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684



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9b709b31760fba2020a8

Receipt Date : 08-Apr-2022 02:01:58 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

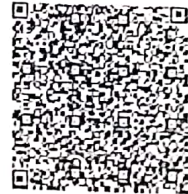
Token Number : 20220000045824

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : ANUMA CONSTRUCTION AND
DEVELOPERS PVT LTD Through Its
Director UMA SHANKAR SHARAN (Vende)

GRN Number : 2210751976



भारतीय स्टाम्प अधिनियम, 1899 के अन्तर्गत जारी किया गया है।

For Office Use :-

1899 के अन्तर्गत जारी किया गया है।
अधीन धारा 2(1) के अन्तर्गत राजस्व शुल्क से
विमुख या राजस्व शुल्क को छोड़ दिया गया है।

अवर निबंधक, राँची

शहरी क्षेत्र-2, (डोरण्डा) प्रक्षेत्र

08/4/22

08/4/2022

Purman
2022/4/8

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



AND

ANUMA CONSTRUCTION AND DEVELOPERS PVT. LTD. PAN - AAHCA1245K , office at Hatia Station Road, Gitil Piri, Birsa Chowk, P.S. - Jagarnathpur, District - Ranchi through its Director UMA SHANKAR SHARAN Son of Sri Girijesh Prasad Yadav, Grand son of Late Bhaju Prasad Yadav, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Hatia Station Road, Near Mother Sumitra School, Birsa Chowk, Ranchi, P.S. - Jagarnathpur, District - Ranchi, in the State of Jharkhand, an Indian Citizen hereinafter referred to as DEVELOPER/Second Party (which term or expression unless excluded by or repugnant to the subject or context shall mean and include his legal heirs, successors, inheritors, representatives, administrators, executors, and assigns) of the OTHER PART.

UID- 9937 3176 5933, MOB-9431105140

Whereas First party/Landowner is the absolute owner and is in peaceful possession over land measuring 10 decimals being portion of Plot No. 1037, Sub Plot No. 1037/41 & 42 under Khata No. 61 situated at Village - Hatia, P.S. Ranchi, P.S. No. 248, at present P.S. Jagarnathpur, District - Ranchi bearing Holding No. 0550004178000Z0 within New Ward No. 53 (old Ward No. 55) of Ranchi Municipal Corporation, Ranchi morefully and particularly described in schedule below.

And whereas said land is recorded in revisional survey records of right in the name of Jitu Kurmi son of Kolha Kurmi as Kayami.

And whereas said Khatiyani Raiyat Jitu Kurmi died leaving behind his two sons namely 1. Thakur Ram & 2. Basudeo Kurmi as his legal heir and successor.

And whereas said Thakur Ram son of Late Jitu Ram have sold said land and other land measuring 8 Acre 81 Decimals to Loknath Sahu vide Sale Deed No. 623 dated 03.02.1941 which is entered in to book No -1, Volume No- 7, Page from 310 to 312 in the office of District Sub Registrar, office Ranchi.

And whereas said Loknath Sahu died leaving behind his four sons namely 1. Sri Rameshwar Sahu 2. Sri Gowardhan Sahu, 3. Sri Krishn Kant Prasad 4. Sri Baldeo Sahu as his legal heir and successor thereafter they got partitioned the said land amongst themselves in equal shares in the year 1975 and remained in peaceful possession over their respective share.

And whereas said Baldeo Sahu son of Late Loknath Sahu have sold land measuring 10 decimals being portion of Plot No. 1037, Sub Plot No. 1037/41 & 42 under Khata No. 61 situated at Village - Hatia, P.S. Ranchi, P.S. No. 248, at present P.S. Jagarnathpur, District - Ranchi morefully and particularly

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described in schedule below to Smt. Purnima Devi (present owner) by virtue of a registered deed of Sale No. 10162/8878 dated 12.09.2003 registered in the office of District Sub Registrar, Ranchi thereafter she got her name mutated in concerned Circle Office vide Mutation Case No. 993R27/2003-04 dated 24.01.2004 and her name is also entered in to Volume No. 3, Page No. 215 of Register II, and paid rent to the State govt. and also got rent Receipt issued by concerned Anchal in her name and current rent receipt has issued till the year 2021-2022 vide current rent receipt No- 0079876858 dated 16-12-2021 along with Holding from Ranchi Municipal Corporation, Ranchi vide Holding No. 0550004178000Z0 within New Ward No. 53 (old Ward No. 55) of Ranchi Municipal Corporation, Ranchi.

And whereas the landowner is in exclusive possession with absolute right, title, interest and possession over her respective land and the same is free from all encumbrances, debts, liens, charges or attachment and in marketable condition and she has good right, full power and absolute authority having perfect title to transfer the whole or part of Schedule 'A' property.

And whereas in order to Develop her land the first party in one unit which is more fully described in schedule 'A' hereunder and shown in red wash in the map attached herewith forming part of this agreement

And whereas the landowner is interested in getting a Multistoried residential complex along with all modern facilities and amenities developed and constructed over Schedule 'A' land and to acquire a part of built up area in the same as absolute owner as consideration in exchange for full and final value of the Schedule 'A' property.

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And whereas the DEVELOPER aforesaid runs its construction business under the name and style of **ANUMA CONSTRUCTION AND DEVELOPERS PVT. LTD.**

And whereas the landowner is interested for development of the land mentioned in Schedule 'A' and have negotiated with the DEVELOPER for the development of land by constructing multistory building as per the provision of Ranchi Municipal Corporation, Ranchi.

And whereas on satisfaction of landowner's right and title, the DEVELOPER has agreed to develop Schedule 'A' land by way of constructing a Multistoried residential building complex, comprising Ground and upper floors or as per the approval of map by competent authority i.e. Ranchi Municipal Corporation, Ranchi vide B.C. Case No. RMC/BP/0976/W53/2021 over Schedule 'A' land, according to modern taste and Architecture.

And whereas the DEVELOPER has proposed to give Landowner an area of 40% (Forty percent) in residential area and shop of measuring area 300 sq.ft. on the ground floor out of the total FAR (Floor area ratio) achieved against the schedule "A" land along with 40% (Forty percent) of parking space in basement along with all modern facilities and amenities in the proposed residential complex which is morefully and particularly described in schedule "B" below.

And whereas the DEVELOPER shall have such right to deal with the remaining 60% (Sixty) percent of the super built up area in residential area and shop of measuring area 700 sq.ft. on the ground floor and 60% (Sixty) of parking space in basement along with proportionate share of Schedule 'A' land and appropriate the entire sale proceeds against its cost and profit for constructing a multistoried building complex for which the landowner shall be bound to sign all conveyance in favour of the nominee or nominees of the DEVELOPER either personally or through their power of attorney holder and the DEVELOPER shall sign as confirming party to such conveyance. Developer share is morefully and particularly described in schedule "C" below.

And whereas the landowner considering the offer and estimate as fair and reasonable according to prevailing market position have agreed to make delivery of possession of Schedule 'A' land for its development by way of constructing multistoried building complex as per the sanction map.

And whereas for making Development of Schedule 'A' land, the landowner and the Developer have mutually agreed to enter into this agreement.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and the landowner and developer hereto as follows:-

ARTICLE

1. "LANDOWNER" means the said **SMT. PURNIMA DEVI**, along with their power of attorney holder and legal heir and successor-in-interest.
2. DEVELOPER shall mean the said **ANUMA CONSTRUCTION AND DEVELOPERS PVT. LTD.**, office at Hatia Station Road, Gidli Piri, Birsa Chowk, P.S. - Jagannathpur, District - Ranchi and its successor in interest.
3. LAND PROPERTY shall mean all that piece and parcel of land more particularly described in Schedule "A".
4. BUILDING shall mean the building to be constructed on landed

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property' in accordance with the plan to be sanctioned by the Ranchi Ranchi municipal Corporation Ranchi with the specification mentioned in schedule A hereunder.

5. FLAT shall mean a covered space consisting of bed rooms, living room, bath room, and kitchen, Balcony / Verandah etc., more particularly described in appended Schedule with common super built up area.

6. **PARKING SPACE IN BASEMENT** shall mean any place in covered area or open area reserved for parking of motor car at ground floor, more particularly described in appended Schedule.

7. **COMMON FACILITIES** - Common facilities and amenities shall include corridors, hall ways, stair ways, passage ways, Guard room, drive ways, common lavatories, pump room, tube-wells, over head tanks, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for establishment, location, enjoyments, provisions, maintenance and / or management of the building including the roof and terrace of the building, more particularly described in Schedule.

8. **COMMON EXPENSES** shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep, repairs, proportionate share of Municipal and property tax and other taxes and levies and related to or connected with the said building and land property. All landowner, developer and prospective purchasers shall pay GSTIN with regard to their flat(s).

9. **SALEABLE SPACE** shall mean and include the space in building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

10. **LANDOWNER'S ALLOCATION** shall be the constructed area i.e. 40%(Forty percent) of the super built up area, and shop of measuring area 300 sq. ft. on the ground floor in residential area out of the total FAR (Floor area ratio) achieved against the schedule "A" land along with 40% (Forty percent) of parking space in basement along with all modern facilities and amenities in the proposed of residential complex morefully described in the schedule- B hereunder. The Landowner's share shall be allotted on the prorata basis. The same will be the criteria for allocation of parking space in ~~Ground floor~~ also.

11. **DEVELOPERS ALLOCATION** shall mean the total constructed area i.e. 60% (Sixty) percent of the super built up area in residential area and

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(60%~~(Sixty)~~) percent of parking space in basement along with proportionate share of Schedule A' land. The roof right of the said building shall be shared in 40% 60% between the parties.

12. TRANSFER with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in undivided building to purchaser thereof, although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactments.

13. TRANSFERRED shall include any natural or Juristic Person like Company, Association, or persons competent to enter into contract and to whom any space in the building has been transferred.

14. SLIPPER BUILT UP AREA shall mean and include the carpet area of the Data, wall area, veranda / balcony / cupboard area, the proportionate area of stair case, garden, generator room, shaft well for the lift and drive-way, if any.

15. Words importing singular shall include plural and vice versa

16. Words importing masculine gender shall include feminine and neuter genders, like vice words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender

ARTICLE II . COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement by the parties.

ARTICLE III . CONTINUATION

This agreement shall be in force for a period of 36 months with an additional grace period of (six) months, starting from date of sanctionment of the map, provided that stipulated period of 36 months include completion of structures to all extent including all facilities, amenities, handing over landowner's share in finished condition along with completion of relevant documents with regard to landowner's share, Schedule B' property and other, as required to complete deal.

ARTICLE IV . GRACE PERIOD

Fixed period of 36 months can be extended for further 6 (six) months (in maximum)

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8/4/2022

consent and if circumstances so require. If the Developer is prevented due to unavoidable circumstances in completion of the building within the thirty Six month, the days losses shall added in the compilation period.

ARTICLE V - NAME OF APARTMENT

Name of the apartment proposed to be constructed shall be "Sundaram Enclave". The proposed apartment shall consist of ground floor, upper floors and Basement or as per the sanction of the map by the Ranchi Municipal Corporation

ARTICLE VI - THE SCHEME

The scheme as formulated by the Developer and agreed by the landowner, provides as follows:-

1. The DEVELOPER will invite and select purchaser(s) agreeing to acquire on an ownership basis flat / Flats in the building proposed to be constructed over the Schedule 'A' land. DEVELOPER would construct flats along with other common parts, common amenities and common facilities appertaining to the same as mentioned in schedule B hereunder.
2. The agreement of sale will be prepared, inspected and approved by the DEVELOPER where in the landowner shall join as a confirming party. It shall be obligatory for the landowner to enter into such agreement with intending purchaser who is nominee of the DEVELOPER.
3. After the delivery of the possession of the flat in the aforesaid building by the DEVELOPER to the landowner, the latter shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat owner or the prospective purchaser/s as provided in the DEVELOPER'S sale agreement or otherwise.
4. Upon handing over of possession of the flat to the landowner, the latter agree to pay to the DEVELOPER, the proportionate share of common expenses of all taxes, outgoing and other charges, hereunder written from and after the date of said flat becomes ready for occupation till the DEVELOPER hands over possession and management of the common parts to flat owner or association to be formed for the purpose.

ARTICLE VII - DEVELOPER'S RIGHT

1. The landowner hereby grant subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build, construct,

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erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer and/or construction in accordance with the plan to be sanctioned by Rancho municipal corporation Rancho with or without amendment and/or modification made or caused by the DEVELOPER.

2. The DEVELOPER shall be at liberty to sell in any rate of his allotted portion i.e. 60% (Sixty) percent in residential area and 60% (Sixty) percent of parking space in basement along with a shop of measuring area 700 sq.ft. on the ground floor and proportionate share of Schedule 'A' land.

3. The Developer shall be entitled to advertise in its own name about the said development of the land property and proposed sale of flats in the buildings be constructed and to put up Advertisement board on the LANDED PROPERTY, remove the debris and rubbish (if any) and dispose of the same on its own account.

4. The developer shall be entitled to enter into any agreement with any building contractor, architecture and appoint agent or to assign the benefit of this contract for purpose of development of landed property in its own names, costs, risk and expenses.

5. The developer shall be entitled to allot flats or rights in the buildings and structures to be constructed to any person's so far as they relate to Developer's allocation and to enter into any package deal or in relation thereto.

ARTICLE VIII LICENCE TO DEVELOP

The landowner hereby entrust hand over and give authority to DEVELOPER to enter into the landed PROPERTY, and develop the same and construct a multistoried building named as "Sundaram Enclave" consisting of ownership apartment etc thereon containing dwelling units and /or ownership flats with the best material and in accordance with the plans and specification mentioned hereinafter.

ARTICLE IX - MISCELLANEOUS

1. The landowner and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein, shall be deemed to construe as partnership between the DEVELOPER & the Landowner as a joint venture between the parties hereto in any manner or shall the parties hereto constitute as an association of persons.

Planning
8/4/2022

2. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of flats, various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the landowner and various applications and other documents may be required to be signed or made by the landowner relating to which specific provisions may not have been mentioned herein. The landowner hereby undertake to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the landowner also undertake to sign and execute all such additional applications and other documents as the case may 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. The Landowner is also simultaneously executing and registering a irrevocable General Power of Attorney in favour of the DEVELOPER or its nominee so that there may not be any delay or difficulty because of any other incapacitating cause on the part of Landowner or any of her heirs or successor/s.
3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.
4. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the Landowner of the Landed property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions without creating any financial liability of the Landowner or affecting their estate and interest in the landed property and it being expressly agreed and understood that in no event the Landowner shall be responsible and / or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the Developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses if arises due to construction or development work.
5. As and from the date of completion of the building, the DEVELOPER and/or its transferees and the Landowner and/or her transferees 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 the development or sale of the said land and that all other arrangements, if any, prior to this agreement

P. Srinivas
8/4/2022

have been cancelled and are being suspended by this agreement. The Landowner assure and guarantees that the Landed Property is free from any encumbrance, attachment, charge, claim or demand whatsoever by or from anyone whatsoever and that he has absolute authority, perfect right and Indefeasible title to enter into this Development Agreement with the Developer and that the Landowner shall not only compensate all and whatsoever loss or damage that may be suffered by the Developer because of any defect and/or deficiency on Landowner's title and/or possession of the Landed Property but shall also be penalty liable for causing wrongful loss to the Developer and wrongful gain to herself by misrepresentation.

7. That it is clearly agreed between the parties that in the sale deed executed by the Landowner in favour of the DEVELOPER or to his nominee/nominees, all the consideration amount for the Flat/flats shall be actually paid to DEVELOPER.

8. It shall be obligatory on the part of the Landowner to become member of the FLAT/OWNER'S association or society formed by the members staying in the said building and the association of the flat owner will repair and maintain the property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property and the building, shall be payable by all the flat OWNER. The flat OWNER'S Association shall be the apex body relating to interest of all the flat-OWNER and shall work for the peaceful living of the members of the Flat owner. The Landowner /First party will be liable to pay their respective charges against maintenance of building.

9. The Landowner / First party shall from the date of taking possession, maintain the said Flats at his own cost in a good and tenantable condition and shall not do or cause to do any thing in or to the said building or part thereof which may be against the by laws of local authority or any of the statutory bodies which may cause hardship to other co-occupants, alter or make additions in or about the said building / Flat or part thereof.

10. The building shall be completed within Three years with the grace period of 6 (six) months, from the date of sanction of plan by the competent authority subject to the Force Majeure clause above. However, delays in account of slow payments from the intending purchasers may delay the finish of complete building and the OWNER shall have no claim from the DEVELOPER share in this account.

11. The Municipal taxes, land revenue and electricity etc. will be borne by the DEVELOPER from the date of vacation of the existing house by the Landowner till the possession of flat is given.

12. That the landowner agrees to execute and register a power of attorney in favour of the nominee or nominees of the Developer whenever developer needs power of attorney for sale of his share.

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ARTICLE X - 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 Landowner and the DEVELOPER jointly to defend all actions and proceedings in respect of the title of the aforesaid land property, if circumstances require for same.
2. The Landowner is herewith handing over copy of all the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the land-properties referred above. The Landowner / First Party further assure and confirm to provide to the DEVELOPER any other document required in connection with the said land-property within a reasonable time at their expenses.
3. Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction.
4. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

ARTICLE XI -

1. That this Development Agreement is executed as per provision u/s 5(1) of Jharkhand Apartment (Flat) Act between landowner and Developer and both the parties will abide by all the rules and regulation of the Act.
2. That landowner and developer have agreed that they will be entitled to sell/gift/lease/mortgage their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment (Flat) Act as details of share is mentioned in the Schedule of This Development and they will have no any objection if a party will sell/gift/lease/mortgage his/hcr/their share to any purchaser(s).

SCHEDULE "A"

All that piece and parcel of land measuring 10 decimals being portion of Plot No. 1037, Sub Plot No. 1037/41 & 42 under Khata No. 61, situated at Village - Hatia, P.S. Ranchi, P.S. No. 248, at present P.S. Jagarnathpur, District - Ranchi bearing Holding No. 0550004178000Z0 within New Ward No. 53 (old Ward No. 55) of Ranchi Municipal Corporation, Ranchi which is bounded as follows :-

North - 23 feet wide proposed

South - Sub Plot No. 1037/43

East - Sub Plot No. 1037/56 & 57

West - 16 feet wide proposed Road

Govt. Value of land for registration :- 73,30,900/-

[Handwritten Signature]
8/4/2002

SCHEDULE - B

Details of flats given in power at "Sundaram Enclave" to the Land owner as land owner's Share

LANDOWNER SHARE			undivided proportionate share of land
FLOOR	UNIT NO./SHOP	SUPER BUILT UP AREA (SQ. FT.)	(SQ. FT.)
GROUND	SHOP	300	100
2ND FLOOR	202	1050	357
3RD FLOOR	301	1250	425
3RD FLOOR	302	1050	357
3RD FLOOR	303	1300	442
Total		4950	1681

Along with Car parking in the same ratio (i.e. 60:40) for her land.

Boundary of the Shop is as follows :-

North :- 25 feet wide Road

South :- Parking

East :- Shop of Builder

West :- 16 feet wide Road

Note :- Boundary of the flats will be as per sanction map approved by R.M.C Ranchi

P. Mani
6/4/2018

SCHEDULE - C

Details of flats at "Sundaram Enclave" of the Developer as Developer's Share

DEVELOPER SHARE			undivided proportionate share of land
FLOOR	UNIT NO./SHOP	SUPER BUILT UP AREA	
GROUND	SHOP	(SQ. FT.)	(SQ. FT.)
GROUND	SHOP	700	236
GROUND	G-1	1025	348
1ST FLOOR	101	1250	425
1ST FLOOR	102	1050	357
1ST FLOOR	103	1300	442
2ND FLOOR	201	1250	425
2ND FLOOR	203	1300	442
Total			2675

Along with Car parking in the same ratio (i.e. 60:40) for her land.

Boundary of the Shop is as follows :-

- North :- 25 feet wide Road
- South :- Flat No. G-1 on the Ground floor
- East :- Sub Plot No 1037/56 & 57
- West :- Shop of Landowner & 16 Ft. Road

Note :- Boundary of the flats will be as per sanction map approved by R.M.C Ranchi

THE SCHEDULE ' D ' ABOVE REFERRED TO (SPECIFICATION):

The specifications of the building /flats shall be as follows:-

FOUNDATION : R.C.C. column and pedestal, with

D. Prasad
8/4/2022

Industrial ventilation with a fan-driven unit
which is suitable to produce the work
places.

It is a common design feature

From the ground and 1' high raised
position with screens

Exhaust with fans upstream (mounted) and
with fans phase of gear

Various flooring & tiles

(convenient fly with vertical flow frame)

These have aluminium windows

Connection with one deep into wall with
over head tank and connected by electric
pump

Various flooring and ducts in plant rooms
flow up to 7' or 8' height (type for top and
side vents provided in walls (pressure will
not be provided))

at standard height

Open Work areas working platforms with
screening the tank open 1/2' height

Connected working for process and domestic
with similar fitting arrangement

the work

Handwritten signature
1/10/10

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on this day of 2022, at Ranchi after fully understanding the contents of these presents.

WITNESSES

1. *[Signature]* FIRST PARTY/ LAND OWNER

Pratibha Kumari Prasad

S/o Late Jaidas Saha

R/o Gaudada nagar Koudaha

2. *[Signature]* Purning Desi/2022

Rama Shankar Sahugta/122

S/o Late Govind Saha

R/o Upper Hatia

P.S. Jagannathpur

Dist- Ranchi

SECOND PARTY/DEVELOPER

[Signature]



Animesh Singh Yac
Advoc



Uma Shankar Sauran

Drafted by

Brij Mohan Singh Yadda

Advocate Ranchi

नीज			(डिसमील) ()	अर ओ अर					
1021	रास्ता दोन नीज	दोन तीन 1	0 (एकड़) 36 (डिसमील) ()		39	2	6	कायमी	
1024	परती कदीम मालिक टांड नीज	दोन तीन 31	2 (एकड़) 72 (डिसमील) ()		39	2	6	कायमी	
1025	दोन नीज रास्ता	टांड दो 1	1 (एकड़) 51 (डिसमील) ()		39	2	6	कायमी	
1027	रास्ता टांड नीज	परती कदीम 1	1 (एकड़) 6 (डिसमील) ()		39	2	6	कायमी	
1028	दोन नीज परती कदीम नीज	दोन तीन 3	0 (एकड़) 16 (डिसमील) ()		39	2	6	कायमी	
1029	टांड नीज टांड नीज	दोन दो 23	2 (एकड़) 61 (डिसमील) ()		39	2	6	कायमी	
1032	परती राइहा नीज टांड नीज	दोन दो 1	0 (एकड़) 67 (डिसमील) ()		39	2	6	कायमी	
1034	दोन नीज परती कदीम मालिक	टांड दो 1	0 (एकड़) 35 (डिसमील) ()		39	2	6	कायमी	
1036	टांड नीज परती कदीम मालिक	दोन तीन 2	0 (एकड़) 25 (डिसमील) ()		39	2	6	कायमी	
1037	दोन नीज परती कदीम मालिक	टांड दो 9	5 (एकड़) 97 (डिसमील) ()		39	2	6	कायमी	
खाता मे कुल प्लोट संख्या	15	खाता का कुल मिजान	22 (एकड़) 4 (डिसमील) ()	खाता का कुल			39 2 6		

यह एक कंप्यूटर जनित प्रति है

4/8/2022
1:50:05 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।



ਪ੍ਰਸ਼ਾਸਕ ਸਰਕਾਰ
ਸ਼ਾਬਦਕ ਅਤੇ ਮੁੱਖ ਮੁਹਾਰਤ ਵਿਭਾਗ
ਸ਼੍ਰੀ 11 ਪਤਿ

April 8, 2022

ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ
ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ
ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ
ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ
ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ	ਕਮਿਸ਼ਨਰ

Lead Off Cam Station Details

Scanning
from
8/4/2022

ਕਮਿਸ਼ਨਰ

N. F. No. 180v

भारतगुजारी

सर्वत | नाम मीजा मय

नामो वो धना नम्बर

V

फरद भलकी / फरद रैयती

Page No. 215

नाम रैयत मय वलियत जमावन्दी

Vol. No. 3

वो सकुनत नम्बर।

Receipt No. 0079876858

नामकुम | रदिया | 248 | श्रीमती पुर्निमा देवी

खाला संख्या	रोसरा संख्या	रकबा (एकर म)
61	1037	0 एकर 10 डिस्मील 0 हेक्टर

अराजी नकदी अराजी भवती तफसील हिसाब लगान भवती

जोत का सालाना मांग मय तफसील (वकाया वो दात) मौजूदा साल का।

मांग बावत	सालाना	वकाया			एकल
		तीन वर्ध से ज्यादा	३ रा वर्ध	२ रा वर्ध	
भल (नकदी)	1.00				1.00
गुजारी (भावती)	0.25				0.25
सेस	0.50				0.50
सूद	0.50				0.50
मूलफरकात	0.50				0.50
मीजान	0.20				0.20
	2.45				2.45

तफसील अदायकारी

अदायकारी बावत	(नकदी) (भावती)	वकाया			मौतलना एकल (2021-2022)	पाडिल
		तीन वर्ध से ज्यादा	३ रा वर्ध	२ रा वर्ध		
भल						
गुजारी	0.25				0.25	
सेस	0.50				0.50	
सूद	0.50				0.50	
मूलफरकात	0.50				0.50	
मीजान अदायकारी	0.20				0.20	
	2.45				2.45	

- (१) मीजान कुल (तफसी म) : Two Rupees and Fourty Five Paise
- (२) नाम देहिन्दा-
- (३) कुल वकाया- 2.45

तारीख अमला तहसील कनिन्दा 16-12-2021

*Verified
8/14/2022*



पर एक कम्प्युटर जनिज प्रती है।

पर प्रपय केवल प्रार्थी की जनकारी क लिए है।

बिन्सी भी प्रकार की अन्वुडिया के लिए नम्बुदिल अलनधिकारी से मयर्क करे।

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

P.001



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban2

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000045824

Deed Type	Development Agreement
Number of Pages	68
Fee Details	Stamp Duty - Rs. 4, PR - Rs. 1, SP - Rs. 1020, A1 - Rs. 183273, LL - Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7330820/- .Transaction Amount :- Rs.0/- District :- Ranchi , Tehsil :- Namkum , Village Name :- Hatia Location :- Other Road, Hatia Word No 53
Property Details	Property Boundaries :- East: Sub Plot No. 1037/56 & 57, West: 16 feet wide proposed Road, South: Sub Plot No. 1037/43, North: 23 feet wide proposed Road Volume Number - 3Page Number - 215Khata Number - 61Plot Number - 1037Holding Number - 0550004178000Z0 Area Of Land :- 10.00 Decimal

Sh./Smt.PURNIMA DEVI s/o/d/o/w/o Radhey Shyam Prasad Barnwal has presented the document for registration in this office today dated :- 08-Apr-2022 Day :- Friday Time :- 17:16:00 PM



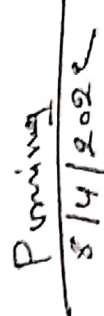





PURNIMA DEVI(Individual)




Party Name	Document Type	Document Number
PURNIMA DEVI	PAN/UID	890595331405

Sr.NO Party Name and Address Is e-KYC Verified? e-KYC Details Attorney Party Type Party Photo Party Signature
Power Of Finger Print Signature




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PURNIMA DEVI Address1 - Flat No. 101, Block A, Rebloom Impex Basudev Nagar Kanta Toli Ranchi, Permenent Add-Hatia, P.S. Jagannathpur, District - Ranchi, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Purnima Devi Address:- , , 101,Block A, Rebloon Impex,Basudev Nagar,Kantatoli, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:50			
2	ANUMA CONSTRUCTION AND DEVELOPERS PVT LTD Through Its Director UMA SHANKAR SHARAN Address1 - Hatia Station Road, Near Mother Sumitra School, Birsa Chowk, Jagannathpur, Ranchi, Address2 - , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Uma Shankar Sharan Address:- , mother sumitra school, hatia railway station road, gitil pidi , birsa Chowk, Hatiya, , Ranchi, 834003, , Jharkhand, India		CLAIMANT Age:43			

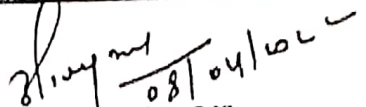
Identification:

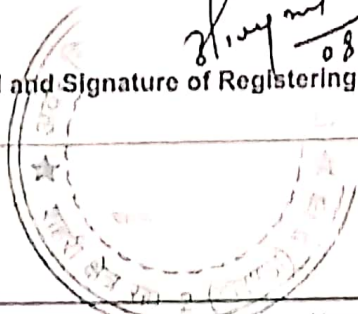
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Pradip Kumar Prasad S/o-D/o Jaideo Saha Address1 - Basudeo Nagar Kantatoli Ranchi, Address2 - , , Jharkhand PAN No.:			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pradip Kumar Prasad Address1 - Basudeo Nagar Kantatoli Ranchl, Address2 - ... Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer

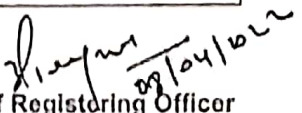


Above signature & thumb Impression are affixed in my presence.

Above mentioned, (PURNIMA DEVI), has/have admitted the execution before me. He/She/ They has / have been identified by (Pradip Kumar Prasad) Son/Daughter/Wife of (Jaldeo Saha) resident of (Basudeo Nagar Kantatoll Ranchl) and by occupation (Business).


Signature of Registering Officer

Date:- 08-Apr-2022


Seal and Signature of Registering Officer



Document Registration Summary 1

Date: 08-Apr-2022

- Government/Market Value: ₹7330900/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 08-04-2022 Presented at SRO - Ranchi Urban2
Signature of Presenter

SRO - Ranchi Urban2

Purnima
8/4/2022

Receipt : 034745

Receipt Date : 08-04-2022

Presenter Name: -

PR	₹1
SP	₹1020
LL	₹3
A1	₹183273
Stamp Duty	₹100

Total

₹184397

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AnumaConstructionAndDevelopersPvtLtdThroughItsDirectorUmaShankarSharan	GRN Number 2210751976 DEPT Transaction Id : 9b709b31760fa2920a8 Transaction Type	100
PR	1	1	0	GRAS	AnumaConstructionAndDevelopersPvtLtdThroughItsDirectorUmaShankarSharan	GRN Number 2210752186 DEPT Transaction Id : 60964af52eb042a97cb4 Transaction Type :	1
SP	1020	1020	0	GRAS	AnumaConstructionAndDevelopersPvtLtdThroughItsDirectorUmaShankarSharan	GRN Number 2210752186 DEPT Transaction Id 60964af52eb042a97cb4 Transaction Type :	1020
A1	183273	183273	0	GRAS	AnumaConstructionAndDevelopersPvtLtdThroughItsDirectorUmaShankarSharan	GRN Number 2210752186 DEPT Transaction Id 60964af52eb042a97cb4 Transaction Type	183273
LL	3	3	0	GRAS	AnumaConstructionAndDevelopersPvtLtdThroughItsDirectorUmaShankarSharan	GRN Number 2210752186 DEPT Transaction Id : 60964af52eb042a97cb4 Transaction Type	3
Sub Total	184301	184397	-96				

Article : Development Agreement Number of Pages 68

Purnima
8/4/2022

Signature of Operator

Purnima
8/4/2022

Signature of Head Clerk

Shreyas
08/04/2022

Signature of Registering Officer





Pre Registration Docket

Date :- 08-04-2022 12:07 pm

Office Name :- SRO - Ranchi Urban2
Token No:- 20220000045824

Appointment :- 08-Apr-2022 Time:- 13:18

Article	Development Agreement
Pre Registration Date	08-Apr-2022
No. Of Pages	34
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,84,297.

Property Id: 717682

Valuation No. : 966385 / 2022	:- 2022-2023	User Id : 28330	Date : 08-April-2022 12:49:PM
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatia	Village/City : Hatia	
Hatia Word No 53 - Other Road		-	
Volume Number - 3			
Page Number - 215			
Khata Number - 61			
Plot Number - 1037			
Holding Number - 0550004178000Z0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	10 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 10 x 733082=7330820	₹73,30,820/-
A	Total		₹73,30,820/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹73,30,900/-
Total Amount in Words : Seventy Three Lakhs Thirty Thousands Nine Hundred Rupees Or.ly.			

Land measurement, Sub Part and House No.	Property Boundaries East: Sub Plot No. 1037/56 & 57, West: 16 feet wide proposed Road, South: Sub Plot No. 1037/43, North: 23 feet wide proposed Road
--	---

Value Description of the Property	Land area in sq. meters
Approximate/Actual value	Rs. 100 Lakhs
Registration charges	Rs. 10 Lakhs

Summary
 The above mentioned property has been purchased by the Applicant through the Director with financial assistance from the Government of Karnataka. The property is situated at the address mentioned above. The property is being sold to the Applicant for the purpose of the project mentioned above. The Government of Karnataka has approved the sale of the property to the Applicant for the purpose of the project mentioned above.

Conditions
 The Applicant shall be responsible for all the expenses incurred by the Government of Karnataka in connection with the sale of the property to the Applicant. The Applicant shall also be responsible for all the expenses incurred by the Government of Karnataka in connection with the registration of the property in the name of the Applicant. The Applicant shall also be responsible for all the expenses incurred by the Government of Karnataka in connection with the payment of the stamp duty on the sale deed.

Witness Information
 Mr. Pradyumn Kumar Prasad, Director, Government of Karnataka, Bangalore. (Signature)

Applicant Details
 Mr. Pradyumn Kumar Prasad, Director, Government of Karnataka, Bangalore. (Signature)

Area Under Development Agreement	
1	Area (Sq. Ft.)

1	100	1,00,000
Total		1,00,000

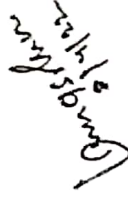
Area Under Development Agreement	
1	Area (Sq. Ft.)
2	Area (Sq. Ft.)
3	Area (Sq. Ft.)
Total	

All the terms and conditions mentioned above shall be valid and in full force and effect as the terms of the agreement presented.

The Applicant hereby declares that all the contents of the attached documents and the original documents are true and correct and all the information provided by the Applicant is true. The Applicant shall be responsible for all the expenses incurred by the Government of Karnataka in connection with the sale of the property to the Applicant. The Applicant shall also be responsible for all the expenses incurred by the Government of Karnataka in connection with the registration of the property in the name of the Applicant. The Applicant shall also be responsible for all the expenses incurred by the Government of Karnataka in connection with the payment of the stamp duty on the sale deed.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी गारक है जरूरी

Token No.: 20220000045824

CERTIFICATE

Office of the SRO - Ranchi Urban2

This **Development Agreement** was presented before the registering officer on date **08-Apr-2022** by **PURNIMA DEVI, S/O, D/O, W/O Radhey Shyam Prasad Barnwal** resident of Flat No. 101, Block A, Rebloom Impex Basudev Nagar Kanta Toli Ranchi, Permenent Add- Hatia, P.S. Jagannathpur, District - Ranchi ,.
This deed was registered as Document No:- **2022/RANU2/745/BK1/684** in Book No :- **BK1**, Volume No :- **73** from Page No :- 359 to 426 at, office of **SRO - Ranchi Urban2**

Date:- 08-Apr-2022

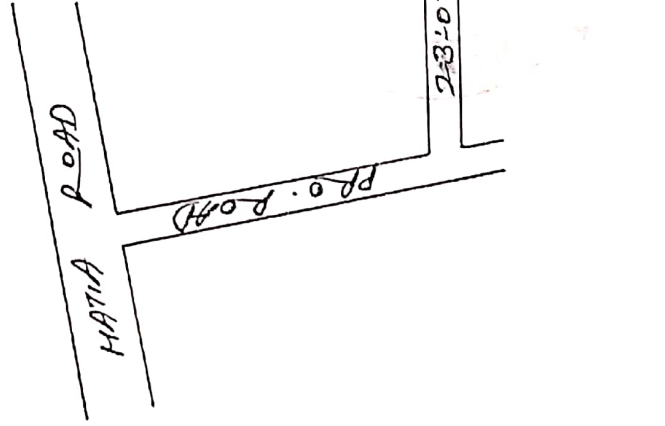

08/04/2022
Registering Officer

N
S

VILLAGE: MATIA
THANA: JAGARWATHPUR
THANA No.: 248
DIST. RANCHI
R.S. PLOT No.: 1037
SUB PLOT No. 1037/41 & 42
AREA SHOWN IN RED WASH

AREA
A-DBC
O-10

~~2/2/2022~~
2/2/2022



During
8/11/2022

2/2/2022
2/2/2022

2/2/2022