<sup>st</sup> parties area and wherever required by all such arrangement, transfer deeds, deeds of allotment etc. That the developers may enter into and shall exclusively be entitled to realize all amount receivable under such agreements, transfer deeds, deeds of allotment etc. in the respect of the Developer's share.
  16. If builder (second party) will take any loan against the project (Schedule "C") and become defaulter by Bank then in this case the FIRST PARTY will not be responsible and there will be no claim by Bank against FIRSTPARTY property as per Schedule "D"
  17. In case any GST or any other Govt. tax and duties (not being Income Tax) is payable in relation to all units (flats) of the said apartment on the Schedule "D" & "E" property, the developer undertakes to make payment of the GST or any other Government Tax etc. directly to the Government against all the units mentioned in Schedule "D" & "E".
  18. The Developer shall commence the construction work as early as possible or within one month from the date of receipt of the sanctioned and approved building plan from RMC, Ranchi .
  19. The Developer shall have discretion to name the apartment/building to be constructed in the Schedule "C" property and the premises name shall always be "SAHU ENCLAVE".
  20. That the FIRST PARTY MEMBERS hereby authorizes the builders the full freedom to do all acts, deed's and things as necessary connected with developments and construction of the proposed multi storied buildings/ apartments in general and grant the following specific power to the builders in particular to develop and construct the aforesaid buildings and to sale, lease out, mortgage or transfer the builder's shares ( 2nd Party builder's shares) without roof right.
    - i) To appoint technical person, architects, engineers, surveyors, contractor sand management personal etc. for the construction, Developments and all allied jobs and activities of the proposed multistoried buildings at its own cost. However in any dispute between the developer and its contractor, architect, engineers or other work men, suppliers

*Ranjay Kumar*  
29.6.22

*Nivedita Mishra*  
29.6.22

*Abhay Kishor Sahu*  
29.6.22

SATYABHAMA BUILDERS PVT. LTD.

*(Signature)*  
DIRECTOR

of materials and other persons who are engaged by the developer in developments of Schedule "C" property, the same shall be settled by the Developer and the FIRST PARTY shall have no liability of any nature whatsoever.

ii) To correspond, apply and deal with and to make representation to central/state government department offices/authorities whatsoever and whenever required in connection with or relating to the developments and construction of proposed multi storied buildings.

iii) To execute and sign on behalf of the owners any letter, application, petition etc. for the purpose of proceeding with the implementation of this Development agreement with the knowledge and concern of the First Party.

iv) To put sign boards depicting name of any scheme name of the builders, architects etc. on the site of construction of the aforesaid piece of land.

v) To accept any writ or summons or notice on behalf of the FIRSTPARTY and to appear/represent, them during the legal process in any court in respect of Schedule "C" property with the knowledge of First Party.

vi) To sign, execute, enter into agreement for sale, to execute sale deed, to receive consideration money from prospective purchaser, to modify, cancel, alter, present for registration and admit execution and registration of all papers documents sale deed or lease deed, contract, agreement, insurance application, declaration and other documents in connection with the builder's shares.

vii) To sign, enter into modify, cancel, alter, present for registration and admit registration of all papers, documents contract agreement, sale deed or lease deed or mortgage deed or deeds, application, declaration and other documents in connection with builder's share as per Schedule "E".

viii) To carry out, comply with and do every act, deeds, matters and things as may be required for sale of builder's shares.

ix) To take loan against builder's share from any financial institutions(private/government) for construction of the said complex and the FIRST PARTY shall not be burdened in any manner in the matter of such financial arrangement by the developer.

21. As far as the total built up area minor variations there in the proposed complex on the aforesaid piece of land is concerned, the builder undertakes that it will construct the same as per the principle and by the laws laid down by the RMC, Ranchi.

Sanjay Kumar Sahu  
29.6.22

Nawab Akbar  
29.6.22

Bijay Kumar Sahu  
29.6.22

  
DIRECTOR

22. That the expenses incurred in doing electrical work such as installation of lift, transformer and generator shall borne by the developer exclusively the FIRST PARTY is not supposed to make any contribution for the same.
23. That the owners shall hold the owners' area on the same terms and conditions as the owners of other portion according to the registered Development Agreement of the developer. The owner shall become member and confirming party of association of persons or Co-operative maintenance committee found suitable by the developer and First party, formed by them and the owner as well as their nominees, respective agents, servants and licenses shall abide by the rules and regulations of the association or maintenance committee and pay accordingly decided in the committee so that the whole building should be safe and protected in future. They shall be entitled to use all common facilities in the building complex for the utilization of the occupants of the building on the usual terms and conditions applicable to all for such utilization. The owner will also be entitled for equitable undivided proportionate share in land as per law.
24. That incase of any dispute or difference between the parties arising out relating to this development agreement the same shall be settled by reference of the dispute or difference to the arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, as amended from time to time.
25. That this Development Agreement is being executed between the Land Owner/First Party and the Developer/Second Party under the provisions of Section 5(1) of the Jharkhand Apartment (Flat) Ownership Act, 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act 2011.
26. That both parties have also agreed that under the provisions of Sub Section 2 of the Section 5 of the Jharkhand Apartment (Flat) Ownership Act 2011, both parties are free to execute Agreement for Sale/execute Sale deed/Gift Deed/allot Allotment Letter/ with respect to flats/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule "D" for Land Owners' Allocation and Schedule "E" for Developer's Allocation of this Development Agreement and they are also free to receive consideration of the units of their respective shares and no party will have any objection in this regard.

*Ranjay Kumar Saha*  
29.6.22

*Nivedita Kishore*  
29.6.22

*Bijay Kishore*  
29.6.22

SATYABHAMA BUILDERS PVT. LTD.

*[Signature]*  
DIRECTOR

**SCHEDULE—"A"**

(Details of the land of First Party No.1)

All that piece and parcel of the land measuring an area of 17.66 (Seventeen Point Sixty Six Decimal out of 53(Fifty Three) Decimals belongs to FIRST PARTY NO.-I Decimals being portion of Plot No.-498, under Khata No.- 54, Khewat No-2Revenue P.S. No. 248 within Municipal Ward No. 53 situated at village Pugru, P.S - Hatia (Ranchi), District - Ranchi in the State of Jharkhand.

**SCHEDULE—"B"**

(Details of the land of First Party No. 2 & 3)

All that piece and parcel of the land measuring an area of 17.66 (Seventeen Point Sixty Six Decimal out of 53(Fifty Three) Decimals belongs to FIRST PARTY NO.-2 & FIRST PARTY NO.3 (JOINTLY) being portion of Plot No.-498, under Khata No.- 54, Khewat No-2Revenue P.S. No. 248 within Municipal Ward No. 53 situated at village Pugru, P.S - Hatia (Ranchi), District - Ranchi in the State of Jharkhand.

**SCHEDULE—"C"**

(Total Land of the above named Owner Nos.1, 2 & 3)

All that piece and parcel of the land measuring an area of 24.76 (Twenty Four point Seven Six) out of 35.32 (Thirty Five Point Three Two) Decimals being portion of Plot No.-498, under Khata No.- 54, Khewat No-2 Revenue P.S. No. 248within Municipal Ward No. 53 vide Holding Numbers 0550000788000A4, 0550002675000Z0situated at village Pugru ,P.S - Hatia (Ranchi), District - Ranchi in the state of Jharkhand, which is bounded and butted as follows:-

- |       |   |                          |
|-------|---|--------------------------|
| North | : | Plot No. 498A            |
| South | : | Plot No. 494, 495 & 496. |
| East  | : | 40 Feet Wide Road        |
| west  | : | Plot No. 499 & 480       |

*Sanjay K. Samr  
29.6.22*

*Newel K. Sarda  
29.6.22*

*Biway Kishor Saha  
29.6.22*

SATYABHAMA BUILDERS PVT. LTD.

*[Signature]*  
DIRECTOR

**SCHEDULE — "D"**  
(Owner's Allocation)

S.NO.	FLOOR	FLAT NO	SUPER BUILTUP AREA (IN SQ FEET)	OWNERS HIP	IN FAVOUR OF
1	SECOND	201	1500	LOS	SANJAY KUMAR SAHU
2	SECOND	202	1395	LOS	SANJAY KUMAR SAHU
3	SECOND	203	1275	LOS	SANJAY KUMAR SAHU
4	FOURTH	401	1500	LOS	BIJAY KISHOR SAHU
5	FOURTH	402	1395	LOS	BIJAY KISHOR SAHU
6	FOURTH	403	1275	LOS	BIJAY KISHOR SAHU
7	FIFTH	501	1500	LOS	NAWAL KISHOR SAHU
8	FIFTH	502	1395	LOS	NAWAL KISHOR SAHU
9	FIFTH	503	1275	LOS	NAWAL KISHOR SAHU
10	SIXTH	601	1500	LOS	SANJAY KUMAR SAHU
11	SIXTH	602	1395	LOS	SANJAY KUMAR SAHU
12	SIXTH	603	1275	LOS	SANJAY KUMAR SAHU
		TOTAL	16680		
46% OF TOTAL SUPER BUILT UP AREA 36255 SQ. FEET =16680 SQ FT					

*Sanjay Kumar Sahu*  
29.6.22

*Nawal Kishor Sahu*  
29.6.22

*Bijay Kishor Sahu*  
29.6.22

*[Signature]*  
DIRECTOR

SATYABHAMA BUILDERS PVT. LTD.



along with 14 Nos. of car parking spaces in the said building together with 54% undivided share of land out of the Schedule "D" land with right to use and enjoy common facilities and amenities jointly as per the terms and conditions of these presents.

**The Second Schedule above referred to: "BUILDING"**

BUILDER shall at its own cost construct, create and complete in all respect the said building complex and shall allocate to the owner 46% of the area of flats and 46% car parking space as per the drawing sanctioned by RRDA, Ranchi/ Ranchi Municipal Corporation or approving authority and also provision will be made for fire safety, if required by RRDA, Ranchi/ Ranchi Municipal Corporation or approving authority.

**The Third Schedule above referred to (Common Facilities)**

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrances and exists. Top of the roof which shall be utilized by the landowner but the prospective purchasers shall have right to access whenever necessary for the purposes of repair maintenance etc. of common amenities such as water tank, mechanical appliance, drainage, if any, lift, water tank etc.
2. Pumps (Two) installation, pump room, Guard Room and for staff workers.
3. Common passage, drive away, accepts car parking spaces, if any.
4. Tube wells (Two), water pump, water tanks or reservoir, water pipes and other common pumping installations.
5. Electric wiring meters and fixtures.
6. Drainage, Sewerage and rainwater pipe lines.
7. Boundary including outer side walls of the said building and the main gate, the Main Gate will be properly made by concrete structure with LED lights.
8. Two Fully Automatic Lifts (of OTIS/KONE) arrangement along with suitable generator and generator room.
9. Fire Fighting System for safety in all common areas including Floors and Parking area.
10. Such other common parts, areas, equipment, 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 space and areas.

Ranjana K. Sam  
29.6.22

Nareed / K. M. Singh  
29.6.22

Bijoy K. Shro Sahu  
29.6.22

SATYABHAMA BUILDERS PVT. LTD.

  
DIRECTOR

**The Fourth Schedule above referred to (Common Expenses) of the Society**

1. The expenses of administration, maintenance, repair, replacement of the common areas and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary wall entrance, staircase, landings, gutter, rain water pipes, motor pump, tube well, wiring and installation sewers, drain and all other common parts, fixtures, fittings 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, plumbers, electricians, sweepers etc., if any.
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 out going etc.
6. Insurance of building against earthquake, fire mob damages and Civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.

*Sanjay K. Sahu*  
29.6.22

*Navod Kishor*  
29.6.22

**ANNEXURE — I**

**STANDARD SPECIFICATIONS OF THE MATERIALS TO BE USED IN  
PROPOSED MULTISTOREYED BUILDING COMPLEX.**

Foundation	RCC Column and footing with anti termite treatment
Structure	RCC frame structure with red brick work in cement mortar as per design and specifications of structural construction
External Wall finish	Two coats of weather proof paint over plaster and rustic paint
Internal wall finish	Putty with one coat of primer over plaster (walls and ceiling).
Floor	Vitrified flooring in drawing/dining, bedrooms, balconies with skirting of 4" and anti-skid tiles in bathroom and kitchen (Kajaria/ Nitco or equivalent Brands)

*Bijay Kishor Sahu*  
29.6.22

*(Signature)*  
DIRECTOR

SATYABHAMA BUILDERS PVT. LTD.

Ranjay K. Sahu  
29.6.22

Nandakrishna  
29.6.22

Pradyumn K. Sahu  
29.6.22

  
DIRECTOR

SATYABHAMA BUILDERS PVT. LTD.

- Doors Flush door, steel/wood frames with ISI standard steel fittings with enamel paints over a coat of primer. Main Door of each Flat will be of wooden Door with paneling.
- Windows Three track aluminum sliding windows
- Bathroom
1. Flooring ----anti-skid tiles (Kajaria/Nitco or equivalent Brands)
  2. Wall -----Glazed tiles up-to door height (Kajaria/Nitco or equivalent Brands)
  3. Sanitary ware-----white glazed vitreous sanitary ware of ISI
  4. Fittings --- Chromium plated C.P. fitting of Jaguar or equivalent Make
  5. Hot &Cold water connection in toilets
- Kitchen Anti skid flooring and granite cooking platform with 2'6"height; glazed ceramic tiles S.S. Sink with one tap and aqua guard point chimney point
- Electrical Concealed copper wiring with modular switches and socket of I.S.I. make
- Telephone & Cable :Two telephone intercom and cable points through Concealed wiring in each flats along with provision of indoor piping for Optical fiber connection for internet.
- Plumbing Concealed C.P.V.C. Pipes & fittings.
- CCTV CCTV in common areas including main gate with all accessories.

Value of the for Area 24.76 (Twenty Four point Seven Six) Decimals		Rs.2,17,81,400/-
	TOTAL (Rs.)	Rs.2,17,81,400/-

**CERTIFICATE**

It is certified that the above referred schedule land does not come under the Government Land. The Schedule land has never been acquired by the Government for Military or civilian purpose or under Bhudan or for BCCL, CCL anytime. It is further certified that the aforesaid land is not recorded as Adivasi Khatas and not related with any Tribunal. It is further certified that the land

is free from ceiling and does not come under any temple; mosque, church nor it is used as Sarna, Hargari or does not come under the purview of U/s 46 of the CNT Act or any provisions of the CNT Act.

IN WITNESS WHEREOF the above named parties have put the irrespective signatures in this agreement on the day month and year first above written at Ranchi.

WITNESSES:

1  
Sunil Kumar  
S/o Shri Bhagwan Das  
Hamm, Ranchi

1 Sanjay Kr Sahu  
29.6.22


2 Kunal Kumar  
29.6.22

2. Gopal Sahu  
S/o Mr. ...  
Ranchi

3 Bisaykishor Sahu  
29.6.22

OWNERS/FIRST PARTY

SATYABHAMA BUILDERS PVT. LTD.

  
29.6.22  
DIRECTOR  
DEVELOPER/SECOND PARTY

Finger Impression Photograph & Signature of the DEVELOPER/ BUILDER



SATYABHAMA BUILDERS PVT. LTD.

*[Signature]*  
DIRECTOR 29.6.22

*Sanjay Kr Sahu*  
29.6.22

Little	Ring	Middle	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence,

Drafted by:-



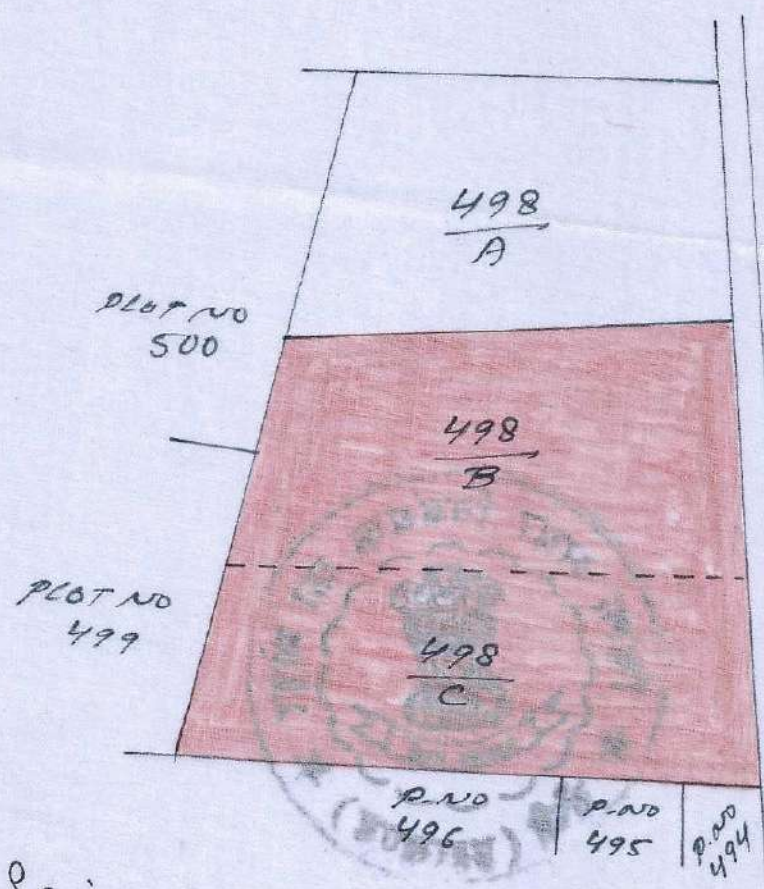
*Naveesh Kumar*  
29.6.22

*Bijay Kumar Sahu*  
29.6.22

VILLAGE - PUGRU  
 THANA NO- 250  
 THANA & DIST - RAJAHM  
 R.S. PLOT NO- 498  
 SHOWN IN RED WITH

SUB PLOT NO	AREA
498/B	0-12-38
498/C	0-12-38
TOTAL	0-24-76

(MORE OR LESS)



KHUNTI TO RAJAHM ROAD

*[Handwritten signature]*

Sanjay Kumar Sahu  
 29/06/22  
 Nandu Kishore Sahu  
 29/06/22  
 Bijay Kishore Sahu  
 29/06/22

*[Handwritten signature]*  
 29/06/2022

*[Handwritten signature]*



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

October 7, 2021

## पंजी II प्रति

भाग वर्तमान	7	पृष्ठ संख्या	94											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	पुगडु	होल्डिंग संख्या	54	तौजी संख्या		थाना नम्बर	250	खाता का प्रकार	रैयती					
नवल किशोर साहु वों विजय किशोर साहु , पिता-स्व. बिहारी साहु, जाति- रौनीआर बनीया														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
54	498	0 ए 17.66 डि 0 हे			नामान्तरण मुकदमा संख्या 1188/2016 - 2017					20	0			
	कुल परिमाण	0 ए 17.66 डि 0 हे												
तारीख	प्राप्त पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
12-27-2017	1514388569	2016-2017	2017-2018	20	20	5	5	10	10	10	10	4	4	

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

आज्ञा ५  
जाँचा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हल्का	हल्का-04				
इस्टेट का नाम	झारखण्ड	भाग	7	पृष्ठ संख्या वर्तमान	94	थानान.	250				
वर्तमान(VOL)											
क्रमिक संख्या	केस न.	भौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति		
14858	/R27 2016 - 2017	पुगडु/ 250	नामकुम	29/07/2016	By Partition Registration Deed C 979/198 Dated 12/10/2015	54 खाता न. भाग वर्तमान	1 पृष्ठ संख्या वर्तमान	54 प्लॉट न. 498 क्षेत्रफल	17.66 डिसमील	20	
क्रेता का नाम :				जमाबंदी रैयत का नाम :		विक्रेता का नाम :					
नवल किशोर साहु वो विजय किशोर साहु, पिता-स्व. बिहारी साहु, जाति-सैनीआर बनीया, पत्ता-ग्राम पुगडु देवी मंडप के निकट,पोस्ट वो थाना हटिया,जिला राँची				श्रीमति मेनकी देवी-पिता-स्व. सवूर साहु		स्व. भूपी देवी, पति सवूर साहु, जाति-सैनीआर बनीया, पत्ता-ग्राम पुगडु देवी मंडप के निकट,पोस्ट वो थाना हटिया,जिला राँची					
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है				Signature valid Digitally signed by MANOJ KUMAR							
यह प्रपत्र केवल पार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।				अचलाधिकारी				नामकुम			
कोरोना के उड़ जांघो प्राण, जब सड़क पर न जांघं इन्सान।											

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 94

Vol. No. : 7

Receipt No. : 1514388569

नामकुम   पुगडु   250   नवल किशोर साहु वो विजय किशोर साहु		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
54	498	0 एकड़ 17.66 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2016-2017)	
माल (नकदी)	20.00				20.00	20.00
गुजारी (भावली)	5.00				5.00	5.00
सेस	10.00				10.00	10.00
सूद	10.00				10.00	10.00
मुतफरकात	4.00				4.00	4.00
मीजान	49.00				49.00	49.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2017-2018)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2016-2017)		
माल (नकदी)				20.00	20.00	
गुजारी (भावली)				5.00	5.00	
सेस				10.00	10.00	
सूद				10.00	10.00	
मुतफरकात				4.00	4.00	
मीजान अदायकारी				49.00	49.00	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- **98.00**

तारीख अमला तहसील कुनिन्दा : 27-12-2017

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



ऑनलाइन जांचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. **CNT5508052018012435**  
 Department / Section : Revenue Section  
 Account Description : Holding Tax & Others

Date : **08-05-2018**  
 Ward No : **55**  
 Acknowledgement No : **SAF/01/055/2523**  
 Holding No : **0550002675000Z0**

Received From Shri / Smt. **NAWAL KISHORE SAHU S/O LATE BIHARI SAHU, SHRI BIJAY KISHOR SAHU S/O LATE BIHARI SAHU**

Address : **PUGDU PS HATIA TUPUDANA RANCHI**

A Sum of Rs. **5951.00** (in words) **Five Thousand Nine Hundred Fifty One Rupees Only**

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

Dated ..... Drawn on .....

..... Place Of The Bank.

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

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

### HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2016-2017-II - 2017-2018 IV	2500.82
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	1429.04
1100200A	Water Tax Arrear	2016-2017 II - 2017-2018 IV	0.00
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2016-2017 II - 2017-2018 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2016-2017 II - 2017-2018 IV	0.00
1105203	Health Cess	2016-2017 II - 2017-2018 IV	0.00
1718002	Interest on Holding Tax Receivable	2016-2017 II - 2018-2019 IV	2092.89
		<b>Total</b>	<b>6022.75</b>
		<b>Rebate on Current Demand</b>	<b>71.45</b>
		<b>Already Paid</b>	<b>0.00</b>
		<b>Amount Received</b>	<b>5951.00</b>

For Details Please Visit : [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
 OR Call us at 18008904115 OR 0651-3500700

In Association with  
 Sri Publication & Stationers Pvt. Ltd.

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



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

October 7, 2021

## पंजी II प्रति

भाग वर्तमान	7	पृष्ठ संख्या	95												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	पुगडु	होलिडिंग संख्या	54	तौजी संख्या		थाना नम्बर	250	खाता का प्रकार	रैयती						
संजय कुमार साहु, पिता-स्व. सरजु साहु, जाति- रौनीआर बनीया															
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस				
54	498	0 ए 17.66 डि 0 हे			नामान्तरण मुकदमा संख्या 1187/2016 - 2017					20	0				
	कुल परिमाण	0 ए 17.66 डि 0 हे													
तारीख	प्राप्त पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल		
12-26-2017	1514307666	2016-2017	2017-2018	20	20	5	5	10	10	10	10	4	4		

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

Mutation Cases Not Found !!

## List Of Case Status Details

[कक्षा देखें](#)

[BACK](#)

यह एक कंप्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

ऑनलाइन जाँचा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हल्का	हल्का-04									
इस्टेट का नाम	झारखण्ड	भाग	7	पृष्ठ संख्या	वर्तमान 95	शाना न.	250									
वर्तमान(VOL)																
क्रांिक संख्या	केस न.	मौजा का नाम/राजस्व शाना न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	खाता भाग वरतमान	पृष्ठ संख्या वरतमान	खाता न.	प्लॉट न.	कारोबार विस्तृत सूचना	खता न.	खता प्लॉट न.	क्षेत्रफल	लगातार	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
14857	/R27 2016 - 2017	पुगडु/250	नामकुम	29/07/2016	By Partition Registration Deed C 979/197 Dated 12/10/2015	54	1	184	54	498	17.66 डिसमील	20				
क्रेता का नाम :				विक्रेता का नाम :												
संजय कुमार साहू, पिता-स्व. सरजु साहू, जाति-सैनी आर बनीया, पत्ता-ग्राम पुगडु देवी मंडप के निकट, पोस्ट वो शाना हटिया जिला राँची				जमाबंदी रैयत का नाम : श्रीमति मेनकी देवी-पिता-स्व. सवर साहू				स्व. मुंदी देवी, पति-सवर साहू, जाति-----, पत्ता-ग्राम पुगडु देवी मंडप के निकट, पोस्ट वो शाना हटिया जिला राँची								
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनाथ हस्तान्तरित यह एक कंप्यूटर जनित प्रति है				Signature valid Digitally signed by MANOJ KUMAR				जो								
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है				अंचलाधिकारी				नामकुम								
कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान																

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 95  
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 7  
 वो सकुनत नम्बर। Receipt No. : 1514307666

नामकुम । पुगडु । 250 । संजय कुमार साह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
54	498	0 एकड़ 17.66 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2016-2017)	
माल (नकदी)	20.00				20.00	20.00
गुजारी (भावली)	5.00				5.00	5.00
सेस	10.00				10.00	10.00
सूद	10.00				10.00	10.00
मुतफरकात	4.00				4.00	4.00
मीजान	49.00				49.00	49.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2017-2018)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2016-2017)		
माल (नकदी)				20.00	20.00	
गुजारी (भावली)				5.00	5.00	
सेस				10.00	10.00	
सूद				10.00	10.00	
मुतफरकात				4.00	4.00	
मीजान अदायकारी				49.00	49.00	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- **98.00**

तारीख अमला तहसील कुनिन्दा : 26-12-2017

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



ऑनलाइन  
जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. **5520082021112707**  
 Department / Section : Revenue Section  
 Account Description : Holding Tax & Others

Date : **20-08-2021**  
 Ward No : **55**  
 New Ward No. : **53**  
 Holding No : **29**  
 New Holding No : **0550000788000A4**

Received From Shri / Smt. **MR. SANJAY KUMAR SAHU C/O LATE SARYUG SAHU**

Address : **DEVI MANDAP TUPUDANA**

A Sum of Rs. **6493.00** (in words) **Six Thousand Four Hundred Ninety Three Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No. **116073**

Dated **20-08-2021** Drawn on .....

**SBI** ..... Place Of The Bank.

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

### HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2020-2021 I - 2020-2021 IV	3091.80
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	3091.80
1100200A	Water Tax Arrear	2020-2021 I - 2020-2021 IV	0.00
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2020-2021 I - 2020-2021 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 I - 2021-2022 IV	0.00
1105203	Health Cess	2020-2021 I - 2021-2022 IV	0.00
1718002	Interest on Holding Tax Receivable	2020-2021 I - 2020-2021 IV	309.18
		<b>Total</b>	<b>6493.00</b>
		<b>Amount Received</b>	<b>6493.00</b>

For Details Please Visit : [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
 OR Call us at 18008904115 OR 0651-3500700

In Association with  
 Sri Publication & Stationers Pvt. Ltd.

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



झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम	रेयत का नाम, अभिभावक का नाम, रिश्ता
शेफ्टरी आफ इशटेडफार इन्डिया इनकाउन्सील	वीगुल तेली, वल्द-जीतु तेली, जाति-तेली, निवासी-शाकीन हटीआ व रामसेवक तेली, वल्द-हरखु तेली वहिस्मा बराबर, जाति-तेली, निवासी-शाकीन हटीआ मोताविक मो0 न0 31 सन 1935-36ई हसवदफा85 माल मोकरर हुआ मो012 रुपया 5 आना 0 पाइ समवत 1993 साल से अमलमे आवेगा ता0 24-9-35 द हाकीम

जिला का नाम	राँची	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	मौजा का नाम	पुगडु	खाता का प्रकार	रेयती
खेवट नम्बर	2	खाता नम्बर	54	थाना का नाम	नामकुम	थाना नम्बर	250		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
54	53	पक मालीक टाइड जगत साहु	टाइ दो 1	0 (एकड़) 68 (डिसमील) ()	बकबजे इजमाल		0	0	0	कायमी
	56	पक मालीक पक मालीक	टाइ दो 1	0 (एकड़) 53 (डिसमील) ()	बकबजे इजमाल		0	0	0	कायमी
	96	दोन रुपनाथ सिह दोन काली उरावं वगैरह	दोन तीन 12	0 (एकड़) 89 (डिसमील) ()	बकबजे इजमाल		0	0	0	कायमी
	107	दोन मुशमात जानकी उराइन दोन लालमनी नाथ	दोन दो 8	1 (एकड़) 25 (डिसमील) ()	बकबजे रामसेवक तेली		0	0	0	कायमी
	108	दोन मुशमात दीगी उराइन दोन वैजनाथ माली	दोन दो 8	1 (एकड़) 19 (डिसमील) ()	बकबजे वीगुल तेली		0	0	0	कायमी
	182	दोन वकाशत	दोन दो 2	0 (एकड़) 25	बकबजे वीदुल तेली		0	0	0	कायमी

	जगननाथ टुवे दोन रामसेवक तेली		(डिसमील) ()						
183	दोन वीगुल तेली दोन शुखराम मोखतार	दोन दो 2	0 (एकड़) 19 (डिसमील) ()	बकबजे रामसेवक तेली		0	0	0	कायमी
346	दोन नकटा उरावं वगैरह दोन शोमना उरावं	दोन दो 4	0 (एकड़) 81 (डिसमील) ()	बकबजे वीगुल तेली		0	0	0	कायमी
347	दोन कटा उरावं दोन मोमना उरावं वगैरह	दोन दो 2	0 (एकड़) 47 (डिसमील) ()	बकबजे रामसेवक तेली		0	0	0	कायमी
498	टाइं वलेशी मीरदहा टाइं नुशु उरावं वगैरह	टाइं दो 1	0 (एकड़) 53 (डिसमील) ()	बकबजे इजमाल		0	0	0	कायमी
571	दोन रुगटु कोइरी दोन वीगुल उरावं	दोन तीन 6	0 (एकड़) 36 (डिसमील) ()	बकबजे रामसेवक तेली		0	0	0	कायमी
572	दोन रामसेवक तेली दोन नकटु उरावं	दोन तीन 7	0 (एकड़) 32 (डिसमील) ()	बकबजे वीगुल तेली		0	0	0	कायमी
656	टाइं मरका उरावं वगैरह टाइं वन्दु मीया	टाइं दो 1	0 (एकड़) 30 (डिसमील) ()	बकबजे इजमाल		0	0	0	कायमी
खाता मे कुल प्लोट संख्या		13	खाता का कुल मिजान	7 (एकड़) 77 (डिसमील) ()	खाता का कुल	0 0 0			

यह एक कंप्यूटर जनित प्रति है

10/7/2021  
3:08:55 PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



## Pre Registration Docket

Date :- 28-06-2022 06:56 pm

Office Name :- SRO - Ranchi  
Token No:- 20220000078011

Appoinment :- 29-Jun-2022 Time:- 12:18

Article	Development Agreement
Pre Registration Date	28-Jun-2022
No. Of Pages	40
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,50,889.

Property Id: **764797**

Valuation No. : 1029923 / 2022	:- 2022-2023	User Id : 4977	Date : 28-June-2022 18:44:PM
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pugru	Village/City : Pugru	
Pugru Word No 53 - Main Road			
Volume Number - 7			
Page Number - 94			
Holding Number - 0550002675000Z0			
Khata Number - 54			
Plot Number - 498			
Valuation Rule : Commercial land			
Property Details			
1	Land area	12.38 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.38 x 879698=10890661.24	₹1,08,90,661/-
A	Total		₹1,08,90,661/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,08,90,700/-
Total Amount in Words : One Crore Eight Lakh Ninety Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: 40 Feet Wide Road, West: Plot No. 499 & 480, South: Plot No. 494, 495 & 496, North: Plot No. 498A
Area	Land area : 12.38 Decimal

Other Description of the Property	Pin Code - 834010
Government/Market Value	10890661.24
Transaction Amount	21781400

Property Id: **764799**

<b>Valuation No. :</b> 1029925 / 2022	<b>:-</b> 2022-2023	<b>User Id :</b> 4977	<b>Date :</b> 28-June-2022 18:44:PM
<b>State :</b> Jharkhand	<b>District :</b> Ranchi		<b>Tahsil :</b> Namkum
<b>Land Type :</b> Urban	<b>Corporation :</b> Ranchi Municipal Corporation Pugru		<b>Village/City :</b> Pugru
<b>Pugru Word No 53 - Main Road</b>			
<b>Volume Number - 7</b>			
<b>Page Number - 95</b>			
<b>Holding Number - 0550000788000A4</b>			
<b>Khata Number - 54</b>			
<b>Plot Number - 498</b>			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
1	Land area	12.38 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.38 x 879698=10890661.24	₹1,08,90,661/-
<b>A</b>	<b>Total</b>		₹1,08,90,661/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			<b>₹1,08,90,700/-</b>
<b>Total Amount in Words : One Crore Eight Lakh Ninety Thousands Seven Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: 40 Feet Wide Road, West: Plot No. 499 & 480, South: Plot No. 494, 495 & 496, North: Plot No. 498A
Area	Land area : 12.38 Decimal
Other Description of the Property	Pin Code - 834010
Government/Market Value	10890661.24
Transaction Amount	-

CLAIMANT	<b>-Mr. Satyabhama Builders Private Limited Through Its Director Niraj Sahay, Address - Tara Niwas, Airport Road, Hinoo, P.S. Doranda, District Ranchi, State Jharkhand- ,Father/Husband Name Late Sachida Nand Sahay , PAN No.- , Permission Case No.- , Aadhaar No. *****9512</b>
----------	---

EXECUTANTS	-Mr. Nawal Kishor Sahu, Address - Pugru, Near Devi Mandap, Hatia, Ranchi, Jharkhand- ,Father/Husband Name Late Bihari Sahu , PAN No.- ,Permission Case No.- , Aadhaar No. *****8883
	-Mr. Sanjay Kumar Sahu, Address - Pugru, Near Devi Mandap, Hatia, Ranchi, State Jharkhand- ,Father/Husband Name Late Sarju Prasad Sahu , PAN No.- ,Permission Case No.- , Aadhaar No. *****4678
	-Mr. Bijay Kishor Sahu, Address - Pugru, Near Devi Mandap, Hatia, Ranchi, Jharkhand- ,Father/Husband Name Late Bihari Sahu , PAN No.- ,Permission Case No.- , Aadhaar No. *****6448

Witness Information	Mr. Sunil Kumar , Address - Ranchi-, Father/Husband Name- Bhagwan Das
---------------------	---

Identifier Details	Mr. Sunil Kumar , Address - Ranchi-, Father/Husband Name- Bhagwan Das
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,200
<b>Total</b>		<b>1,200</b>

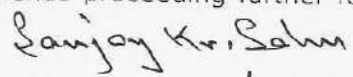
Fee Rule:Development Agreement		
1	A1	5,44,535
2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
<b>Total</b>		<b>5,49,689</b>

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

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

  
Deed Writer / Advocate

  
Vendee / Claimant

  
Nawal Kishor Sahu  
Bijay Kishor Sahu  
Vendor / Executant



## Document Registration Summary 1

Date :-29-Jun-2022

- Government/Market Value: ₹21781400/-
- Transaction Amount: ₹21781400 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 671312

Receipt Date : 29-06-2022

Presenter Name: - **SANJAY KUMAR SAHU**

PR

SP

I fee

M(b) Fee

LL

A1

Stamp Duty

₹1

₹1200

₹5000

₹150

₹3

₹544535

₹50

On Date 29-06-2022 Presented at SRO - Ranchi

Signature of Presenter

*Sanjay K. Sahu*  
SRO - Ranchi

Total

₹550939

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	SatyabhamaBuildersPrivateLimitedThroughItsDirectorNirajSahay	GRN Number : 2211903433 DEPT Transaction Id : 73075788bc1af55ba77 Transaction Type :	50
PR	1	1	0	GRAS	SatyabhamaBuildersPrivateLimitedThroughItsDirectorNirajSahay	GRN Number : 2211913184 DEPT Transaction Id : fb183102bf6dc2444833 Transaction Type :	1
SP	1200	1200	0	GRAS	SatyabhamaBuildersPrivateLimitedThroughItsDirectorNirajSahay	GRN Number : 2211913184 DEPT Transaction Id : fb183102bf6dc2444833 Transaction Type :	1200
I fee	5000	5000	0	GRAS	SatyabhamaBuildersPrivateLimitedThroughItsDirectorNirajSahay	GRN Number : 2211913184 DEPT Transaction Id : fb183102bf6dc2444833 Transaction Type :	5000

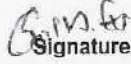
M(b)- Fee	150	150	0	GRAS	SatyabhamaBuildersPrivateLimitedThroughItsDirectorNirajSahay	GRN Number : 2211913184 DEPT Transaction Id : fb183102bf6dc2444833 Transaction Type :	150
A1	544535	544535	0	GRAS	SatyabhamaBuildersPrivateLimitedThroughItsDirectorNirajSahay	GRN Number : 2211913184 DEPT Transaction Id : fb183102bf6dc2444833 Transaction Type :	544535
LL	3	3	0	GRAS	SatyabhamaBuildersPrivateLimitedThroughItsDirectorNirajSahay	GRN Number : 2211913184 DEPT Transaction Id : fb183102bf6dc2444833 Transaction Type :	3
Sub Total	550893	550939	-46				

Article : Development Agreement Number of Pages : 80

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer





**OFFICE OF THE SUB REGISTRAR**
**Office Name :- SRO - Ranchi**
**District Name :- Ranchi**
**State Name :- Jharkhand**
**Deed Endorsement**
**Token No :- 20220000078011**

<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	80
<b>Fee Details</b>	<b>Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1200, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 544535, LL :- Rs. 3,</b>
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value :- Rs.10890661/- ,Transaction Amount :- Rs.21781400/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Namkum , Village Name :- Pugru Location :- Main Road, Pugru Word No 53 Property Boundaries :- East: 40 Feet Wide Road, West: Plot No. 499 &amp; 480, South: Plot No. 494, 495 &amp; 496, North: Plot No. 498A Volume Number - 7Page Number - 94Holding Number - 0550002675000Z0Khata Number - 54Plot Number - 498 Area Of Land :- 12.38 Decimal</b>
<b>Property No.</b>	2
<b>Valuation Details</b>	<b>Value :- Rs.10890661/- ,Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Namkum , Village Name :- Pugru Location :- Main Road, Pugru Word No 53 Property Boundaries :- East: 40 Feet Wide Road, West: Plot No. 499 &amp; 480, South: Plot No. 494, 495 &amp; 496, North: Plot No. 498A Volume Number - 7Page Number - 95Holding Number - 0550000788000A4Khata Number - 54Plot Number - 498 Area Of Land :- 12.38 Decimal</b>







Sh./Smt.**Sanjay Kumar Sahu s/o/d/o/w/o Late Sarju Prasad Sahu** has presented the document for registration in this office




today dated :- **29-Jun-2022** Day :- **Wednesday** Time :- **17:45:39 PM**






**Sanjay Kumar Sahu(Individual)**

<b>Party Name</b>	<b>Document Type</b>	<b>Document Number</b>
Sanjay Kumar Sahu	PAN/UID	765280044678

Sr.NO	Party Name and Address	Is e-KYC Verifled?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>Nawal Kishor Sahu</b> <b>Address1 -</b> Pugru, Near Devi Mandap, Hatia, Ranchi, Jharkhand, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> ... <b>Permission Case No.-</b> ...	Yes	Nawal Kishor Sahu <b>Address:-</b> , near devi mandap, pugudu,tupudana, hatia, Hatiya, , Ranchi, 834003, , Jharkhand, India		EXECUTANTS Age:66			<i>Nawal Kishor Sahu</i>
2	<b>Bijay Kishor Sahu</b> <b>Address1 -</b> Pugru, Near Devi Mandap, Hatia, Ranchi, Jharkhand, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> ... <b>Permission Case No.-</b> ...	Yes	Bijay Kishor Sahu <b>Address:-</b> , devi mandap, , tupudana, Hatiya, , Ranchi, 834003, , Jharkhand, India		EXECUTANTS Age:64			<i>Bijay Kishor Sahu</i>
3	<b>Sanjay Kumar Sahu</b> <b>Address1 -</b> Pugru, Near Devi Mandap, Hatia, Ranchi, State Jharkhand, <b>Address2 -</b> ... Jharkhand <b>PAN No.:</b> ... <b>Permission Case No.-</b> ...	Yes	Sanjay Kumar Sahu <b>Address:-</b> , devi mandap, , tupudana, Hatiya, , Ranchi, 834003, , Jharkhand, India		EXECUTANTS Age:53			<i>Sanjay Kumar Sahu</i>

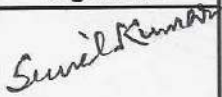
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	Satyabhama Builders Private Limited Through Its Director Niraj Sahay Address1 - Tara Niwas, Airport Road, Hinoo, P.S. Doranda, District Ranchi, State Jharkhand, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Niraj Sahay Address:- Tara Niwas, House No-60, Near Krishna Mandir, Airport Road, Hinoo, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:43			

## Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Sunil Kumar S/o-D/o Bhagwan Das Address1 - Ranchi, Address2 - ... Jharkhand PAN No.:			

## Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sunil Kumar Address1 - Ranchi, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **Nawal Kishor Sahu , Bijay Kishor Sahu , Sanjay Kumar Sahu**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **Sunil Kumar**) Son/Daughter/Wife of ( **Bhagwan Das**) resident of ( **Ranchi**) and by occupation ( **Service**).



Signature of Registering Officer

Date:- **29-Jun-2022**

Seal and Signature of Registering Officer



Token No.: 20220000078011

## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **29-Jun-2022** by **Sanjay Kumar Sahu, S/O, D/O, W/O Late Sarju Prasad Sahu** resident of Pugru, Near Devi Mandap, Hatia, Ranchi, State Jharkhand, ..

This deed was registered as Document No:- **2022/RAN/4505/BK1/3988** in Book No :- **BK1**, Volume No :- **534** from Page No :- **353** to **432** at, office of **SRO - Ranchi**

Date:- **29-Jun-2022**

  
Registering Officer

