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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : fbe976831a3d89a8f99d

Receipt Date : 04-Jan-2023 10:11:14 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300000943

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Ms Reliable Infratech Through Its Sole
Proprietor Mr Ashish Agrawal (Vendee)

GRN Number : 2315092439



- For Office Use :-

रजिस्ट्रेशन अधिनियम 1899 परिच्छेद 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 अ में... के अधिन प्रथमतः प्रदाय्य
सहित या स्वाम्य शुल्क या विमुक्त या प्रदाय्य शुल्क
अर्पित नहीं।

निपटन अधिकारी

21/01/2023

M. P. Singh

21/1/23
21/1/23
21/1/23

For : Reliable Infratech

Ashish Agrawal
Proprietor

21/1/23

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।

प्राप्त पशुपालन के भूमि घोटाला एवं धारा 487A की सूची में वर्णित प्लॉट एवं नाम दर्ज नहीं है।

सुमन मुरारिका
21/1/23



finger prints of shyam sundar murarka



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DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS DAY OF JANUARY 2023

BETWEEN

1) MR. SHYAM SUNDAR MURARKA, S/o Late Shri Ram Krishna Murarka, having, Grandson of Late Ghanshyam Das Murarka AADHAR NO. XXXX XXXX 0294, PAN ACNPM4222F by occupation business AND 2) MRS. SUMAN MURARKA, wife of Late Raj Kumar Murarka, Daughter of Late Gobind Prasad Kejriwal, Granddaughter of Late Pahar Chand Kejriwal having AADHAR NO. XXXX XXXX 3251, PAN ACNPM4220H by occupation housewife, both by faith - Hindu, by Caste - Agarwala, Resident Murarka House, Albert Ekka Chowk, Main Road, Ranchi, P.S. Kotwali, District - Ranchi 834001, State - Jharkhand, Indian Citizen, Hereinafter referred to as LANDOWNERS / FIRST PARTY (which terms or expression shall, unless excluded by or repugnant to the subject or context, be deemed to include their respective legal heirs, executors, administrators, representatives and assigns), of the ONE PART;

AND

M/s Reliable Infratech, through its Sole Proprietor Mr. Ashish Agrawal son of Mr. Santosh Agrawal, Grandson of Late Baij Nath Agrawal having AADHAAR

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For : Reliable Infratech
Ashish Agrawal
21/1/23 Proprietor



Shyam Sunder Murarka
21/1/23



Finger prints of
shyam sunder murarka



21/1/23

21/01/2023 जन्म 10/10/.....
जन्म स्थान जमशेदपुर 838008 पास 52 नं. नियम 111
श्याम सुन्दर मुर्कार्का
पिता/सहोदर Ram K. Murarka
मिलान स्थान Kotehli, Ranchi जिला
पेशा Business जो लंबकाली को पालेदार रस
शकर मिष्ठानत..... कस प्रमाणित
पुस्तकबद्ध सं०..... वर्ष..... के अधीन
संबन्धकारियों का हाथपार्श्व में से एक की
के अधिकता में दि०..... के पुराईन/प्रवाहन
में अपर निदेशक कार्यालय.....
निबंधन के लिए पेश किया

Murarka

निबंधन प्रमाणित की जा हस्ताक्षर
21/01/2023

NO. XXXX XXXX 4518, PAN AEAPA1987J having its office at 402, Shrilok Complex, H.B. Rd., Ranchi, P.S. - Lalpur, District - Ranchi 834001, State - Jharkhand, Hereinafter called the DEVELOPER / SECOND PARTY; (which expression shall, unless expressly excluded by the subject or context below, mean and include its heirs, successors, legal representatives, executors, administrators and assigns) of the SECOND PART.

IN THIS AGREEMENT - Unless it is contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings.

LANDOWNERS- Shall mean the Owners above named and their legal heirs, successors in-interest, executors, administrators, legal representatives and assigns.

PROJECT LAND - Shall mean the land measuring 97.69 Decimal together with Old Khaparposh House. Out of the total land, 48.09 Decimals belongs to Landowner Number 1, Mr. Shyam Sundar Murarka, 32.02 Decimals belongs to Landowner Number 2, Mrs. Suman Murarka and 17.58 Decimals adjacent land which belongs to the Developer Mr. Ashish Agrawal who is the proprietor of M/s Reliable Infratech and the Developer will be developing as a part of the project envisaged in this Agreement more fully and particularly described in "Schedule - A" below.

LAND PROPERTY - Shall mean the land measuring more or less 80.11 Decimal together with Old Khaparposh House more fully and particularly described in "Schedule - B" below.

BUILDING - Shall mean the Multi-storied building consisting several units for commercial/Residential/Studio-Apartment/Hospitality use to be constructed on the Project land by the Developer at its own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of Ranchi Municipal Corporation Ranchi or any competent authority of Ranchi.

DEVELOPER - Shall mean the above named Second Party and their legal representatives, successors, executors, administrators, and assigns.

UNIT - Shall mean a covered area available for independent use and occupation for commercial/Residential/Studio Apartment/ Hospitality purpose i.e. entire covered areas as per sanctioned building plan map by Ranchi Municipal Corporation Ranchi or any competent authority of Ranchi and shall include the plinth area of the unit, Plinth area consisting of balcony / Veranda open terrace etc.

PARKING SPACE - Shall Mean any place in covered area or open area out of portion of schedule land reserved for parking of motor cars, scooters or any other vehicle.

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COMMON PART - Shall mean common passage corridors, staircase, lifts, common lavatories, pump room, tube well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings but shall not include the roof right i.e. the right over the roof of the top floors of the buildings to be constructed on LANDED PROPERTY.

SUPER BUILT UP AREA - Mean and include the carpet area, verandah, balconies, staircase, common part, etc. of the proposed multi storied building.

LANDOWNERS SHARE - It is defined in "Schedule - C" with the agreement with relevant portion and common passage and other undivided share, common facilities and proportionate allotted parking space, proportionate available vacant roof above the top constructed floor and undivided share of land out of total constructed area in the proposed building mentioned in the "Schedule - C" below and agreed upon by the Landowners and Developers. This share of LANDOWNERS is to be divided between the two LANDOWNERS as per "Schedule - C1" (For Landowner No 1. Mr. Shyam Sundar Murarka) and Schedule - C2" (For Landowner No 2. Mrs. Suman Murarka). The LANDOWNERS shall have right, title, and interest in common facilities and amenities including the right to the user or easement thereof, allotted parking space, available vacant roof above the top constructed floor with undivided share of land after providing Developer's share more fully described in "Schedule - D"

DEVELOPERS SHARE - As Defined in "Schedule - D" together with relevant portion and common passage and other undivided share, common facilities and parking space and undivided share of land out of total constructed area in the proposed building and agreed upon the Landowners and Developers. The developer shall have right, title, and interest in common facilities and amenities including the right to the user or easement thereof, allotted parking space, roof with undivided share of land after providing Landowner's share more fully described in "Schedule - C"

FORCE MAJEURE - Shall describe flood, earthquake, pandemic, epidemic, riot, war, storm, tempest, civil commotion, strike, lock out, lock down and/or any other act or commission beyond the control of the developer.

WHEREAS, during the revisional survey finally published in the year 1935, the landed property lies under Khata No. 10, being R.S. Plot No. 109, was stand recorded in the name of Turchu Oraon and others as Kayami and land lies under Khata No. 17, being R.S. Plot No. 110, was stand recorded in the name of Bideshiya Oraon as Kayami. The then Zamindar was Rajguru Shridhar nath Rao Pendse.

AND WHEREAS, the land lies under Khata No.-52, R.S. Plot no. 111 and R.S. Plot no.- 482 was recorded as Gair Mazurwa Malik and the then Zamindaar

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Rajguru Shridhar
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Rajguru Shridhar Nath Rao Pendse had settled the land to Rai Bahadur Hari Prasad Banerjee by virtue of a registered deed number 5357 Dated 13.09.1944 and put him into peaceful possession thereof. And whereas after the said settlement Rai Bahadur Hari Prasad Banerjee used to regularly pay the rent.

AND WHEREAS, the descendants of the recorded tenant of Khata No.17 made a family partition and accordingly besides other landed property, the land lies under Khata No.- 17, Plot No.- 110, measuring an area of 49 Decimals of village Chandwe was exclusively allotted to Jalri/Jhabri Devi w/o Bidesh Oraon.

AND WHEREAS, Jalri/Jhabri on 16.06.1943 surrendered land lies under Khata No.- 17, Plot No.- 110, measuring an area of 49 Decimals of village Chandwe to I then Zamindar Sridhar Nath Rao Pendse, by virtue of a registered deed of surrender vide Deed No.- 3953 dt. 16.06.1943 duly entered in Book No.-I, Volume No. 32, running from Pages-44 to 45 for the year- 1943.

AND WHEREAS, the descendants of the recorded tenant of Khata No. 10 had made a family partition and accordingly besides other landed property, the land lies under Khata No.- 10, Plot No.- 109, measuring an area of 55 Decimals of village Chandwe was exclusively allotted to Puna Oraon son of Sadhu Oraon.

AND WHEREAS, Puna Oraon on 17.06.1943 surrendered the land under Khata No.- 10, Plot No.- 109, measuring an area of 55 Decimals of village Chandwe to then Zamindar Sridhar Nath Rao Pendse, by virtue of a registered deed of surrender vide Deed No.- 3981 dt. 17.06.1943 duly entered in Book No.-I, Volume No. 30, running from Pages-159 to 161 for the year- 1943.

AND WHEREAS, after surrender of land, the then Zamindar became Bakast Malik of the Plot No. 109 and 110. And whereas descendants of the Zamindar namely Rajguru S.V. Pendse sold besides other land, the land lies under Khata No.- 10, Plot No.- 109, measuring an area of 55 Decimals, Khata No.- 17, Plot No.- 110, measuring an area of 49 Decimals, Khata Number 52, Plot Number 111A measuring 23 Decimals and plot Number 482 measuring 12 Decimals of village Chandwe to Rai Bahadur Hari Prasad Banerjee by virtue of a registered deed of sale vide deed no. 5357/5358 dt. 13.09.1944 which was registered at Sub-Registrar Office, Ranchi and entered in Book No.-I, Volume No. 39, Pages-376 to 383 for the year- 1944 and put him into peaceful possession thereof.

AND WHEREAS, Rai Bahadur Hari Prasad Banerjee subsequently sold 1.25 Acres of land which comprises of plot number 111A measuring an area of 23 Decimals, Plot Number 110 measuring an area of 49 Decimals, plot number 109A measuring an area of 42 Decimals and plot number 482B measuring an area of 11 Decimals to Snehlata Mukharjee which was registered at sub registrar office Ranchi by registered deed number 3525 dated 29.06.1949 and entered in

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book number 1 volume number 28, page number 139-145 for the year 1949 and put her into peaceful possession thereof.

AND WHEREAS, Snehlata Mukharjee subsequently sold 1.10 Acres of land comprising of plot number 109 marked as 109A measuring an area of 42 Decimals of khata number 10, plot number 110 measuring an area of 49 Decimals of khata number 17, plot number 111A measuring an area of 13 Decimals of khata number 52, plot number 482B measuring an area of 6 Decimals of khata number 52 to Shivji Meghji Yadav by registered deed number 5603 dated 24.05.1967 which was registered at Sub Registrar office Ranchi, registered in Book Number 1 pages 433 to 440 and put him into peaceful possession thereof.

AND WHEREAS, the Landowner No. 1 - Mr. SHYAM SUNDAR MURARKA purchased 55 Decimal out of 110 Decimals of the above-mentioned land comprising of plot number 110B Khata Number 17 measuring an area of 39 Decimal, plot number 111A Khata Number 52 measuring an area of 13 Decimals and plot number 482B Khata Number 52 measuring an area of 3 Decimals. situated at Village- Chandwe, P.S. Kanke, P.S. No- 190, District - Ranchi, State - Jharkhand from Shivji Meghji Yadav, S/o Late Meghji Lalji Yadav by virtue of Registered Sale Deed No. - 14026 Sl. No. - 14359 dated 08.09.1975 which was registered at District Sub-Registrar office Ranchi and after purchase of the said land mutated his name in the office of State of Jharkhand through Kanke Anchal, Ranchi under Mutation Case No. 30 R29/76-77 and paid rent regularly to the State Government. This land is bearing Municipal Holding No. 269/E of New Ward No. 1, New Holding No. 0010002208000Z0, New Ward No 01 of Ranchi Municipal Corporation, Ranchi, and is situated at Village- Chandwe, P.S. Kanke, Thana No. 190, District Ranchi, State Jharkhand. The First Party No. 1 is in undisturbed possession and is the absolute owner of the said land.

AND WHEREAS, husband of the Landowner No. 2, Raj Kumar Murarka (Now deceased) had purchased the above mentioned land along from Shivji Meghji Yadav, S/o late Meghji Lalji Yadav by virtue of Registered Sale Deed No. 14025 Sl. No. 14358 dated 08.09.1975 which was registered at District Sub Registrar Office, Ranchi and after purchase of the said land mutated his name in the office of State of Jharkhand through Kanke Anchal, Ranchi under Mutation Case No. 31 R29/76-77 and paid rent regularly to the State. This Comprises of plot number 109/A Khata Number 10 measuring an area of 42 Decimals, plot number 110A Khata Number 17 measuring an area of 10 Decimals and plot number 482B Khata Number 52 measuring an area of 3 Decimals situated at Village- Chandwe, P.S. Kanke, P.S. No- 190, District - Ranchi, State - Jharkhand more fully described in "Part II of Schedule - B" Out of this purchase of 0.55 Acres of land as mentioned above, he sold 11 (Eleven)

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Kathas or 18.18 Decimals of land from plot number 109/A to Dr. Shashi Kumar Pande, son of Shri Sheo Sharan Pandey, vide registered sale deed no. 759/85 of 19/01/1985.

AND WHEREAS Raj Kumar Murarka died intestate on 16.05.2021 leaving behind his wife Mrs. Suman Murarka/ the Landowner No. 2 as his surviving legal heir and she inherited the properties left by her husband as her absolute properties.

AND WHEREAS Landowner No. 2 Suman Murarka is the owner of land under Khata No. 10, Revisional Survey Plot No.-109, marked as sub Plot No.-109/A measuring an Area -23.82 Decimals, Khata No.-17, Plot No.-110 marked as Sub Plot No. 110A measuring an Area of 10 Decimals, Khata No. 52, Plot No. 482/B measuring an area of 3 Decimals, total area of 36.82 Decimals more or less bearing Municipal Holding No. 269/D of New Ward No. 1, New Holding No. 0010002209000Z, New Ward No 01 of Ranchi Municipal Corporation, Ranchi situated at Village-Chandwe, P.S. Kanke, Thana No. 190, District-Ranchi, State Jharkhand.

AND WHEREAS, adjoining to the land of Suman Murarka, the Developer owns a land admeasuring 18.18 Decimals, bearing plot no.109/A-1, which the Developer and Landowners have agreed to include in the development of the multi-storied building as envisaged in this Agreement and it has been expressly agreed between the Parties that the Project Land shall comprise of the land of the Landowners plus this adjoining land of the Developer;

AND WHEREAS, in order to construct a building over the land mentioned herein above the LANDOWNER has got a building plan sanctioned by the RANCHI MUNICIPAL CORPORATION RANCHI vide B.C. Case No. BP/0417/W01/2021.

AND WHEREAS, as per mandatory provision of law for sanction of map, regarding widening of Road in front of (Northern Side), (Southern Side) and (Eastern Side) of the land the LANDOWNERS have executed a Gift Deed in favour of Ranchi Municipal Corporation by virtue of Registered Deed of Gift dated 18/11/2022 being Deed No.7789 serial Number 6980 for the year 2022 which was entered in Book No.BK1, Volume No.934 at Pages from 1 To 92 in the office of District Sub Registrar, Ranchi comprising 12.31 Decimal more or less; AND

The Landowner No. 01 Shyam Sunder Murarka has left and gifted 0.42 Decimal of land from plot number 110B, 3.49 Decimal of Land from Plot number 111A and 3 Decimal land from plot number 482B totalling to 6.91 Decimals.

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Similarly, the Landowner No. 2 Suman Murarka left and gifted 1.6 Decimal of land from plot number 109/A, 0.20 Decimal of Land from Plot number 110A and 3 Decimal land from plot number 482B totalling to 4.80 decimals.

Similarly the Developer Mr. Ashish Agrawal left and gifted 0.60 Decimal of land from plot number 109/A-1.

AND WHEREAS after Gifting the said land, the Landowner no.1 Mr. Shyam Sundar Murarka is now absolute owner of R.S.Plot No.110, Sub Plot No.110B measuring area 38.58 Decimal more or less, R.S. Plot number 111, Sub Plot number 111A measuring an area of 9.51 Decimal. Total Land area of Landowner Number 1 Mr. Shyam Sundar Murarka is 48.09 Decimal More fully described in "Part I of Schedule - B". The Landowner no.2, Mrs. Suman Murarka is now absolute owner of R.S.Plot No.109 sub plot number 109/A, measuring an area of 22.22 Decimal more or less and R.S. Plot number 110, sub plot number 110A measuring an area of 9.80 Decimal. Total Land area of Landowner Number 2 Mrs. Suman Murarka is 32.02 Decimals, which is more fully described in "Part II of schedule - B". Thus, the total of Landowner 1 Mr. Shyam Sundar Murarka and Landowner Number 2 Mrs. Suman Murarka is 80.11 Decimal hereinafter referred as the "SAID PROPERTY" more fully described in "Part III of schedule - B"

AND WHEREAS, the Landowners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and is in marketable condition and have in their good right full power and that they have absolute authority and right to transfer the whole or part of the "Schedule - B" property and to deal with the-same in the any manner. The Landowners have put the developers in peaceful possession of the land described in "Schedule - B".

AND WHEREAS, the Landowners are interested in getting Multi Storied Building constructed over the Project Land as per plan sanctioned by the competent authority Ranchi and to acquire the area more fully described in "Schedule - C" below as consideration in exchange for full and final value of the land with building.

AND WHEREAS, the aforesaid Developer offered to construct at its own cost Multi-storied building over the Project Land after demolishing the existing structure if any as per plan map sanctioned by competent authority of Ranchi Municipal Corporation Ranchi or any competent authority of Ranchi and give the Landowners' share for their land more fully described in "Schedule - C" below as agreed for the value of the said land with building and to sell the remaining super built up area of the said proposed Building with undivided share of land to the prospective purchasers (Developer's share mentioned in the

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“Schedule - D” below). The proposed building will be constructed by the Developer within 38 months from the date of this agreement with 06 Months grace period and by such period lost by any Force Majeure etc. occurs then for the same the Landowners thereby agree that the period so lost may be extended. However, the period stipulated here in above may be extended mutually for such period as the Parties may deem fit and proper.

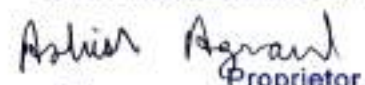
AND WHEREAS, certain terms and conditions were agreed to by and among the Landowners and Developer with regard to the construction, transfer of the said building and the parties thereto and desirous of recording into writing the terms of such agreement as here under:-

1. That pursuant the above-mentioned consideration the Developer will develop and construct the Multi-storied building over the Project Land as-per the plan prepared by the Developer and approved by the Ranchi Municipal Corporation Ranchi or any other authority of Ranchi and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 38 months from the date of this agreement with 06 Months grace period and extended by such period lost by any Force Majeure and Landowners also agreed for the same. However, the period stipulated hereinabove may be extended mutually for such period as the parties may deem fit proper and as above defined.

2. That the DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied building over the Project Land and after construction to leave aside, allocate and make ready for the Landowners share for their land and building out of the total constructed area more fully described in “Schedule - C” below. In respect of the remaining share of the total constructed area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER’S share is described in “Schedule - D” below. It is mentioned for the sake of clarification that the aforesaid Landowners share of the total constructed area to be made ready, left aside and allocated for the Landowners include the common area comprising of commercial/ residential/ studio Apartment building and also the proportionate allotted parking space and proportionate available vacant roof above the top constructed floor.

3. That the Developer has paid Rs. 62,50,000/- (Rupees Sixty Two Lakhs and Fifty Thousand only) to the Landowners (Rs. 42,50,000/- to Mr. Shyam Sundar Murarka and Rs. 20,00,000/- to Mrs. Suman Murarka) as interest-free security deposit, which shall be refunded by the Landowners to the Developer before taking possession of their share as stated above. The Developers will pay an additional Rs. 2,50,000/- (Two Lakhs and Fifty Thousand only) as continuation of interest free refundable advance to Shyam Sundar Murarka and Rs.


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10,00,000/- (Ten Lacs) to Mrs. Suman Murarka within three months of execution of this development agreement.

4. That the Developer shall have right to demolish the existing building if any for development on the Project Land and the right of entire material (wooden, iron material, bricks, etc. of the existing building) will be solely of the Developer.

5. That the Developer owns a land admeasuring 17.58 Decimals adjoining to the land of the Landowners, which land, the Parties have agreed to include in the development of the multi-storied building as envisaged in this Agreement. The said land of the Developer is described as:

All That Piece and Parcel of Land of Portion Of Municipal Survey of Khata No 10 Plot No - 109/A-1 Measuring An Area 17.58 Decimals More Or Less Bearing Municipal Holding No. 0010002791000Z0 Of New Ward No 1 Of Ranchi Municipal Corporation, Ranchi Situated At Village - Chandwa, P.S - Kanke, Thana. No. 190, District - Ranchi, State - Jharkhand Having Permanent Heritable and Transferable Chapperbandi Right, Which Butted And Bounded As Follows:-

North - Road

South - Land of Mrs. Suman Murarka

East - Land of Mrs. Suman Murarka

West - Sub Plot No. - 140

6. The construction of the said building will be of deluxe quality, broadly compliant with Vastu principles, as per or better than the detailed specification given in Schedule-F, which is a part of the Agreement.

7. That the Landowners will deliver to the Developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Landowner's title thereto and the Landowners agree to cooperate with the Developer in such examination of the Landowner's title and to answer and/or comply with all reasonable requisitions that may be made by the Developer and/or its representative in this regard to establish a marketable title to the said property.

8. The Developer shall be entitled to retain only photocopies/certified copies of the original documents pertaining to the said property including title deeds etc. However, the original documents will be produced by the Owner for inspection and photocopies will be given whenever required by the Developer or any of the purchasers or lessees or licensees of any of the Unit. However, finally all the original documents shall be handed over to the Flat Owner's Society/ Association of Owners/ Allottees of Units.

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9. That the Developer shall draw the plan for construction of the proposed multistoried building and will get it done by reputed architects without delay. The Developer shall be entitled to obtain the services of and enter into agreement with any reputed building contractor, engineer, electrician, and plumber etc. and to appoint agents at its own costs, risks and expenses.

10. That Developer shall use good quality building materials in the construction of the building and front elevation as per architect/structural engineer's specifications as well as fixtures and all other amenities. The Landowners shall be entitled to verify and supervise the quality of materials to be used for construction of the building and can suggest to the developer to use the quality materials as per architect/structural engineer's specifications.

11. That it is further agreed by the parties that any addition or alteration in the approved building plan within the parameter of the R.M.C. building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the Developer and the Developer may make such alteration or changes as per the prevailing law.

12. That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on the parties.

13. That the Developer will develop and construct the proposed building with all amenities therein and give peaceful vacant possession of the Landowner's area to the Landowners within 38 months from the date of this agreement. Over and above 38 months a grace period of 6 (Six) months shall be given to the developer for any reasons beyond the control of the Developer. However, the period stipulated here in above may be extended mutually for such period as the parties may deem fit and proper.

14. That the Developer may form as it deems proper, an Owner's society/association of persons/ body corporate etc. for maintenance of common services of the building and in due course, the unit owner and/ or his nominee (s) shall become members of such an organization formed by the Developer and the unit owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bound to abide by the rules and regulations as may be framed by the Developer or such body from time to time, and they shall be bound to contribute towards the costs of formation of such body as well as to pay the regular maintenance charges as may be fixed and revised from time to time by such body for the maintenance and management of the entire building complex. Some units for common purposes and services are also shown in "Schedule E".

15. That the Developer shall have full right to deal with his portion of the Super built-up area other than the Landowner's portion along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs

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For : Reliable Infratech
Arjun Agrawal
21/1/23 Proprietor

of construction and profits of the said project for which the Landowners shall be bound to sign conveyance or other document in favor of the purchasers/nominees of the Developer either personally or through their power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser/s of the building /units- with and according to the terms and conditions of this agreement.

16. That in exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowners do hereby agree to convey, transfer assign to the Developer the portion mentioned in "Schedule - D" of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/ nominees and the Developer shall simultaneously hand over the portion of the Landowner's share described in "Schedule - C" below after construction of the said proposed multi-storied building with and according to terms and conditions of this Agreement.

17. That in furtherance of the intention of this Agreement, the Landowners do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things:

(a) To appoint architects, surveyor, engineers, contractors and other person or persons. All expenses in this regard will be borne by the Developer.

(b) To make application to the appropriate authorities for electrical/water connection and permit or quotas for cement, steel and other controlled building materials.

(c) To accept service of any writ summons or other legal process or notice and to appear and represent the Landowners in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal, relating, to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnama, claims, complaints, orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Landowners arising after the execution of this Agreement between the Landowners and the Developer. The Developer shall take all measures at its own cost to protect the interest and the right of Landowners against any cause of action arising due to the development work.

(d) To enter into agreement for sale or otherwise allot unit/s in the aforesaid Building/Buildings to purchasers except the Landowner's Share as described in "Schedule -C" and be entitled to the consideration thereof.

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For : Reliable Infratech

Ashwin Agrawal
21/1/23
Proprietor

(e) To mortgage said property or any portion thereof except the portion allotted to the Landowners as described in "Schedule - C" with and/or financial institutions to obtain loan for /construction work, etc. as the said Developer decides at its sole discretion or for the purpose of the Developer.

(f) To make application if any, before the appropriate authority for installation of lifts with automatic gates of appropriate capacity, as per norms.

18. The Developer shall install and maintain for the benefit of the Landowners and other prospective purchaser/s of the proposed building deep tube-well, overhead storage tank, public water supply connection and Pump Sets for lifting water to storage tanks and the Landowners and prospective purchaser/s will enjoy all relevant facilities in this regard.

19. The Developer shall provide generator of appropriate capacity and supply for the common areas of the said building at his own cost. The Landowners and their prospective purchaser/s and the Developers and their prospective purchasers of the proposed building will be entitled to the benefit and use thereof on payment of consumption charges calculated by the owners' society. The Developer will also install and provide Generator for the use of the prospective buyers/users and they will be able to use on payment of proportionate cost and running expense.

20. The Landowners agree that they will execute and give a separate registered general power of Attorney under the terms and conditions of this agreement in favour of the Developer or their nominee to deposit the proposed building plan, get it sanctioned and deal with all related matters in regard to the Landowners' land. The Landowners shall also empower the Attorney with powers to the extent of the Developer's share , so that no hindrance or obstruction is caused to the Developers in execution and registration of the appropriate sale deed of the Developer's portion in favour of the prospective purchasers. However, the Developer does hereby covenant with the Landowners that the aforesaid power of attorney shall be governed by the provisions of this Agreement. In any circumstances, the Landowners shall not revoke the said power of attorney.

21. It is hereby made clear that the Developer shall act as an independent party and not as an agent of the Landowners for the purpose of the construction of the proposed building over the Project Land and from the date of execution of this Agreement shall keep the Landowners indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the Developer in planning, executing or construction of the proposed building and other works envisaged by this Agreement.

22. It is further agreed that in case of demolition and re-construction of the proposed building for any reason whatsoever, the share of Landowners and

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For : Reliable Infratech

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Proprietor

Developer will be in the same ratio as per Schedule-C and Schedule-D of this Agreement.

23. The Landowners hereby covenant with the Developer as follows:

(a) That the property is free hold and the Landowners have perfect title and the same is free from all encumbrances and if in future it is required for further agreement with the Developer in respect of the "Schedule -B" property in this circumstances the Landowners shall execute further agreement with the Developer for proper confirming Owners of title of the Landowners.

(b) That the Landowners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired/ requisitioned by the Government for any purpose whatsoever and that the Landowners have not entered in to any agreement in respect of "Schedule - B" Property with any person, partnership firm, company or any proprietorship concern prior to this Agreement.

(c) That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities, revenue authorities, municipal authorities or any other Government or other local bodies affecting the said property or any part thereof.

(d) That there are no attachments either before or after judgment and there are no claims, demands, decree, injunction orders, lispendens notices, insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.

(e) That apart from the Landowners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any joint family or otherwise.

(f) That the Landowners shall take proper step for mutation in respect of their land in concerned office of Ranchi Municipal Corporation Ranchi or any other office of the concerned governmental authority and shall pay up to date land revenue and holding and water taxes to the concerned governmental authority and hand over all relevant documents to the Developer.

(g) That all outgoing, demands, rates, taxes, etc. on the land arising from the date of this Agreement shall be paid by the Developer till the completion of the project. After the completion of construction, the Landowners, Developer and/or purchasers of units in the new building shall pay/bear the same in proportion to the area held by them. Any other taxes including GST shall be borne by the Landowners, Developer and/or purchasers of units on their share as per applicable law.

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(h) That the Landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of Development of the said property and/or construction thereon of the new building being made by the Developer nor to do any act or deed or thing whereby the Developer may be prevented from booking, selling, assigning and/or disposing of any of the Developer's allocated portion in the new building.

24. That in consideration for conveyance of properties described in "Schedule - B" herein below and in exchange of the facilities stated hereinabove, the Developer shall do and perform the following acts, deeds, matters and things:


(a) The Developer shall indemnify the Landowners from and in respect of all claims, compensation, or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the Developer related to or in connection with the execution of the works under this Agreement.

(b) The Developer shall also indemnify the Landowners against any claim, action or proceeding which may be brought, or taken against the Landowners in respect of any damage caused to adjoining ground, building, electric poles etc. by the Developer in performance of the work envisaged in this Agreement, the Developer shall also indemnify the Landowners against any claim, compensation, action or proceedings which may brought or taken against the Landowners in respect of any accident to workmen, artisan or invitees or other persons, whether in the employment of the Developer or not, while in or upon the said property, related to or in connection with execution of the work.

25. In due course of search by the Developer if found the "Schedule -B" property is encumbered or any defect of the title of the Landowners, in those circumstances Landowners will be liable therefor.

26. SCHEDULE FOR MANAGEMENT: A Schedule shall be formed by the Parties herein due course for the management / administration of the new buildings including the portion in common use and showing the expenses of the management / administration of the amenities in the new buildings including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the occupant of the new building including the Land Owner's allocated share and the Developer's allocated share.

27. ARBITRATION: - All disputes and differences by and between the parties hereto in any way relating to or arising out of these presents shall be referred an arbitral tribunal comprising of three arbitrators under the provisions of Arbitrations and Conciliation Act, 1996, as amended up to date. One arbitrator each shall be appointed by the Parties and the so appointed two arbitrators shall mutually appointed the third arbitrator. The award made by the Arbitrator shall be final and binding on the parties hereto. The seat and venue of such arbitration


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For : Reliable Infratech
Ashwin Agrawal
21/1/23 Proprietor

proceedings shall be at Ranchi and the arbitration proceedings shall be carried out in English.

28. BREACH OF DEVELOPMENT AGREEMENT: In the event of breach of this Development Agreement and or abuse/misuse of General Power of Attorney, either by the Developer or the Landowners, the defaulting party will be liable for legal action and compensation as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.

29. That the LANDOWNERS agree that if any current and recurring levy or service charges are imposed by the C.O., R.M.C or any other public body/bodies or any competent authority for the development/betterment of the area in which the premises is located or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LANDOWNERS and their PURCHASERS and DEVELOPER and their PURCHASERS of the Unit jointly in the same proportion as their respective shares of built-up area in the proposed building.

30. That this Agreement has been prepared in three copies, all are treated as original, one copy retained by the Developer and other copies retained by the Landowners.

31. Courts at Ranchi alone shall have the exclusive jurisdiction to entertain any type of dispute, all actions, suits and proceeding arising out of this Agreement.

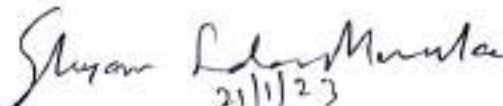
32. The Developer will not change its ownership till the completion of the development work however, the Developer shall be entitled to assign any of its rights and obligations under this Agreement to any of its family members or any of their concerns.

33. The Parties shall bear the cost incurred on specific requests of anchor tenant-like additional lift, escalators, generator, air conditioning, store facade, brokerage, registration cost, etc. in the proportion of their respective shares. Such costs shall be payable at the time when actual payment is required to be made to the concerned vendor or supplier.

34. Furthermore, if at the request of the anchor tenant, if anything is used or installed better or higher quality, then the difference in the cost thereof shall be shared by both the parties in their respective proportionate share.

35. If there is any further construction on the roof of the building, it will also be divided between the Landowners and the Developer in their proportionate share ratio.

36. The Landowners hereby unequivocally and unconditionally authorize the Developer to Deal with the Landowners' Share in Ground Floor and First Floor


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For : Reliable Infratech
Ashish Agrawal
21/1/23 Proprietor

under the Development Agreement. The Developer shall be free to enter into any agreement, arrangement or other understanding for lease, license, rent of the Ground Floor and First Floor of Landowners' Share under the Development Agreement and any decision taken by the Developer in this regard shall be honoured by and shall be fully binding on the Landowners.

37. The Developer shall keep the Landowners informed of any action taken by the Developer as regards to Landowners Share.

Certificate:-

Certify that as per the Khatian the properties mentioned in Schedule below is neither a Govt. land nor has been acquired by the Govt. (either for armed force or otherwise). This land is also not a Bhudan land. The schedule property is out of the forest area. This is neither C.C.L., B.C.C.L. nor E.C.L Land. This is also certified that this land neither belongs to Tribal Khata nor related to any tribal. The land is free from ceiling act. This land does not belong to any Math, Mandir, Church or Mosque.

For the purpose of stamp duty and registration fee as per the rate fixed by the Government the property is valued as follows (Ward 1):-

Cost of Land (Commercial Value):- 8,25,05,700/- Rs. (Eight Crore Twenty Five Lacs Five Thousand and Seven Hundred only).

"SCHEDULE - A"

"PROJECT PROPERTY"

All that piece and parcel of land of portion of Municipal Survey of Khata No - 10, Plot No 109/A and measuring an area of 22.22 decimals, Plot No 109/A-1 and measuring an area of 17.58 decimals and khata No - 17, portions of Plot No - 110 marked as Plot No - 110A measuring 9.80 Decimals & 110B measuring 38.58 decimals, khata No - 52,-Plot No - 111, marked as Plot No. - 111A measuring an area of 9.51 decimals. The total area is 97.69 Decimals more or less in Ward No 1 of Ranchi Municipal Corporation, Ranchi situated at Village - Chandwe, P.S - Kanke, Thana. No. 190, District - Ranchi, State - Jharkhand having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows: -

North :- Road

South :- Road

East :- Kanke Road

West :- Plot No. - 139 and 140.

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For : Reliable Infratech
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21/1/23 Proprietor

"SCHEDULE - B"
"SCHEDULE OF THE PROPERTY"

Part I

(Land belongs to Landowner No.1 Shyam Sundar Murarka)

All that piece and parcel of land of portion of Municipal Survey of khata No - 17, portions of Plot No - 110 marked as Plot No. - 110B measuring an area of 38.58 Decimals, khata No - 52, portion of-Plot No - 111 marked as 111 A measuring an Area of 9.51 Decimals, totalling to 48.09 Decimals more or less bearing Municipal Holding No 0010002208000Z0 of Ward No.1 of Ranchi Municipal Corporation, Ranchi, situated at Village - Chandwe, P.S - Kanke, Thana. No. 190, -District - Ranchi-, State - Jharkhand having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows: -

North :- Plot of Smt. Suman Murarka

South :- Road

East :- Kanke Road

West :-Plot No. 139 and 140.

Part II

"Land Belongs to Landowner No. 2 (Suman Murarka)"

All that piece and parcel of land of portion of Municipal Survey of Khata No - 10, Plot No - 109 marked as Plot No. 109/A measuring an area of 22.22 Decimals, khata No - 17, portions of Plot No -110 marked as Plot No - 110 A measuring an area of 9.80 Decimals, totalling to 32.02 Decimals more or less bearing Municipal Holding No. 0010002209000Z0, Ward No 1 of Ranchi Municipal Corporation, Ranchi situated at Village - Chandwe, P.S - Kanke, Thana. No. 190, District - Ranchi, State-Jharkhand having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows: -

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For : Reliable Infratech

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21/1/23 Proprietor

North :- Road
South :- Plot of Shri Shyam Sundar Murarka
East :- Kanke Road
West :- Plot No. 140.

Part III

(Amalgamated land of Part I and Part II for which the Development Agreement is being executed and registered)

All that piece and parcel of land of portion of Municipal Survey of Khata No - 10, Plot No 109/A measuring an area of 22.22 decimals, and Khata No - 17, portions of Plot No - 110 marked as Plot No - 110A & 110B measuring an area of 48.38 decimals, Khata No - 52, Plot No - 111, marked as Plot No. - 111A measuring an area of 9.51 decimals. The total area is 80.11 Decimals more or less of Ward No 1 of Ranchi Municipal Corporation, Ranchi situated at Village - Chandwe, P.S - Kanke, Thana. No. 190, District - Ranchi, State -Jharkhand having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows: -

North :- Road
South :- Road
East :- Kanke Road
West :- Plot No. - 139 and 140.

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For : Reliable Infratech
Ashish Agrawal
21/1/23 Proprietor

"Schedule -C"

LANDOWNER'S SHARE

Shyam Sundar Murarka and Suman Murarka

That in lieu of the land provided by the Landowners to the Developer for constructing the Building the Developer shall give the following to the Landowners with undivided share of land, proportionate vacant unused roof above the top floor, proportionate allotted parking and all common facilities and amenities of the Proposed Building. The allocation of this share has been decided mutually.

Unit Number	Floor	Area in Percentage
Entire 6 th Floor		
601	6 th Floor	100%
602	6 th Floor	100%
603	6 th Floor	100%
604	6 th Floor	100%
605	6 th Floor	100%
5 th Floor		
502	5 th Floor	100%
503	5 th Floor	100%
505	5 th Floor	100%
Entire 4 th Floor		
401	4 th floor	100%
402	4 th floor	100%
403	4 th floor	100%
404	4 th floor	100%
405	4 th floor	100%
1 st Floor		
101B &101C	1 st Floor	39.07%
102B &102C	1 st Floor	39.07%
Ground Floor		
G1B & G1C	Ground Floor	39.07%

Total Area - 54,425 Sq Ft. which is 39.07 % of sanctioned area 1,39,300 Sq. Ft.

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Suman Murarka
21/1/23

For : Reliable Infratech
Ashish Aggarwal
21/1/23 Proprietor

"Schedule - C1"
LANDOWNER'S SHARE
Shyam Sundar Murarka

That in lieu of the land provided by the Landowners to the Developer for constructing the Building the Developer shall give the following to the Landowner with undivided share of land, proportionate vacant unused roof above the top floor, proportionate allotted parking and all common facilities and amenities of the Proposed Building. The allocation of this share has been decided mutually. The Landowner No. 1 share is as follows shown in Yellow wash:-

Unit Number	Floor	Area in Percentage
6 th Floor		
601	6 th Floor	100%
602	6 th Floor	100%
605	6 th floor	100%
5 th Floor		
503	5 th floor	100%
505	5 th floor	100%
4 th Floor		
402	4 th floor	100%
403	4 th floor	100%
404	4 th floor	100%
1 st Floor		
101B	1 st Floor	23.10%
102B	1 st Floor	23.10%
Ground Floor		
G1B	Ground Floor	23.10%

Total Area - 32,179 Sq Ft. which is 23.10 % of sanctioned area 1,39,300 Sq. Ft.

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Shyam Sundar Murarka
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For : Reliable Infratech
Ashish Agrawal
21/1/23
Proprietor

"Schedule - C2"
LANDOWNER'S SHARE
Suman Murarka

That in lieu of the land provided by the Landowners to the Developer for constructing the Building the Developer shall give the following to the Landowner with undivided share of land, proportionate vacant unused roof above the top floor, proportionate allotted parking and all common facilities and amenities of the Proposed Building. The allocation of this share has been decided mutually. The Landowner No. 2 share is as follows shown in Blue wash:-

Unit Number	Floor	Area in Percentage
6 th Floor		
603	6 th Floor	100%
604	6 th Floor	100%
5 th Floor		
502	5 th Floor	100%
4 th Floor		
401	4 th Floor	100%
405	4 th Floor	100%
1 st Floor		
101C	1 st Floor	15.97%
102C	1 st Floor	15.97%
Ground Floor		
G1C	Ground Floor	15.97%

Total Area - 22,246 Sq Ft. which is 15.97 % of sanctioned area 1,39,300 Sq. Ft.

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21/1/23

For: Reliable Infratech
Ashish Agrawal
21/1/23 Proprietor

"Schedule - D"

DEVELOPER'S SHARE

The Developer shall be entitled to the remaining portion of the proposed Building with undivided share of land and all common facilities and amenities of the proposed building after allotment of the Landowner's share as mentioned in "Schedule - C" above and parking and roof right shall be in the same ratio. It is agreed that swapping of flats/offices/Studio Apartments between the parties will be permitted if they mutually agree to do so. The Developers share is as follows shown in red wash: -

Entire 8 th Floor		
801	8 th Floor	100%
802	8 th Floor	100%
Entire 7 th Floor		
701	7 th Floor	100%
702	7 th Floor	100%
703	7 th Floor	100%
704	7 th Floor	100%
705	7 th Floor	100%
5 th Floor		
501	5 th Floor	100%
504	5 th Floor	100%
Entire 3 rd floor		
301	3 rd Floor	100%
302	3 rd Floor	100%
303	3 rd Floor	100%
304	3 rd Floor	100%
305	3 rd Floor	100%
Entire 2 nd Floor		
201	2 nd Floor	100%
202	2 nd Floor	100%
Ground and 1 st Floor		
101A	1 st Floor	60.93%
102A	1 st floor	60.93%
G1A	Ground Floor	60.93%

Total Area - 84,875 Sq Ft. which is 60.93 % of sanctioned area 1,39,300 Sq. Ft.

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For : Reliable Infratech
Ashish Agrawal
21/11/23 Proprietor

"SCHEDULE – E"

Use of units shown in Green wash will be used for common purposes and services.

Ground, 1 st and 2 nd Floor		
203	2 nd Floor	Common Purpose and Services
103	1 st Floor	Common Purpose and Services
G2	Ground Floor	Common Purpose and Services
G3	Ground Floor	Common Purpose and Services

"SCHEDULE - F"

Specification for the Commercial building:-

- 1 Foundation - As per Architect / Structural Engineer's specifications
- 2 Super structure - As per Architect / Structural Engineer's specifications
3. Roof Slab/ Beam/ Stair As per Architect / Structural Engineer's specifications
- 4 Exterior Finish - As per Architect / Structural Engineer's specifications
5. Water Supply - 24 hours water supply from own deep tube well boring and overhead water tank
6. Electric Point - As per commercial requirement of the building
7. Vertical Movement - Staircase
8. Floor - In all rooms, balconies, passage and bathroom shall be finished with vitrified tiles/ marble/ ceramic tiles and three inches skirting.
9. Walls - In all rooms except for the portion covered ceiling by dado/ skirting the walls and ceiling shall be smoothly finished with 1:4 cement plasters, further smoothen by application of Plaster of Paris or Birla Putty. The Concrete Waterproofing chemicals and solutions are to be used to prevent leakage and dampness in walls, roof and in all types of cement and concrete structures. The Bathroom walls shall have 7' dado all around with tile.
10. Bathroom - All bathrooms shall be fitted with W.C. Commodes, Wash Basins, tap, concealed water pipes etc as per need of the building.
11. Door & Windows - Flush door and UPVC Windows/ equivalent, Wooden chockhats with flush doors of ISI Branded ply Boards.
12. Lifts - 3 Passenger lifts of best quality& appropriate capacity in the proposed Multi- Storied Building.


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Ashish Kumar Sharma
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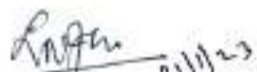
For : Reliable Infratech

Ashish Agrawal
Proprietor
21/1/23


IN WITNESSES THEREOF THE Parties there to have sent and subscribed their respective hands seal at Ranchi and in each page of this agreement in presence of witnesses on the date month and year first above written. Signed, Sealed and Delivered at Ranchi in presence of

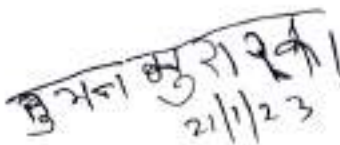
WITNESSES

1.  21/1/23
(HAESH MURARKA)

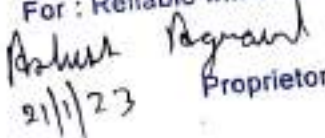
2.  21/1/23
KALIT NARAYAN JHA

LANDOWNERS

 21/1/23
(SHYAM SUNDAR MURARKA)
PAN NO. ACNPM4222F

 21/1/23
(SUMAN MURARKA)
PAN NO. ACNPM4220H

DEVELOPER

For : Reliable Infratech
 21/1/23
Proprietor

For RELIABLE INFRATECH
(ASHISH AGRAWAL)
PAN NO. AEAPA1987J

DEVELOPER



Ashish Agrawal
Proprietor
21/1/23

Arvind Kumar
21/1/23
[Signature]
21/1/23

Little	Ring	Middle	Index	Thumb

Finger print of Ashish Agrawal

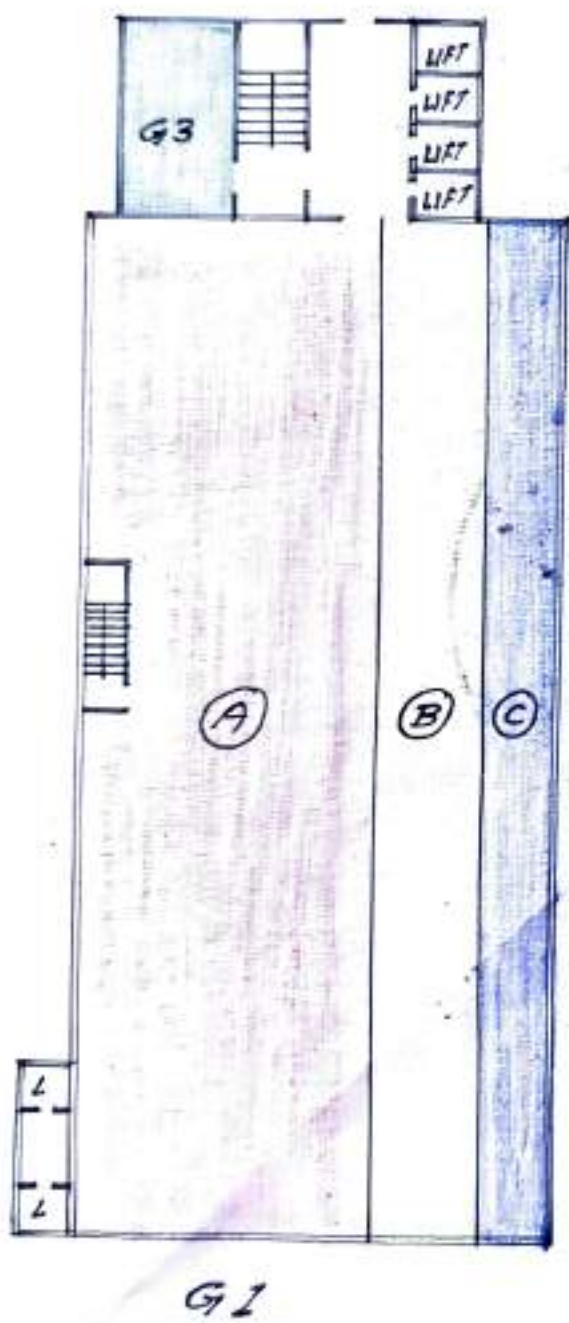
Certified that the fingerprint of the left hand of each person whose Photograph is affixed in the document have been obtained by me or before me.

[Signature] 21/1/23
Drafted by:-
Arvind Kumar
Advocate





SIGNATURE ONE
KANKE ROAD, RANCHI
GROUND FLOOR.



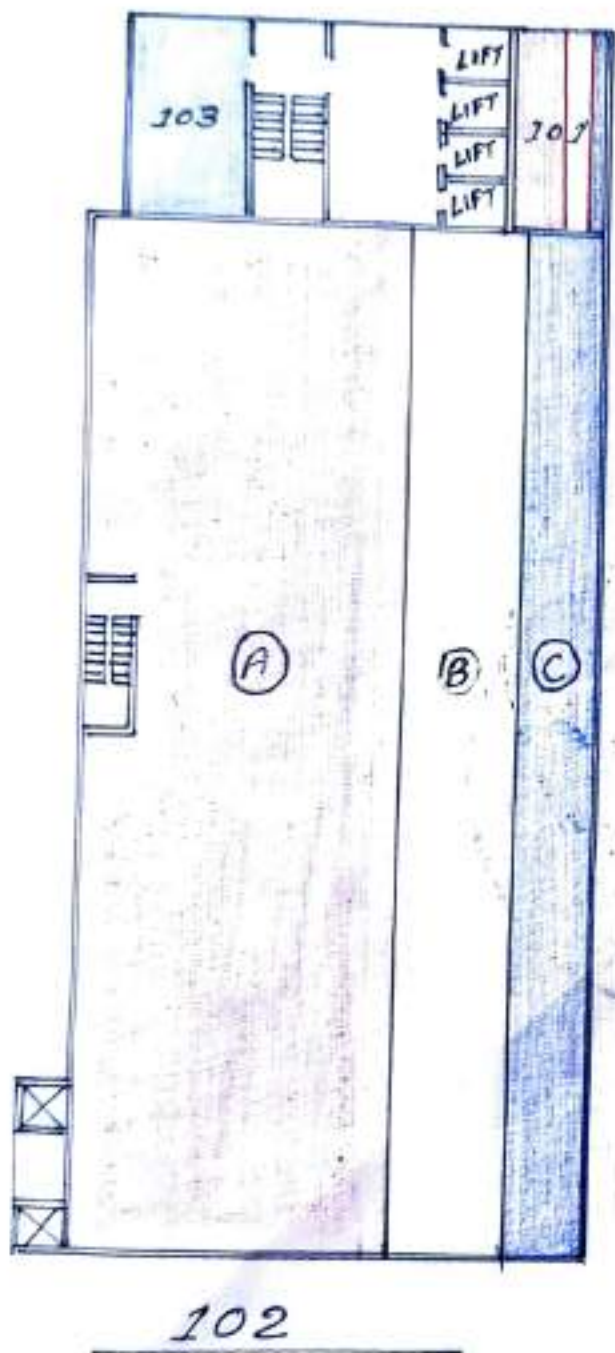
RED WASH! - 60.93%
 YELLOW WASH! - 23.10%
 BLUE WASH! - 15.97%

For : Reliable Infratech

Ashwin Aggarwal
 21/1/23
 Proprietor

Shyam Charan Mishra
 21/1/23
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21/1/23



SIGNATURE ONE
KANKE ROAD RANCH
FIRST FLOOR

RED WASH! - 60.93%
 YELLOW WASH! - 23.10%
 BLUE WASH! - 15.97%

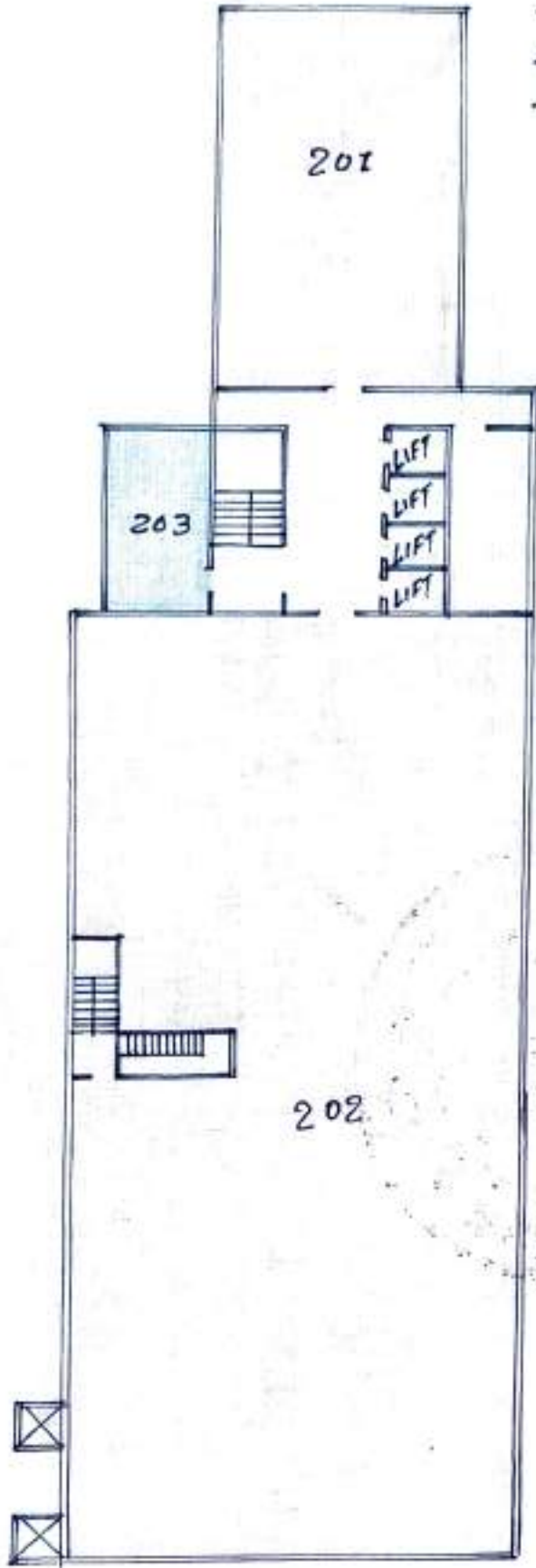
Sharon Lela Munka
 21/1/23
~~Sharon Lela Munka~~

21/1/23

For: Reliable Infratech
 Ashwin Agrawal
 Proprietor

21/1/23

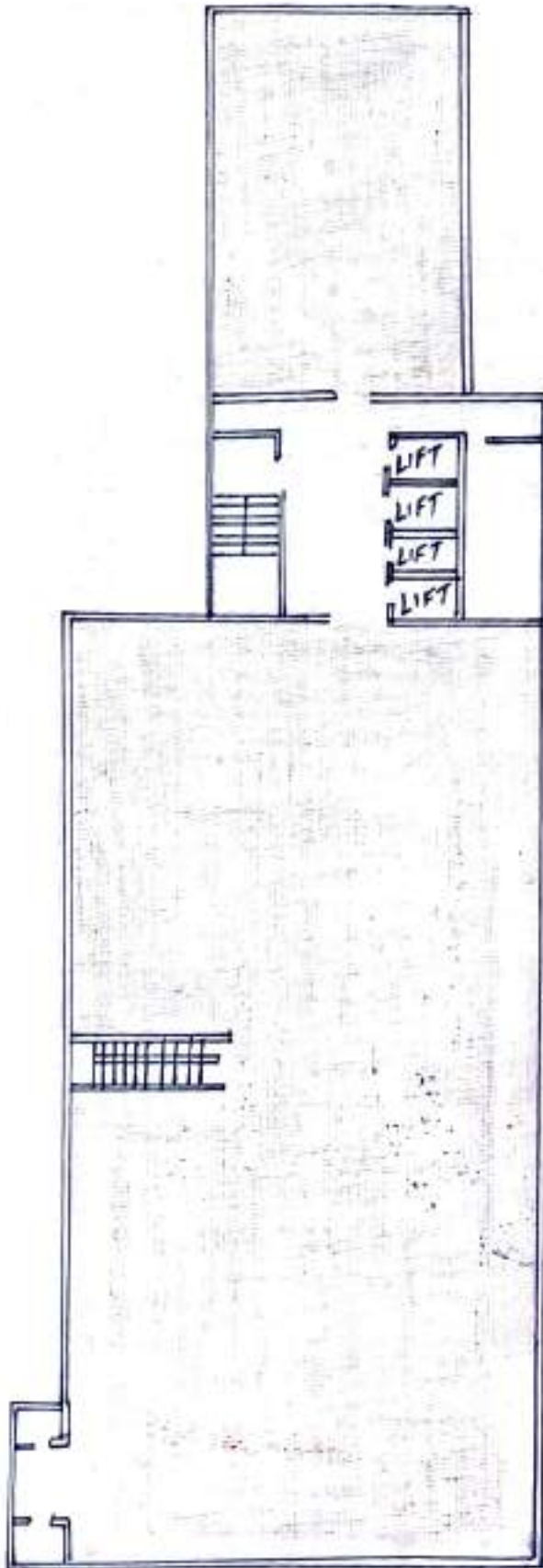
SIGNATURE ONE
KANKE ROAD, RANCHI.
SECOND FLOOR.



Sham Lal Singh
21/1/23
21/1/23
21/1/23

For: Reliable Infratech
Pravin Agrawal
Proprietor
21/1/23

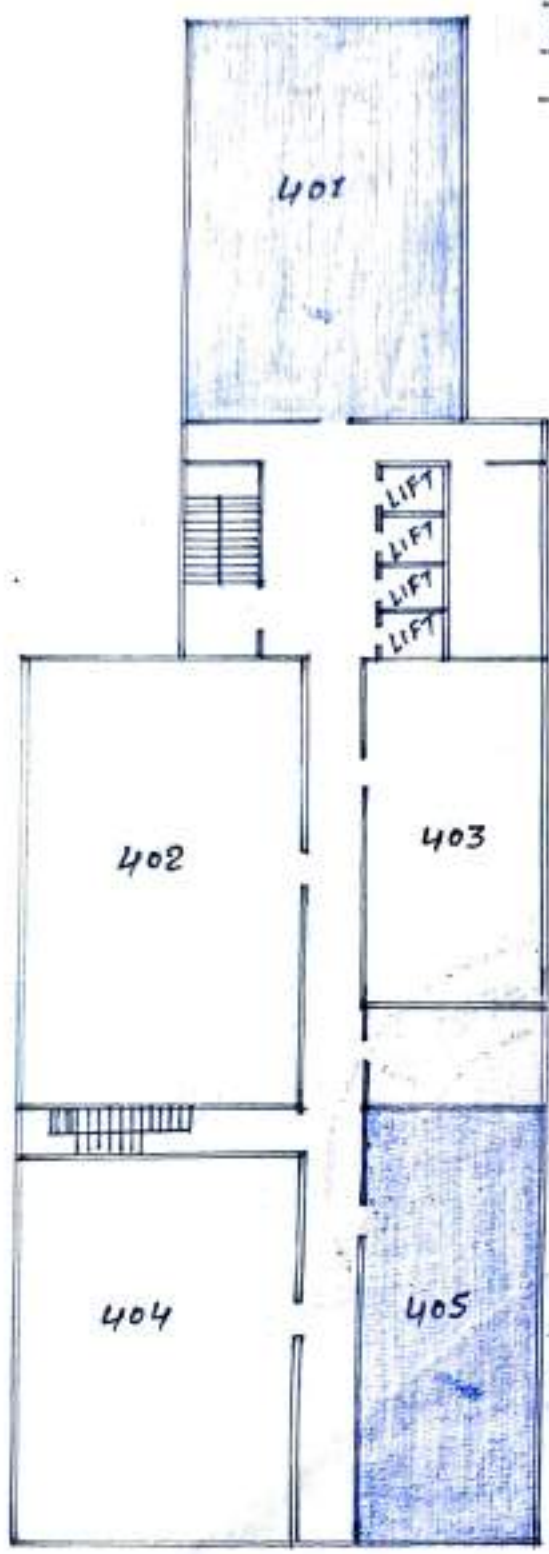
SIGNATURE ONE
KANKE ROAD, RANCHI
THIRD FLOOR



Sunil Kumar
21/1/23
~~23/1/23~~
21/1/23

For : Reliable Infratech
Ashish Agrawal
Proprietor
21/1/23

SIGNATURE ONE
KANKE ROAD, RANCHI.
FOURTH FLOOR.

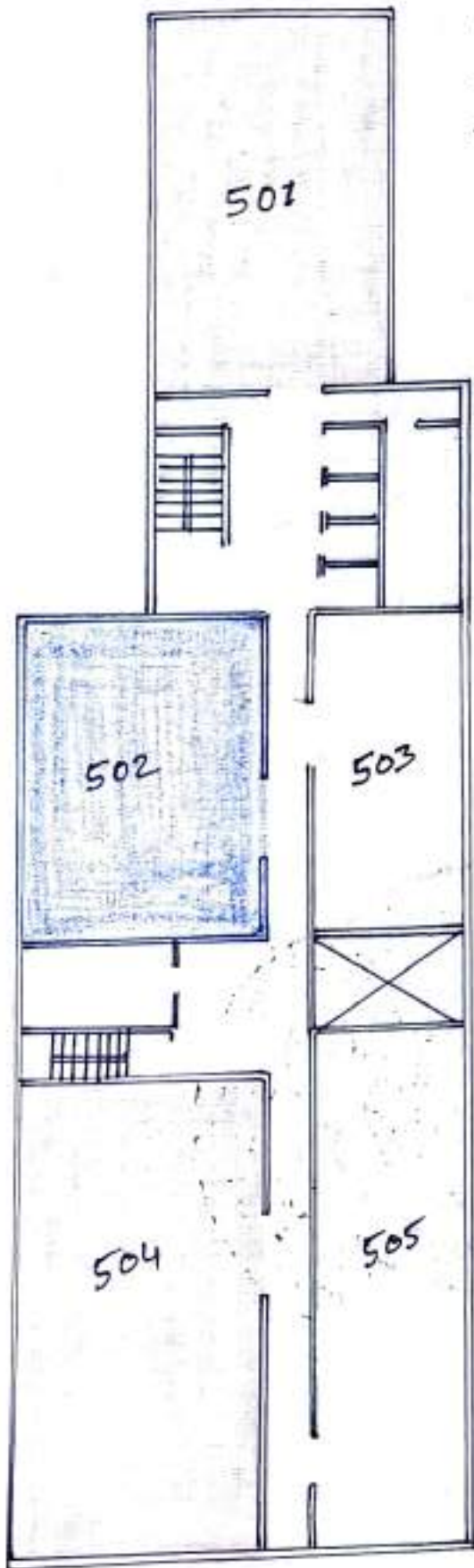


Jyoti Lakshmi Singh
22/1/23

1402 (1296) (1296) (1296)
22/1/23

For : Reliable Infratech
Ashish Agrawal 22/1/23
Proprietor

SIGNATURE ONE
KANKER ROAD, RANCHI
FIFTH FLOOR

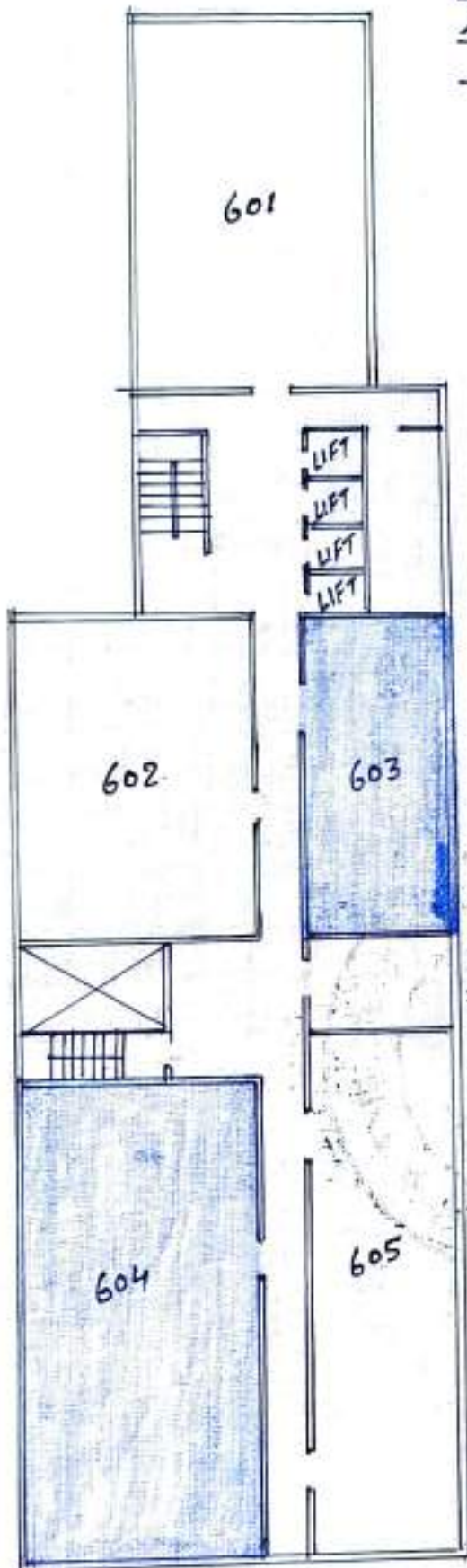


Shyam Sunder Sharma 21/1/23
~~Signature~~ 21/1/23
21/1/23

For : Reliable Infratech

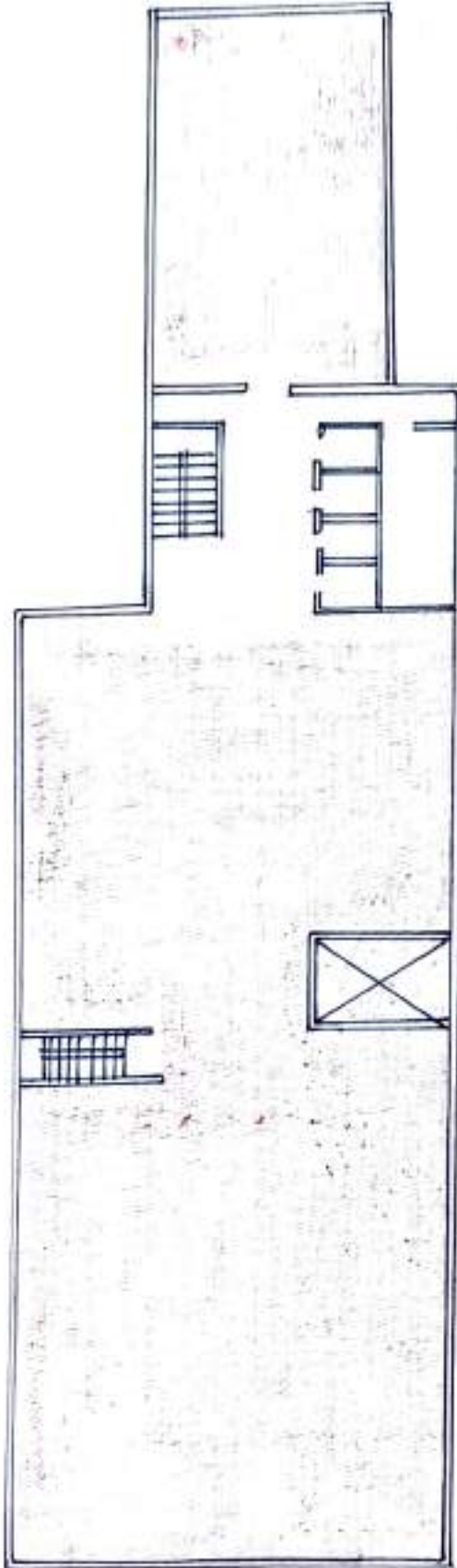
Ashish Agrawal 21/1/23
Proprietor

SIGNATURE ONE
KANKE ROAD, RANCHI
SIXTH FLOOR.



For : Reliable Infratech
Ashish Agrawal 21/1/23
Proprietor

Suman Kumar 21/1/23
~~21/1/23~~ 21/1/23
21/1/23



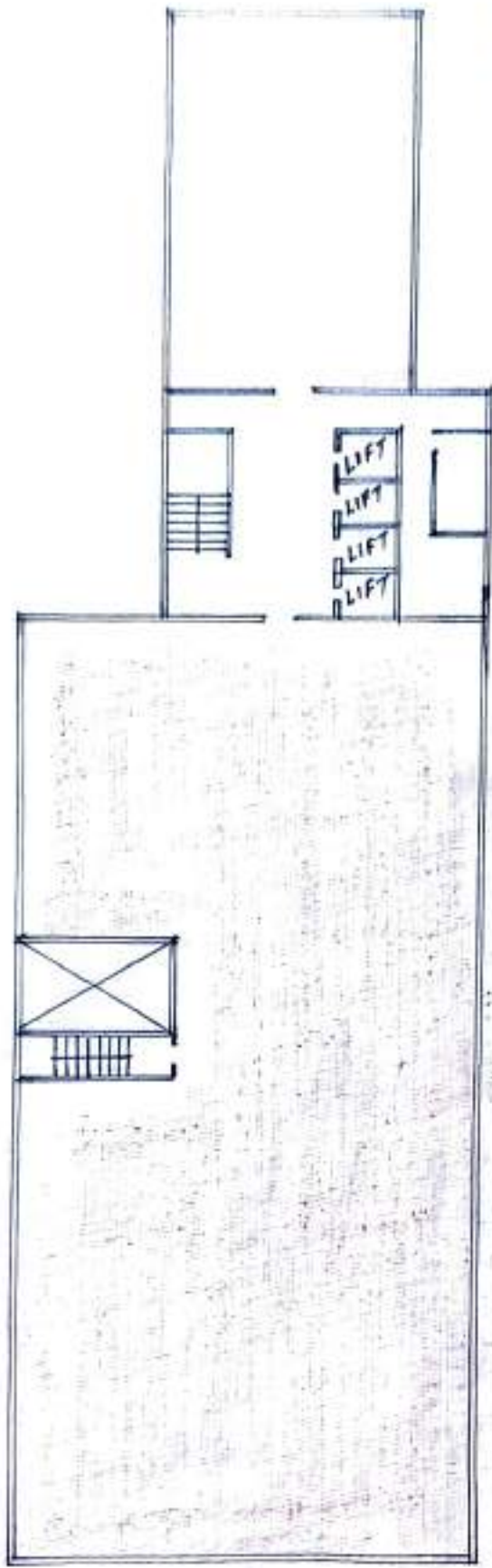
SIGNATURE ONE
KANKE ROAD RANCH
SEVENTH FLOOR

Jivan Kumar Murthy
21/1/23

सुभाष चंद्र शर्मा
21/1/23

For : Reliable Infratech
Rohit Agrawal
Proprietor
21/1/23

SIGNATURE ONE
KANKE ROAD RANCHI
EIGHTH FLOOR.



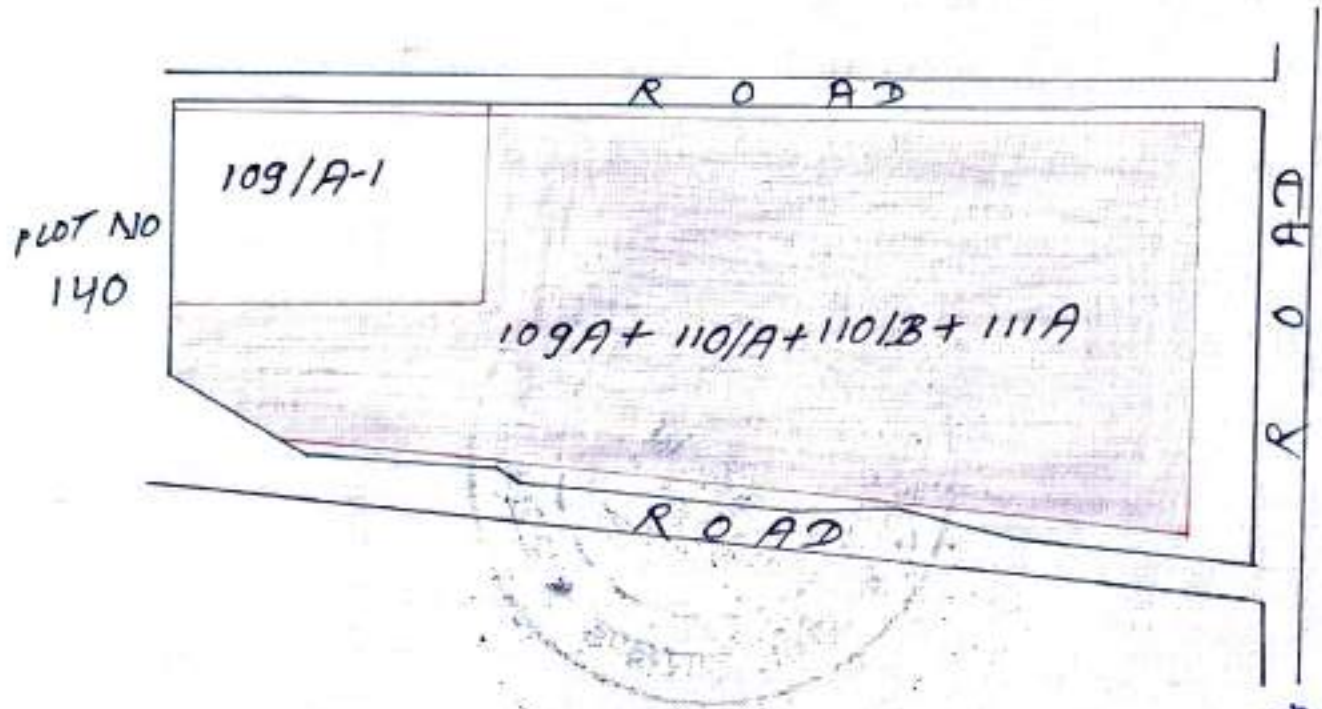
For : Reliable Infratech
Ashwin Appraiser
2/11/23

श्री श्री अक्षय
2/11/23
Sayan Kumar Murty
2/11/23

N
S

VILLAGE - CHANDWF
THANA NO - 190
THANA - KANKE, DIST - RANCHI
AREA SHOWN IN RED WASH

<u>KHATA NO - R.S PLOT NO</u>	<u>SUB PLOT NO</u>	<u>AREA A-DEC</u>
10 → 109 →	109/A →	0 - 22.22
17 → 110 →	110/A →	0 - 38.58
17 → 110 →	110/B →	0 - 09.80
52 → 111 →	111/A →	0 - 09.51
<u>TOTAL →</u>		<u>0 - 80.11</u>



Shyam Sunder Murmu
21/1/23
सुभन मुरमो
21/1/23

For : Reliable Infratech
Ashwin Agrawal 21/1/23
Proprietor

(Handwritten signature)

Chandwe

नाममौजा चन्दवे

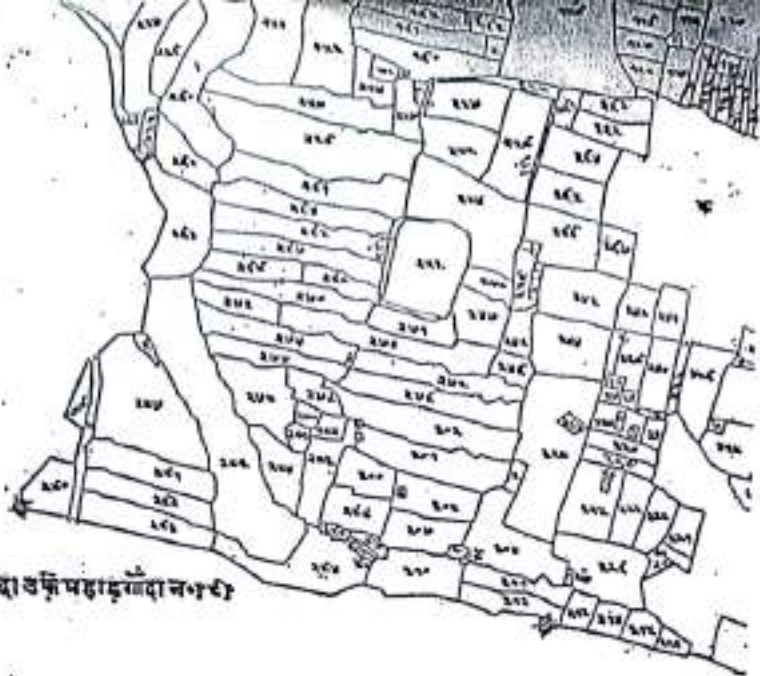
नाम चाना शेंची

चाना नम्बर १-६०

ज़िला राँची

खिल एक माहल बसामर १६ इंच
सन १९३२ - ३३ इमी



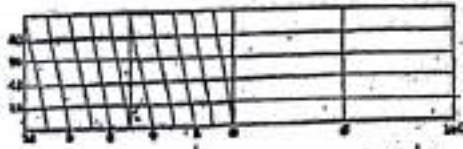


मिसिरगौदा व फे पहाडगौदा न.१६१

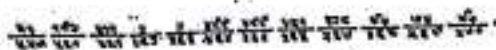
खेड व इन्व. माहळ



Scale 10 inches = 1 Mile.



Made and published



Without authority of Government.

Superintendent of Survey.

[Faint, illegible handwritten text]

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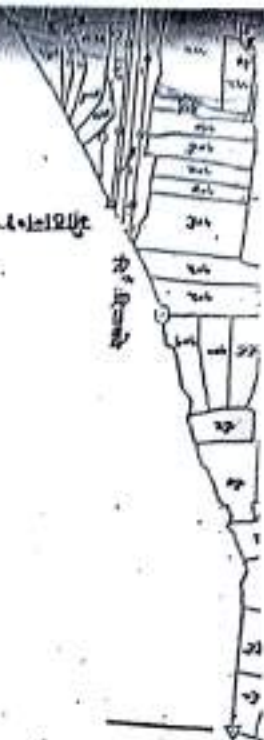
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2010101010



राँची समाहरणालय, राँची

(राजस्व शाखा)

आदेश

आवेदक श्री आशीष अग्रवाल, पिता-संतोष अग्रवाल, पता-श्रीलोक कॉम्प्लेक्स, एच०बी० रोड़, राँची द्वारा समर्पित संलग्न दस्तावेजों के आधार पर अंचल अधिकारी, कांके के पत्रांक-1675 दिनांक-08.09.2022 द्वारा जाँचोपरान्त प्रतिवेदन उपलब्ध कराया गया है।

प्रतिवेदनानुसार भूमि का विवरण निम्नवत् है:-

अंचल	मौजा	थाना नं०	खाता सं०	प्लॉट नं०	कुल रकबा (डी० में)	मध्ये रकबा (डी० में)	किस्म
कांके	चन्दवे	190	52	111	34 डी०	13 डी०	गैरमजरुआ मालिक
				482	86 डी०	06 डी०	गैरमजरुआ मालिक
कुल रकबा :-						19 डी०	

प्रतिवेदनानुसार मौजा-चन्दवे, थाना नं०-190, खाता सं०-52, आर०एस० खतियान में गैरमजरुआ मालिक दर्ज है। किस्म भूमि परती नाली खतियान में दर्ज है। खाता सं०-52, प्लॉट सं०-111 में रकबा-34डी०, प्लॉट सं०-482 में रकबा-86डी० खतियान में दर्ज है। उक्त भूमि का लगान पाने वाला राजगुरु श्रीधर नाथ पेंडसे दर्ज है। राजगुरु श्रीधर नाथ पेंडसे द्वारा निबंधित केवाला पट्टा सं०-5357, दिनांक-22.09.1944 को राय बहादुर हरि प्रसाद बनर्जी को हस्तांतरित किया गया।

पुनः राय बहादुर हरि प्रसाद बनर्जी के द्वारा खाता सं०-52, प्लॉट सं०-111, रकबा-23डी० एवं प्लॉट सं०-482, रकबा-11डी० भूमि केवाला सं०-3525, दिनांक-29.06.1949 को स्नेहलता मुखर्जी को हस्तांतरित किया गया है। स्नेहलता मुखर्जी द्वारा निबंधित केवाला पट्टा सं०-5603, दिनांक-24.05.1967 को शिवजी मेघजी यादव को हस्तांतरित किया गया। शिवजी मेघजी यादव के द्वारा केवाला पट्टा सं०-14026, दिनांक-08.09.1975 द्वारा श्याम सुन्दर मुरारका एवं निबंधित केवाला पट्टा सं०-14026, दिनांक-08.09.1975 द्वारा राजकुमार मुरारका को हस्तांतरित किया गया। श्याम सुन्दर मुरारका उक्त भूमि का दाखिल-खारिज वर्ष-1987-88 दर्ज है एवं वर्ष 2022-23 तक लगान रसीद निर्गत है। राजकुमार मुरारका उक्त भूमि का दाखिल-खारिज वर्ष सं०-31/1976-77 दर्ज है एवं वर्ष 2022-23 तक लगान रसीद निर्गत है। वर्तमान में श्री श्याम सुन्दर मुरारका से प्लॉट सं०-111, रकबा-13डी० एवं प्लॉट सं०-482, रकबा-03डी० एवं श्री राजकुमार मुरारका से प्लॉट सं०-482, रकबा-03डी० कुल रकबा-19डी० आवेदक श्री आशीष अग्रवाल को डेभलपेंट एग्रीमेंट के माध्यम से प्राप्त हुआ। प्रश्नगत भूमि पर आवेदक का शांतिपूर्ण दखल कब्जा है।

उपरोक्त Genuine Reason के आधार पर पक्षकारों द्वारा प्राप्त आवेदन पर सम्यक जाँचोपरान्त राजस्व निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार अधिसूचना सं०-13/नि०वि० (निगेटिव लिस्ट)-10/17-585 /नि० राँची, दिनांक 10.10.2019 के कंडिका 3 के प्रावधान के अनुसार उक्त अंचल-कांके, मौजा-चन्दवे, थाना सं०-190, खाता संख्या-52, प्लॉट संख्या-111, कुल रकबा-34 डी०, मध्ये रकबा-13डी० (तेरह डीसमील) प्लॉट संख्या-482, कुल रकबा-86डी०, मध्ये रकबा-06डी० (छः डीसमील) कुल रकबा- 19डी० (उन्नीस डीसमील) भूमि को प्रतिबंधित सूची से मुक्त करने का आदेश दिया जाता है।

EO/

उपायुक्त,
राँची।

ज्ञापक- 5296 (ii) / रा0 दिनांक: 09.11.2022 सं०सं०.....

प्रतिलिपि : निदेशक, भू-अर्जन, भू-अभिलेख एवं परिमाण निदेशालय एवं निबंधक महानिरीक्षक, राजस्व निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार को सूचनार्थ प्रेषित।

Dalip
9/11/22
उपायुक्त,
राँची।

ज्ञापक :- 5296 (ii) / रा0 दिनांक : 09.11.2022 सं०सं०.....

प्रतिलिपि : जिला अवर निबंधक राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।

प्रतिलिपि : अंचल अधिकारी, कांके, राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।

प्रतिलिपि : श्री आशीष अग्रवाल, पिता-संतोष अग्रवाल, पता-श्रीलोक कॉम्पलेक्स, एच०बी० रोड, राँची को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

Dalip
9/11/22
उपायुक्त,
राँची।



19/11

				डिस्मील			मासिक
360	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	6 डिस्मील	आम 3 बडहर 2 करेज 2 लफटी बकवजे मासिक कुल सकवजे कुल गैरवा		गैरमजरवा मासिक
389	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	6 डिस्मील			गैरमजरवा मासिक
411	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	8 डिस्मील			गैरमजरवा मासिक
429	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	9 डिस्मील			गैरमजरवा मासिक
472	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	15 डिस्मील			गैरमजरवा मासिक
478	1. अज्ञात 1. अज्ञात	परती नाली 0	0 एकड़	25 डिस्मील			गैरमजरवा मासिक
482	1. अज्ञात 1. अज्ञात	परती नाली 0	0 एकड़	86 डिस्मील			गैरमजरवा मासिक
511	1. अज्ञात 1. अज्ञात	परती कटीम 0	1 एकड़	19 डिस्मील	खरखमा 1		गैरमजरवा मासिक
512	1. अज्ञात 1. अज्ञात	परती नाली 0	1 एकड़	11 डिस्मील			गैरमजरवा मासिक
519	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	55 डिस्मील			गैरमजरवा मासिक
527	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	48 डिस्मील			गैरमजरवा मासिक
15	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	3 डिस्मील			गैरमजरवा मासिक
16	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	18 डिस्मील			गैरमजरवा मासिक
18	1. अज्ञात 1. अज्ञात	परती कटीम 0	0 एकड़	4 डिस्मील			गैरमजरवा मासिक
2/563	1. अज्ञात 1. अज्ञात	परती कटीम 0	2 एकड़	6 डिस्मील			गैरमजरवा मासिक
306	1. दोन वकसत नीज 1. दोन वकसत नीज	परती कटीम 1	0 एकड़	2 डिस्मील			गैरमजरवा मासिक
317	1. टोगरी 1. सीमाना मौजा मौसीर गोन्दा	परती कटीम 1	0 एकड़	71 डिस्मील	करेज 3 कुलदक बकवजे मासिक		गैरमजरवा मासिक
463	1. टाइ मुहमात बपीभा गौरह 1. टोगरी	परती कटीम 3	1 एकड़	82 डिस्मील			गैरमजरवा मासिक
खाता मे कुल प्लोट संख्या 38		खाता का कुल मिलाज (खतियान के अनुसार)		77	खाता का कुल लगान		0 0 0

यह एक कंप्यूटर जनित प्रति है

11/12/2022

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

प्राचीनदार नाम		रैफल का नाम, अभिभावक का नाम, रिफला									
नव पत्र संख्या		धुनपु उरौव, गन्दुरा उरौव, बन्द-हीनगा उरौव, जालि-उरौव, निवामी-शाकीन देह व कुनपु उरौव, गन्दुरा उरौव, बन्द-हीनगा उरौव, जालि-उरौव, निवामी-शाकीन देह									
जिला का नाम		अर्धस का नाम		काँके		हस्तका का नाम		मौजा का नाम		खाता का रैयती प्रकार	
खेपट नम्बर		खाता नम्बर		धाना का नाम		रौपी		धाना नम्बर		190	
खाता नम्बर	खेपट नम्बर	चौहदी उरौव 3 चौहदी टरिखिन 4	किस्म प्राधीन	मिजान	फैफियत / अभ्युक्ति	हाफिम के तहकीकात मुलायिक शगान/ रीस	तगान	रौ (10)	आ (11)	रै (12)	खाता रीति (13)
(1)	(2)	(3)	किपारी संख्या (5)	क्षेत्र	(8)	(9)					
109		टाइ बुकला मुग्डा टाइ चीनला उरौव	टाइ दो 3	0 (एकड़) 55 (डिसमील) 0	वकवने टुनपु उरौव			0	0	0	कापमी
120		पारली नली टाइ कुनपु आ मुग्डा कौराइ	टाइ दो 1	0 (एकड़) 14 (डिसमील) 0	वकवने इजमाल आम/ कुतहक वकवने सुमरा उरौव बन्द सेख उरौव कौम उरौव शाकीन देह			0	0	0	कापमी
146		टाइ बकाबत शनीवरला पाहन टाइ बकाबत मुग्डा	टाइ दो 3	0 (एकड़) 58 (डिसमील) 0	वकवने गन्दुरा उरौव			0	0	0	कापमी
147		टाइ बकाबत शनीवरला पाहन टाइ बकाबत भदशा मुग्डी	टाइ दो 2	0 (एकड़) 52 (डिसमील) 0	वकवने कुनपु उरौव			0	0	0	कापमी
169		टाइ कुनपु उरौव टाइ गन्दुरा मुग्डा	टाइ दो 2	0 (एकड़) 33 (डिसमील) 0	वकवने गन्दुरा उरौव			0	0	0	कापमी
170		टाइ कुनपु मुग्डा टाइ गन्दुरा मुग्डा	दोन तीन 1	0 (एकड़) 14 (डिसमील) 0	वकवने गन्दुरा उरौव			0	0	0	कापमी
171		टाइ कुनपु उरौव टाइ गन्दुरा उरौव	टाइ दो 3	0 (एकड़) 52 (डिसमील) 0	वकवने नपु उरौव			0	0	0	कापमी
210		दोन आनन्द गोडाईन दोन मंगरा मुग्डा	दोन एक 8	0 (एकड़) 69 (डिसमील) 0	वकवने टुनपु उरौव			0	0	0	कापमी
215		दोन मगरा मुग्डा दोन एतवा उरौव	दोन दो 7	0 (एकड़) 68 (डिसमील) 0	वकवने गन्दुरा उरौव			0	0	0	कापमी
413		सस्ता टाइ कुनपु उरौव	टाइ एक 1	0 (एकड़) 51 (डिसमील) 0	वकवने कुनपु उरौव करेण/ कुतहक वकवने रैफल बांशकोठी वकवने रैफल वकवने			0	0	0	कापमी
414		टाइ नीज टाइ नीज	मकान/1, सहन/1 0	0 (एकड़) 2 (डिसमील) 0	वकवने गन्दुरा उरौव			0	0	0	कापमी
415		सस्ता टाइ नीज	मकान/1, सहन/1 0	0 (एकड़) 2 (डिसमील) 0	वकवने गन्दुरा उरौव			0	0	0	कापमी
416		मकान नीज मकान शेख नरकु नीज	टाइ एक 1	0 (एकड़) 3 (डिसमील) 0	वकवने टुनपु उरौव कुतहक वकवने इजमाल रैफल			0	0	0	कापमी
492		सस्ता टाइ गन्दुरा उरौव	टाइ दो 2	0 (एकड़) 53 (डिसमील) 0	वकवने टुनपु उरौव शरकु वकवने मलिक			0	0	0	कापमी
498		टाइ टुनपु उरौव टाइ बकाबत मलिक	टाइ दो 2	0 (एकड़) 51 (डिसमील) 0	वकवने गन्दुरा उरौव शरफु/ वकवने मलिक			0	0	0	कापमी
खाता मे कुल प्लोट संख्या		15	खाता का कुल मिजान	5 (एकड़) 31 (डिसमील) 0	खाता का कुल			0	0	0	

यह एक कंप्यूटर जनित प्रति है

यह प्रत्येक 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।

11/12/2022 1:43:33 PM

ऑनलाइन जाँचा



भारतीय सरकार
राजस्व एवं भूमि सुधार विभाग
धृती II प्रति

May 2, 2022

भाग वर्तमान	1	पूरा संख्या	178	वर्ग	हस्ता का नाम	हस्ता-02	इस्टेट का नाम	क्षेत्रफल					
विभा का नाम	टीसी	अनुसूचित नाम	सुदर	अवत का नाम	0	समा नाम	100	—					
प्लॉट का नाम	पैटर्न	इंस्टीट संख्या	10+17+52	कैदी संख्या	0	समा नाम	समा का प्रकार	—					
प्लॉट क्रमांक	—	वर्ग	—	परिवर्तन के लिए प्राधिकार					हस्ता				
काल	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					हस्ता	सेस				
10	300	0 ए 30 डि 0 ई	डिपॉजिट फॉर नं. 12202 विविध सड 80 10/11/12 में अंतर्गत अधिकांश द्वारा परिवर्तन आदेश अंतर्गत 80 80 वर्ग के अंतर्गत तिथि 30/9/12 एन 80 80 वर्ग के अंतर्गत 80/11/12 के अंतर्गत आदेश परमाणु रूप से सड नं 10 के अंतर्गत					15.18	22.01				
	कुल धरिया	0 ए 30 डि 0 ई											
तारीख	प्राप्ति का संख्या	साल से	साल तक	सागत रकबा	सागत पापु साल	रोड सेस रकबा	रोड सेस पापु साल	विद्युत सेस रकबा	विद्युत सेस पापु साल	स्वास्थ्य सेस रकबा	स्वास्थ्य सेस पापु साल	कृषि सेस रकबा	कृषि सेस पापु साल
17/11/2001	25179235	2012	2013	15.18	15.18	3.8	3.8	7.59	7.59	7.59	7.59	3.04	3.04
12-15-2018	1481820194	2013-2014	2016-2017	45.04	15.18	11.4	3.8	22.77	7.59	22.77	7.59	9.12	3.04
07-05-2017	1498286483	2017-2018	2017-2018		15.18	0	3.8	0	7.59	0	7.59	0	3.04
10-03-2018	03689136733	2018-2019	2018-2019		15.18	0	3.8	0	7.59	0	7.59	0	3.04
02-08-2020	0168940613	2019-2020	2019-2020		15.18	0	3.8	0	7.59	0	7.59	0	3.04
12-16-2020	03067715560	2020-2021	2020-2021		15.18	0	3.8	0	7.59	0	7.59	0	3.04
06-01-2021	0483882082	2021-2022	2021-2022		15.18	0	3.8	0	7.59	0	7.59	0	3.04
04-05-2022	0386833727	2022-2023	2022-2023		15.18	0	3.8	0	7.59	0	7.59	0	3.04

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति
किसी भी प्रकार की अनधिकृत प्रतिलिपि के लिए जिम्मेदार नहीं है।
किसी भी प्रकार की अनधिकृत प्रतिलिपि के लिए संबंधित अधिकारियों से संपर्क करें
खतरा नकल देखने के लिए प्लॉट नंबर मिलान करें।

संख्या: 10/17/52



भारत सरकार
राजस्व एवं भूमि सुधार विभाग

May 2, 2023

पंजी 11 प्रति

भाग वर्तमान	2	पृष्ठ संख्या	130	अप्लेट का नाम	पंजी	इलाक़ का नाम	इन्फ़ॉ-02	इस्टेट का नाम	अन्य
जिले का नाम	तीर्थी	अ-प्लेट का नाम	रुद्र	अप्लेट का नंबर	0	पंजी-नाम	100	इस्टेट का प्रकार	---
प्लॉट का नाम	डी2	इंजिनियरिंग संख्या	10+17+52/130	तीर्थी संख्या					

श्री प्रकाशचंद्र मुरारका, पित्त-रू रामकृष्ण मुरारका, ज्योति

प्लॉट नंबर	प्लॉट संख्या	रकबा	परिचयन के लिए प्रतिकार	समान	सेत
10	111 / A	0 प 00 डि 0 है	दस्तावेज खरिज केस नं 82 अड 27 / 1987-88 दिनांक 28.4.1987 अंशविभागी कार्रवाई के अंतर्गत प्लॉट का नाम पंजी नं 177 भो न 5 से संपन्न मध्य विंदिप का संख्या 18/11-12 में अंशतः अधिकारी कांके द्वारा पंजी 100 अंशतः अधिकारी कांके के हाथ में (A) दिनांक 30.11.12 एवं अंशतः अधिकारी कांके के अंशतः दिनांक 30.8.12 के आधार रकबा में 11 का प्लॉट भूमि दर्ज किया गया है एवं आधार संशोधन किया गया प्लॉट 50 के अंतर्गत	15.18	22.01
10	110 / B	0 प 0 डि 0 है			
10	482 / B	0 प 0 डि 0 है			
	कुल परिचयन	0 प 00 डि 0 है			

करीब	पंजी पत्र संख्या	साल से	साल तक	समान रकबा	समान धातु साल	रोड सेत रकबा	रोड सेत धातु साल	विद्या सेत रकबा	विद्या सेत धातु साल	स्वास्थ्य सेत रकबा	स्वास्थ्य सेत धातु साल	कृषि सेत रकबा	कृषि सेत धातु साल
17/12/2012	5171234	1986-87	2012-13	0	15.18	0	0	0	0	0	0	0	0
12-15-2016	1481819810	2013-2014	2016-2017	45.54	15.18	11.4	3.8	22.77	7.59	22.77	7.59	9.12	3.04
07-05-2017	1489266396	2017-2018	2017-2018	0	15.18	0	3.8	0	7.59	0	7.59	0	3.04
09-28-2018	0800641720	2018-2019	2018-2019	0	15.18	0	3.8	0	7.59	0	7.59	0	3.04
02-07-2020	0068046364	2019-2020	2019-2020	0	15.18	0	3.8	0	7.59	0	7.59	0	3.04
12-16-2020	0951896840	2020-2021	2020-2021	0	15.18	0	3.8	0	7.59	0	7.59	0	3.04
06-01-2021	0748249514	2021-2022	2021-2022	0	15.18	0	3.8	0	7.59	0	7.59	0	3.04
04-05-2022	0254957000	2022-2023	2022-2023	0	15.18	0	3.8	0	7.59	0	7.59	0	3.04

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रत्येक केस प्रती की जानकारी के लिए है
किसी भी प्रकार की अनुचितियों के लिए सम्बंधित अधिकारी से संपर्क करें
खतर का नक्का देखने के लिए प्लॉट नंबर सिलक करें

ऑनलाइन जांच

ऑनलाइन जांच



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. TRN130012019040349
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : 30-01-2019
 Ward No : 1
 Acknowledgement No : SAF/02/001/3054
 Holding No : 269/E
 New Holding No : 001000220800020

Received From Shri / Smt. **MR. SHYAM SUNDER MURARAKA C/O MR. RAM KRISHNA MURARAKA**

Address : **OPP HOLIDAY HOME KANKE ROAD RANCHI**

A Sum of Rs. 19682.00 (in words) **Nineteen Thousand Six Hundred Eighty Two 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	2014-2015 I - 2017-2018 IV	11132.62
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	5563.24
1100200A	Water Tax Arrear	2014-2015 I - 2017-2018 IV	3.69
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2014-2015 I - 2017-2018 IV	3.69
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2014-2015 I - 2017-2018 IV	2.46
1105203	Health Cess	2014-2015 I - 2017-2018 IV	3.07
1718002	Interest on Holding Tax Receivable	2014-2015 I - 2018-2019 IV	2973.57
		Total	19682.33
		Already Paid	0.00
		Amount Received	19682.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 OR 0651-3500700

In Association with
 Sri Publication & Stationers Pvt. Ltd.

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RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. TRN130012019040136
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 30-01-2019
Ward No : 1
Acknowledgement No : SAF/02/001/3055
Holding No : 289/D
New Holding No : 001000220900020

Received From Shri / Smt. **MR. RAJ KUMAR MURARKA C/O MR. RAM KRISHNA MURARKA**

Address : **OPP HOLIDAY HOME KANKE ROAD**

A Sum of Rs. **22079.00** (in words) **Twenty Two Thousand Seventy Nine Rupees Only**

Towards Holding Tax & Others vide Cash/Cheque/DD/O.B. Bank - Cheque No. _____

Dated _____ Drawn in _____

Piece 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	1992-1993 I - 2017-2018 IV	9937.33
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	3843.68
1100200A	Water Tax Arrear	1992-1993 I - 2017-2018 IV	2249.97
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	1992-1993 I - 2017-2018 IV	1349.98
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	1992-1993 I - 2017-2018 IV	899.99
1105203	Health Cess	1992-1993 I - 2017-2018 IV	1124.98
1718002	Interest on Holding Tax Receivable	1992-1993 I - 2018-2019 IV	2672.64
	Total		22078.56
	Already Paid		0.00
	Amount Received		22079.00

For Details Please Visit : www.ranchimunicipal.com
OR Call us at 18008904115 OR 0651-3500700

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भारत सरकार
GOVERNMENT OF JHARKHAND
योजना एवं विकास विभाग
(अर्थ एवं सांख्यिकी विभाग)
DEPARTMENT OF ECONOMICS & STATISTICS
नगर निगम रांची
MUNICIPAL CORPORATION RANCHI

प्रपत्र-6
FORM-6



मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

(जन्म मृत्यु रजिस्ट्रेशन अधिनियम, 1969 की धारा 12 / 17 तथा भारत सरकार जन्म मृत्यु रजिस्ट्रेशन नियम, 2009 के नियम 8/13 के अंतर्गत जारी किया गया)
(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE JHARKHAND REGISTRATION OF BIRTHS & DEATHS RULES 2009.)

यह प्रमाणित किया जाता है निम्नलिखित सूचना मृत्यु के मूल अभिलेख से ली गई है जो कि नगर निगम रांची तहसील कंके जिला रांची राज्य/राज्य प्रदेश भारत के रजिस्टर में उल्लिखित है।
THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MUNICIPAL CORPORATION RANCHI OF TAHSIL/BLOCK KANKE OF DISTRICT RANCHI OF STATE/UNION TERRITORY JHARKHAND, INDIA.

मृतक का नाम / NAME OF DECEASED : RAJ KUMAR MURARKA

लिंग / SEX: पुरुष / MALE

मृत्यु की तिथि / DATE OF DEATH:
16-05-2021
SIXTEENTH-MAY-TWO THOUSAND TWENTY ONE

मृत्यु का स्थान / PLACE OF DEATH:
ORCHID MEDICAL CENTRE

मृतक की उम्र / AGE OF DECEASED:
63 YEARS

पति / पत्नी का नाम / NAME OF HUSBAND / WIFE:
SUMAN MURARKA

माता का नाम / NAME OF MOTHER:

अधार नंबर / HUSBAND/WIFE AADHAAR NO. :

अधार नंबर / MOTHER'S AADHAAR NO. :

पिता का नाम / NAME OF FATHER :
LATE RAM KRISHNA MURARKA

अधार नंबर / FATHER'S AADHAAR NO. :

मृत्यु के समय मृतक का पता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH :

मृतक का स्थायी पता / PERMANENT ADDRESS OF DECEASED :

MURARKA HOUSE, MAIN ROAD, ALBERT EKKA CHOWK,
RANCHI, KANKE, RANCHI,
JHARKHAND

MURARKA HOUSE, MAIN ROAD, ALBERT EKKA CHOWK,
RANCHI, KANKE, RANCHI,
JHARKHAND

पंजीकरण संख्या / REGISTRATION NO:
D-2021: 20-90032-003984

पंजीकरण तारीख / DATE OF REGISTRATION:
24-05-2021

टिप्पणी / REMARKS (IF ANY):
OK

Kanchan Kumari
27-05-2021

जारी करने की तिथि / DATE OF ISSUE:
27-05-2021

जारी करने वाला प्राधिकारी / ISSUING AUTHORITY

रजिस्ट्रार (जन्म एवं मृत्यु)
REGISTRAR (BIRTH & DEATH)
नगर निगम रांची
MUNICIPAL CORPORATION RANCHI

UPDATED ON :
27-05-2021 13:04:58



"THIS IS A COMPUTER GENERATED CERTIFICATE."
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1/12/2014-VS(CRS) DATED 27-JULY-2015 HAS
APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.
* प्रत्येक जन्म एवं मृत्यु का पंजीकरण सुनिश्चित करें / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH *



बकी. / पै. वे. / 100 / राज कुन्तार मुरारवा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
10	000	0 एकड़ 38 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सासना मांग मय तफसील (बकाया वी हाल) मीजूदा साल का।

मांग बाबत	सासना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	15.18					15.18
गुजारी (भावली)	3.80					3.80
सेस	7.59					7.59
सूद	7.59					7.59
मुतफरकत	3.04					3.04
मीजान	37.20					37.20

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2022-2023)	फजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					15.18	
गुजारी (भावली)					3.80	
सेस					7.59	
सूद					7.59	
मुतफरकत					3.04	
मीजान अदायकारी					37.20	

(1) मीजान कुल (तफजी में) : Thirty Seven Rupees and Twenty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 37.20

तारीख अमला तहसील कुनिन्दा : 05-04-2022

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

V

कॉड: पीपल | 190 | श्री श्यामसुन्दर मुसकरका

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
10	110 / B, 111 / A, 402 / B	0 एकड़ 55 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	15.18					15.18
गुजारी (भावती)	3.80					3.80
सेस	7.59					7.59
सूद	7.59					7.59
मुतफरकात	3.04					3.04
मीजान	37.20					37.20

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)	15.18					15.18	
गुजारी (भावती)	3.80					3.80	
सेस	7.59					7.59	
सूद	7.59					7.59	
मुतफरकात	3.04					3.04	
मीजान अदायकारी	37.20					37.20	

(1) मीजान कुल (लफजों में): Thirty Seven Rupees and Twenty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 37.20

तारीख अमला तहसील कुनिन्दा : 05-04-2022

खास महान का बकाया मालगुजारी पर (सिवाय एंसेबलको पर किन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्राची की जानकारी के लिए है।

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

ऑनलाइन जाँचा

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

SECTION SHOWING MUTATION IN RESPECT OF TENANCIES INTERESTS-VESTED IN GOVERNMENT

Sub-division: Sadar Circle/Anchal: Ballari Taluk number: 11

Sl. No.	Area which has been in Revenue	Village	Thana and Thana number	Number of tenants to which the mutation relates.	Authority sanctioning mutation with date of order.	Whether mutation is due to acquisition, extension or partition.	Full details of changes affected by mutation.	Date of notification in the Gazette by the Government.	Remarks
31	Chandray Rankle	Chandray	190	20	Co Rankle	Sale	Mutation allowed in the name of Raj Kumar Murika by Ram Krishna D. Murka of		
7677	Chandray Rankle	Chandray	190	10, 17 and 52.	30-7-76				
		Chandray		10, 17 and 52					
		Chandray		10, 17 and 52					

Memo. No. 92 V 3 III

Dated 29/10/53

for information and necessary action
 Office Officer, Anchoi Adhikari
25/9/53 Rankle

Forwarded to the Karmachari, Halka No. 11

संख्या १००/१९६४
 दिनांक १०/१०/६४
 राजस्थान सरकार
 जयपुर

क्र.सं.	विवरण	प्रमाणित	प्रमाणित	प्रमाणित	प्रमाणित	प्रमाणित	प्रमाणित	प्रमाणित
1
2
3
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7125

Sl. No.	Name of Landholder and when acquired	Area in Hectares	Area in Acres	Area in Cents	Area in Guntas	Area in Annas	Area in Paces	Area in Sas	Area in Mans	Area in Paces	Area in Sas	Area in Mans	Area in Paces	Area in Sas	Area in Mans	Area in Paces	Area in Sas	Area in Mans
1																		
2																		
3																		
4																		
5																		
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8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		



Handwritten signatures and notes in the table cells, including names like 'S. Srinivas' and 'S. Srinivas'.

Handwritten notes and signatures in the right side of the table, including 'S. Srinivas' and 'S. Srinivas'.

Handwritten notes and signatures in the bottom right corner of the table, including 'S. Srinivas' and 'S. Srinivas'.

कार्यालय अंचल अधिकारी शहर, राँची।

पारिवारिक सदस्यता प्रमाण पत्र

संख्या 116

दिनांक 10/6/2021

राजस्व उप निरीक्षक एवं अंचल निरीक्षक के जांच प्रतिवेदन एवं शपथ पत्र संख्या 766...
दिनांक 07.06.21 के आधार पर प्रमाणित किया जाता है कि आवेदक/आवेदिका ...

सुभन मुरारका

पति/पति रविंद्र राजकुमार मुरारका

साकिन/ग्राम/मुहल्ला मुरारका हाउस निम्न स्ट्रैट स्ट्रैट राँची

थाना राँची जिला - राँची ने आवेदन दिया है। मृतक

रविंद्र राजकुमार मुरारका की मृत्यु दिनांक 16/05/2021 को हो गई है। मृत्यु

उपरान्त मृतक के पारिवारिक सदस्य निम्नलिखित है।

क्र	नाम	मृतक के साथ सम्बन्ध	लगभग उम्र	विवाहित/अविवाहित
1	सुभन मुरारका	पत्नी	56 वर्ष	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

यह प्रमाण पत्र केवल बैंक कार्य के लिए मान्य होगा।

अंचल अधिकारी,
शहर, राँची।
10/6/2021

भारत सरकार
GOVERNMENT OF INDIA




Lakh Narayan Jha
DOB 02/01/1962
Male



9443 3364 6488

Aadhaar - Aam Aadmi ka Adhikar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address
S/O Kusheswar Jha Makroi, Maheshpur, Supaul
Bihar, 852109

9443 3364 6488

Aadhaar - Aam Aadmi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA

Shyam Sundar Murarka
Yob 1953
Male



6305 0518 0294

Aadhaar - Aam Aadmi ka Adhikar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Ram Krishna Murarka, MURARKA HOUSE, MAIN
ROAD, NEAR ALBERT EYKA CHOWK Ranchi G.P.O.,
Ranchi G.P.O., Ranchi
Jharkhand, 834001

Aadhaar - Aam Aadmi ka Adhikar

Shyam Sundar Murarka





आधार

भारत सरकार

Unique Identification Authority of India

आधार

Enrollment No 1007/21126/02179

21/10/2013

To,
Suman Murarka
W/O: Raj Kumar Murarka
Murarka House
Main Road, Ranchi
Albert Ekka Chowk
Ranchi G.P.O.
Ranchi G.P.O., Ranchi Ranch
Jharkhand 834001
9304740822

Ref: 9679 / 30L / 157524 / 157569 / P



SH706237855FT



आपका आधार क्रमांक / Your Aadhaar No. :

8126 7964 3251

आधार - आम आदमी का अधिकार



आधार



Suman Murarka
DOB : 08/02/1965
Female



8126 7964 3251

आधार - आम आदमी का अधिकार



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



आधार

Address: W/O: Raj Kumar Murarka,
Murarka House, Main Road, Ranchi,
Albert Ekka Chowk, Ranchi G.P.O.,
Ranchi G.P.O., Ranchi, Jharkhand,
834001

8126 7964 3251

1447
800 300 1947



help@uidai.gov.in

UIDAI

www.uidai.gov.in



भारतीय रिपब्लिक / भारत की प्रजासत्ताक

भारत सरकार

Unique Identification Authority of India

नागरिकत्व क्रम/ Enrolment No.: 0000/00427/38348

To
शशि अग्रवाल
Ashish Agrawal
C/O.
403, Nandan Palms
Lake Avenue
Kanke Road
Misrgonda alias pahargonda
Ranchi University
Ranchi Jharkhand - 834008
9433169999

Generation Date: 18/02/2017

Generation Date: 08/05/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No.

2250 7728 4518

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



शशि अग्रवाल
Ashish Agrawal
जन तिथि/DOB: 18/02/1982
पुरुष/ MALE

2250 7728 4518

मेरा आधार, मेरी पहचान



- पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ पत्र है।

- This is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- भाषा: देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय रिपब्लिक / भारत की प्रजासत्ताक
Unique Identification Authority of India

Address:

C/O., 403, Nandan Palms, Lake Avenue, Kanke Road, Misrgonda alias pahargonda, Ranchi, Jharkhand - 834008

पता:

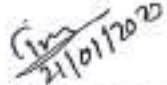
403, नंदन पलम, शरीब अग्रवाल, लैक एव्यू, कंके रोड, मिर्गण्डा पार्क, मिर्गण्डा एलिस पाहर्गण्डा, रांची, झारखण्ड - 834008

2250 7728 4518

Ashish Agrawal

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन		
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	


 21/01/2020
 जाँच लिपिक का हस्ताक्षर
 तिथि सहित




 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



11

Pre Registration Docket

Date :- 21-01-2023 12:50 pm

Office Name :- SRO - Ranchi
Token No:- 202300000943

Appoinment :- 21-Jan-2023 Time:- 13:9

Article	Development Agreement
Pre Registration Date	04-Jan-2023
No. Of Pages	59
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 20,71,574.

Property Id: **880553**

Valuation No. : 1193168 / 2023	:- 2022-2023	Date : 04-January-2023 09:19:AM
State : Jharkhand	District : Ranchi	Tahsil : Kanke
Land Type : Urban	Corporation : Ranchi Municipal Corporation Chandwe	Village/City : Chandwe
Chandwe Word No 1 - Main Road		
Page Number - 130		
Volume Number - 1		
Khata Number - 10		
Plot Number - 109		
Holding Number - 001000220900020		

Property Rates

Commercial Land (Y)

₹1029904/- Decimal

Valuation Rule : Commercial land

Property Details

1 Land area 22.22 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 22.22 x 1029904=22884466.88	₹2,28,84,467/-
A	Total		₹2,28,84,467/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹2,28,84,500/-

Total Amount in Words : Two Crore Twenty Eight Lakhs Eighty Four Thousands Five Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Kanke Road, West: Plot No. -139 and 140, South: Road, North: Road
Area	Land area : 22.22 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	22884466.88
Transaction Amount	-

Property Id: **880561**

Valuation No. : 1193171 / 2023	Date : 04-January-2023 09:23:AM		
State : Jharkhand	District : Ranchi		
Land Type : Urban	Tahsil : Kanke		
Chandwe Word No 1 - Main Road	Corporation : Ranchi Municipal Corporation Chandwe		
Volume Number - 1 2	Village/City : Chandwe		
Page Number - 178 130			
Khata Number - 17			
Plot Number - 110			
Holding Number - 0010002209000Z0 0010002208000Z0			
Property Rates			
Commercial Land (Y)			
₹1029904/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1 Land area	48.38 Decimal		
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 48.38 x 1029904=49826755.52	₹4,98,26,756/-
A	Total		₹4,98,26,756/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,98,26,800/-
Total Amount in Words : Four Crore Ninety Eight Lakhs Twenty Six Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Kanke Road, West: Plot No. - 139 and 140, South: Road, North: Road
Area	Land area : 48.38 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	49826755.52
Transaction Amount	-

Property Id: 880563

Valuation No. : 1193173 / 2023	:- 2022-2023	Date : 04-January-2023 09:25:AM
State : Jharkhand	District : Ranchi	Tahsil : Kanke
Land Type : Urban	Corporation : Ranchi Municipal Corporation Chandwe	Village/City : Chandwe
Chandwe Word No 1 - Main Road		
Volume Number - 2		
Page Number - 130		
Khata Number - 52		
Plot Number - 111		
Holding Number - 001000220800020		

Property Rates

Commercial Land (Y)

₹1029904/- Decimal

Valuation Rule : Commercial land

Property Details

1 Land area 9.51 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.51 x 1029904=9794387.04	₹97,94,387/-
A	Total		₹97,94,387/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹97,94,400/-

Total Amount in Words : Ninety Seven Lakhs Ninety Four Thousands Four Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Kanke Road, West: Plot No. - 139 and 140, South: Road, North: Road
Area	Land area : 9.51 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	9794387.04
Transaction Amount	-

CLAIMANT	-Ms. Reliable Infratech Through Its Sole Proprietor Mr Ashish Agrawal, Address - 402, Shrilok Complex, H.B. Rd., Ranchi, P.S. - Lalpur, District - Ranchi-, Father/Husband Name Santosh Agrawal , PAN No.- , Permission Case No.- , Aadhaar No. *****4518
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EXECUTANTS	-Mrs. SUMAN MURARKA , Address - Murarka House, Albert Ekka Chowk, Main Road, Ranchi, P.S. Kotwali, District - Ranchi- Father/Husband Name Late Gobind Prasad Kejriwal , PAN No.- Permisslon Case No.- , Aadhaar No. *****3251
	-Mr. SHYAM SUNDAR MURARKA , Address - Murarka House, Albert Ekka Chowk, Main Road, Ranchi, P.S. Kotwali, District - Ranchi- Father/Husband Name Late Shri Ram Krishna Murarka , PAN No.- Permisslon Case No.- , Aadhaar No. *****0294

Witness Information	Mr. Harsh Murarka , Address - Murarka House, Albert Ekka Chowk, Main Road, Ranchi, P.S. Kotwali, District - Ranchi- Father/Husband Name -Shyam Sundar Murarka
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Identifier Details	Mr. Lalit Narayan Jha , Address - Markoi, Maheshpur, Supaul, Bihar-, Father/Husband Name -Late Kusheswar Jha
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Fee Rule:Development Agreement		
1	Stamp Duty	4

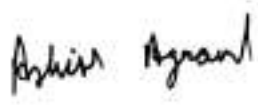
1	SP	1,770
Total		1,770

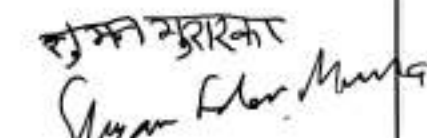
Fee Rule:Development Agreement		
1	A1	20,62,643
2	E	2,000
3	LL	8
4	PR	3
5	I fee	5,000
6	M(b) Fee	150
Total		20,69,804

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

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


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date: 21-Jan-2023

- Government/Market Value: ₹62505700/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 788201

Receipt Date : 21-01-2023

Presenter Name: *Jayan Lakshmi Murthy*

E	₹2000
PR	₹3
SP	₹1770
I fee	₹5000
M(b) Fee	₹150
LL	₹248
A1	₹2082843
Stamp Duty	₹100

Total	₹2071914
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On Date 21-01-2023 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsReliableInfraTechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315092439 DEPT Transaction Id : fbc976831a3d89a8f99d Transaction Type :	100
E	2000	2000	0	GRAS	MsReliableInfraTechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315092500 DEPT Transaction Id : cd8a6303ed2d7f12110 Transaction Type :	1700
				GRAS	ReliableInfraTechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315354823 DEPT Transaction Id : a4031dda644fdbf74224 Transaction Type :	300
PR	3	3	0	GRAS	MsReliableInfraTechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315092500 DEPT Transaction Id : cd8a6303ed2d7f12110 Transaction Type :	3

1st	1770	1770	0	GRAS	MsReliableInfotechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315092500 DEPT Transaction Id : cd0aa6303ed2d7f12110 Transaction Type :	1770
1 fee	5000	5000	0	GRAS	MsReliableInfotechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315092500 DEPT Transaction Id : cd0aa6303ed2d7f12110 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	MsReliableInfotechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315092500 DEPT Transaction Id : cd0aa6303ed2d7f12110 Transaction Type :	150
A1	2062643	2062643	0	GRAS	MsReliableInfotechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315092500 DEPT Transaction Id : cd0aa6303ed2d7f12110 Transaction Type :	2062643
LL	8	248	-240	GRAS	MsReliableInfotechThroughItsSoleProprietorMrAshishAgrawal	GRN Number : 2315092500 DEPT Transaction Id : cd0aa6303ed2d7f12110 Transaction Type :	248
Sub Total	2071578	2071914	-336				

Article : Development Agreement Number of Pages : 118

Law
Signature of Operator

G. V. J.
Signature of Head Clerk

MR
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRD - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300000543

Deed Type	Development Agreement
Number of Pages	115
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 3, SP :- Rs. 1770, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 2062643, LL :- Rs. 8.
Property No.	1
Valuation Details	Value :- Rs.22884467/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Chandwe Location :- Main Road, Chandwe Word No 1 Property Boundaries :- East: Kanke Road, West: Plot No. -139 and 140, South: Road, North: Road Page Number - 130Volume Number - 1Khata Number - 10Plot Number - 109Holding Number - 001000220900020 Area Of Land :- 22.22 Decimal
Property No.	2
Valuation Details	Value :- Rs.49826756/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Chandwe Location :- Main Road, Chandwe Word No 1 Property Boundaries :- East: Kanke Road, West: Plot No. - 139 and 140, South: Road, North: Road Volume Number - 12Page Number - 178 130Khata Number - 17Plot Number - 110Holding Number - 001000220900020 001000220800020 Area Of Land :- 48.38 Decimal
Property No.	3
Valuation Details	Value :- Rs.9794387/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Chandwe Location :- Main Road, Chandwe Word No 1 Property Boundaries :- East: Kanke Road, West: Plot No. - 139 and 140, South: Road, North: Road Volume Number - 2Page Number - 130Khata Number - 52Plot Number - 111Holding Number - 001000220800020 Area Of Land :- 9.51 Decimal










Sh./Smt.SHYAM SUNDAR MURARKA s/o/d/o/w/o Late Shri Ram Krishna Murarka has presented the document for registration in this office

today dated :- 21-Jan-2023 Day :- Saturday Time :- 14:43:57 PM






SHYAM SUNDAR
MURARKA(Individual)

Party Name	Document Type	Document Number
SHYAM SUNDAR MURARKA	PAN/LIUD	630505180294

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHYAM SUNDAR MURARKA Address1 - Murarka House, Albert Ekka Chowk, Main Road, Ranchi, P.S. Kotwali, District - Ranchi, Address2 - ... , Jharkhand PAN No.: Permission Case No.-	Yes	Shyam Sundar Murarka Address:- MURARKA HOUSE, NEAR ALBERT EKKA CHOWK, MAIN ROAD, , Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:70			
2	SUMAN MURARKA Address1 - Murarka House, Albert Ekka Chowk, Main Road, Ranchi, P.S. Kotwali, District - Ranchi, Address2 - ... , Jharkhand PAN No.: Permission Case No.-	Yes	Suman Murarka Address:- Murarka House, Albert Ekka Chowk, Main Road, Ranchi, , Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:57			
3	Reliable Infratech Through Its Sole Proprietor Mr Ashish Agrawal Address1 - 402, Shri Lok Complex, H.B. Rd., Ranchi, P.S. - Lalpur, District - Ranchi, Address2 - ... , Jharkhand PAN No.: Permission Case No.-	Yes	Ashish Agrawal Address:- 403, Nandan Palms, , Lake Avenue, Kanke Road, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:40			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Lalit Narayan Jha S/o-D/o Late Kusheswar Jha Address1 - Markol, Maheshpur, Supaul, Bihar, Address2 - ... , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Harsh Murarka Address1 - Murarka House, Albert Ekka Chowk, Main Road, Ranchi, P.S. Kotwali, District - Ranchi, Address2 - ... Jharkhand			

Signature of Operator

21/01/2023

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned. (**SHYAM SUNDAR MURARKA , SUMAN MURARKA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Lalit Narayan Jha**) Son/Daughter/Wife of (**Late Kusheswar Jha**) resident of (**Markol, Maheshpur, Supaul, Bihar**) and by occupation (**Business**).

Signature of Registering Officer

Date: 21-Jan-2023

Seal and Signature of Registering Officer



Token No.: 202300000943

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 21-Jan-2023 by
SHYAM SUNDAR MURARKA, S/O, D/O, W/O Late Shri Ram Krishna Murarka resident of Murarka House,
Albert Ekka Chowk, Main Road, Ranchi, P.S. Kotwali, District - Ranchi ..
This deed was registered as Document No:- 2023/RAN/438/BK1/398 in Book No :- BK1, Volume No :- 55 from
Page No :- 363 to 480 at office of SRO - Ranchi

Date:- 21-Jan-2023

Registering Officer

