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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b5f79ecb322298a8c561

Receipt Date : 23-Mar-2022 03:05:57 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20220000037268

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Samridhi Developers And Constructions
Proprietorship Firm Thro Proprietor Niraj
Kumar Pandey (Vendee)

GRN Number : 2210449114



अधिनियम 21 के अन्तर्गत
नेम्सी एक्ट 1908 की धारा के अधीन
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
I भा। का सं. 5 के अधीन यथावत स्टाम्प
(स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
वापसित नहीं)

वियोग्य पदाधिकारी
राजकीय क्षेत्र-3, कांके, राँची

23-3-2022

MA. Alomge Anson
23/03/2022

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

Niraj Kumar Pandey
23/03/2022

Approved by
Kumar
23/03/2022



Ms. Alamgir Ansari
23/03/2022



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Ranchi on this the 23rd day of March, 2022 (Two Thousand Twenty Two)

BETWEEN

MOHAMMAD ALAMGIR ANSARI; Date of Birth- 30.06.1967; aged about- 54 years; S/o JAHANGIR ANSARI, GRAND FATHER- SAKH RAHMAN by faith - Muslim, by Caste- General (Uncovered by Chotanagpur Tenancy Act 1908), by Occupation- Teacher, R/o Misir Gonda; J. P. Marg; Kanke Road; P.S- Gonda; Post- Ranchi University; District- Ranchi- 834008; State- Jharkhand hereinafter referred to as the DONER cum "LAND OWNER" or the First Party. UID- XXXX XXXX 2610; PAN - ASMPA0158P; Mobile No. 91- 7061067152.

Samridhi Developers & Constructions

N. K. Singh
Proprietor
23/03/2022

Ms Alamgir Ansari
23/03/2022

Affidavit
by
Sanjay Kumar
23/03/2022



Md. Hamid Ansari

Md. Hamid Ansari

23-3-2022



Thumb



Index



Middle



Ring



Little

23 - 3 - 2022

क मुद्राहान/अपराहन... 10.01.01
वर निबंधन कार्यालय के श्री ...
अता शर्क ... जा ...
म अवर निबंधक ... द्वारा प्रमाणित
एखारन ... सन ... के अधीन
लेखकारीयो वा बबेदारो मे से एक श्री ...
ने अभिकर्ता हैं न मे निबंधन के लिए पेस किया



§

निबंधन पदाधिकारी
गहरी क्षेत्र-3, काँके गँजी

23-3-2022

AND

Sri Niraj Kumar Pandey D.O. Birth-01.12.1974 aged about- 47 years
**Son of Sri Bhupendra Nath Pandey; Grand Father Late Nageshwar
Pandey Proprietorship Firm in the name and style M/S SAMRIDHI
DEVELOPERS & CONSTRUCTIONS, R/O village – Misirgonda Alias
Pahargonda, Kanke Road, P.O- Ranchi University, P.S. Gonda, District-
Ranchi, State- Jharkhand , by caste- General (Uncovered by Chotanagpur
Tenancy Act 1908), Nationality - Indian, by occupation–Business,
hereinafter called the DEVELOPER / SECOND PARTY, which
expression shall unless repugnant to the context or excluded by these
presents, mean and include its successor-in-interest and assigns of the
SECOND PARTY. PAN-AATPY8730G; AADHAR- XXXX XXXX
5371; Mobile No- 91-9835923336.**

WHEREAS according to Khatian the recorded Raiyat was SEKH
GULAB AND SEKH LALU both S/o Shek Rugan under Khata No.- 38,
Plot No.- 1158, Area- 43 decimals at Mauza- Mishirgonda alias Pahargonda,
P.S- Ranchi (old); Gonda (new), P.S No.- 191, District- Ranchi; State- Bihar
and according to the Kaifiyat Coloum the aforesaid land was in the
Possession of SEKH LALU.

AND WHEREAS the legal heir of Khatiyani Raiyat namely SEKH
RAHMAN S/o Late Sekh Lalu executed a Registered WILL No.- 18 /
1999 III, Book No.- III, Volume No.- 1; Page No.- 68 to 70 Year- 2014
Dated 06.12.2014 at District Sub- Registry Office, Ranchi in favour of
his Grand Son MOHAMAD ALAMGIR ANSARI S/o Md. Jahangir
Ansari R/o Mishirgonda alias Pahargonda ; P.S- Gonda ; District- Ranchi-
834008; State- Jharkhand under Khata No.- 38, Plot No.- 1158, Area-
19.25; out of Area- 43 decimals at Mauza- Mishirgonda alias Pahargonda,

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Md. Alamgir Ansari
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Samridhi Developers & Constructors

Niraj Kumar Pandey
23/03/2022
Proprietor

P.S- Gonda (new), P.S No.- 191, District- Ranchi; State-Jharkhand.

AND WHEREAS after execution of the last WILL by SEKH RAHMAN S/o Late Sekh Lalu, his grandson **MOHAMMAD ALAMGIR ANSARI** S/o JHANGIR ANSARI R/o Misir Gonda; J.P.Marg; Kanke Road; P.S- Gonda; Post- Ranchi University; District- Ranchi- 834008; State- Jharkhand get his name Mutated at Circle Office, Hehal vide **MUTATION CASE NO.- 1088 / R 27 / 2020-2021** under Khata No.- 38, Plot No.- 1158, **Area- 19.25 decimals out of Area- 43 decimals** at Mauza- Mishirgonda alias Pahargonda, P.S- Gonda (new), P.S No.- 191, District- Ranchi; State-Jharkhand and paying the rent to the State of Jharkhand vide **Rent Receipt No.- 0735091220** for the year 2020-2021 dated 18.12.2020 which is registered at **Registered- II, Volume No.- 18, Page No.- 18**, as well as **Municipal Tax vide receipt no. CNT222012021030907** dated 22.01.2021 for the year 2016-17 to 2020-21 IV; **Holding No. -0020007509000Z0; dated 25.01.2021; Memo No.-SAM / 002 / 0257 / 20 / 21** being Ward No.- 2 at Ranchi Municipal Corporation, Ranchi.

AND WHEREAS the **Land Owner MOHAMMAD ALAMGIR ANSARI** R/o Misir Gonda; J.P.Marg; Kanke Road; P.S- Gonda; Post- Ranchi University; District- Ranchi- 834008; State- Jharkhand is absolutely owner and in possession of the land and have acquired a valid right, title and interest over the aforesaid land.

That the Land Owner being interested to develop and construct a residential multistoried building over their land approached and requested the Second Party / Developer to develop the Land Property and believing on the aforesaid representations and disclosures of the First Party about the title over the land being full and correct disclosures, the Second Party /

Md. Alamgir Ansari
23/03/2022

Developer agreed to the request of the Owner and have agreed to develop the Land Property on the terms and conditions herein below mentioned:

The Second Party / Developer inspected and verified all documents in respect of the said land and satisfied themselves about the right title interest and possession of the First Parties and agreed to develop the said land by constructing a multistoried building as per plan map sanctioned by the competent authority Ranchi Municipal Corporation, Ranchi / Ranchi Regional Development Authority or any other authority.

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the First Party/ Owner and the Second Party / Developer and follows:

ARTICLE-1 (DEFINITIONS)

1.1 **LAND OWNER** shall mean the said **MOHAMMAD ALAMGIR ANSARI S/o JAHANGIR ANSARI**, R/o Misir Gonda; J. P. Marg; Kanke Road; P.S- Gonda; Post- Ranchi University; District- Ranchi- 834008; State- Jharkhand as mentioned above.

1.2 **DEVELOPER** shall mean the said M/S SAMRIDHI DEVELOPERS & CONSTRUCTIONS, through its Proprietor namely Sri Niraj Kumar Pandey Son of Sri Bhupendra Nath Pandey Proprietorship R/O village - Misirgonda, Mohalla - Vidyapati Nagar, Kanke Road, P.S. Gonda, District- Ranchi, and State- Jharkhand as above mentioned

1.3 **LAND PROPERTY** shall mean all that piece and parcel of free hold being more particularly described in FIRST SCHEDULE and shown within red delineation and with measurements in the Sketch map attached to this agreement as part hereof.

1.4 **BUILDING** shall mean the building to be constructed on the LAND PROPERTY in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation, Ranchi / Ranchi Regional Development Authority or any other authority.

Md. Alamgir Ansari
23/03/2022

Samridhi Developers & Constructions
Niraj Kumar Pandey
23/03/2022 Proprietor

1.5 **FLAT** shall mean super built-up area and covered space consisting of bedrooms, living rooms, bathroom, kitchen, balcony/verandah etc. more particularly described in part one of the SECOND SCHEDULE including apartments in the multistoried building and duplexes or simplex or any commercial space.

1.6 **PARKING SPACE** shall mean any place in covered area reserved for parking of motor car more particularly described in part two of the SECONDSCHEDULE

1.7 **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, hall ways, stairways, passage ways, lift drive ways, common lavatories, pump room, tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and /or management of the building more particularly described in THIRD SCHEDULE.

1.8 **COMMON EXPENSES** shall mean and include the proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property more particularly described in FIFTH SCHEDULE.

1.9 **SALEABLE SPACE** shall be the constructed area in form of flats (more particularly described in second schedule) in the aforesaid building as per specifications mentioned in FOURTH SCHEDULE herewith and agreed upon and by the parties.

1.10 **OWNER' ALLOCATION** shall be the constructed area in form of flats (more particularly described in second schedule) in aforesaid building and also the car parking space available at the said premises as per specifications mentioned in FOURTH SCHEDULE herewith and/or as per the sanctioned plan and agreed upon by the OWNER.

1.11 **DEVELOPER'S ALLOCATION** shall mean the total constructed area in the aforesaid building together with the right, title & interest in common facilities and amenities including the right to the user thereof and

also the car parking space available at the said premises after providing for OWNER' allocation.

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

1.13 **TRANSFeree** shall include any natural or legal person like Company, Association or persons competent to enter into contracts and to whom any space in the building has been transferred by the owner or the Developer.

1.14 **SUPER BUILT UP AREA** shall mean and include the carpet area of flat, wall area, verandah/boundary/cupboard area, the proportionate area of staircase, guardroom and generator room.

1.15 Words importing singular shall include plural and vice versa.

1.16 Words importing masculine gender shall include feminine and neuter gender. Likewise importing genders shall include masculine and neuter gender and words importing neuter gender shall include and mean feminine genders.

ARTICLE- II. (COMMENCEMENT)

This Agreement shall be deemed to have commenced with immediate effect and the possession of the property shall be deemed to be transferred to the developer from the date of this agreement till the final allocation of owner's share are transferred to the FIRST PARTY after completion of the proposed building as per the map approved by the competent authority.

ARTICLE- III. (THE SCHEME)

The scheme as formulated by the DEVELOPER and agreed by the OWNER provided as follows:

1. The DEVELOPER will invite and select purchase(s) agreeing to acquire on an Ownership basis flat / flats in the building on the land property more specified in the First Schedule, which DEVELOPER would construct comprising of flats along with other common parts, common amenities and

common facilities appertaining to the same.

2. The DEVELOPER shall be entitled to sale the entire rest of the building except the owner's allocation.

3. The DEVELOPER shall get necessary plans sanctioned from competent authority and the OWNER hereby empowers the DEVELOPER to sign any document required for sanction of plan.

4. After the delivery of the possession of the flats in the aforesaid building by the DEVELOPER to the OWNER they shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat OWNER as provided in the DEVELOPER'S Agreement or otherwise.

5. It shall be the work of the DEVELOPER to make the LAND PROPERTY ready and suitable for development at its own cost and any material or thing retrieved or any way recovered in the process shall be property of the DEVELOPER.

ARTICLE- IV. (DEVELOPER'S RIGHT)

1- The OWNER hereby grant subject to what has been hereinafter provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and /or transfer and /or construction in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation (RMC) / Ranchi Regional Development Authority with or without amendment and /or modification made or caused by the DEVELOPER.

2. The DEVELOPER shall be entitled to prepare, modify or alter the plan and to submit the same without written consent of the First Parties to the Ranchi Regional Development Authority / R.M.C in the name of the OWNER or in their own name or as may be required under R.M.C. rules at its own costs and the DEVELOPER shall pay and bear all fee including Architect's fees, charges and expenses required to be paid or deposited for obtaining the sanction of the RRDA / R.M.C and for the construction of the building on the LAND PROPERTY provided however that the DEVELOPER shall be exclusively entitled to all refunds of any or all payments and /or deposits made by the DEVELOPER.

ARTICLE - V: (APARTMENT CONSTRUCTION)

Samridhi Developers & Constructions

Neha Singh
23/03/2022
Proprietor

Md. Alamgir Ansari
23/03/2022

1. On the OWNER'S representation about their title to and possession over the LAND PROPERTY and relying upon OWNER'S personal guarantee that they made full and correct disclosure and have full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the OWNER having agreed to permit the DEVELOPER to commercially exploit the LAND PROPERTY and construct, erect and complete the building on the premises as a whole, the DEVELOPER agree.

a. To prepare plan and cause the said plan to be sanctioned and to incur and bear all costs charges and expenses for preparation of design and sanction of the plan.

b. At its own costs to obtain all necessary permissions and/or approvals and/or consents.

c. To pay all costs of supervision of the development and construction of the owner's allocation in the building at the said premises.

d. To bear all costs charges and expenses for construction of the building at the said premises.

e. That the land owner does not have any objection if the aforesaid land property is amalgamated with other plots adjacent to the property and a joint map is submitted for approval for the total area of land provided the owner's allocation share remains unchanged.

The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LAND PROPERTY.

f. It is contractual obligation of the Developer that they will construct and complete the said proposed building as per sanctioned Plan map if and deviation will be found in future, in that event the Developer will be liable alone and shall pay /compensation/ penalty / to the authority concerned.

Samridhi Developers & Constructions

Proprietor
23/03/2022

Article VI – Timeline

a) The entire project/building shall be completed within 30 months with a grace period of six months (6 months) from the date of the execution and registration of this development agreement.

Mr. Hanjir Anwar
23/03/2022

ARTICLE - VII: (OWNER'S ALLOCATION)

1. The DEVELOPER shall at its own cost construct, create and complete in all respect the said buildings and shall allocate to the OWNER flats in the proposed apartment as per choice of the OWNER, subject to the condition that the maximum number of flat chosen should not exceed one flat in one floor.
2. It is agreed between the parties that the owner shall have no interest in the land or the building except his allocated share (Flats and undivided share of Land) of residential area as described in schedule - II.
3. Save and except in respect of owner's allocation in form of right over flat/flats the easements, quasi easements, benefits, privileges and advantage (more particularly described in Sixth Schedule) in common to be conferred in favour of the OWNER, the OWNER shall not have any claim or right of any nature in other flats, floor spaces and area of the said property and /or the said building adjoining above or beneath of their flat/flats but the Land Owner shall have full right to common area of the proposed building as per law,

ARTICLE -VIII: (DEVELOPER'S ALLOCATION)

1. In consideration of the above the DEVELOPER shall be entitled to the saleable space in the building to be constructed at the land property together with the proportionate undivided share on the said land and also together with the proportionate undivided share in the common parts and facilities and other services area in the said building after providing to OWNER'S allocation as provided in Article - VI herein above, the DEVELOPER have same roof right in the same proportion of 46 % : 54 % with the LAND OWNER on the roof and DEVELOPER shall be entitled to enter into agreement for sale and transfer the DEVELOPER'S allocation and to receive realize and collect all moneys in that respect and it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of any of the OWNER and this agreement by itself shall be treated as consent by the OWNER,

2. The DEVELOPER shall be entitled to mortgage charge or to deal with the DEVELOPER'S allocation and the right, title & interest under this agreement in any manner as the Developer shall decide for his own use and interest. The Developer shall be entitled to obtain any or all type of project loans or individual loans against his Developer's share from any Bank or

financial institution by mortgaging his share to the Bank or the financial institution without any further clearance or permission from the owner. The Developer shall not assign the said project to any developer / partnership firm / company or persons.

ARTICLE -IX: (FORCE MAJEURE)

1. The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the force Majeure and shall be suspended from the obligation during the duration of the force Majeure.

2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, and / or any other act or omission beyond the control of the DEVELOPER.

ARTICLE - X: (MISCELLANEOUS)

1. The OWNER and DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe a partnership between the DEVELOPER and OWNER or a venture between the parties hereto in any manner nor shall be the parties hereto constitute as an association of persons.

2. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of flats, various deeds matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNER and various applications and other documents may be required to signed or made by the OWNER under the law as required relating to which specific provisions may not have been mentioned herein. The OWNER hereby understands to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the OWNER also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the right of the OWNER and / or go against the spirit of this agreement.

3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have served on the OWNER if delivered by hand to any of them and duly acknowledged or

sent by pre-paid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.

4. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the OWNER of the land property or any party thereof to the DEVELOPER or as creating any right title or interest in respect thereof in the DEVELOPER other than an exclusive license to the DEVELOPER to commercially exploit the same in terms hereof Provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions as loan for construction of the building at any point of time without mortgaging the said land property but the Owner will not be liable for the, said loan at all. Developer shall be liable for the loan alone and they will liquidate the loan and interest from their own fund.

5. As and from the date of completion of the building the DEVELOPER and / or its transferees and the OWNER and / or their transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.

6. The OWNER assure and guarantees that the Land Property is free from any encumbrances, attachment, charges, claim or demand whatsoever by or from any one whosoever and that they have absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the DEVELOPER and that the OWNER shall not only compensate all and whatsoever loss or damage that may be suffered by the DEVELOPER because of any defect and / or deficiency in Owner's title and / or possession of the Land Property but shall also be penalty liable for causing wrongful loss to the DEVELOPER and wrongful gain to himself by misrepresentation. Likewise, if any incident will happen or left the project under construction Developer shall liable for the same and not any compensate all and, whatsoever loss or damage that may be suffered by the Land Owner because of any defect and / or deficiency in construction of the building but shall also be penalty liable for causing wrongful loss to the Land owner and wrongful gain to himself by misrepresentation.

7. It is clearly agreed between the parties that the Sale Deed will be executed by the OWNER of its owner's allocation with the consent of the developer and also Sale Deed will be executed by the DEVELOPER of its

Developers allocations only.

8. It shall be obligatory on the part of the OWNER to become member of the flat OWNER association or society formed by the members staying in the building and this association of the flat OWNER will repair and maintain the property and shall pay all the charges for various Government dues accrued on this account or any other account relating to the said land property and the building shall be payable by all the flat owner. The Flat Owner's Association shall be apex body relating to interest of all the flat OWENERS and all shall work for the peaceful living of all members.

9. The OWNER shall, from the date of taking possession, maintain the said flats at their own cost in a good and tenable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or any of the statutory bodies of which may cause hardship to other co-occupants nor shall the OWNER share alter or make additions in or above the said building/flat or part thereof Land Owner shall alter or make addition as per their choice in the inner portion of the flat/s

10. The building shall be completed within 30 months (Thirty Months) with the grace period of 6 (six) months, from the date of sanction of plan by the competent authority subject to the Force Majeure clause above. However, delays in account of slow payments from the intending purchasers may delay the finish of complete building and the OWNER shall have no claim from the DEVELOPER share in this account.

11. HANDING OVER OF POSSESSION OF THE LAND: -

That the landowner shall handover the actual physical possession of the land immediately on execution of this agreement to the Builder / Developer.

It is further understood between the parties and mutually agreed that the Builder / Developer shall be entitled to sell his allocation of 54% of the total Super Built-up area without any objection or hindrance from the landlord in the proposed building and receive all money payable for his allocation of 54% of total Super Built-up area in the building.

ARTICLE -XI- LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the Land owner to defend all actions and

proceedings in respect of the title and / or possession of the land property after execution of this agreement at its own cost and expenses if arises.

2. That this Development Agreement is executed as per provision u/s 5(1) of Jharkhand Apartment (Flat) Act between landowner and Developer and both the parties will abide by all the rules and regulation of the Act.
3. That landowner and developer have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment (Flat) Act as details of share is mentioned in the Sixth Schedule of This Development and they will have no any objection if a party will sell his/her/their own share to any purchaser(s).
4. The LANDOWNER will hand over all Original Land Documents regarding the Title, Possession, Municipal Taxes and other legal papers concerning to the land property referred to above.
5. Courts of Ranchi alone will have jurisdiction in legal matters arising out of or concerning this transaction.
6. All the parties shall have to abide by the terms and conditions mentioned herein.

THE FIRST SCHEDULE REFERRED TO ABOVE: (LAND PROPERTY)

All that piece and parcel of land being under **Khata No.- 38, Plot No.- 1158, Area- 19.25 decimals out of Area- 43 decimals** at Mauza- **Mishirgonda alias Pahargonda, P.S- Gonda (new), P.S No.- 191, District- Ranchi; State-Jharkhand** and paying the rent to the State of Jharkhand vide **Rent Receipt No.- 0735091220** for the year 2020-2021 dated 18.12.2020 which is registered at **Registered- II, Volume No.- 18, Page No.- 18**, as well as **Municipal Tax vide receipt no. CNT222012021030907** dated 22.01.2021 for the year **2016-17 to 2020-21 IV; Holding No. -0020007509000Z0; dated 25.01.2021; Memo No.-SAM / 002 / 0257 / 20 / 21** being **Ward No.- 2** at Ranchi Municipal Corporation, Ranchi having permanent heritable and transferable Chhaparbandi right and butted and bounded as follows:-

Samridhi Developers & Constructions
23/03/2022 Proprietor

Hd. Anjan Anjan
23/03/2022

The boundary of the land: -

North:- Plot No. 1157.

South:- Plot No. 1168.

East :- Plot No. 1191 & 1247.

West :- Part of Plot No. 1158.

VALUATION FOR REGISTRATION

Value of land 19.25 decimals which comes to Rs. 1,26,03,400/- (One Crore Twenty Six Lakhs Three Thousand Four Hundred) only.

THE SECOND SCHEDULE REFERRED TO ABOVE: (FLAT)

(Part-I)

Flats as follows:

Residential area (referred to the sanctioned map by the R.M.C, Ranchi / R.R.D.A, Ranchi)

(Part-II)

Parking space in the building which is not the part of common area shall be used for parking of cars etc. as per the allotment made by DEVELOPER.

THE THIRD SCHEDULE REFERRED TO ABOVE: (COMMON FACILITIES)

1. The foundation, columns, beams, supports corridors, lobbies, stairs stairways, landings, entrances and exit Lift.
2. Pumps installation, pump room and room for staff or workers.
3. Common passage, drive ways excepting car parking areas.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electric wiring, Generator (Soundless), Common meters.
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outside wall of the said building and the main gate.
8. Such other common parts, area, equipment's, installations, fixtures, fittings, covered and open space in or about the said building as are

necessary for passage to user and occupancy of fiat or flats in common and as are easement of necessity or the building but excluding car parking space and areas.

9. Roof treatment to be done.

THE FOURTH SCHEDULE REFERRED TO ABOVE:
(SPECIFICATION)

The specifications of the flats shall be as follows:

1.	FOUNDATION	:	RCC Columns and pedestal anti termite treatment both in foundation and plinth.
2.	STRUCTURE	:	RCC Columns/Beams/Slabs.
3.	WALLS	:	8" thick External and 4" thick internal partition wall.
4.	WALL FINISH	:	All external walls painted with cement based weather coats paints and internal walls and ceilings shall have Plaster of Paris finish and a coat of cement primer over it.
5.	FLOOR	:	Vitrified Tiles
6.	WINDOWS/VENTILATORS:	:	Aluminum frame grills with blind glass sliding with three channels for mosquitoes net provisions.
7.	DOORS	:	Wooden frame with flush door 32 mm with enamel paint.
8.	WATER ARRANGEMENT	:	Connection with deep tube well with overhead tank
9.	TOILETS	:	Flooring with non skit tiles and dado in ceramic tiles up to seven feet ceramic tiles.
10.	SANITARY FITTINGS	:	All C.P or brass fittings of standard make. White glazed vitreous sanitary were cistern

Samridhi Developers & Constructions

M. S. K. K. K.

23/03/2022 Proprietor

M. S. K. K. K.
23/03/2022

			of white acrylic fiber glass with hot and cold water facilities (without Guizer)
11.	KITCHEN	:	Granite platform with Ceramic tiles dado to 24" height.
12.	ELECTRICALS	:	Concealed conduit copper wiring with standard fitting and fixtures (Tube light, fans and other fixture not provided).
13.	ELECTRIFICATION	:	T.V points, Cable TV points and AC Points are to be provided through concealed wiring in Master Bedroom & drawing room to all flats to be provided in the building premises.

THE FIFTH SCHEDULE REFERRED TO ABOVE: (COMMON EXPENSES):-

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common.
2. The cost of cleaning, maintenance and lighting the main entrance, passage, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerks, bills collectors, Guard, plumbers, electrician, sweepers etc. if any.
4. The cost of wiring repairs, replacement and maintenance of pumps, tube wells and other plumbing works including all other charges for services rendered in common to all occupiers.
5. Municipal taxes and other taxes and other outgoing etc.
6. Insurance of building against earthquake, fire, mob damages and civil commotion etc.

Md. Manjur Ansari

16

23/03/2022

Samridhi Developers & Constructions
 Md. Manjur Ansari
 23/03/2022
 Proprietor

7. All electrical charges payable in common portions of the said building.
8. All such other expenses including printing and stationary also all expenses incurred in respect of any dispute with Ranchi Municipal corporation / R.R.D.A or any other local authority, Government, insurance company or any other persons in relation to or be deemed by the developer or any ad-hoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

THE SIXTH SCHEDULE REFERRED TO ABOVE:

1. The **Land owner / Developer** shall be entitled to all rights, privileges, vertical and lateral supports, easements, appendages and appurtenances whatsoever belonging to the said building or therewith usually held, used, occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances for their respective share and jointly for all common area facilities and amenities and hereinafter more particularly set forth in the seventh schedule hereto.
2. The right of way in common as aforesaid in, to and upon all common passages, driveways, entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building or property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and/or their/its servants and employees invitees and/or customers to obstruct in any way by vehicle, deposit of materials, garbage, rubbish or any other thing, the free passage of other persons properly entitled to rights or way as aforesaid along with the common passages, driveways, and entrance as aforesaid.
3. The right of protection of the said flats by or from all other parts of the building and property as far as they protect the same.

“LANDOWNER” SHARE- 46%

Allocation of Land Owner Share i.e. 46 % :- All that piece and parcel of 5 flats of 3 BHK each with 5 Car Parking and 5 two wheeler space including the proportionate common area in the building namely “SAMRIDHI KUTIR ” constructed the **Schedule - A land** situated at Village - Missirgonda alias Pahargonda, P.S.- Ranchi (now Gonda), Thana

Md. Alamgir Ansari
23/03/2022

Samridhi Developers & Constructions
Nirmal Kumar
23/03/2022 Proprietor

No. 191, District – Ranchi, State- Jharkhand.

Flat No.	Floor	Super built up Area in Sq ft.	Proportionate undivided share of land
101	1st Floor	1470	662 Sq. Ft.
102	1st Floor	1475	664 Sq. Ft.
103	1st Floor	1450	653 Sq. Ft.
104	1st Floor	1545	695 Sq. Ft.
302	3rd Floor	1475	664 Sq. Ft.

“DEVELOPER'S” SHARE i.e.- 54 %.

Allocation of “DEVELOPER'S” SHARE i.e.- 54% :- All that piece and parcel of 7 flats of 3 BHK each with 7 Car Parking and 7 two wheeler space along with one office and guard room exclusively in the ground floor including the proportionate common area in the building namely “ SAMRIDHI KUTIR ” constructed in the Schedule-A land situated at Village - Missirgonda alias Pahargonda, P.S. Ranchi (now Gonda), Thana No. 191, District – Ranchi.

Flat No.	Floor	Area in Sq ft.	Proportionate undivided share of land
201	2nd Floor	1470	662 Sq. Ft.
202	2nd Floor	1475	664 Sq. Ft.
203	2nd Floor	1450	653 Sq. Ft.
204	2nd Floor	1545	695 Sq. Ft.
301	3rd Floor	1470	662 Sq. Ft.
303	3rd Floor	1450	653 Sq. Ft.
304	3rd Floor	1545	695 Sq. Ft.

Samridhi Developers & Constructions

N. K. Singh
23/03/2022 Proprietor

Mr. Alankar Anand
23/03/2022

THE SEVENTH SCHEDULE REFERRED TO ABOVE:

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

1. The right of flow in common with the purchasers and other persons aforesaid of electricity, water, soil or waste from any part (other than the said flat) to the other part of the said building through pipes, drains, wires or conduits lying or being in, under, through or over the said flat and so far as may be reasonably necessary for the beneficial use, occupation and enjoyment of other parts of the building.

2. The right of protection of other part/.parts of the said building or all parts of the said flat as far as the same can or does normally protect.

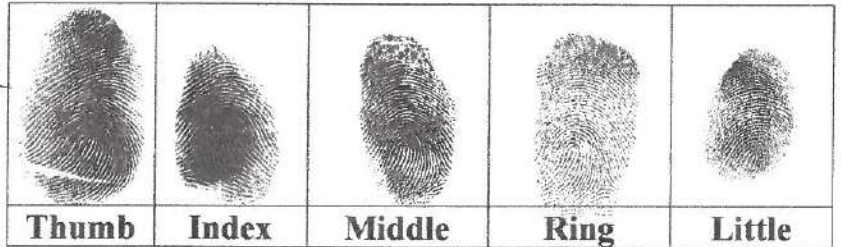
3. The right with or without workmen and necessary material to enter from time to time upon the said flats for the purpose of rebuilding, repairs, cleaning or replacing so far as may be necessary such pipes, drains, wires and conduits as aforesaid provided always that save in case of emergency the developer, co-purchaser and occupiers of other part or parts of the said building shall give to the intending purchaser at prior 48 hrs. written notice of its intention for such entry as aforesaid.

Samridhi Developers & Constructions
23/03/2022
Proprietor

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on this 23 day of March 2022, at Ranchi after fully understanding the contents of these presents.

WITNESSES:-

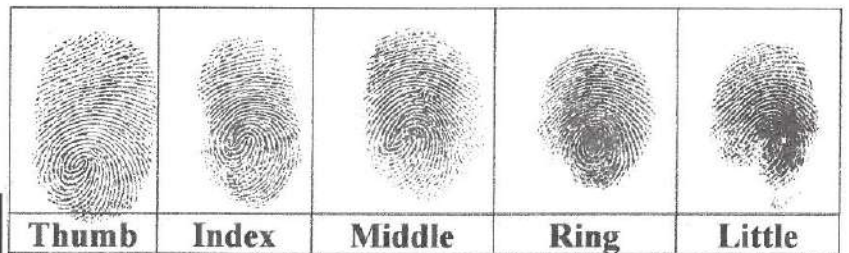
1. Md. Firoj 23/03/2022
 S/O Late Md. Jahangir
 R/O Mistri Gonda J.P. Marg
 Kanke Road, Ranchi



Md. Hanqiz Ansari
 23/03/2022

FIRST PARTY / LAND OWNER

2. Nilima Pandey 23/03/2022
 D/o Late Nukul Deo Tineary
 R/o Misirgonda Kanke
 Road, P.S. Gonda
 Post. Ranchi University
 Dist. Ranchi-834008.
 Jharkhand.



Samridhi Developers & Constructions

Nilima Pandey 23/03/2022
SECOND PARTY / DEVELOPER



Attended by
 Skumar Adv
 23/03/2022

Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

Skumar Adv
 23/03/2022

Typed by: R. Kumar 23/03/2022

Drafted by: SANJAY KUMAR 23.03.2022.
 Advocate, Ranchi



Misirgoñda alias Pahargoñda.

नाममौजा मिसिरगौंदा उर्फ पहाड़गौंदा शीट नम्बर २

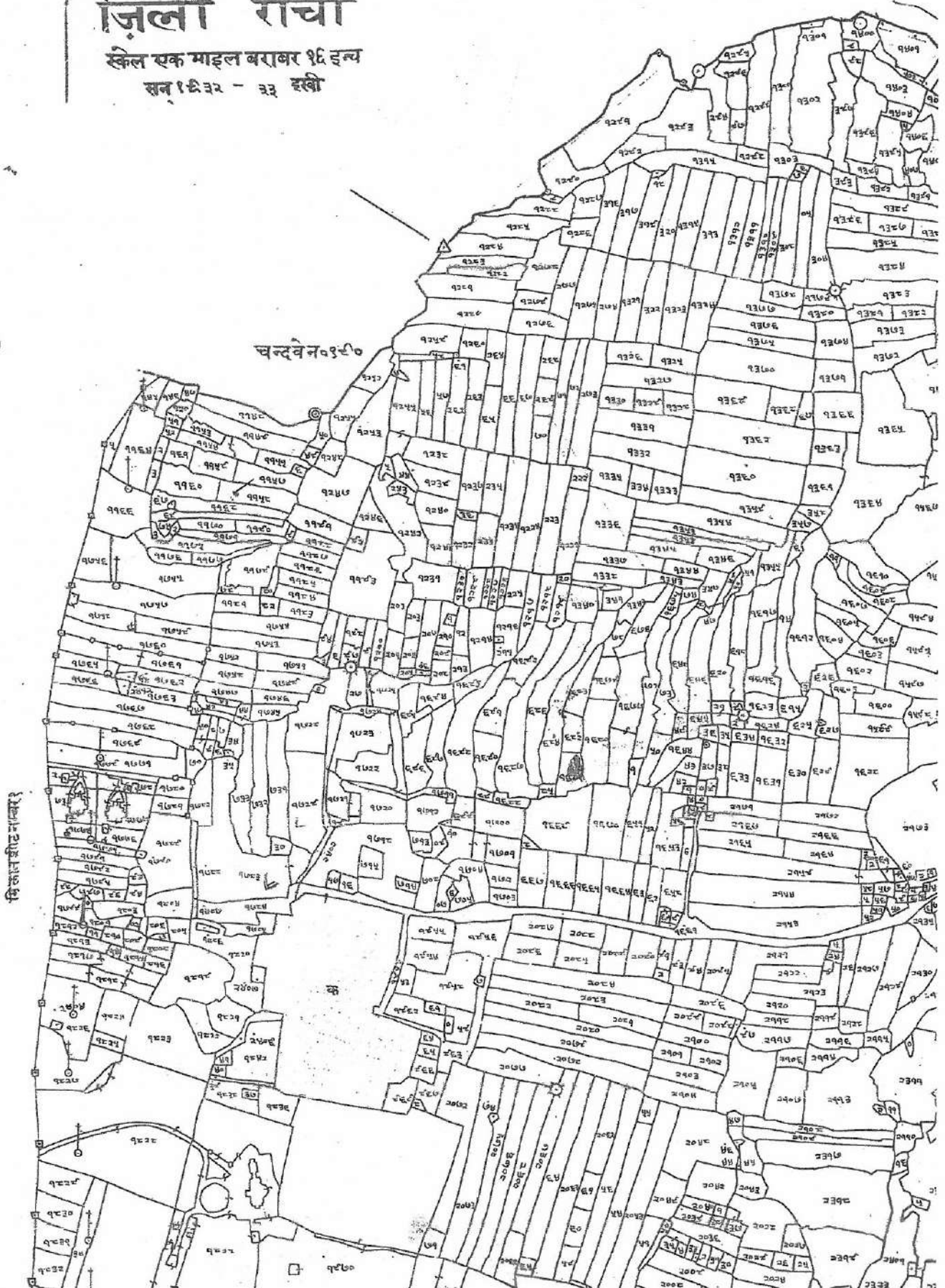
नाम घाना राँची

घाना नम्बर १६१

जिला राँची

स्केल एक माइल बराबर १६ इन्च

सन १९३२ - ३३ हखी



Md. Hanjia Husain

2477

18. 111

Cell 400-0
May 27-19

W I L L

31/5/99

THIS IS THE LAST AND ONLY WILL OF ME, I, SK. RAHMAN aged about 95 years son of late Sk. Lala, by faith Muslim, by occupation cultivation, resident of Missir Gonda alias Pahar Gonda P.S. Gonda, District Ranchi, whereby I leave bequeath and give to my grand son MOHAMMAD ALANGIR ANSARI son of Md. Jahangir Ansari, by faith Muslim, by occupation Private Teaching, resident of Missir Gonda alias Pahar Gonda P.S. Gonda, District Ranchi, a portion of my land which is fully described in the Schedule below. I leave and bequeath my land fully described in the Schedule below to my grand son Alangir Ansari.

On my death, my aforesaid grand son Md. Alangir Ansari shall become the sole and absolute owner of the land of the Schedule below and he will have to perfect right.

cont...

Md. Alangir Ansari

Md. Alangir Ansari

L.T. J. G. S.K. Rahman

Witness for SK. Rahman put his Thumb Impression

to my presence, by

Md. Gula Ali Akbar

17.5.1999.

will

27-5

7328

13

13

title and interest over the same and he shall use and utilize the same in any manner he will deem fit and proper and shall also get his name mutated in all Public Records and shall pay all the rent and the taxes in his name.

L. T. J. A. S. K. Rahaman

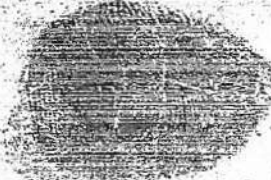
On my demise the shall further be at liberty to alienate and transfer the land of the Schedule below in all Permissible ways.

I further declare that prior to this LAST WILL I have not executed any WILL and if at all, I have executed any WILL the same stands cancelled now.

SCHEDULE OF THE LAND REFERRED TO ABOVE

All that piece and parcel of land with Gaimi Raiyati Right being part of R.S. Plot No. 1158, under Khata No. 38, measuring 19 1/2 decimals out of 0.43 Acres, situated at Village Mlssir Gonda Alias Pahar Gonda, P.S. No. 191, P.S. Gonda, District Ranchi.

cont...



The Testator - S.K. Rahaman, p.w.A.

Mr. M. Ramani's Impression on the will

Presence of Mr. Ramani & Mr. S.K. Rahaman

17.5.1939

Md. Alamgir Hussain

Md. Alamgir Hussain

IN WITNESS WHEREOF I, SK. RAHMAN have executed this
LAST WILL and TESTAMENT in favour of MD. ALAMGIR
ANSARI son of Md. Jahangir Ansari, at Ranchi on
the 27th day of May, 1939.

L.T.S. of SK. Rahman

THE TESTATOR SIGNED IN OUR
PRESENCE AND THEREAFTER
WE SIGNED IN HIS PRESENCE.



WITNESSES

SIGNATURE OF THE
TESTATOR.

- 1. ~~Handwritten signature and name of a witness, possibly a daughter of the testator.~~
- 2. ~~Handwritten signature and name of another witness.~~

The Testator SK. Rahman
put his Thumb Impression
in my presence by Mr. [Name]
at Ranchi on 27.5.1939

3. श्री. ६४३१२५
16-2-91
(son of the Testator)

I certify that I read over
and explained the contents of
this WILL to the Testator and
all the Witnesses in Hindi,
who admitted it to be correct

Advocate
27/5/1939

Typed by
(Nozamuiddin)

Md. Alamgir Ansari

Md. Alamgir Ansari

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. CNT222012021030907
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : 22-01-2021

Ward No : 2

Acknowledgement No : SAF/01/002/10606

Received From Shri / Smt. **MOAHMMAD ALAMGIR ANSARI**

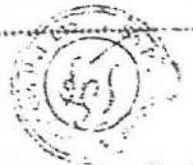
Address : NA

A Sum of Rs. 8805.00 (in words) **Eight Thousand Eight Hundred Five Rupees Only**

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

Dated _____ Drawn on _____

Place Of The Bank. _____



Signature of Tax Collector

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2016-2017 I - 2019-2020 IV	4673
1100100C	Holding Tax Current	2020-2021 I - 2020-2021 IV	1168
1100200A	Water Tax Arrear	2016-2017 I - 2019-2020 IV	0
1100200C	Water Tax Current	2020-2021 I - 2020-2021 IV	0
1100400A	Conservancy Tax / Latrine Tax Arrear	2016-2017 I - 2019-2020 IV	0
1100400C	Conservancy Tax / Latrine Tax Current	2020-2021 I - 2020-2021 IV	0
1100500	Lighting Tax		
1105201	Education Cess	2016-2017 I - 2019-2020 IV	0
1105203	Health Cess	2016-2017 I - 2019-2020 IV	0
1718002	Interest on Holding Tax Receivable	2016-2017 I - 2020-2021 IV	2963
Total			8805
Already Paid			0
Amount Received			8805

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

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 Sri Publication & Stationers Pvt. Ltd.

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Md. Alamgir Ansari

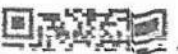
Md. Alamgir Ansari

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP142211173



जिला का नाम राँची अनुमंडल नाम सदर अंचल का नाम हेहल हल्का हल्का-01
इस्टेट का नाम झारखण्ड भाग वर्तमान(VOL) 18 पृष्ठ संख्या वर्तमान 18 श्रृंखला न. 191

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	राजि अद्वार अंक
11173	10888 /R27 2020 - 2021	मिसीरगोन्दा/ 191	राँची	14/12/2020	By Will जमीन से सम्बंधित सिस्सैबीज	38	1 38	38 1158 19.25 डिसमील	40	

क्रेता का नाम :

MADHAVANMAD ALAMGIIR ANSARIPिता-MD
JALIANSGIR ANSARI, जाति-----, पता-MISSIR GONDA @
Palhar Gonda, PS Gonda Dist- Ranchi) जमाबंदी रैयत का नाम : शेख गुलाब बगैरह-पिता-शेख उमन विक्रेता का नाम : S.K.RAHMAN, पिता-LATE S.K.L.ALU, जाति----- MISSIR GONDA @, Palhar Gonda, PS Gonda L Ranchi

राजस्व कार्याचारी हल्का-01 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

DILJEEP KUMAR

अंचलाधिकारी हेहल



Mr. Hemangir Anwar

Mr. Hemangir Anwar

V

हेतल मि देहिनदा 191 MOHAMMAD ALAMGIR ANSARI

खात संख्या	खसरा संख्या	रकदा (एकत म)
38	1158	0 एकड़ 19 25 विसमल 0 हजार

अराजी नम्बरी	अराजी भावली	लफसील विसाद लगान भावली
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जात का सालाना माग मय तफसील (एकाया वा हाल) मौजूदा साल का।

माग जावत	सालाना	एकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	40.00				40.00	
गुजारी (भावली)	10.00				10.00	
संस	20.00				20.00	
सूद	20.00				20.00	
मुतफरकत	8.00				8.00	
मीजान	98.00				98.00	

तफसील अदायकारी

अदायकारी जावत	एकाया				मौतालजा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					40.00	
गुजारी (भावली)					10.00	
संस					20.00	
सूद					20.00	
मुतफरकत					8.00	
मीजान अदायकारी					98.00	

(1) मीजान कुल (लफजी म) : Ninety Eight Rupees

(2) नाम देहिनदा -

(3) कुल एकाया - 98.00

तारीख अमला तहसील कुनिन्दा : 18-12-2020

खास महात का एकाया मालगुजारी पर (सिवाय ऐसे एकायो पर जिन पर कि सर्पिफिकेट जारी हो) सूद नहीं लिया जाता है।



ऑनलाईन जांच
23/12/20

यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अचलाधिकारी से संपर्क करें।

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

Md. Alamgir Ansari

Md. Alamgir Ansari

RANCHI MUNICIPAL CORPORATION, RANCHI

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Date : 22-01-2021

Ward No : 2

Acknowledgement No : SAF/01/002/10606

Received From Shri / Smt. **MOAHMMAD ALAMGIR ANSARI**

Address : NA

A Sum of Rs. 8805.00 (in words) **Eight Thousand Eight Hundred Five Rupees Only**

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

Dated Drawn on

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Signature of Tax Collector

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For Details Please Visit : www.ranchimunicipal.com
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Md. Alamgir Ansari

Md. Alamgir Ansari

1177	? दोन दुलिया उराँव ? दोन बिरसा मुन्डा वगैरह	दोन दो 2	0 एकड़	19 डिसमील	वकवजे शेख गुलाब		कायमी
1217	? टाँड मीया उराँव ? दोन मदाए उराँव	टाड़ दो 1	0 एकड़	30 डिसमील	व कवजे शेख गुलाब		कायमी
1377	? टाँड मुखा उराँव ? टाँड धाती उराँव	टाड़ दो 4	0 एकड़	57 डिसमील	व कवजे शेख गुलाब		कायमी
1378	? टाँड डोम उराँव ? टाँड शेख गुलाब	दोन तीन 2	0 एकड़	30 डिसमील	व कवजे शेख लालु		कायमी
1397	? टाँड मादी उराँव ? दोन शेख गुलाब	दोन तीन 1	0 एकड़	20 डिसमील	व कवजे शेख गुलाब		कायमी
1280	? दोन शेख गुलाब ? दोन बनधु उराँव	दोन तीन 2	0 एकड़	19 डिसमील	व कवजे शेख लालु		कायमी
1666	? टाड़ वकाशत बीरसा उराँव और ? रास्ता	टाड़ दो 1	0 एकड़	46 डिसमील	व कवजे शेख लालु नीज/14 कृत्य हक वकवजे रैयत इमाइल		कायमी
1738	? टाँड बन्धना उराँव ? प्रती कदोम नीज	दोन तीन 1	0 एकड़	5 डिसमील	व कवजे शेख गुलाब		कायमी
1739	? दोन नीज ? दोन बीरसा उराँव	परती कदीम 1	0 एकड़	5 डिसमील	व कवजे शख गुलाब		कायमी
1759	? टाँड अत्रु वशीधा ? टाँड अत्रु वशीधा	टाड़ दो 1	0 एकड़	40 डिसमील	व कवजे शेख लालु		कायमी
1902	? टाँड नीज ? टाँड नीज	मकान/2, सहन/1 0	0 एकड़	5 डिसमील	व कवजेशेख लालुइमल/1 लकडीवकवजेरैयतवकवजेझुलमौजा		कायमी
1904	? टाँड लुमिया उराँव ? मकान मोसमात फोकनी	टाड़ एक 1	0 एकड़	9 डिसमील	व कवजे शेख गुलाब बेर/1 लकडी व कवजे रैयत चुलवकवजे रैयत रैयत		कायमी
1949	? टाँड लुमका उराँव ? मकान नीज	टाड़ एक 1	0 एकड़	2 डिसमील	व कवजे शेख लालु		कायमी
2904	? टाँड गहनु उराँव	टाड़ दो 1	0 एकड़	45 डिसमील	व कवजे शेख गुलाब		कायमी

	?	टाँड माढुउरॉव								
1629	?	दोन डोन्डा उरॉव वगैरह ? टाँडखैया उरॉव	टाइ दो ।	0 एकइ	48 डिसमील	व कवजे शेख लालु				कायमी
खाता मे कुल प्लोट संख्या	21	खाता का कुल मिजान (खतियान के अनुसार)	5	91	खाता का कुल लगान	0	0	0		

यह एक कंप्यूटर जनित प्रति है

3/22/2022

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।

M.A. Hangin Anan



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 22, 2022

पंजी ॥ प्रति

भाग वर्तमान	18	पृष्ठ संख्या	18
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	मिसीरगोन्दा	होस्टिंग संख्या	38
अचल का नाम	हेहल	हलका का नाम	हल्का-01
तौजी संख्या	191	इस्टेट का नाम	JHARKHAND
थाना नम्बर	191	खाता का प्रकार	---
MOHAMMAD ALAMGIR ANSARI, पिता-MD JAHANGIR ANSARI, जाति----			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
38	1158	0 ए 19.25 डि 0 हे	नामान्तरण मुकदमा संख्या 1088/2020 - 2021
	कुल परिमाण	0 ए 19.25 डि 0 हे	लगान
			सेस
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक
12-18-2020	0735091220	2020-2021	2020-2021
लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल
0	40	0	10
शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल
0	20	0	20
कृषि सेस बकाया	कृषि सेस चालू साल		
0	8		

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन पंजी
23/03/2022

M.A. Alamgir Ansari



Document Registration Summary 1

Date :-23-Mar-2022

- Government/Market Value: ₹12603400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 624750

Receipt Date : 23-03-2022

Presenter Name: - MD. ALAMGIR ANSARI

On Date 23-03-2022 Presented at SRO - Ranchi Urban3

Signature of Presenter

MD. Alamgir Ansari

SRO - Ranchi Urban3

PR ₹1

SP ₹1260

LL ₹3

A1 ₹315085

Stamp Duty ₹50

Total ₹316399

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	SamridhiDevelopersAndConstructionsProprietorshipFirmThroProprietorNirajKumarPandey	• GRN Number : 2210449114 • DEPT Transaction Id : b5f79ecb322298a8c561 • Transaction Type :	50
PR	1	1	0	GRAS	SamridhiDevelopersAndConstructionsProprietorshipFirmThroProprietorNirajKumarPandey	• GRN Number : 2210449490 • DEPT Transaction Id : 013bc2d169d48d993d98 • Transaction Type :	1
SP	1260	1260	0	GRAS	SamridhiDevelopersAndConstructionsProprietorshipFirmThroProprietorNirajKumarPandey	• GRN Number : 2210449490 • DEPT Transaction Id : 013bc2d169d48d993d98 • Transaction Type :	1260
A1	315085	315085	0	GRAS	SamridhiDevelopersAndConstructionsProprietorshipFirmThroProprietorNirajKumarPandey	• GRN Number : 2210449490 • DEPT Transaction Id : 013bc2d169d48d993d98 • Transaction Type :	315085
LL	3	3	0	GRAS	SamridhiDevelopersAndConstructionsProprietorshipFirmThroProprietorNirajKumarPandey	• GRN Number : 2210449490 • DEPT Transaction Id : 013bc2d169d48d993d98 • Transaction Type :	3
Sub Total	316353	316399	-46				

Article : Development Agreement Number of Pages : 84

Operator
Signature of Operator

A
Signature of Head Clerk

&
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000037268

Deed Type	Development Agreement
Number of Pages	84
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1260, A1 :- Rs. 315085, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.12603399/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Other Road, Misirgonda Word No 2 Property Boundaries :- East: Plot NO. 1191 and 1247, West: Part of Plot No. 1158, South: Plot No. 1168, North: Plot No. 1157 Khata Number - 38Plot Number - 1158Volume Number - 18Page Number - 18Holding Number - 0020007509000Z0 Area Of Land :- 19.25 Decimal

Sh./Smt. **Mohammad Alamgir Ansari** s/o/d/o/w/o **Late Jahangir Ansari** has presented the document for registration in this office





today dated :- **23-Mar-2022** Day :- **Wednesday** Time :- **16:20:20 PM**





Mohammad Alamgir Ansari(Individual)

Party Name	Document Type	Document Number
Mohammad Alamgir Ansari	PAN/UID	421828222610

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Mohammad Alamgir Ansari Address1 - J P Marg, Kanke Road, P.S.- Gonda, Dist.- Ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Alamgir Ansari Address:- , , MISIR GONDA J.P MARG KANKE ROAD, KANKE ROAD, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:54			<i>Md. Alamgir Ansari</i>
2	Samridhi Developers And Constructions Proprietorship Firm Thro Proprietor Niraj Kumar Pandey Address1 - Misirgonda Alias Pahargonda, Kanke, Road, P.S.- Gonda, Dist.- Ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Niraj Kumar Pandey Address:- , , Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:47			<i>Niraj Kumar Pandey</i>

Identification:

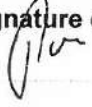
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Mohammad Firoj S/o-D/o Late Mohammad Jahangir Address1 - Misirgonda, Kanke Road, P.S. - Gonda, Ranchi, Address2 - , , Jharkhand PAN No.:			<i>Md. Firoj</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mohammad Firoj Address1 - Misirgonda, Kanke Road, P.S. - Gonda, Ranchi, Address2 - Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Mohammad Alamgir Ansari**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Mohammad Firoj**) Son/Daughter/Wife of (**Late Mohammad Jahangir**) resident of (**Misirgonda, Kanke Road, P.S. - Gonda, Ranchi**) and by occupation (**Business**).



Signature of Registering Officer



Date:- 23-Mar-2022

Seal and Signature of Registering Officer





Pre Registration Docket

Date :- 23-03-2022 02:34 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 20220000037268

Appointment :- 23-Mar-2022 Time:- 15:15

Article	Development Agreement
Pre Registration Date	23-Mar-2022
No. Of Pages	42
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,16,349.

Property Id: **705476**

Valuation No. : 949735 / 2022	:- 2021-2022	User Id : 40146	Date : 23-March-2022 14:52:PM
State : Jharkhand	District : Ranchi		Tahsil : Hehal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda		Village/City : Misirgonda
Misirgonda Word No 2 - Other Road	-		
Khata Number - 38			
Plot Number - 1158			
Volume Number - 18			
Page Number - 18			
Holding Number - 0020007509000Z0			
Valuation Rule : Commercial land			
Property Details			
1	Land area	19.25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 19.25 x 654722=12603398.5	₹1,26,03,399/-
A	Total		₹1,26,03,399/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,26,03,400/-
Total Amount in Words : One Crore Twenty Six Lakhs Three Thousand Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot NO. 1191 and 1247, West: Part of Plot No. 1158, South: Plot No. 1168, North: Plot No. 1157
Area	Land area : 19.25 Decimal

Other Description of the Property	Pin Code - 834008
Government/Market Value	12603398.5
Transaction Amount	-

CLAIMANT	-Ms. Samridhi Developers And Constructions Proprietorship Firm Thro Proprietor Niraj Kumar Pandey, Address - Misirgonda Alias Pahargonda, Kanke, Road, P.S.- Gonda, Dist.- Ranchi- ,Father/Husband Name Bhupendra Nath Pandey , PAN No.- ,Permission Case No.- , Aadhaar No. *****5371
EXECUTANTS	-Mr. Mohammad Alamgir Ansari, Address - J P Marg, Kanke Road, P.S.- Gonda, Dist.- Ranchi- ,Father/Husband Name Late Jahangir Ansari , PAN No.- ,Permission Case No.- , Aadhaar No. *****2610

Witness Information	Mr. Mohammad Firoj , Address - Misirgonda, Kanke Road, P.S. - Gonda, Ranchi-, Father/Husband Name-Late Mohammd Jahangir
---------------------	--

Identifier Details	Mr. Mohammad Firoj , Address - Misirgonda, Kanke Road, P.S. - Gonda, Ranchi-, Father/Husband Name-Late Mohammad Jahangir
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,260
Total		1,260

Fee Rule:Development Agreement		
1	A1	3,15,085
2	LL	3
3	PR	1
Total		3,15,089

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.

Adhikari
Deed Writer / Advocate
23/03/2022

Nimish Kumar
Vendee / Claimant
23/03/2022

Md. Alamgir Anwar
Vendor / Executant
23/03/2022

Token No.: 20220000037268

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **23-Mar-2022** by **Mohammad Alamgir Ansari, S/O, D/O, W/O Late Jahangir Ansari** resident of J P Marg, Kanke Road, P.S.- Gonda, Dist,- Ranchi ,
This deed was registered as Document No:- **2022/RANU3/732/BK1/677** in Book No :- **BK1**, Volume No :- 76
from Page No :- 1 to 84 at, office of **SRO - Ranchi Urban3**

Date:- **23-Mar-2022**


Registering Officer