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झारखण्ड JHARKHAND

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1. यह स्टैम्प 31.07.2016 को जारी किया गया है।
 2. इसकी एंटर 1908 की शर्तों के अंतर्गत है।
 3. इसकी कीमत 100 रुपये है।
 4. इसकी प्रतिलिपि 100 रुपये की है।
 5. इसकी प्रतिलिपि 100 रुपये की है।
 6. इसकी प्रतिलिपि 100 रुपये की है।



Bhaiya Anil

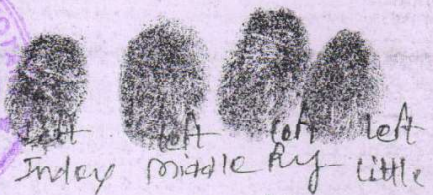
En. No.- 4317/05

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is executed on 25th day of July, 2016 at Ranchi.

B E T W E E N

Sri Vijay Kumar Sinha, son of Late Chandrika Prasad, by caste Kayastha, by faith Hindu, by occupation Retd., resident of Sheopuri, P.S. Sukhdeo Nagar, P.O. Ranchi University, District Ranchi hereinafter called the "LAND



Compression of Sri Vijay Kumar Sinha

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OWNER/FIRST PARTY" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

Lavanya Developers, a partnership Firm, having its office at 25 C, Road No 1, Ashok Nagar, Ranchi represented through its Managing Partner **(1) Jai Shankar Pathak** son of Late Lambodar Pathak, by caste Brahmin, by faith Hindu, by occupation Business, resident of 25 C, Road No 1, Ashok Nagar, Ranchi, Jharkhand,

(2) Madan Mohan Sharma, son of Sri Sohan Lal Sharma, by caste Brahmin, by faith Hindu, by occupation Business, resident of Sheopuri, Kanke Road, P.S. Sukhdeonagar, District Ranchi at Present residing at Flat No.1C, Pushp Vihar, Virandavan Vatika, Harihar Singh Road, Morabadi, P.S. Bariatu, District Ranchi, hereinafter called the "**DEVELOPERS/SECOND PARTY**" (which expression shall unless repugnant to the context or meaning thereof mean and include PARTNERS for the time being of the said FIRM) of the **SECOND PART**.

WHEREAS the First Party is absolutely seized and possessed and sufficiently entitled to all those pieces or parcels of raiyati land, ground, hereditaments and premises one of which is the property situated at Mouza Hehal, Mohalla Sheopuri, Thana Sukhdeonagar, Thana No. 202, District Ranchi under Khewat No. 2, Khata No. 4, R.S. Plot No.1204, Sub Plot No.1204/B, having an area 4 Katha 5 Chattak, Holding No. 213/HB, Ward No IB (Old), New Ward no.32; New Holding No. 476 of Ranchi Municipal Corporation, Ranchi, as approach road and more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by a red colour boundary line (which property shall hereinafter for brevity's sake be referred to as 'the property').

AND WHEREAS the property situated at Mouza Hesal, Mohalla Sheopuri, Thana Sukhdeonagar, Thana No. 202, District Ranchi under Khewat No. 2, Khata No. 4, R.S. Plot No.1204, Sub Plot No.1204/B, having an area 4 Katha 5 Chattak, Holding No. 213/HB, Ward No IB (Old), New Ward no.32, New Holding No. 476 of Ranchi Municipal Corporation, Ranchi was acquired by Padmawati Devi from her father Rameshwar Prasad, Advocate on 8.07.1957. Thereafter vide registered Partition Deed No.4827 dated 03.06.1987 executed between Padmawati Devi and Chhay Kumar Sinha, the demised property was



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allotted to Sri Vijay Kumar Sinha. Thereafter, the same was mutated in his favour vide mutation case no 189R11987-88 in the records of Circle Officer, Town Anchal (now Hehal Anchal), Ranchi and also same has been mutated in the records of Ranchi Municipal Corporation.

AND WHEREAS the First Party has continued in the absolute possession of the said property thereof till now.

AND WHEREAS the Developers herein have approached the FIRST PARTY with an intention to develop the said property from the FIRST PARTY and pursuant to the negotiations by and between the parties hereto and subject to the necessary approval being granted by the Competent Authority under the provisions of Jharkhand Municipal Act 2011 and Jharkhand Apartments Act 2011 which approval/sanction is agreed to be persuaded by the Developers at their own costs and expenses and also subject to the plan of the proposed development being sanctioned by the, which responsibility is agreed to be shouldered by the Developers herein as a result of which hereof the FIRST PARTY are desirous of appointing the Developers as developers of the said property more particularly described in the Schedule hereunder written for the consideration and upon the terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERTO AS FOLLOWS:

(1) The FIRST PARTY does hereby nominate, constitute and appoint the Developers to develop the said property at their own cost more particularly described in the First Schedule hereunder written by constructing building thereon as per the plans/specifications to be approved and/or sanctioned by the and the Competent Authority under the Jharkhand Municipal Act, 2011 and Jharkhand Apartments Act, 2011.

(2) That the SECOND PARTY has deposited a sum of Rs. 5,30,000/- (Rupees Five Lac Thirty Thousand) only as the interest free security deposited to the FIRST PARTY by means of RTGS having UTR No.



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PUNBR 52016071811387302 dated 18.07.16 in favour of the FIRST PARTY/ LAND OWNER (A/c No. 10326697553, account maintained in SBI, Upper Bazar Br., Ranchi) which is admit and acknowledged by the FIRST PARTY and will be refunded or adjusted by the FIRST PARTY in his share.

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- (3) In consideration of the FIRST PARTY having appointed the SECOND PARTIES as the Developers of the said property and the FIRST PARTY have agreed to allow the Developers to appropriate to themselves 55 % of Super Built Up Area, including parking space and while keep the rest of 45 % of Super Built-up Area, including parking space for himself morefully described in Schedule-D below.
- (4) That the final allotment of the respective share shall be made after the passing of building plan by the competent authority by mutual agreement between the parties. The allotment of respective share on each floor shall be made so that the interest of any party is not prejudiced.
- (5) That the First Party have retained the right to name the Apartment Developed on the demised property.
- (6) That the Developers have agreed to pay Rs 15,000/- per month for the accommodation to the First Party from the date of handing over the vacant possession of demised property till handing over the possession of landowner's share (completed flats) and it is agreed by the parties that there will be transparent arrangement for demolition of the existing building and any salvage value retrieved shall be paid to the First Party.
- (7) That common space in the apartment shall include those areas that are included within the definition "Common areas and facilities" Section 3(i) of the Jharkhand Apartments Act, 2011. That the parties shall not use the common areas and facility in contravention to the provisions of Jharkhand Apartment (Flat) Ownership Act, 2011.

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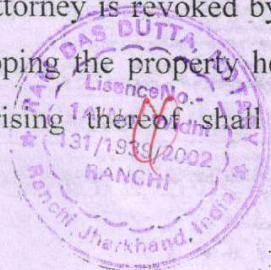
(8) That the FIRST PARTY shall hand over the vacant and peaceful possession of the said property to the Developers and Developers shall thereafter be authorised to commence construction of buildings on the said land in accordance with the plans approved and/or sanctioned by the Ranchi Municipal Corporation and take such steps as may be necessary or expedient and incidental to carry out the development of the said land at their own costs, expenses. For the said purpose, the Developers shall be entitled to appoint Architects, Engineers, Surveyors, Contractors, Agents and other personnel and shall be entitled to take all such steps as may be necessary or incidental for such development and construction work at their own costs and expenses.

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(9) Immediately on the execution of these presents, the FIRST PARTY herein shall execute a Power of Attorney in favour of the Developers or its Nominee(s) as may be desired by the partners of the Developers for the purpose of signing and/or executing all the applications, proceedings, plans, etc. to obtain necessary approval from the various authorities in connection with the development to be submitted by the Developers on behalf of the LAND OWNER to the Competent Authority, Town Planning Authority or any other Government or Semi-Government authority in connection with the development so as to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the FIRST PARTY. The FIRST PARTY hereby agreed that the said Power of Attorney shall not be, under any circumstances, revoked by the FIRST PARTY as long as these presents subsist and remain binding upon the parties hereto. If the said Power of Attorney is revoked by the FIRST PARTY and delay is caused in developing the property hereby agreed to be developed the consequences arising thereof shall be at the costs of the LAND OWNER alone.

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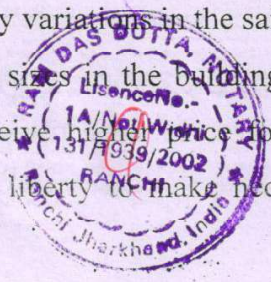


- (10) It is agreed and undertaken by the Developers that they shall at its own costs and expenses persuade the matter with Town Planning Authorities, Ranchi Municipal Corporation, Electric Supply for the purpose of removing the reservation/restriction, if any and for the purpose of allotting the plots under Scheme, etc. and under no circumstances, the Developers shall call upon the FIRST PARTY to pay the costs of such actions.
- (11) The First Party shall render all assistance, co-operation and sign and execute or cause to be signed and executed all applications, plans, authorities and other writings as may be necessary or required to enable the Developers for development of the said plot and to obtain approval of the Ranchi Municipal Corporation and Planning Authority to the Plans, designs and drawings for putting up building and structures and shall on the execution thereon execute a Power of Attorney in favour of the developers or its Nominee/s to enable them to develop the said property and the developers shall indemnify and keep indemnified and harmless the FIRST PARTY and their estate and effects from and losses or damages or any consequences which may flow by virtue of their signing the said Power of Attorney.
- (12) All buildings to be constructed on the lands comprised under this Agreement and the dwelling units thereon will be in accordance with the Scheme sanctioned by the under the Jharkhand Municipal Act, 2011 and Jharkhand Apartments Act, 2011 and will be dealt with in accordance with the directions, if any, given by the Competent Authority or State Government while sanctioning the said scheme. If the Developers desire any variations in the said scheme, so as to provide dwelling units of larger sizes in the building to be constructed on the said land and/or to receive higher price for such dwelling units the Developers, shall be at liberty to make necessary application for the

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purpose to the authorities concerned at their own costs and the FIRST PARTY shall join the Developers in the said applications provided however, if the authorities concerned refuse or decline to give any such applications, which may be made by the Developers, dwelling units on the said property will be constructed in accordance with the scheme which may be sanctioned by the Competent Authority or State Government under the said Act.

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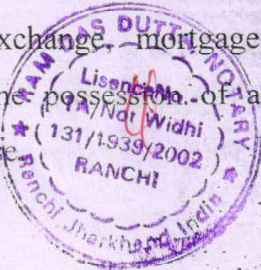
(13) The Developers shall not commence any work of development on the said property, unless the no objection and commencement certificate is issued by the State Government/Municipal Corporation in favour of the First Party.

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(14) It is expressly agreed by the Developers that they shall at their own costs and expenses obtain permissions from the Competent Authority for the purpose of development of the said property and/or for the purpose of implementing the construction scheme in respect of the entire property hereby agreed to be sold, so as to enable the Developers to construct the dwelling units as per the scheme sanctioned by the Competent Authority and to enable the Developers to consume the entire available F.S.I. and after being constructed to allot flats/shops/garages, etc. to the intending flat.

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(15) The First Party shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from reasonable doubts and all encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession, except the possession of agricultural tenants, easement, lease, lien or otherwise.



(16) It is agreed and understood that the First Party shall not in any way obstruct the development work to be carried out by the Developers and shall not do any act, matter or thing whereby the Developers will be prevented from carrying out the development work envisaged under this Agreement.

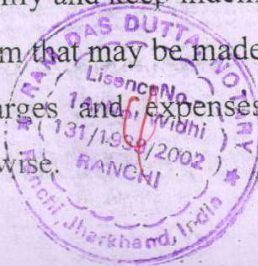
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(17) The Developers shall at their own cost make necessary arrangement for construction of the buildings on the said land in accordance with the scheme, which may be approved by the Competent Authority or State Government under the provisions of the said Act and the Developers shall execute an indemnity in favour of the LAND OWNER for the due performance of the terms of the said order.

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(18) The Developers shall be at liberty to allot the dwelling units of flats falling within their share in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers/Purchasers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law and conditions imposed, as may be sanctioned by the Competent Authority or State Government. The Developers hereby indemnify and keep indemnified the FIRST PARTY in respect of any such claim that may be made or suffered by the LAND OWNER and costs, charges and expenses on account of sale or allotment of flats or otherwise.

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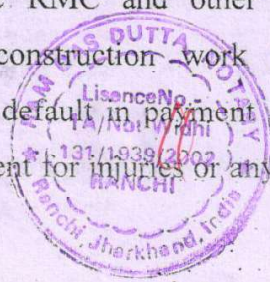


- (19) The Developers shall be entitled to enter into usual Agreement for sale of flats falling within their share with various intending buyers.
- (20) The entire development work in respect of the property shall be carried out by the Developers in accordance with the plans that may be approved by the Ranchi Municipal Corporation and other concerned authorities and while carrying out construction work, the Developers will strictly comply with the building rules and bye-laws of the under the Jharkhand Municipal Act, 2011 and Jharkhand Apartments Act, 2011, various instructions, orders and directives, that may from time to time be issued in regard to the construction work by the RMC and other concerned authorities. The Developers shall carry out the entire construction work at their own account and risk and at their own responsibility and shall pay and discharge all the costs, charges and expenses in relation to the construction work including payment of salaries and wages to the personnel and workmen employed in construction work, bills of the suppliers of building materials, municipal rates and taxes in respect of the said property and from the date the Developers being put in possession and allowed to enter upon the said property, fees of the architects and R.C.C. specialists and consultants and all other professionals charges and/or retained in regard to the construction work. The Developers hereby agree to indemnify and keep indemnified the First Party of land from or against any claim that may be made against First Party by anyone and/or any damage the First Party may suffer as a result of the Developers committing breach of any of the building bye-laws, rules, orders, directives, instructions that may be issued by the RMC and other concerned authorities in connection with the construction work as aforesaid and/or the Developers committing default in payment of the salaries, wages and fees including the payment for injuries or any compensations during the

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a proposed co-operative housing society. The developers shall also join as a Confirming Party to the said Conveyance.

(24) The FIRST PARTY will ensure that at the time when the Developers are allowed to enter upon the said piece of land described in the Schedule hereunder written the said piece of land is absolutely vacant and nobody is in occupation of the same.

(25) The FIRST PARTY hereby agree and confirm that the Developers shall be entitled to transfer the benefit and burden of this Agreement subject to the terms and conditions mentioned herein either as a whole or in part to one or more parties and that the FIRST PARTY shall have no objection to the same and the terms and conditions of this agreement shall remain binding over such transferees.

(26) It is agreed that the Developers shall carry out the work of development in their own name and shall not cause or cause to be done any deed or matter or thing whereby the FIRST PARTY is put to loss and have to discharge any liability. It is expressly agreed that the agreement which the Developers may enter into with any person in connection with the development scheme or for sale of flats, of their share, etc. shall be entered into only in the name of the Developers on principal to principal basis and not as agents of the FIRST PARTY herein.

(27) The Developers agree to pay municipal, betterment charges, T.P. charges, water charges, electricity charges, fines and penalties arising as a result of change in the user of the said land.

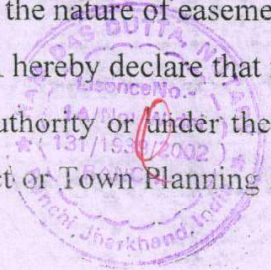
(28) The FIRST PARTY declare that the land, hereditaments and premises hereby agreed to be developed and conveyed are not subject to the easement or rights in the nature of easement.

(29) The LAND OWNER hereby declare that no notice from Government or any other body or authority or under the Chotanagpur Tenancy Act or Land Acquisition Act or Town Planning Act, The Defence of India Act

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the Developers shall not have any interest whatsoever against the said property.

(39) This agreement shall not be treated as a partnership between the FIRST PARTY and the DEVELOPERS.

(40) The Developers shall indemnify and keep indemnified the FIRST PARTY from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred or suffered by the LAND OWNER in the course of such development.

(41) Save and except as hereinbefore otherwise provided, all costs, charges and expenses of the FIRST PARTY and of the Developers and incidental to this Agreement and Conveyance and other writing or writings to be made in pursuance hereof including stamp duty, registration charges, plan, certified copies, correspondence and all the expenses shall be borne and paid by the Developers alone. The fines and penalties payable to the Collector or transfer of the property not incurred by reason of any delay in lodging the Deed of Conveyance by the Developers shall be paid by the Developers alone.

(42) That the Developers assure the FIRST PARTY that the finishing given to his share of flats shall be standard fittings approved by ISI shall be used in the flats as described in the Schedule 'B' of this agreement within 36 months from the date of the sanction plan by the Ranchi Municipal Corporation and the said period is subject to extension for such reason given by the SECOND PARTY and if there is any further delay without any valid reason/reasons, then the SECOND PARTY shall pay compensation to the FIRST PARTY and then mutually decided.



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The Schedule-A above referred to

ALL THAT piece or parcel of land, ground, hereditaments and premises situated at Mouza Hesal, Mohalla Shivpuri, Thana No. 202, Khewat No. 2, Khata No.4, R.S. Plot No.1204, Sub Plot No.1204/B, area 4 Katha 5 Chattak, Holding No.213/HB(old), New Holding No. 476, in Ward No. 1 (Old), New Ward No 32, of Ranchi Municipal Corporation, Ranchi, as approach road and delineated on the Plan hereto annexed and thereon shown surrounded by a red colour boundary line and bounded as follows:-

On or towards the North:- A.K. Rai Choudhary

On or towards the South:- Road

On or towards the East :-Road

On or towards the West:- House belonging to Arun Kumar Sinha & others

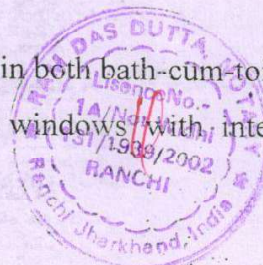
For purpose of stamp duty and registration fee, value of Property in Commercial Rate (Govt. Nome's) fixed by the Govt. In that location is as follows:-

Value of Land (04 Katha 05 Chhatak or 7.13 Decimal) = Rs. 41,80,000/-
(Rupees Forty One Lac Eighty Thousand) only

SCHEDULE-B

The detailed description and specification of the property which shall be retained by the FIRST PARTY as follows:-

1. Plaster of Paris with correct proportion of sand to cement mortar ratio.
2. Waterproof cement based paint will be used on outside walls/snowcem.
3. 24"x24" vitrified tiles and design tiles with cement shall be used in bedrooms and drawing hall.
4. Standards quality of tiles flooring in the bath-cum- toilet.
5. Marble flooring in kitchen! floor tiles.
6. One sink in kitchen.
7. 6 ft high glazed tiles dado in both bath-cum-toilets.
8. Fully glazed Aluminium windows with integrated grill and pin head glass.



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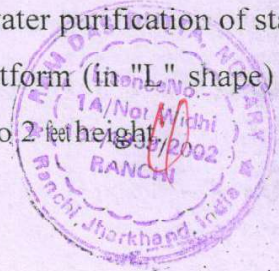
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9. One porcelain washbasin in each bath- cum- toilet and one in dinning space.
10. Wooden door from with good quality, main door will be decorative door and other doors will be commercial flush doors with one 10" C.P Al drop and one aluminium 10" Tower bolt in bedroom doors, one 10" C.P Al drop in kitchen, two 6" aluminium Al drops (one in front side and one in back side in bathroom door) two aluminium handles one in front side one in back side in all doors, three steel hinges in all doors with primer.
11. All RCC works in footing, columns slabs, lintels, chajjas will be done with concrete as per the drawing by the Architect.
12. Roof will be treated by chemical treatment.
13. Deep Boring water G.I. fitting and PVC. Pipes of best quality for concealed pipelines and best quality for external distribution line.
14. Standard quality Indian /European style pan in both bath-cum-toilet will be provided.
15. Standard quality concealed wiring, built in switch-board and switches of best quality will be provided.
16. Concealed internal hot and cold lines as necessary in bath - cum- toilet and kitchen, suitable for connection to Geysers point.
17. Three light points, one fan point and two 5/15 amp. Plug points of standards quality in each bedroom.
18. Three light points, two fan points ,one calling bell point, two 5/15 amp of points and one telephone and one cable T.V points of standards quality in Drawing room and master bedroom.
19. Two light point, one exhaust fan point - two 5/15 amp. Plug point's one point for Aqua guard water purification of standard quality in kitchen.
20. In kitchen working platform (in "L" shape) to have green marble/ararite with ceramic dado up to 2 feet height.

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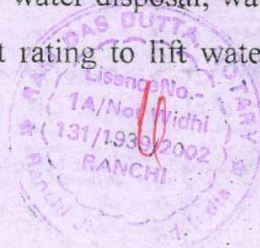
SCHEDULE -C

The description of the flat the entire super built up area including parking and common portion.

A property limited to 4 Kathas 5 Chattak, described in schedule -A hereof shall be developed by construction of multi storied (G + 4 Floors) residential building complex as per sanctioned by Ranchi Municipal Corporation, Ranchi, common space, roof, building walls and other common facilities.

The common position shall broadly have to following facilities:-

1. Common paths, passages, driveways, and main entrance to the said premises, the proposed multi-storeyed, building, common boundary walls and main gates.
2. Drainage sewage and all pipes and other installations for the same.
3. Separate power transformer of sufficient-capacity for distribution of power within the multi storied complex and its apartments.
4. Safely earth dedication to the apartment.
5. Electric installation and its room, cable alley, generator room all electrical wiring and fitting according to the sanctioned plan by the Ranchi Municipal Corporation Ranchi.
6. Staircase, staircase landing and safe staircase railing.
7. One lift, load capacity of 5 persons shall be provided by the second party in the proposed multi storied building / apartment at his own cost.
8. Rain water pipe for roof water disposal, water tanks water pump coupled with motor of sufficient rating to lift water to overhead reservoir from boring.



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SCHEDULE-D

Share of First Party/Land Owner

ALL THAT PIECE AND PARCEL OF 45% out of total construction of the proposed multi storied building including 45% parking space i.e. Entire Second Floor(Flat no.2A & 2B), Flat no. 4A on Fourth Floor (South Side of the Proposed Building).

Share of Second Party/Developers

ALL THAT PIECE AND PARCEL OF 55% out of total construction of the proposed multi storied building including 55% parking space i.e. Entire First Floor(Flat no.1A & 1B), Entire Third Floor(Flat no.3A & 3B).

Common Part of the First Party/Land Owner and the Second Party/Developers

ALL THAT PIECE AND PARCEL OF One Flat no.4B on Fourth Floor (North side of the proposed building) (Shares over the said flat no.4B on Fourth Floor will be joint share of both parties and consideration amount will be paid as per final calculation of their respective shares).

It is made clear that the both parties are entitled to transfer, sell, mortgage or otherwise dispose off their respective shares individually and no person shall make any objection for that.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

WITNESSES:-

1.

Om Kumar Sinha
Late Chandrika Basant
Sheopur, Kanku Road
Raachi - 834008



Signed, sealed and delivered by the within named **FIRST PARTY**

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2. AJIT KUMAR Roy CHOUDHURY
Shivpuri, Kanke Road
Ranchi 29/7/16

2. 29/7/16

Signed, sealed and delivered by the
within named Developers M/s Lavanya
Developers through its partners

SECOND PARTY



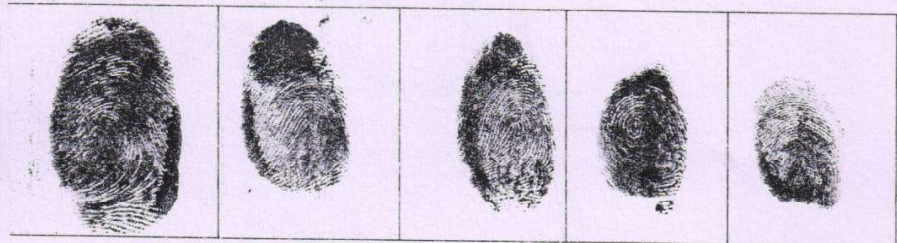
Bhaiya Anand Kumar
Advocate
En. No. - 4317/05



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Bhaiya Anand Kumar
Advocate
En. No. - 4317/05

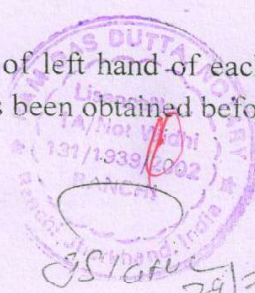


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Drafted by

Bhaiya Anand Kumar
Advocate
En. No. - 4317/05

Certified that the fingers print of left hand of each person whose photographs
are affixed in this document has been obtained before me.



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Bhaiya Anand Kumar
Advocate
En. No. - 4317/05

Ajit Kumar Roy Chowdhary पिता
Kankhe Road

G. N. Roy Chowdhary
पेशा Bux ने की।

[Signature]
निबंधन पदाधिकारी का हस्ताक्षर
28/11/16

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निबंधन विभाग, झारखंड
रांची

Deed No.82 Token Date: 29/07/2016 13:44:52
Deed No./Year :5686/4993/2016
Deed Type: Development Agreement

SN	Party Details	Photo	Thumb
1	Vijay Kumar Sinha Father/Husband Name:Late Chandrika Prasad (Executant) Sheopuri, Sukhdeo Nagar, Ranchi University, Ranchi		
2	Lavanya Developers, Thro Its Partner Jai Shankar Pathak Father/Husband Name:Late Lambodar Pathak (Claimant) 25c, Road No. 1, Ashok Nagar, Ranchi		
3	Lavanya Developers, Thro Its Partner Madan Mohan Sharma Father/Husband Name:Sohan Lal Sharma (Claimant) Flat No. 1c, Pushp Vihar, Virandavan Vatika, Harihar Singh Road, Bariatu, Ranchi		
4	Ajit Kumar Roy Chowdhary Father/Husband Name:Late N. Roy Chowdhary (Identifier) Shivpuri, Kanke Road, Ranchi		

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Deed No 5686/4993
Year 2016
Date 29/07/2016 15:48:11

Registering Officer

P. Tiwari
Signature of Operator





निबंधन विभाग, झारखंड
रांची
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Form No: 82

Token Date/Time: 29/07/2016 13:44:52

Document Type	Development Agreement	Presenter	Vijay Kumar Sinha		
Presenter Name & Address	Sheopuri, Sukhdeo Nagar, Ranchi University, Ranchi		Date of Entry	29/07/2016	
Stampable Doc. Value	4180000	DOE	Total Pages	66	
Document/Transaction Value	4180000	Stamp Value	100	Book	1
Special Type		Serial /Deed No.	/	CNO/PNO	Not Req.
Remarks / Other Details		Old Serial No.	/	e-Stamp Cert. No.	
Property Details:		App. ID			

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Ranchi Shahar	202	1	Hesal	4	1204	RSP	A.K. Rai Choudhary	Road	Road	Arun Kumar Sinha & Others	476	U_COM	7.13 (Decimal)	4179391.74

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Executant	Vijay Kumar Sinha	Late Chandrika Prasad	Retd.	पिता	काएस्त	Male	ADAPS41595	628900523786		Sheopuri, Sukhdeo Nagar, Ranchi University, Ranchi	SHEOPURI, SUKHDEO NAGAR, RANCHI UNIVERSITY, RANCHI
2	Claimant	Lavanya Developers, Thro Its Partner Jai Shankar Pathak	Late Lambodar Pathak	Business	पिता	ब्रह्मण	Male	FORM 61			25c, Road No 1, Ashok Nagar, Ranchi	25C, ROAD NO. 1, ASHOK NAGAR, RANCHI
3	Claimant	Lavanya Developers, Thro Its Partner Madari Mohan Sharma	Sohan Lal Sharma	Business	पिता	ब्रह्मण	Male	FORM 61	988197068067		Flat No. 10, Pushp Vihar, Virandavan, Ivatka, Harmer Singh Road, Bansi, Ranchi	PLAT NO. 10, PUSHP VIHAR, VIRANDAVAN, IVATKA, HARMER SINGH ROAD, BANSI, RANCHI
4	Identifier	Ajit Kumar Roy Chowdhary	Late N. Roy Chowdhary	Business	पिता		Male	NOT REQ.			Shivpuri, Kanke Road, Ranchi	SHIVPURI, KANKE ROAD, RANCHI

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E1	104,500.00	1,045.00	105,545.00
2	SP	990.00	0.00	990.00
Total		105,490.00	1,045.00	106,535.00

उपर्युक्तलियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त स्वीकार किया

(1) Vijay Kumar Sinha

(2) Jai Shankar Pathak

(3) Madan Mohan Sharma

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्री ऑपरेटर का हस्ताक्षर

