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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 56ed5bc5b019939167d7

Receipt Date : 16-Dec-2022 10:54:47 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000149037

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : R G REALTORS (Vendee)

GRN Number : 2214802001



For Office Use :-
This receipt is valid for the purpose of stamp duty payment only.
It is not valid for any other purpose.
The receipt is valid for the purpose of stamp duty payment only.
It is not valid for any other purpose.

Mipal

16/12/2022

Kerun
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Raj. B. R.
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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।

माला-चाँदरी
16/12/22

समाप्ति का मूल्य Development Agreement
 मुद्रांक - 1000
 T.D.S. - 16/12



भारत सरकार के अधीन
 8/02/461-(Comm 3)
 का दर/वर्ग फीट
 का दर/वर्ग फीट
 का दर/वर्ग फीट

Bharya
 In
 En No-42



G. K. S. D.
 16/12/22

एक प्रतुपालन की प्रति को प्राप्त
 के आशमहल लोक की प्रति
 के प्रति दर्ज नही है।

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G. K. S. D.
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THIS JOINT VENTURE REGISTERED DEVELOPMENT AGREEMENT FOR CONSTRUCTION OF A MULTISTORIED BUILDING is made on this the 16th day of December, 2022 at Ranchi.

BETWEEN

- (1) **SMT. KIRAN CHOUDHARY** (PAN – ABIPC2627E) (UID No. xxxx xxxx 1961) (Mobile No. 9955358633) (aged about 59 years), wife of Sri Vashishtha Narayan Choudhary and daughter of Late Saryu Prasad Choudhary and granddaughter of Late Karu Lala Choudhary, by faith Hindu, by caste General (Do not come under CNT Act, 1908), by occupation – House Wife,
- (2) **SRI KUNAL KUMAR erstwhile known as KUNAL CHOUDHARY** (PAN – ABIPC2615A) (UID No. xxxx xxxx 5934) (Mobile No. 95915-39222) (aged about 33 years), son of Sri Vashishtha Narayan Choudhary and grandson of Late Lakshmi Narayan Choudhary, by faith Hindu, by caste General (Do not come under CNT Act, 1908), by occupation – business man, both resident of North Market Road, Upper Bazar, P.S. Kotwali, District Ranchi, Jharkhand, Indian Citizen,

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Kiran Choudhary
 16/12/22

कमल कुमार वन मजदूरी
 के दर्ज नही है।
 16/12/2022

गैर मजदूरी प्रतिबंधित सूचि से
 खाता... 503... स्लॉट... 503
 का मिलान किया दर्ज नही पाया
 16/12

Kiran
 16/12/22



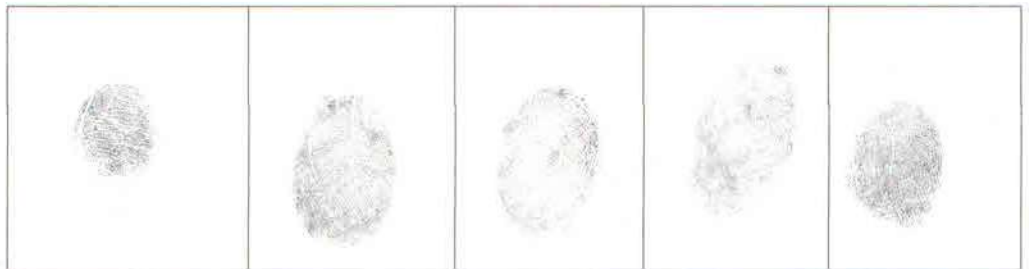
Bhaiya Anand Kumar
Advocate
En No - 4317/05



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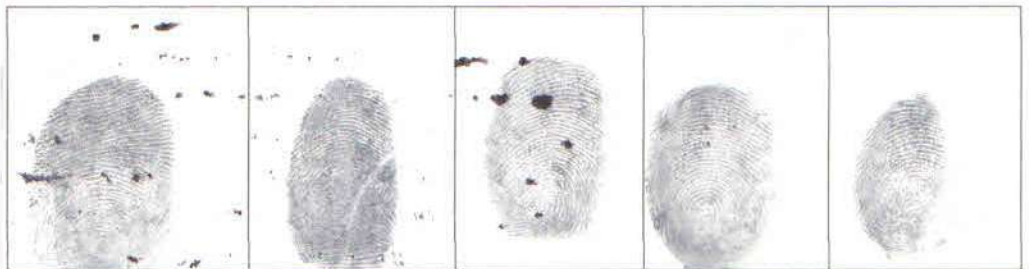
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(3) **SMT. MALA CHOUDHARY** (PAN – ABIPC2630B) (UID No. xxxx xxxx 0266) (Mobile No. 9110058578) (aged about 63 years), wife of Sri Narayan Choudhary and daughter of Late Jagnarnath Prasad Choudhary and granddaughter of Late Raghunath Choudhary by faith Hindu, by caste General (Do not come under CNT Act, 1908), by occupation – house wife,

(4) **SRI ABHINAV KUMAR erstwhile known as SRI ABHINAV CHOUDHARY** (PAN – ABIPC2628M) (UID No. xxxx xxxx 4125) (Mobile No. 8804240757) (aged about 37 years), son of Sri Narayan Choudhary and grandson of Late Lakshmi Narayan Choudhary, by faith Hindu, by caste General (Do not come under CNT Act, 1908), by occupation – business man, both resident of North Market Road, Upper Bazar, P.S. Kotwali, District Ranchi, Jharkhand, Indian Citizen (hereinafter jointly called the **LAND OWNERS/FIRST PARTY**) of the **FIRST PART**;

AND

R.G. REALTORS, a partnership firm, having its registered office at 505, 5th Floor, H. Square, Near Lalpur Chowk, P.S. Lalpur, Ranchi-834001, Jharkhand represented through its Partner and authorized signatory **SRI SHASHI KANT BAJAJ (PAN – ABAPB2867P) (Aadhar No. xxxx xxxx 5765) (Mobile No. 93347-00319) (aged about 60 years)**, son of Sri Shyam Krishna Bajaj and grandson of Late Ram Kumar Bajaj, by occupation Business, by faith Hindu, by caste General (Do not come under CNT Act, 1908), resident 60, Cart Sarai Road, Opposite Durga Mandir, Upper Bazar, P.S. Kotwali, District Ranchi–834001, Jharkhand, Indian Citizen (hereinafter called the **DEVELOPER/SECOND PARTY**) of the **OTHER PART**;

The terms or expressions unless excluded by or repugnant to the subject or context shall mean and, included by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns.

WHEREAS the above named First Party No.1 is owner and in possession of land having an area 04 Katha 03 Chhatak 06 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/1 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi which has been acquired by virtue of a registered deed of sale being Deed No.13260 dated 04.12.2002 of the office of DSR, Ranchi from Sushil Kumar Modi and came in possession over the same as absolute owner and got her name mutated

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with regard of aforesaid land before the Circle officer, Town Anchal, Ranchi and is paying rent in her own name more fully described in the Schedule-A-1 below.

AND WHEREAS the above named First Party No. 2 is owner and in possession of land having an area 05 Katha 15 Chhatak 09 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/3 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi which has been acquired by virtue of a registered deed of sale being Deed No.13262 dated 04.12.2002 of the office of DSR, Ranchi from Sushil Kumar Modi and came in possession over the same as absolute owner and got his name mutated with regard of aforesaid land before the Circle officer, Town Anchal, Ranchi and is paying rent in his name more fully described in the Schedule-A-2 below .

AND WHEREAS the above named First Party No. 3 is owner and in possession of land having an area 04 Katha 26 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/2 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi which has been acquired by virtue of a registered deed of sale being Deed No.13263 dated 04.12.2002 of the office of DSR, Ranchi from Sushil Kumar Modi and came in possession over the same as absolute owner and got her name mutated with regard of aforesaid land before the Circle officer, Town Anchal, Ranchi and is paying rent in her own name more fully described in the Schedule-A-3 below .

AND WHEREAS the above named First Party No. 4 is owner and in possession of land having an area 05 Katha 10 Chhatak 40 Sq. Ft. out of M.S. Plot No. 503, marked as sub-plot No. 503/A/4 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi which has been acquired by virtue of a registered deed of sale being Deed No.13261 dated 04.12.2002 of the office of DSR, Ranchi from Sushil Kumar Modi and came in possession over the same as absolute owner and got his name mutated with regard of aforesaid land before the Circle officer, Town Anchal, Ranchi and is paying rent in his name more fully described in the Schedule-A-4 below .

AND WHEREAS, the FIRST PARTY/LAND OWNERS jointly own a portion of Land having Total area 19 Katha 13 Chhatak 36 Sq. Ft. more fully described in the Schedule-A (A-1 + A-2 + A-3+ A-4) below.

AND WHEREAS the Municipal Survey records of right of M.S. Plot No. 503 of Village- Konka, Thana Ranchi now Lower Bazar, Thana No. 198, District Ranchi is recorded in the name of Reverent G.L. Singh.

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AND WHEREAS the said Sushil Kumar Modi acquired the said land by virtue of a registered deed of partition being Deed No. 7424, dated 28.04.1971 of the office of DSR, Ranchi;

AND WHEREAS, the First Parties are joint owners of the schedule-A land and are interested to develop the said land by constructing multistoried commercial building complex as per plan to be sanctioned by the competent authority i.e. Ranchi Municipal Corporation, Ranchi through reputed Builder/Developer and for which the First Parties/Landowners have approached and requested to the Second Party, and the Second Party accepted the request of the First Parties and agreed to develop the said land by constructing multi storied commercial building as per plan to be sanctioned by the competent authority of Ranchi;

AND WHEREAS, all the LAND OWNERS (i.e. **FIRST PARTY hereto**) are in exclusive possession with absolute right, title, interest and possession over their respective portion of land and in marketable condition and they have themselves good right, full power and absolute authority having perfect title to develop the Schedule A property.

AND WHEREAS the LAND OWNERS (i.e. **FIRST PARTY hereto**) have decided in getting a Multistoried Commercial Building Complex developed and constructed over Schedule-A land along with common facilities and amenities and to acquire a part of built up area in the same as subsequently mentioned as absolute owner in exchange for full and final value of the Schedule A property;

AND WHEREAS the LAND OWNERS/FIRST PARTIES AND the DEVELOPER/SECOND PARTY have decided for Development of area of Schedule A land;

AND WHEREAS on satisfaction of **LAND OWNERS/FIRST PARTIES' Title**, the DEVELOPER/SECOND PARTY have agreed to Develop Schedule-A land by way of constructing a Multistoried Commercial Building Complex, comprising of Basement, Ground Floor and Four Upper Floors as per plan has been sanctioned by the Authority/RMC, Ranchi, according to modern taste and Architecture.

AND WHEREAS, the LANDOWNERS will be entitled for constructed area as mentioned in Schedule-B property below out of total constructed area and 05 car parking space for each floor in Basement Floor and the DEVELOPER/SECOND PARTY will be entitled for schedule-C property

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below out of total constructed area and 05 car parking space for each floor in Basement Floor.

The roof right of the constructed building shall lie with the land owners and the developer in equal ratio. However, the society shall have access to the roof for repair and maintenance of utilities.

That the measurement by the architect, or physical measurement, of the areas of the said complex will be final and binding on both the parties.

The Landowners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Ranchi Municipal Corporation /RERA, shall be distributed between the Owners and developer in the same proportion, as mentioned above.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by and between the LAND OWNERS and the DEVELOPER hereto as follows:-

1. **“LAND OWNERS”** shall mean the LAND OWNERS/FIRST PARTIES above named along with their Power of Attorney Holder(s) and their successor-in-interest, legal heirs, executors, administrators, legal representatives and /or assigns.
2. **“DEVELOPER”** shall mean the DEVELOPER/SECOND PARTY above named and its successor-in-interest, executors, administrator, legal representatives and assigns.
3. **“LAND PROPERTY”** shall mean all that piece and parcel of land more particularly mentioned in **Schedule-A property**.
4. **“BUILDING”** shall mean and include the proposed multistoried commercial building to be constructed over the land more fully described in **Schedule-A**, hereunder in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation, Ranchi.
5. (a) **“UNIT”** shall mean a covered space for Shops/Offices more particularly described in appended with common area.
(b) **“PARKING SPACE”** shall mean any place in covered area or open area reserved for parking of motor car as per plan sanctioned.
6. **“COMMON FACILITIES”** - Common facilities and amenities shall include corridors, stair ways, passage ways, drive ways, common lavatories, tube-wells, over head tanks, water pumps and motor and other

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facilities which may be mutually agreed upon between the parties and required for establishment, location enjoyments, provisions, maintenance and/or management of the building, more particularly described in Schedule –“D”.

7. **“COMMON EXPENSES”** - shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep, repairs, proportionate share of Municipal and property tax and other taxes and levies and related to or connected with the said building and land property, more particularly described in “Schedule- E”.
8. **“SALEABLE SPACE”**- shall mean and include the space in the multistoried commercial building complex available for independent use and occupied by the owner/Co-owner(s) after making due provisions for common facilities and the space required thereof.
9. **“LAND OWNERS’ ALLOCATION”**- Is mentioned in Schedule-B along with common facilities, roof right and amenities in the proposed multistoried commercial building complex.
- 10 **“DEVELOPER’S ALLOCATION”** - Is mentioned in Schedule-C along with common facilities, roof right and amenities in the proposed multistoried commercial building complex.
- 11 **“REFUNDABLE SECURITY MONEY”**- That the SECOND PARTY has paid as sum of Rs. 5,00,000/- (Rupees Five Lacs) to the FIRST PARTY by means of Cheques i.e. as follows- (1) Cheque No. 335691 dated 28.08.21, a sum of Rs. 1,25,000/- drawn on Yes Bank, Ranchi to Kiran Choudhary-Landowner no.1, (2) Cheque No. 335694 dated 28.08.21, a sum of Rs. 1,25,000/- drawn on Yes Bank, Ranchi to Kunal Kumar-Landowner no.2, (3) Cheque No. 335693 dated 28.08.21, a sum of Rs. 1,25,000/- drawn on Yes Bank, Ranchi to Mala Choudhary-Landowner no.3 and (4) Cheque No. 335695 dated 28.08.21, a sum of Rs. 1,25,000/- drawn on Yes Bank, Ranchi to Abhinav Kumar-Landowner no.4 hereto, whichever is later, as refundable advance and the FIRST PARTY shall refund the same at the time of handover of their share.

However First party shall refund full advance money in case there is any defect in title of the said land or if due to any reason the development work does not take place.

- 12 **“PLAN”** – shall mean the plan for construction of the proposed multistoried commercial building complex has been sanctioned by the authority/RMC, Ranchi vide **B.C. Case No. RMC/BP/0365/W13/2022.**

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13. **“PROJECT”** – shall mean the work of development, undertaken to be done by the DEVELOPER in pursuance hereof till the development of the premises be completed and possession of the units is taken over by the Unit owners.
14. **“PROPOSED MULTISTORIED COMMERCIAL BUILDING COMPLEX”**-shall mean the building proposed to be constructed, at the said premises in accordance with the plan to be sanctioned by the RMC, Ranchi.
15. **“PROPORTIONATE”** – with all its cognate variations shall mean such ratio the covered area of any unit(s) is in relation to the covered area of all the unit(s) in the proposed multistoried commercial building complex.
16. **“UNIT”** – shall mean any Unit or other covered area in the proposed multistoried commercial building complex which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners which is not the common portion.
17. **“UNIT OWNER”** – shall mean any person who acquires, holds and/or owns and/or agrees to acquire, hold and/or own any unit in the proposed multistoried commercial building and shall include the LANDOWNERS and the DEVELOPER for the units hold by them from time to time.
18. **“TRANSFER”** - with its grammatical variations shall include transfer by voluntary handing of possession and by any other means adopted for effecting what is understood as a transfer of space/unit/Unit in multistoried commercial building complex to purchaser thereof, although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactment's.
19. **“FORCE MAJEURE”**- shall described Flood, Earthquake, riot, war, storm, tempest, civil commotion, strike, lock out, pandemic, epidemic and/or other act or commission beyond the control of the Developer (this period will not calculate in completion period).
20. **“TRANSFeree”** - shall include any natural or juristic person like Company, Association or persons competent to enter into contract and to whom any space in the building has been transferred.
21. Words importing singular shall include plural and vice versa.
22. Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

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ARTICLE I - THE SCHEME

The scheme as formulated by the LAND OWNERS and DEVELOPER agreed by the (FIRST PARTY and SECOND PARTY) provides as follows:-

1. That the DEVELOPER will invite and select purchaser(s) agreeing to acquire on ownership basis Units in the Schedule-C.
2. That after earmarked/mark for possession of the shares between the parties (Landowners and the Developer) the Developer shall enjoy all the rights and privileges and will be subject to the same liabilities as other Unit owners or the prospective Purchaser(s) as provided in the DEVELOPER'S SALE AGREEMENT or otherwise which is according to law.
3. That the LAND OWNERS (FIRST PARTY) shall pay the applicable GST or any other Taxes levied by the government to the concerned authority or the Developer with regard to the Land Owners' Share and the Developer shall pay the GST or any other Taxes levied by the government to the concerned to the authority with regard to the Developer's Share.

ARTICLE II-DEVELOPER'S RIGHTS AND DUTIES:-

1. That the LAND OWNERS (FIRST PARTY) hereby grant subject to what has been here-in-after provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially dispose off the DEVELOPER'S Share by entering into agreement for sale and/or transfer and/or construction in accordance with the plan sanctioned by Ranchi Municipal Corporation, Ranchi.
2. That the project must be registered under RERA and the Developer shall construct the building as per bye-laws of the RERA.
3. That the Developer is sole responsible for completion of the proposed building.
4. That the Developer shall be solely responsible for safety and Security of the Men Power, Materials at the aforesaid construction site.

ARTICLE III- MISCELLANEOUS

1. That the LAND OWNERS (FIRST PARTY) and the DEVELOPER have entered into this agreement purely on contractual basis and nothing

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contained herein, shall be deemed to construct as partnership between the DEVELOPER and the LAND OWNERS.

2. That it is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of its shares Units in 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 LAND OWNERS (FIRST PARTY) and various applications and other documents may be required to be signed or made by the LAND OWNERS (FIRST PARTY) to which specific provision may not have been mentioned herein. The LAND OWNERS hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the LAND OWNERS also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such deeds, matters and things do not in any way infringe on the rights of the LAND OWNERS (FIRST PARTY) and/or go against the spirit of this agreement.
3. That any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the LAND OWNERS (FIRST PARTY), if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER by the Landowners, if delivered by hand or sent by prepaid registered post to the Registered office of the DEVELOPER.
4. That nothing in these present shall be construed as a demise or assignment or conveyance in law by the LAND OWNERS (FIRST PARTY) of the land property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions without creating any financial liability of the LAND OWNERS (FIRST PARTY) of affecting their estate and interest in the land property and building and it being expressly agreed and understood that in no event the LAND OWNERS shall be responsible and/or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the DEVELOPER shall keep the LAND OWNERS (FIRST PARTY) indemnified against all actions, suit proceedings and

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costs, charges and expenses if arises due to construction or development work.

5. LAND OWNERS TO BE INDEMNIFIED - That nothing withstanding anything contained in these presence the DEVELOPER shall indemnify and keep indemnified the Land Owners (FIRST PARTY) against and from all causes, claims, damages that may be made, incurred or suffered by the LAND OWNERS (FIRST PARTY) in relation to the said property and for any breach of any contract by the DEVELOPER or for violation of any permission rules, regulations or by-laws or arising out of any accident or otherwise.
6. That as and from the date of completion of the building, the DEVELOPER and/or its transferees and the LAND OWNERS (FIRST PARTY) and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes, maintenance charges and other impositions payable in respect of the space/units/Units.
7. That there is no existing agreement regarding the development of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being suspended by this agreement.
8. That it shall be obligatory on the part of the UNIT HOLDERS be it Land Owners and/or Developer to become member of the SHOP OWNERS' ASSOCIATION or Society formed by the members staying in the said building and this association of the Unit owners will repair and maintain the property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property and the building shall be payable by all the Unit owner. The SHOP OWNERS' Association shall be the Apex Body relating to interest of all the SHOP OWNERS and shall work for the peaceful living of the members. The OWNERS will be liable to pay their proportionate respective charges against maintenance of building.
9. That the LAND OWNERS (FIRST PARTY) shall from the date of taking possession, maintain their Units at their own cost in a good and tenantable condition and shall do or cause to do anything in or to the said building or part thereof which may be against the bye-laws of local authority or any of the statutory bodies which may cause hardship to other co-occupants, alter or make addition in or about the said building/Unit or part thereof.

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10. That the building shall be completed within 36 months from the date of sanction of plan and delivery of possession over the same (whichever is later) subject to a Grace period of Six months.
11. That the Municipal taxes, Land revenue and Electricity etc. will be borne by the DEVELOPER from the date of vacant possession of the land by the LAND OWNERS (FIRST PARTY) till the possession of Units is given.
12. The maintenance shall be paid by all the unit owners as fixed by the Developer / Society. If any unit is unsold of the Developer or the Land Owner, they shall be liable to pay the maintenance of their respective unsold units also.
13. A Corpus Fund, with a minimum of Rs 100/- per square feet, shall be created and all the unit holders have to pay this to the Developer / Society before registration / possession of their respective units.
14. That Generator, Electric Panel, Transformer expenses shall be taken by Developer from the Buyers/Landowners on actual cost.

ARTICLE IV – LEGAL PROCEDURES

1. That it is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the LAND OWNERS (FIRST PARTY) and the DEVELOPER (SECOND PARTY) jointly to defend all actions and proceedings in respect of the title of the aforesaid land property, if circumstances require for same.
2. That the LAND OWNERS (FIRST PARTY) are herewith handing over copy of all relevant documents regarding title, possession, municipal taxes and other legal papers concerning the land confirm to provide to the DEVELOPER any other document required in connection with the said land property within a reasonable time at their expenses.
3. That this agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein. Provided that the construction shall be done as per the sanctioned plan and the transaction shall made as per the terms and conditions entered into between the LAND OWNERS (FIRST PARTY) and the DEVELOPER (SECOND PARTY).
4. That if any deviation within approval of RMC will be made for construction of the building, the excess area will be divided proportionately and the fees / penalty shall also be borne proportionately.

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5. That the Developer shall get the project registered under RERA and shall follow bye-laws of the RERA.
6. That the Landowners and the Developer shall initially form the society after completion of the building and shall transfer the corpus fund amount to the society.
7. That the name of building should be decided mutually by the Landowners and the Developer as early as possible.
8. That the FIRST PARTY shall provide all documents/deeds with regard of schedule-A property to the SECOND PARTY for all work.
9. The Owner hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development agreement, save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.
10. That the owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment right, gift, lien, leave, license, permission, rent, possession, charge, inheritance or any other encumbrances whatsoever and that he would keep the said property free from encumbrance during the subsistence of these presents.
11. The owners declare that they have not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person.
12. The owners of the said land have assured the Developer that if any sort of title defects found in future in that case they will be liable for the same and similarly the Developer assures the owner that Developer will be liable for issues related to construction and its quality.
13. That the Landowners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the Schedule-A property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-A property, the ongoing construction and development

Kunal
16/12/22

Abhish
16/12/22

Rajesh
16/12/22

Kiran
16/12/22

माला-चिरेल
16/12/22

activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

14. That apart from the above- named landowners none else is entitled to or has any share, right, title or interest in the said property or any part thereof either as a partner or any partnership of co-partner in any joint family or otherwise and that the owners are not benamidars or trustees for any one in respect of the said property the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.
15. That in case of any dispute or differences between the parties arising out of, relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, as amended from time to time at Ranchi
16. That only courts of Ranchi shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement

SCHEDULE - "A" PROPERTY

ALL THAT PIECE AND PARCEL OF land measuring an area of 19 Katha 13 Chhatak 36 Sq. Ft. equivalent to 32.83 Decimal out of which an area 275.91 Sq. Mtr. equivalent to 6.82 Decimal gifted to RMC, Ranchi for road widening and remaining area 26.01 Decimal out of M.S. Plot No. 503, marked as sub plot No. 503/A/1, 503/A/2, 503/A/3 & 503/A/4 situated at Village Konka, Old Hazaribagh Road, Thanā Lower Bazar, Thanā No.198, District Ranchi, corresponding to Municipal Holding No. 0130003412000z0, 0130003409000z0 and 0130003410000z0 in ward no. 13 of Ranchi Municipal Corporation, Ranchi, butted and bounded as follows:-

North :- M.S. Plot No.501

South :- M.S. Plot No.503/A

East :- M.S. Plot No.503/A

West:- Old H.B. Road

Valuation

For purpose of stamp duty and registration fee, commercial value of land after deduction of area gifted to RMC for road widening purpose for fulfillment of condition of RMC, is as follows:-

Value of Land 26.01 Decimal Rs. 2,10,69,300/-

Kiran
16/11/22 16/11/22 16/11/22
Kiran
16/11/22

16/11/22
16/11/22

SCHEDULE - "A-1" PROPERTY

ALL THAT PIECE AND PARCEL OF land measuring an area of 04 Katha 03 Chhatak 06 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/1 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, butted and bounded as follows:-

North :- M.S. Plot No.501

South :- Land belongs to Mala Choudhary (First Party No.3 hereto)

East :- Sub Plot No.503/A

West:- Land belongs to Kunal Kumar (First Party No.2 hereto)

SCHEDULE - "A-2" PROPERTY

ALL THAT PIECE AND PARCEL OF land having an area 05 Katha 15 Chhatak 09 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/3 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, butted and bounded as follows:-

North :- M.S. Plot No.501

South :- Land belongs to Abhinav Kumar (First Party No.4 hereto)

East :- Land belongs to Mala Choudhary (First Party No.3 hereto)

West:- Old H.B. Road

SCHEDULE - "A-3" PROPERTY

ALL THAT PIECE AND PARCEL OF land having an area 04 Katha 26 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/2 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, butted and bounded as follows:-

North :- Land belongs to Kiran Choudhary (First Party No.1 hereto)

South :- M.S. Plot No.503/Part

East :- Sub Plot No.503/A

West:- Land belongs to Kunal Kumar and Abhinav Kumar (First Party No.2 & 4 hereto)

SCHEDULE - "A-4" PROPERTY

ALL THAT PIECE AND PARCEL OF land having an area 05 Katha 10 Chhatak 40 Sq. Ft. out of M.S. Plot No. 503, marked as sub plot No. 503/A/4 situated at Village Konka, Old Hazaribagh Road, Thana Lower Bazar, Thana No.198, District Ranchi, butted and bounded as follows:-

North :- Land belongs to Kunal Kumar (First Party No.2 hereto)

Kunal
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Kiran
16/12/22

Abh
16/12/22

Mad. Bazar
16/12/22

South :- M.S. Plot No.503/part

East :- Land belongs to Mala Choudhary (First Party No.3 hereto) and Plot No. 503/2A

West:- Old H.B. Road

SCHEDULE "B"

LAND OWNERS' SHARE IN THE PROPOSED MULTISTORIED COMPLEX

ALL THAT PIECE AND PARCEL OF Entire Constructed area of Ground Floor, Having Carpet Area 3785 Sq. Ft. corresponding to Built Up Area 3970 Sq. Ft. or super built up area 4465 Sq. Ft. and on First Floor Having Carpet Area 3830 Sq. Ft. corresponding to Built Up Area 4007 Sq. Ft. or super built up area 4895 Sq. Ft. in shape of Shops/offices and 05 car parking space for each floor area in Basement Floor of proposed multi storied commercial building complex will be constructed over the Schedule-A land and the Landowners also have 51% right over the roof of the building alongwith undivided proportionate share of land.

SCHEDULE "C"

DEVELOPER'S SHARE/PORION OF THE PROPOSED MULTISTORIED BUILDING COMPLEX

ALL THAT PIECE AND PARCEL OF Entire Constructed area of Second Floor, Having Carpet Area 3830 Sq. Ft. corresponding to Built Up Area 4007 Sq. Ft. or super built up area 4895 Sq. Ft., on Third Floor Having Carpet Area 3830 Sq. Ft. corresponding to Built Up Area 4007 Sq. Ft. or super built up area 4895 Sq. Ft. and on Fourth Floor Having Carpet Area 3830 Sq. Ft. corresponding to Built Up Area 4007 Sq. Ft. or super built up area 4895 Sq. Ft. in shape of Shops/offices and 05 car parking space for each floor area in Basement Floor of proposed multi storied commercial building complex will be constructed over the Schedule-A land and the Developer also 49% right over the roof of the building alongwith undivided proportionate share of land.

THE SCHEDULE-D

(Specification and Facilities)

Structure : RCC frame structure
Flooring : Vitrified tiles floor Somani, RAK, Kajaria or equivalent
Windows : 3 Track Aluminum windows.

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16/12/22
Kishan
16/12/22

Shri. Rajat
16/12/22

Bathrooms	:	Anti skid floor tiles with upto 7' height wall tiles and good quality C.P. fittings with cold water connection. Hindware / Jaquar / Kohler or equivalent
Generator	:	Ashok Leyland, Jakson, Kirloskar or Equivalent on extra charges
Lift	:	Lift will be provided Johnson, OTIS, Kone or Equivalent
Boring	:	Deep tube well will be provided for proper water facility.
Electricals	:	Concealed copper wiring.
Painting	:	Waterproof cement based paint will be used on outside wall.

Note:-The Developer shall use all of the building materials with ISI Marks only.

SCHEDULE-E

(COMMON PARTS) – Common to the Co-Owners

1. Common paths, passages, drive ways and main entrance to the said premises and the multistoried building complex.
2. Common Boundary walls and main gates.
3. Drainage and sewerage and all pipes and other installations for the same (except only those as are installed within the exclusive area of any shop/office and/or exclusively for its use).
4. Electric installation and its room and/or meter room, Generator area and all electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any Unit/shop/office).
5. Stair cases, stair case landings and/or mid-landing on all the floor without roof right of the building in the said Complex.
7. Lobbies on all the floors of the Building in the said Complex except the roof.
8. Water tanks without roof right, tube well and its installations, water reservoir tanks and all plumbing installations for carriage of water (save and except those as are exclusively within and for use any Unit office).
9. Lift along with lift well, lift machine room without roof right and all other electrical wiring, machinery and fitting if any.
10. Such other common parts, areas equipments or installations fittings and fixtures in or about the said building in the said housing complex as are

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Shri. K. S. S.
16/12/22 Page 18 of 20

necessary for passage, drive ways to and/or user of the Units in common by Co-owners.

11. Electrical Installations.
12. Common Electric connection for common area.
13. Common open area of the said Complex.

SCHEDULE-F

(COMMON EXPENSES) – Common to the Co-Owners

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, re-decorating, rebuilding, reconstructing and lighting the Common portions in the said Complex including the outer walls of the said Complex.
2. The salary of all persons employed of the common purposes including darwans, security persons, sweepers, plumbers, liftmen, electricians, lift operators, pump operators etc. if any.
3. All charges and deposits for supplies of common utilities to the Co-owners in common.
4. Municipal taxes, water taxes and other levies in respect of the said building in the said Complex save those separately assessed.
5. Cost of formation and operation of the Association of Co-owners.
6. Cost of running, maintenance, repair and replacement of generator, lift, transformers (if any) pumps and other common installations, including their license fees, taxes and other levies (if any).
7. Electricity charges for electric energy consumed for the operation of the common services.
8. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common portions.
9. The office expenses incurred for maintaining a office for common purposes.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the OWNERS/DEVELOPER to be necessary or incidental or liable to be paid by the Co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the Common Portions.
11. Cost of Insurance of the buildings in the said Proposed Complex.

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Handwritten signature and date: 16/12/22

Handwritten signature and date: 16/12/22

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on the date, month and year first mentioned above after fully understanding the contents of these presents.

WITNESSES:-

1. 
16/12/22
219 113 1120

1. Kiran
16/12/22


(Smt. Kiran Choudhary)


2. Kunal
16/12/22

(Sri Kunal Kumar)

3. माला चौधरी
16/12/22

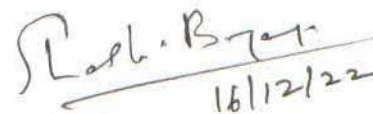
(Smt. Mala Choudhary)

2. 
16/12/22
(Bhaiya Anand Kumar)
Slo Lote BFTan lot
R10 Ratin Road, Rancm.

4. 
16/12/22

(Sri Abhinav Kumar)

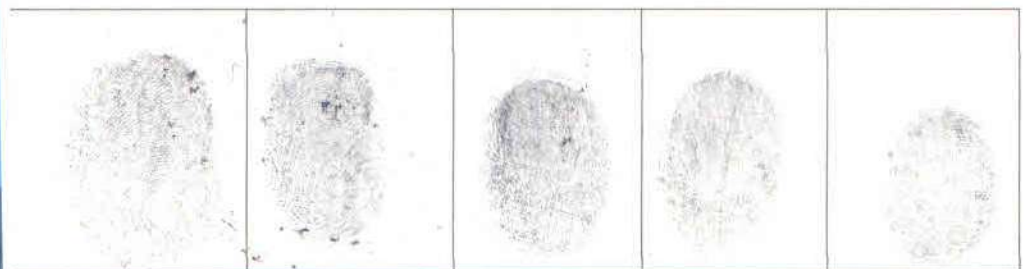
First Party / Land Owners


16/12/22

(Sri Shashi Kant Bajaj)

For R G Realtors

Second Party / Developer



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Left

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Left

Thumb

Index

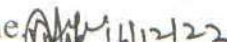
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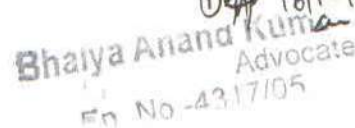
Ring

Little

Drafted by


16/12/22
Bhaiya Anand Kumar
Advocate

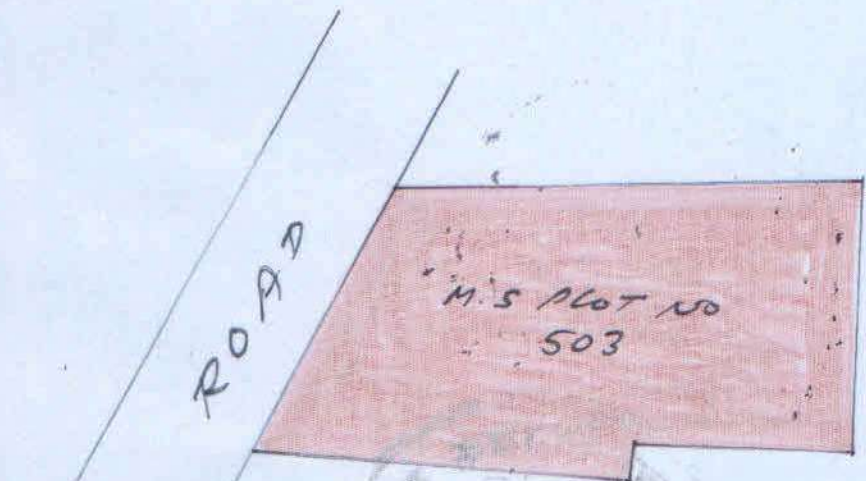
Certified that the fingers print of left hand of each person whose photographs are affixed in this document has been obtained before me 


16/12/22
Bhaiya Anand Kumar
Advocate
En No -4317/05



VILLAGE - KONKA
THANA - LOWERBAZAR
P.S. NO-198, DIST - RANCHI
M.S. PLOT NO-503
SHOWN IN RED WITH.

AREA
K-CH-SFT
19-13-36



सायन-चाईरि
16/12/22

Kishu
16/12/22

Abhi
16/12/22

Kund
16/12/22

सुनील
16/12/22



Executive Magistrate, Ranchi

AFFIDAVIT

I, **KUNAL KUMAR** erstwhile known as **KUNAL CHOUDHARY** (PAN – ABIPC2615A) (UID No. xxxx xxxx 5934) (Mobile No. 95915-39222) (aged about 33 years), son of Sri Vashishtha Narayan Choudhary and grandson of Late Lakshmi Narayan Choudhary, by faith Hindu, by caste General (Do not come under CNT Act, 1908), by occupation – business man, both resident of North Market Road, Upper Bazar, P.S. Kotwali, District Ranchi, Jharkhand, Indian Citizen do hereby solemnly affirm and stated as follows:-

1. That I also know as “**KUNAL CHOUDHARY**”.
2. That **KUNAL KUMAR** and **KUNAL CHOUDHARY** is the same person.
3. That I am resident at above said address.
4. That the statements made are true and correct to the best of my knowledge, information and belief.

Sworn and signed this affidavit on the 16 day of December, 2022 here at Ranchi.

The deponent who has been identified By Sri *Bhaiya Anand* Advocate, Ranchi do hereby solemnly affirm and Declare before me that the statements made hereinabove are true to the best of his Knowledge and belief

Kunal
Deponent
Identified by
[Signature]
Advocate, Ranchi



NOTARY PUBLIC, RANCHI

16 DEC 2022

Attested on
Verification Verifier
of Lawyers.

Notaries Rules 1956 by
out of India Jharkhand

16 DEC 2022
16 DEC 2022



Executive Magistrate, Ranchi

AFFIDAVIT

I, **ABHINAV KUMAR** erstwhile known as **SRI ABHINAV CHOUDHARY**, son of Sri Narayan Choudhary, by faith Hindu, by caste General (Do not come under CNT Act, 1908), by occupation – business man, both resident of North Market Road, Upper Bazar, P.S. Kotwali, District Ranchi, Jharkhand, Indian Citizen do hereby solemnly affirm and stated as follows:-

1. That I also know as “**ABHINAV CHOUDHARY**”.
2. That **ABHINAV KUMAR** and **ABHINAV CHOUDHARY** is the same person.
3. That I am resident at above said address.
4. That the statements made are true and correct to the best of my knowledge, information and belief.

Sworn and signed this affidavit on the 16 day of December, 2022 here at Ranchi.

The deponent who has been identified By Sri Bhalya Anand Kumar Advocate, Ranchi do hereby solemnly affirm and Declare before me that the statements made hereinabove are true to the best of his Knowledge and belief

Abh

Deponent Identified by

BM

Advocate, Ranchi

Authorised under Notaries Act-1956 and Notaries Rules 1956 by Govt of India (Jharkhand)

16 DEC 2022



16 DEC 2022

NOTARY PUBLIC RANCHI

Signature Attested on Identification Verifier of Lawyers.

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

फरद मलकी / फरद रैयती

Page No. : 53

नाम रैयत मय वलिदयत जमाबन्दी

Vol. No. : 21

वो सकुनत नम्बर।

Receipt No. : 0441809589

शहर | कोनका | 198 | श्रीमती माला चौधरी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	503MS	4 कठा 0 छटाक 26 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	2.00					2.00
सेस (भावली)	0.50					0.50
सूद	1.00					1.00
मुतफरकात	1.00					1.00
मीजान	0.40					0.40
	4.90					4.90

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					2.00	
सेस (भावली)					0.50	
सूद					1.00	
मुतफरकात					1.00	
मीजान अदायकारी					0.40	
					4.90	

(१) मीजान कुल (लफजों में) : Four Rupees and Ninety Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 4.90

तारीख अमला तहसील कुनिन्दा : 02-09-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

December 3, 2022

भाग वर्तमान	21	पृष्ठ संख्या	53										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	कोनका	होलिंग संख्या	53	तौजी संख्या	0	थाना नम्बर	198	खाता का प्रकार	---				
श्रीमती माला चौधरी, पति-श्री नारायण चौधरी, जाति- -----													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
Q	503MS	4 कठD छ. 26 वर्गफीट			दखल खारिज वाद सं. 77 आर 27/ 2008-09					2	2.9		
	कुल परिमाण	4 कठD छ. 26 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
26/09/2013	5123705	2013	2014	0	2	0	0.5	0	1	0	1	0	0.4
08-14-2018	0982604944	2014-2015	2018-2019	8	2	2	0.5	4	1	4	1	1.6	0.4
05-22-2019	0080691186	2019-2020	2019-2020	0	2	0	0.5	0	1	0	1	0	0.4
07-13-2020	0426665788	2020-2021	2020-2021	0	2	0	0.5	0	1	0	1	0	0.4
09-02-2021	0441809589	2021-2022	2021-2022	0	2	0	0.5	0	1	0	1	0	0.4

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

Mutation Cases Not Found !!

List Of Case Status Details

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

व्यपक्ष देखें



BACK

ऑनलाइन जाँचा

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 52
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 21
 वो सकुनत नम्बर। Receipt No. : 0301512410

शहर कोनका 198 श्री कुनाल चौधरी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	503MS	5 कठा 15 छटाक 9 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	3.00					3.00
गुजारी (भावली)	0.75					0.75
सेस					0.75
सूद	1.50					1.50
मुतफरकात	1.50					1.50
मीजान	0.60					0.60
	7.35					7.35

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					3.00	
गुजारी (भावली)					0.75	
सेस					1.50	
सूद					1.50	
मुतफरकात					0.60	
मीजान अदायकारी					7.35	

(१) मीजान कुल (लफजों में) : Seven Rupees and Thirty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 7.35

तारीख अमला तहसील कुनिन्दा : 02-09-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

December 3, 2022

भाग वर्तमान	21	पृष्ठ संख्या	52											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	कोनका	होलिडिंग संख्या	52	तौजी संख्या	0	धाना नम्बर	198	खाता का प्रकार	---					
श्री कुनाल चौधरी, पिता-श्री वशिष्ठ नारायण चौधरी, जाति- ----														
खाता नम्बर	प्लोट संख्या			रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस	
0	503MS			5 कठा 5 छ. 9 वर्गफीट				दखल खारिज वाद सं. 78 आर 27/ 2008-09				3	4.35	
कुल परिमान														
5 कठा 5 छ. 9 वर्गफीट														
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
26/09/2013	5123704	2013	2014	0	3	0	0.75	0	1.5	0	1.5	0	0.6	
08-14-2018	0376475765	2014-2015	2018-2019	12	3	3	0.75	6	1.5	6	1.5	2.4	0.6	
05-22-2019	0486901926	2019-2020	2019-2020	0	3	0	0.75	0	1.5	0	1.5	0	0.6	
07-13-2020	0947324523	2020-2021	2020-2021	0	3	0	0.75	0	1.5	0	1.5	0	0.6	
09-02-2021	0301512410	2021-2022	2021-2022	0	3	0	0.75	0	1.5	0	1.5	0	0.6	

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

Mutation Cases Not Found !!

List Of Case Status Details

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

बकशा देखे



ऑनलाइन पंजीया

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर



फरद मलकी / फरद रैयती Page No. : 51

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 21

वो सकुनत नम्बर। Receipt No. : 0015636733

शहर | कोनका | 198 | श्रीमती किरण चौधरी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	503MS	4 कठा 3 छटाक 6 वर्गफीट

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

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	2.00					2.00
सेस (भावली)	0.50					0.50
सूद	1.00					1.00
मुतफरकात	1.00					1.00
मीजान	0.40					0.40
	4.90					4.90

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					2.00	
सेस (भावली)					0.50	
सूद					1.00	
मुतफरकात					1.00	
मीजान अदायकारी					0.40	
					4.90	

(१) मीजान कुल (लफ्जों में) : Four Rupees and Ninety Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 4.90

तारीख अमला तहसील कुनिन्दा : 02-09-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

December 3, 2022

भाग वर्तमान	21	पृष्ठ संख्या	51											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	कोनका	होलिडिंग संख्या	51	तौजी संख्या	0	धाना नम्बर	198	खाता का प्रकार	---					
श्रीमती किरण चौधरी, पिता-श्री बशिष्ठ नारायण चौधरी, जाति-														
खाता नम्बर	प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार							लगान	सेस	
0	503MS		4 कठB छ. 6 वर्गफीट		दखल खारिज वाद सं. 75 आर 27/ 2008-09							2	2.9	
कुल परिमाण			4 कठB छ. 6 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
26/09/2013	5123703	2013	2014	0	2	0	0.5	0	1	0	1	0	0.4	
08-14-2018	0930446157	2014-2015	2018-2019	8	2	2	0.5	4	1	4	1	1.6	0.4	
05-22-2019	0150860192	2019-2020	2019-2020	0	2	0	0.5	0	1	0	1	0	0.4	
07-13-2020	0180518950	2020-2021	2020-2021	0	2	0	0.5	0	1	0	1	0	0.4	
09-02-2021	0015636733	2021-2022	2021-2022	0	2	0	0.5	0	1	0	1	0	0.4	

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

Mutation Cases Not Found !!

List Of Case Status Details

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

विवश देखें



ऑन

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 50
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 21
 वो सकुनत नम्बर। Receipt No. : 0157824747

शहर कोनका 198 श्री अभिनव कुमार चोधरी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	503MS	5 कठा 10 छटाक 40 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	3.00					3.00
गुजारी (भावली)	0.75					0.75
सेस	1.50					1.50
सूद	1.50					1.50
मुतफरकात	0.60					0.60
मीजान	7.35					7.35

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					3.00	
गुजारी (भावली)					0.75	
सेस					1.50	
सूद					1.50	
मुतफरकात					0.60	
मीजान अदायकारी					7.35	

(१) मीजान कुल (लफजों में) : Seven Rupees and Thirty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 7.35

तारीख अमला तहसील कुनिन्दा : 02-09-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान
 आनलाईन जॉयचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

December 3, 2022

भाग वर्तमान	21	पृष्ठ संख्या	50										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	कोनका	होस्टिंग संख्या	50	तौजी संख्या	0	थाना नम्बर	198	खाता का प्रकार	---				
श्री अभिनव कुमार चोधरी, पिता-श्री नारायण चौदरी, जाति- ---													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस	
0	503MS	5 कठ॥0 छ. 40 वर्गफीट			दखल खारिज वाद सं. 76 आर 27/ 2008-09						3	4.35	
कुल परिमाण		5 कठ॥0 छ. 40 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
26/09/2013	5123702	2013	2014	0	3	0	0.75	0	1.5	0	1.5	0	0.6
08-14-2018	0143954380	2014-2015	2018-2019	12	3	3	0.75	6	1.5	6	1.5	2.4	0.6
05-22-2019	0354385229	2019-2020	2019-2020	0	3	0	0.75	0	1.5	0	1.5	0	0.6
07-13-2020	0431475919	2020-2021	2020-2021	0	3	0	0.75	0	1.5	0	1.5	0	0.6
09-02-2021	0157824747	2021-2022	2021-2022	0	3	0	0.75	0	1.5	0	1.5	0	0.6

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

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

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP01115907220221212

Date : 2022-12-01

Department / Section : Revenue Section

Ward No : 13

Account Description : Holding Tax & Others

New Ward No : 13

Holding No. : 0130003412000Z0

New Holding No : 0130003412000Z0

Received From Mr / Mrs / Miss . : KUNAL CHOUDHARY S/O BASHISHT CHOUDHARY

Address : KONKA OLD HAZARIBAGH ROAD RANCHI

A Sum of Rs. : 1161.00

(in words) : One Thousand One Hundred And Sixty One Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	1193.44
				Online Rebate	59.67
				1% Monthly Penalty	26.85
				Total Payable Amount	0.00
				Total Paid Amount	1161.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP01115907720221223

Date : 2022-12-01

Department / Section : Revenue Section

Ward No : 13

Account Description : Holding Tax & Others

New Ward No : 13

Holding No. : 0130003409000Z0

New Holding No : 0130003409000Z0

Received From Mr / Mrs / Miss . : **MALA CHOUDHARY W/O NARAYAN CHOUDHARY**

Address : **KONKA OLD HAZARIBAGH ROAD RANCHI**

A Sum of Rs. : **788.00**

(in words) : **Seven Hundred And Eighty Eight Rupees Only**

towards : **Holding Tax & Others** Vide : **ONLINE**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	809.80
				1% Monthly Penalty	18.22
				Online Rebate	40.49
				Total Payable Amount	0.00
				Total Paid Amount	788.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP01115907620221220

Date : 2022-12-01

Department / Section : Revenue Section

Ward No : 13

Account Description : Holding Tax & Others

New Ward No : 13

Holding No. : 0130003410000Z0

New Holding No : 0130003410000Z0

Received From Mr / Mrs / Miss : KIRAN CHOUDHARY W/O BASHISHT NARAYAN CHOUDHARY

Address : KONKA OLD HAZARIBAGH ROAD RANCHI

A Sum of Rs. : 818.00

(in words) : Eight Hundred And Eighteen Rupees Only

towards : **Holding Tax & Others** Vide : **ONLINE**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	841.36
				Online Rebate	42.07
				1% Monthly Penalty	18.93
				Total Payable Amount	0.00
				Total Paid Amount	818.00



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

Continuation Sheet No. 21

RANCHI MUNICIPALITY

WARD No. VII - SHEET No. 20.

Surveyed in 1920-29. under B. & O. Act I of 1920

Scale 6 in Inches = 1 Mile or 1 Inch = 82 1/2 Feet.



Hydro Map



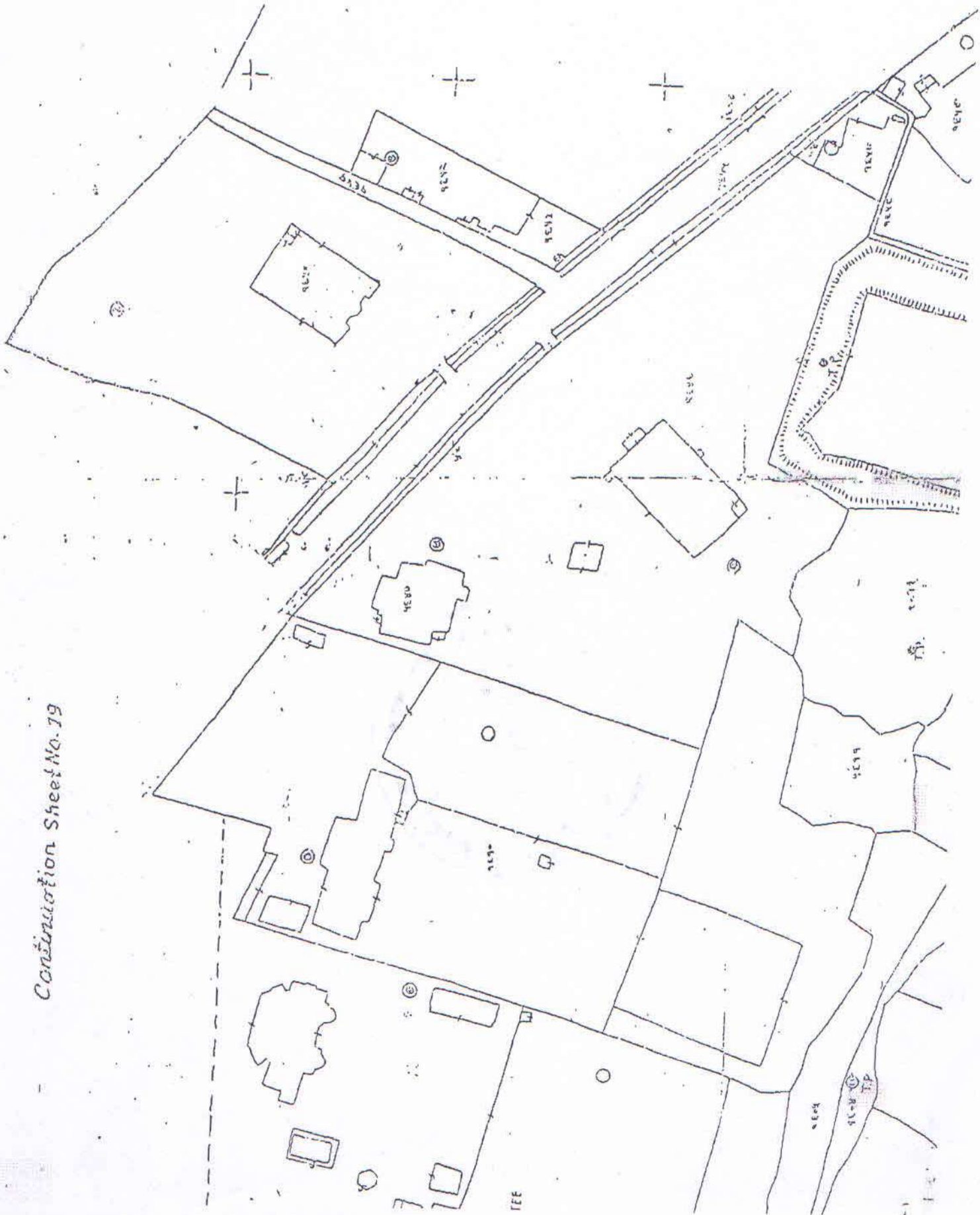
Continuation Sheet No. 24

Made and published under the authority of Government.

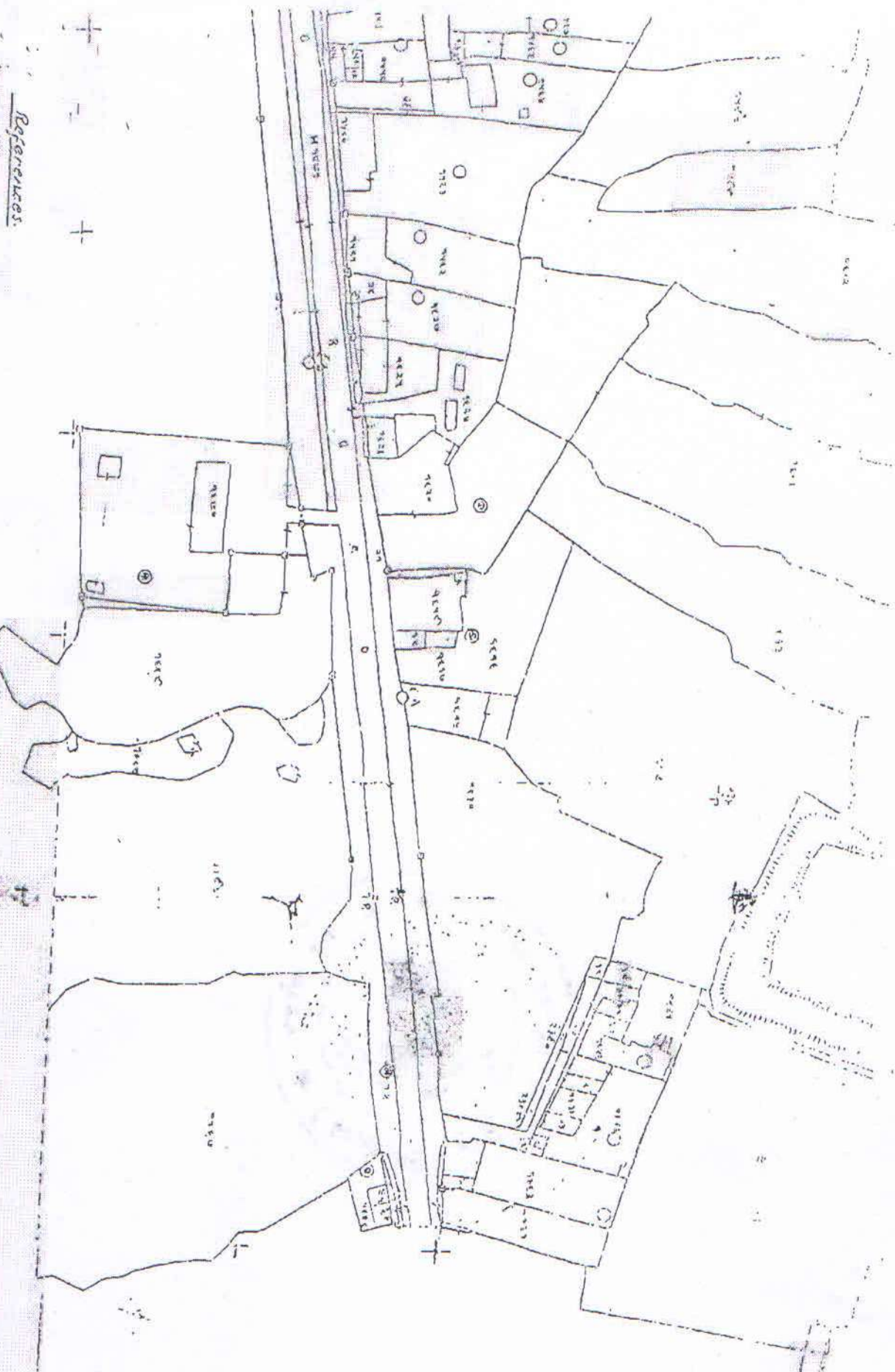
Superintendent of Surveys

Kumar B...

24/1/77
~~Plot Number Bar~~
Continuation Sheet No. 18



Continuation Sheet No. 19



References:

- 1. Map of S.L.
- 2. Master Plan 2001
- 3. Survey of India Topographic Sheet No. 25

Topographic Sheet No. 25

Scale 1:5000

Kamal Kumar Baid
24/11/17

अवर निबंधन कार्यालय,

, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र. सं.	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-॥ 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-॥ का भोल्यूम 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)	✓	

जाँच लिपिक का हस्ताक्षर

तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित



Pre Registration Docket

Date :- 16-12-2022 10:59 am

Office Name :- SRO - Ranchi

Token No:- 20220000149037

Appoinment :- 16-Dec-2022 Time:- 11:27

Article	Development Agreement
Pre Registration Date	14-Dec-2022
No. Of Pages	50
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,30,237.

Property Id: **868694**

Valuation No. : 1176907 / 2022	:- 2022-2023	Date : 14-December-2022 19:56:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Konka	Village/City : Konka	
Konka Word No 13 - Main Road		-	
Volume Number - 21			
Page Number - 50 51 52 53			
Holding Number - 0130003412000Z0 0130003409000Z0 0130003410000Z0			
Khata Number - 00			
Plot Number - 503			
Ward Number - 13			
Property Rates			
Commercial Land (Y)			
₹810046/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	26.01 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 26.01 x 810046=21069296.46	₹2,10,69,296/-
A	Total		₹2,10,69,296/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,10,69,300/-

Total Amount in Words : Two Crore Ten Lakhs Sixty Nine Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: MS PLOT NO. 503/A, West: OLD H B ROAD, South: MS PLOT NO. 503A, North: MS PLOT NO. 501
Area	Land area : 26.01 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	21069296.46
Transaction Amount	-

CLAIMANT	-Mr. R G REALTORS THRO ITS PARTNER SHASHI KANT BAJAJ, Address - CART SARAI ROAD OPPOSITE DURGA MANDIR UPPER BAZAR RANCHI- ,Father/Husband Name SHYAM KRISHNA BAJAJ , PAN No.- ,Permission Case No.- , Aadhaar No. *****5765
EXECUTANTS	-Mrs. KIRAN CHOUDHARY, Address - NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name LATE SARYU PRASAD CHOUDHARY , PAN No.- ,Permission Case No.- , Aadhaar No. *****1961
	-Mr. KUNAL KUMAR Erstwhile Known As KUNAL CHOUDHARY, Address - NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name VASHISHTHA NARAYAN CHOUDHARY , PAN No.- ,Permission Case No.- , Aadhaar No. *****5934
	-Mrs. MALA CHOUDHARY, Address - NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name LATE JAGNARNATH PRASAD CHOUDHARY , PAN No.- ,Permission Case No.- , Aadhaar No. *****0266
	-Mr. ABHINAV KUMAR Erstwhile Known As ABHINAV CHOUDHARY, Address - NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name NARAYAN CHOUDHARY , PAN No.- ,Permission Case No.- , Aadhaar No. *****4125

Witness Information	Mr. CONGRESS PRASAD , Address - RATU ROAD RANCHI-, Father/Husband Name-LATE JAGDISH PRASAD
---------------------	---

Identifier Details	Mr. CONGRESS PRASAD , Address - RATU ROAD RANCHI-, Father/Husband Name-LATE JAGDISH PRASAD
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

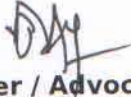
1	SP	1,500
Total		1,500

Fee Rule:Development Agreement		
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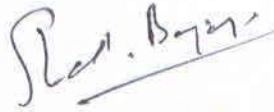
1	AI	5,26,733
2	E	2,000
3	LL	3
4	PR	1
Total		5,28,737

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

Kiran



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Kand
माला चाँदरी



Document Registration Summary 1

Date :-16-Dec-2022

- Government/Market Value: ₹21069300/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 753135

Receipt Date : 16-12-2022

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1500
LL	₹16
A1	₹526733
Stamp Duty	₹100

On Date 16-12-2022 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Kiran

Total ₹530350

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RGRealtors	GRN Number : 2214802001 DEPT Transaction Id : 56ed5bc5b019939167d7 Transaction Type :	100
E	2000	2000	0	GRAS	RGRealtors	GRN Number : 2214801865 DEPT Transaction Id : 920d10eea0f312408223 Transaction Type :	2000
PR	1	1	0	GRAS	RGRealtors	GRN Number : 2214801865 DEPT Transaction Id : 920d10eea0f312408223 Transaction Type :	1

SP	1500	1500	0	GRAS	RGRealtors	GRN Number : 2214801865 DEPT Transaction Id : 920d10eea0f312408223 Transaction Type :	1500
A1	526733	526733	0	GRAS	RGRealtors	GRN Number : 2214801865 DEPT Transaction Id : 920d10eea0f312408223 Transaction Type :	526733
LL	3	16	-13	GRAS	RGRealtors	GRN Number : 2214801865 DEPT Transaction Id : 920d10eea0f312408223 Transaction Type :	16
Sub Total	530241	530350	-109				

Article : Development Agreement Number of Pages : 100

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- **20220000149037**

Deed Type	Development Agreement
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 526733, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.21069296/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Konka Location :- Main Road, Konka Word No 13 Property Boundaries :- East: MS PLOT NO. 503/A, West: OLD H B ROAD, South: MS PLOT NO. 503A, North: MS PLOT NO. 501 Volume Number - 21Page Number - 50 51 52 53Holding Number - 0130003412000Z0 0130003409000Z0 0130003410000Z0Khata Number - 00Plot Number - 503Ward Number - 13 Area Of Land :- 26.01 Decimal







Sh./Smt.**KIRAN CHOUDHARY** s/o/d/o/w/o **LATE SARYU PRASAD CHOUDHARY** has presented the document for registration in this office today dated :- **16-Dec-2022** Day :- **Friday** Time :- **16:23:47 PM**



KIRAN CHOUDHARY(Individual)




Party Name	Document Type	Document Number
KIRAN CHOUDHARY	PAN/UID	227358601961

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ABHINAV KUMAR Erstwhile Known As ABHINAV CHOUDHARY Address1 - NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Abhinav Kumar Address:- 2nd floor shri mala nicketan, behind agrasen bhawan, road no 03,seva sadan path, bhuiya toli, upper bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:37			
2	KIRAN CHOUDHARY Address1 - NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kiran Choudhary Address:- Bhataria Lane, Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:59			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	MALA CHOUDHARY Address1 - NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Mala Choudhary Address:- 2nd floor shri mala nicketan, behind agrasen bhawan, road no-03 seva sadan path , bhuiya toli, upper bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:63			 माला चौधरी
4	KUNAL KUMAR Erstwhile Known As KUNAL CHOUDHARY Address1 - NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Kunal Kumar Address:- Choudhary Trading Company, Sanichra Mandir, North Market Road, Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:33			 कुनल

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	R G REALTORS THRO ITS PARTNER SHASHI KANT BAJAJ Address1 - CART SARAI ROAD OPPOSITE DURGA MANDIR UPPER BAZAR RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Shashi Kant Bajaj Address:- 403, Balajee Greens Apartment, , Basant Vihar Colony, Kanke Road, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:60			

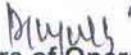
Identification:

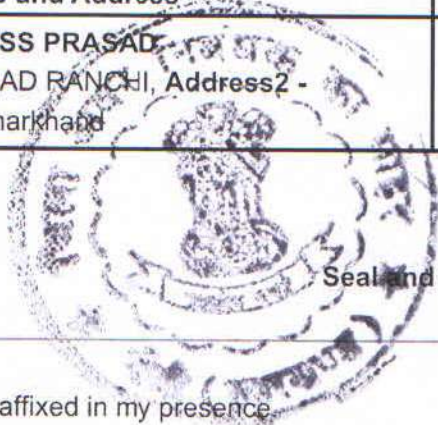
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	CONGRESS PRASAD S/o-D/o LATE JAGDISH PRASAD Address1 - RATU ROAD RANCHI, Address2 - , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CONGRESS PRASAD Address1 - RATU ROAD RANCHI, Address2 - , , Jharkhand			


Signature of Operator




Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence

Above mentioned, (**ABHINAV KUMAR** Erstwhile Known As **ABHINAV CHOUDHARY** , **KIRAN CHOUDHARY** , **MALA CHOUDHARY** , **KUNAL KUMAR** Erstwhile Known As **KUNAL CHOUDHARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**CONGRESS PRASAD**) Son/Daughter/Wife of (**LATE JAGDISH PRASAD**) resident of (**RATU ROAD RANCHI**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 16-Dec-2022


Seal and Signature of Registering Officer



Token No.: 20220000149037

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **16-Dec-2022** by **KIRAN CHOUDHARY, S/O, D/O, W/O LATE SARYU PRASAD CHOUDHARY** resident of NORTH MARKET ROAD UPPER BAZAR KOTWALI RANCHI ,

This deed was registered as Document No:- **2022/RAN/9027/BK1/8111** in Book No :- **BK1**, Volume No :- 1082 from Page No :- 1 to 100 at, office of **SRO - Ranchi**

Date:- **16-Dec-2022**



Registering Officer

