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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 952d1ce2fbdad53b20bd

Receipt Date : 28-Oct-2023 10:38:46 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300141469

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : MOTI INFRAHEIGHTS PVT LTD THRO ITS
DIRECTOR RANJAN KUMAR (Vendee)

GRN Number : 2319916448



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 क रा. 5 के अधिन यथावत स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

निबंधन पदाधिकारी

28/10/23

Chandan Kumar
28/10/23
Neelesh Roy
28/10/23
Ranjana
28/10/23

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

MOTI INFRAHEIGHTS PVT. LTD.

Ranjana Kumar

Director

सम्पत्ति का मूल्य - Development Agreement
 मुद्रांक - 100/-
 T.D.S. - 38/10

मार्ग दर्शिका पंजी से मिलान किया
 जमीन का दर/डी० 1158,065K/cm²
 काका काशन का दर/वर्ग फीट.....
 पक्का कमान का दर/वर्ग फीट.....
 प्लैट का दर/वर्ग फीट.....

38/10

G. No. 2/2011/123

प्राप्त परमाणु की भूमि घोषणा
 एवं खासतौर पर सील की दृष्टि
 से कोई सट्टा एवं नाम दर्ज
 नहीं है।

Singh
28/10/23



Chandan Kumar
28/10/23

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 28th day October, 2023, A.D.

BETWEEN

(1) CHANDAN KUMAR (DOB-11.07.1987, PAN- ATLPK3850A UID - XXXX XXXX 9859, Mob. - 8051112524) son of Late Moti Ram Sahu, grandson of Late Doman Ram, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand.

Motiram 28/10/23
Neelesh Kumar 28/10/23

Wife
Son
Middle
Brother
Ther

(1)

मैट मजसूबा प्रतिबंधित सूचि से
 खाता: 8479, लॉट: 880 km
 को मिलान किया दर्ज नहीं था।

मूअर्जन वन भूमि
 में दर्ज नहीं है।
TS
28/10/23

MOTI INFRAHEIGHTS PVT. LTD.
Ranjankumar
 Director



Nayendra
28/10/2023

Little	Ring	Middle	Index	Thumb



Neelu Ram
28/10/2023

Little	Ring	Middle	Index	Thumb

Chandan Kumar

- (2) **NAYENDRA KUMAR SAHU** (DOB-15.06.1961, PAN-AAUPR7614K, UID - XXXX XXXX 3890, Mob. 8986880234) son of Late Ramdeo Sahu, grandson of Late Chamar Mahto, by Caste - General (not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi.
- (3) **NEELU RAM** (DOB-16.01.1968, PAN- AAVPR7005F, UID - XXXX XXXX 4340, Mob. 9431941799) son of Late Ramdeo Ram, grandson of Late Chamar Mahto, by Caste - General (not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand.

Nayendra
Neelu Ram

Hereinafter called and/or referred to as the "LAND OWNERS" (which expression shall unless repugnant to the context or meaning thereto mean and include their respective heirs, administrators, executors, assignees, legal representatives and / or successors in interest) of the FIRST PART;

(2)

MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar

Director

AND

M/s MOTI INFRAHEIGHTS PVT. LTD. (PAN-AAMCM8963F) a company registered under Companies Act, 2013 having its Office at House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand, represented through its one of the Director **RANJAN KUMAR** (DOB- 12.12.1986, PAN- BDOPK1147G, UID - XXXX XXXX 7820, mob- 9199058104) son of Late Moti Ram Sahu, grandson of Late Doman Ram, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen hereinafter called and /or referred to as the "DEVELOPER" which expression shall unless it be repugnant to the context or meaning thereof means and includes its administrators, legal representatives, nominee(s), assignees and /or successors in interest) of the SECOND PART.

WHEREAS the Parties of the First Part are the owner of all the piece and parcel of land bearing Khata no. 84, 79, 113, Plot No. 890, 893, 889, 1048, 970, 898 measuring an area 63.93 decimals situated at Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi corresponding to Ward No. 36 of Ranchi Municipal Corporation, Ranchi and under the jurisdiction of District Sub Registrar, Sadar, Registry office, Ranchi.

AND WHEREAS said KhataNo. 84 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jitram Mahto son of Dukhiya Mahto by caste Teli in Revisional Survey Record of Right as Kayami.

AND WHEREAS Khatiyani raiyat Jitram Mahto died leaving behind three sons namely (i) Kandru Mahto, (ii) Chuniya Mahto and (iii) Kali Mahto. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Lateron they amicably partitioned the land aforesaid and others and the said land allotted in favour of Kandru Mahto, who came in peaceful possession over his allotted share and enjoyed the same till his lifetime. That the landowner Kandru Mahto died leaving behind two sons namely (i) Ramlal Mahto and (ii) Surajnath Sahu. That the said Surajnath Sahu have two sons namely (i) Birendra Sahu and (ii) Purushottam Sahu. That the said (i) Ramlal Mahto and (ii) Surajnath Sahu amicably partitioned the land aforesaid and others and each of them are in peaceful possession over their allotted share of land.

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar

Director

Chandan Kumar

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AND WHEREAS the said land owners (i) Suraj Nath Sahu (ii) Birendra Sahu and (iii) Purushottam Sahu jointly sold their share of land area 2.43 decimal of plot no. 890 in favour of (i) Chandan Kumar and (ii) Amit Kumar by virtue of regd. deed of sale being no. 77 dated 11.01.2017 of D.S.R., Ranchi. That after purchased the said land the land owners got their name mutated in the seriasta of state through Argora Anchal, Ranchi vide Mutation Case No. 1457R27/2016-17 and their name is also entered in Register II, Volume No. 30, Page No. 13 and paid rent to the state with their own, name right title and interest.

AND WHEREAS the said land owner Suraj Nath Sahu sold his share of land area 07 Katha of plot no. 890 in favour of Rameshwar Ram Sahu by virtue of regd. deed of sale being no. 12568 dated 17.07.2008 of D.S.R., Ranchi. That the landowner Rameshwar Ram Sahu died leaving behind two sons namely (i) Birendra Prasad Sahu (ii) Jitendra Prasad Sahu and (iii) Narendra Prasad Sahu As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Lateron they amicably partitioned dated 25.08.2014 the land aforesaid and others and the said land area 06 decimal allotted in favour of Jitendra Prasad Sahu who got mutated his name mutated in the seriasta of state through Argora Anchal, Ranchi vide Mutation Case No. 1569R27/2016-17 and paid rent to the state.

AND WHEREAS the said land owner Jitendra Prasad Sahu sold his share of land area 06 decimal of plot no. 890 in favour of Chandan Kumar by virtue of regd. deed of sale being no. 5752 dated 13.08.2019 of D.S.R., Ranchi. That after purchased the said land the land owner got his name mutated in the seriasta of state through Argora Anchal, Ranchi vide Mutation Case No. 999R27/2019-20 and his name is also entered in Register II, Volume No. 35, Page No. 76 and paid taxes thereto with his own, name right title and interest.

AND WHEREAS the said Khata No. 79 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jadu Mahto son of Chamu Mahto, Charka Mahto and Thuthna Mahto son of Jagarnath Mahto, Saburwa Mahto son of Fagu Mahto by caste Teli in R.S. Record of rights as Kayami.

AND WHEREAS the said recoded tenant Saburwa Mahto son of Fagu Mahto died issueless. After the death of Saburwa Mahto, another recorded tenants Jadu Mahto son of Chamu Mahto, Charka Mahto and Thuthna Mahto son of Jagarnath Mahto amicably partitioned the land aforesaid and others and came in peaceful possession of their allotted share.

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjit Kumar

Director

Chandan Kumar

Narendra Kumar

AND WHEREAS the said land and others allotted in share of Jadu Mahto son of Chamu Mahto. That the said Jadu Mahto died leaving behind his only one son namely Doman Ram. That lateron the said Doman Ram also died leaving behind his four sons namely (i) Dwarika Ram Sahu, (ii) Kapil Ram, (iii) Basant Ram Sahu and (iv) Moti Ram Sahu As such being legal heirs and successors they inherited the aforesaid land and others and came in peaceful possession over the same. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition in which land the land owners had been allotted their share of land and came in peaceful possession thereof.

AND WHEREAS the said Moti Ram Sahu died leaving behind his two sons namely (i) Chandan Kumar and (ii) Ranjan Kumar As such being legal heir and successor they inherited the aforesaid land left by their father. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition dated 08.10.2020 in which land of Khata no. 79, Plot No. 893, area 11.125 dec. Plot no. 889 area 06 dec., Plot no. 1048 area 5.25 dec. and Plot no. 970 area 10 dec. and others land allotted in favour of **Chandan Kumar** and Khata no. 79, Plot No. 893, area 11.125 dec. Plot no. 889 area 06 dec., Plot no. 1048 area 5.25 dec. and Plot no. 970 area 10 dec. and others land allotted in favour of Ranjan Kumar.

AND WHEREAS the said land owners (i) **Chandan Kumar** and (ii) Ranjan Kumar came in peaceful possession over their allotted share and got mutated their name in the seriasta of state through Town/Argora Anchal, Ranchi vide mutation case no. **925R27/2020-21** and **926R27/2020-21** and their name is also entered in Register II, Volume No. 38, Page No. 55 and Register II, Volume No. 38, Page No. 56 respectively and paid rent to the state with their own, name right title and interest.

WHEREAS the said Khata no. 113, situated at Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi recoded in the name of Nepal Ahir, Fekuwa Ahir and Bali Ahir by caste Ahir in Revisional Survey Record of Right as Kayami

AND WHEREAS Ramdeo Mahto and Harakhdeo Mahto son of Chamar Mahto purchased the said land by virtue of regd. deed of sale being no. 769 dated 11.02.1941 of D.S.R., Ranchi.

AND WHEREAS the said land owners Ramdeo Mahto and Harakhdeo Mahto partitioned the said land and each of them allotted 36.5 dec. of land and they

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjan Kumar

Director

Chandan Kumar

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came in peaceful possession over their allotted share of land. That the said Ramdeo Sahu died leaving behind his three sons (i) Triveni Ram (ii) Nayendra Kumar Sahu and (iii) Nilu Ram. As such being legal heirs and successors they inherited the land aforesaid and each of them have allotted 1/3rd share as per law of inheritance and they came in peaceful possession thereof

AND WHEREAS the said land owners (i) Triveni Ram became owner of land of Plot no. 898 area 12.17 dec. (ii) Nayendra Kumar Sahu became owner of land of Plot no. 898 area 12.17 dec. and (iii) Nilu Ram became owner of land of Plot no. 898 area 12.17 dec.

AND WHEREAS the said land owners (i) **Nayendra Kumar Sahu** and (ii) **Nilu Ram** after acquired the said land came in peaceful possession and got mutated their name in the seriasta of state through Town/Argora Anchal, Ranchi vide mutation case no. **199R27/2022-23** and his name is also entered in Register II, Volume No. 42, Page No. 73 and mutation case no. **198R27/2022-23** and his name is also entered in Register II, Volume No. 42, Page No. 71 and paid rent to the state with his own, name right title and interest.

AND WHEREAS the land owner interested in getting multistoried residential building/s complex developed and constructed through a reputed developer on the scheduled land and to acquire residential area in the shape of flats and parking spaces as consideration for permitting the developer to construct at its own exclusive cost and expense the multi-storied building/s residential complex over the scheduled land and is in search of a reputed developer who could develop the aforesaid land on reasonable terms and conditions as per the norms of Ranchi Municipal Corporation, Ranchi (R.M.C).

AND WHEREAS the aforesaid developer has offered to construct at its own cost Residential building/s on the owner' land and to give to the owner his shares as per details hereunder:

That the land owner will get share in the following manner out of total constructed area proportionate to their respective land (as maximum permissible) to be constructed on owner land.

In full, final and adequate consideration for the value of the developer's aforesaid land area and proportionate area which shall be conveyed by the owner in favour of the developer and or its nominee, and handing over of the said constructed area of the building hereinafter referred to as the "DEVELOPER'S AREA" for its prospective buyers said as nominee/s who may form an association of buyers or a

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjit Kumar
Director

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new co-operative housing society for the purpose of buying and owning flats and parking space in the said building complex.

AND WHEREAS the plan for the construction of building/s on the aforesaid land shall be prepared and put up for sanction before the Ranchi Regional Development Authority / Ranchi Municipal Corporation and after the sanction of the plan by the Ranchi Regional Development Authority / Ranchi Municipal Corporation for the aforesaid land, the area falling under owner' share and developer's share shall be calculated accordingly in the ratio as per schedule "B" & "C" and shall be distributed among them in said proportion as per schedule "B" & "C".

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- A.1. OWNERS shall mean the said land owners own the LAND Property and their respective executors, administrators, representatives, heirs, successors in interest.
- A.2. DEVELOPER shall mean the said M/S MOTI INFRAHEIGHTS PVT. LTD. (PAN - AAMCM8963F) a company registered under companies Act 1956 firm having its Office at House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand, represented through its one of the Director RANJAN KUMAR Son of Late Moti Ram Sahu, by Occupation - Business, resident of House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand and its successor in interest and assigns.
- A.3. LAND PROPERTY shall mean all that piece and parcel of land 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.
- A.4. BUILDING shall mean the multistoried building complex to be constructed by name "PEARL THE CENTRAL PARK" on the said land property in accordance with the plan sanctioned by the Ranchi Regional Development Authority / Ranchi Municipal Corporation being Building plan case no. RMC/GH/0806/W36/2022 dated 28.09.2022 for grant of licence on dated 23.09.2023 and the map sanctioned is under group housing and contain LIG/EWS units also designed & constructed as per I:S Code & N.E. Code.

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar
Director

Chandan Kumar

Moti Ram Sahu
Neelesh Kumar

- A.5. RESIDENTIAL SPACE shall mean Plinth Area including certain proportionate common areas & facilities as prescribed in Codes.
- A.6. PARKING SPACE: It shall mean any place in open/covered area reserved for parking of vehicles.
- A.7. COMMON FACILITIES and amenities shall include corridors, hall ways, stairways, passage ways, shafts drive ways, common lavatories, pump room, tube well, additional common over head tank, water pumps and motor, Lift and Generator 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.
- A.8. COMMON EXPENSES: It shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep 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, accruing after handing over of share of the owner. However, once the Agreement is signed all liabilities either Financial or Legal or otherwise of any kind to the Owner will cease to exist.
- A.9. SALEABLE SPACE: It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- A.10. OWNER ALLOCATION: It shall be the constructed area in form of Residential Spaces and parking spaces in the aforesaid building together with the right title interest in common facilities as per specification mentioned in SCHEDULE "B" & "C" herewith and agreed upon by the OWNER.
- A.11. DEVELOPER'S ALLOCATION : It shall mean the balance constructed area as in the aforesaid building together with the right title interest in common facilities and amenities including the right to the use thereof and also the car parking space available at the said premises after providing for OWNER allocation as per specification mentioned SCHEDULE "B" & "C".
- A.12. SUPER BUILT UP AREA: It shall mean and include the carpet area of Residential Space, wall area, verandah, the proportionate area of staircase, guard room and generator room etc. This shall include total covered area.

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MOTI INFRAHEIGHTS PVT. LTD.

Rajankumar
Director

- B.1. The owner above named have agreed to appoint the aforesaid developer as the exclusive developer of the scheduled land and the developer hereby accepts from the owner the right to develop the land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter appearing.
- B.2. Immediately after the execution of this indenture, the developer at its own cost shall proceed expeditiously with all preliminaries, works relating to development of land like soil testing, measurement etc. and preparation of the plans, design, drawing etc. of the proposed building/s to be constructed on the said land norms of R.R.D.A / R.M.C. (or as per the maximum FAR permitted by R.R.D.A. / R.M.C. BYE -LAWS). The developer shall also be allowed to put up suitable sign boards and hoardings on the land for advertisement of the project. After getting the plans of the proposed building/s signed by the Developer/owner with other necessary papers, declarations etc. The developer shall submit the same to the Ranchi Regional Development Authority / Ranchi Municipal Corporation or to the competent authority for sanction. The developer shall get the plans sanctioned by the R.R.D.A. / R.M.C. at its own cost. the developer shall leave aside the owner' area to the owner on account of consideration for the value of the aforesaid area of land being the undivided such area to be transferred by the owner to the developer or its nominee/s. The owner shall extend their full co-operation to the developer in this regard.
- B.3. The owner will permit the Developer and its employees, agents, workers and representative to enter upon the land along with the existing structures. The owner hereby gives the Developer possession of the said land and allow the developer to demolish any existing structures, and shall give photocopies of papers showing payment of the land, municipal tax, electric bill, land duly mutated in their name and clearing any outstanding dues of any kind of anybody pertaining to the said land, if any, to the developer immediately on receiving a written notice or verbal request in this regard from the developer, expressing its readiness and willingness to commence the work under this agreement.
- B.4. The developer shall leave aside for the owner, the owner's area as considerations for the value of the undivided the aforesaid developed land to be transferred by the owner to the developer or its nominee/s. The

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjit Kumar
Director

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developer shall be entitled to allot / enter into agreement for sale in respect of the developer's area to its prospective buyers who intend to purchase / acquire Residential Spaces and parking space to be constructed on the scheduled land.

- B.5. The owner agree and undertake that simultaneously with execution of indenture, they shall execute and give power of Attorney in favour of the Developer, which shall be registered so that no hindrance or obstruction be caused to the developer and hereby giving the developer authority to enter upon the said land and in doing all such acts, deeds and/or things that may be necessary for the development planning , construction and sale of their constructed area comprising of Residential/Commercial spaces and parking spaces on the said land including getting/obtaining loan from any financial institution for their individual prospective buyers on its area and also to enable the developer to transfer its rights, title and interest of the said land and constructed area falling in its share.
- B.6. The owner shall be entitled to get share as per Schedule "B" & "C" in form of Residential Space and parking space out of the total constructed area as per the structural and architectural specifications detailed in Schedule "B" & "C" of this agreement and hence in future the owner will have no claim whatsoever on the area falling in the share of the developer. Likewise the Developer shall be entitled to get constructed area as per Schedule "B" & "C" and hence in future shall have no claim on the area falling in the share of owner.
- B.7. It is further agreed and undertaken by the developer and the owner that both of them shall have full right, title, ownership, interest over their respective area referred to above allotted to them as their respective share out of the total constructed area including all common area. Both of them shall be fully entitled to enjoy their respective area either by themselves individually or collectively or shall be fully entitled to gift, mortgage, lease, rent, sell, transfer, convey, grant, otherwise alienate or transfer their respective interest in any manner deemed fit by them to any person, association of persons, firms, companies, body corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided individually or collectively. Both the parties shall be entitled to realize the sale proceed of their respective share in the constructed area or retain the same for their own use.
- B.8. As the project land is large the entire construction will be planned and should be completed in phases. The construction of each block is to be

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completed and the share of the owner in the proposed building/s is made ready and available by the developer to the owner within five years time with a grace period of 11 months from the date of sanction of the building plan by R.R.D.A. / R.M.C.

- B.9. That, however, if the construction of building is stopped or disturbed or stayed for any period on account of Force Majure causes, availability of essential items for construction, notice from RMC, Govt., demand and supply of goods and services, any land dispute, change policy by the government agencies and on account of any decision of any legal authority and not for any fault of developer, and the period for which the said disturbance remains in operation, such period will not be taken into account while calculating the aforesaid period of completion. Further the owner will grant time extension.
- B.10. The developer shall be free to do all acts, deeds and things, required for development, its completion and thereafter marketing relating thereto at the developers own cost and expenses. The developer shall be entitled to arrange individual loan from the financial institution for its prospective allottees/buyers and the developer can also take project finance for expediting the project. The owner will have to sign all the necessary legal and statutory documents for this purpose without incurring any liability and developer will be solely responsible for liquidation of such loan, if received by it.
- B.11. The developer shall be entitled to develop the aforesaid land by constructing thereon Multi storied building comprising of Residential/commercial utility spaces and car parking space and other tenements in accordance with sanctioned building plans and to allot developer's exclusive area constructed on the scheduled land, layout and location to such person or persons the developer in its discretion thinks fit and to receive and realize the prices in respect of the allotment and sale of such tenements, Residential Spaces and parking space and to appropriate the same and to transfer as and when the said land is developed, or part or parts thereof from time to time to one or even more co-operative society or bodies corporate of the purchaser of tenements for the purpose aforementioned.
- B.12. That the developer shall act as an independent developer in constructing the said building/s over the scheduled land and shall keep the owner indemnified from and against all third parties claims arising out of any act

Chandan Kumar

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or omission against the development in or relating to construction of the said building/s.

B.13. The land owner hereby authorize the developer to do at their cost, if required, all acts, deed, matter, things and in particular subject to other provisions of this agreement:

- (i) To have the plans of the proposed building/s to be constructed on the aforesaid land prepared / amended with rules and regulations of the concerned authorities and to do and sign all writings and undertaking as may be necessary in connection with the approved and sanction of such amendments.
- (ii) To appoint architects, surveyors, engineers and contractors and other person/s.
- (iii) To make applications to the concerned authorities for obtaining electrical connection and permits or quotas for cement, steel and other controlled building materials.
- (iv) To enter into agreements for sale of or otherwise allot Residential/Commercial Spaces and parking space in the aforesaid building/s to the purchaser in respect of the developers' area only as per terms and conditions mentioned above.
- (v) To transfer the developer's area or part or parts thereof time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchaser of Residential Space and parking spaces and tenements in the aforesaid building.
- (vi) To give on ownership basis or other basis the developer's area in the building/s to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.
- (vii) And generally to do all acts, deeds and things for developing the said property mentioned in this agreement.
- (viii) To execute and do all acts, things and deeds or assurances for the completion of the sale deeds of the developed Residential Spaces, allocated to the Developer, as given in the schedule below.
- (ix) To present for registering any document executed by him before the Registering authority and to admit execution thereof.

Chandan Kumar

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MOTI INFRAHEIGHTS PVT. LTD.

Raj Kumar

Director

- (x) To enter into any agreement as Seller, in the Developer's own capacity and on his own account, with intending purchaser/purchasers for sale of the Residential/commercial spaces in the Schedule allocated to the Developer and to sign the agreement and register the same on our behalf, in case required.
- (xi) To Sell the said Residential/commercial spaces in the Schedule allocated to the Developer, in the Developer's own capacity and on his own account, except the Owner's dwelling units, to any interested person and to do all formalities for the same as mentioned in the contract.
- B.14. Whenever required by the developer or the owner, both the parties shall join as the confirming parties in any agreement that the developer or owner may enter into with any person or persons who desires / desire to acquire Residential Spaces or portions in the building/s on ownership basis in their respective shares. All amount receivable under such agreement for sale of their respective portion shall be received respectively by them for their own use.
- B.15. The owner shall make or execute in favour of the developer or their nominee/s said as buyers including co-operative housing society or association or person or a body corporate, a proper conveyance, Power of Attorney which shall be registered in the name of the nominee/s of the developer or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and / or their nominees to the aforesaid developed land.
- B.16. The Land owner hereby declares:-
- (a) That the area of the schedule land described in Schedule A.
- (b) That the property is freehold and the owners have title to the same free from all encumbrances.
- (c) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from any encumbrance, debts, liens, charges and attachments and is in marketable condition and the owner have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, trust, assessment, gift, right, lien, leave, license, permission, possession, charge inheritance or any other encumbrances whatsoever.

(13)

MOTIFRAHEIGHTS PVT. LTD.

Rajankumar
Director

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- (d) That no notice or notification for acquisition or acquisitions under the statute for the time being enforced, has been received, served or issued affecting the said land or any part thereof and the owner are entitled to develop and / or cause to be developed the said entire land.
- (e) That there is no notice or order passed by the Ranchi Regional Development Authority / Ranchi Municipal Corporation or any other body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or effecting the said property or any part thereof.
- (f) That there are no attachments either before or after judgment and there are no claims, demands, decrees, injunctions, orders, notice, insolvency notice, petitions or adjudication orders made or issued by or at the instant of any part thereof.
- (g) That apart from the owner, none else is entitled to or has any share, rights, title or interest in the said property or any part thereof either as a partner or any partnership or possession in any joint family or otherwise and that the owner are not benamidar or trustee for any one in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.
- B.18. That owner hereby irrevocably undertake not to sell, dispose, and alienate the said property or any part thereof save and except enabling the developer to do such acts, things and deeds for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed and aforesaid proportions to the developer and the owner or person or persons nominated by the developer and the owner including the society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertake not to do any act, deed, matter or thing as shall be in contravention of the declaration made by them in the present clauses.
- B.19. The development of the said land shall be for and on account of the developer and neither the owner nor any other person or persons claiming through the owner shall have any right or interest in the development of the said land. If any person other than the owner claims his /her stake in the land or constructed area then the owner will be held fully responsible to settle such claims and if any area is to be given to him / her, it will be

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MOTI INFRAHEIGHTS PVT. LTD,

Rajankumar
Director

given out of the area of the owner. The developer shall develop the said land in its own name and at its own cost and shall alone be responsible for the development of the said land.

- B.20. All the outgoings in respect of the aforesaid land relating to construction shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the scheduled land relating to the period prior to such development of land, which shall be the liability of the owner alone.
- B.21. That as the owner shall receive the consideration for the scheduled land in shape of constructed area, agreed between the parties as aforesaid, the owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer's share.
- B.22. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
- B.23. That Pearl the Central Park is big project which consists of several blocks, no. of children parks, Swimming Pool and common facilities so on so forth which needs regular maintenance and surveillance so that residents of the society can enjoy their dwellings and amenities in hassles free manner and live safely there with pride and dignity.
- B.23(a) And for that developer M/S MOTI INFRAHEIGHTS PVT LTD has contemplated to form a corpus/ reserve fund with the contributory support of flat owners, as regular maintenance and surveillance can't work without the contributory support of the purchasers and land owners. Contribution of unsold flats owned by land owners shall be borne by their respective land owners.
- B.23(b) That purchasers and land owners (owners of unsold units) shall have to pay one time contribution for the development of the said corpus fund as decided by developer for each unit, whereas after a period of time when escalation in the price of raw materials/ services or to meet any type of urgent situation will take place the contributory amount may be enhanced as per need and allottees shall have to pay the enhanced contribution amount.
- B. 23(c) That purchasers of the flats and land owners (for unsold flats of their shares) shall have to pay one time contribution prior to the registration/ possession of the flat.
- B.24 Day to day maintenance and security of such a huge society is a difficult task and it needs continuous monitoring and surveillance and land owners

Chandan Kumar

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Neelesh Rao*

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar
Director

have no objection regarding aforesaid terms and conditions which is possible only by specialized service provider agencies hence it is decided unanimously in developer -owners meeting that maintenance part of the society will be hand over to a service provider agency/ agencies for smooth functioning on the part of maintenance and surveillance.

B.24(a) Developer has been authorized to select a suitable service provider agency/ agencies for that purpose. It is further decided that maintenance of the society will be given to service provider agency on yearly basis with proper due diligence and service provider agency will charge maintenance charge in advance on yearly basis from the flat owners and from the land owners (for unsold flats of their share) and in lieu that the agency / agencies shall be bound to provide hassle free services to the residents of the society

B.25. The developer will developed the infrastructure of the amenities as per development plan such that club house which consist of all the top class amenities and hand over it to the service provider agency/ agencies for smooth functioning. Membership charge of the club house will be decided by developer + monthly charge as per facility.

B.25(a) Pearl The Central Park is a huge project that can be developed in phased manner for that the developer has acquired more near by (adjacent) land by way of development agreement with due diligence by the bonafide land owners/ raiyats. It has been decided that first phase of the development plan will be implemented in 11.43 acres of the said land and rest will be developed in different phases. Land owners / raiyats are agreed on that point and they have given their prior consent for the future expansion of the project that mean there is no need take consent of the land owners every time for future expansion. Land owners / raiyats are agreed that they will not create any hindrance in the progress of ongoing and upcoming project.

B.26. Initially the developer was functioning under the banner of Moti Infrastructure, a duly formed partnership firm and lands from raiyats were acquired on the name of such partnership firm; later on it was decided by the partners of the firm to form a new company on the name and style of Moti Infraheights Pvt. Ltd which has been duly formed. It was also decided by the directors of the company to take over this project with its entire liabilities and assets. Now henceforth Moti Infrastructures is free from all liabilities.

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar

Director

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- B.27 It is agreed that in all transfers of flat area the purchaser shall bear the cost of stamp duty, court fee and other registration charges.
- B.28 Any extra work, deviations and alterations if desired by the land owner from standard specification as scheduled in SCHEDULE "B" & "C" of this indenture, will have to be paid by the owner for their share only on actual basis. All charges / deposits paid by the prospective buyers of developers area to the developer such as charges for electricity connection, generator connection, intercom connection, legal expenses, transformer cost, Lift and/or any other charges.
- B.29. That the land owners will pay the GST & other taxes for their allotted share of Flats/land whichever is fixed by the Government Authority or Society/maintenance authority, before taking possession of flats from developer. That the said term & condition also applied for the prospective purchasers of land owner's share.
- B.30 That the land owners give full consent to the developer for amendment/rectification/alteration/expansion/revision in map of the proposed multistoried building, as well as development of other's land for the said project and to obtain necessary permission from the RMC Ranchi or other authorities as may be necessary and decided by developer. That the land owners give their full consent, N.O.C. for the same in this present development agreement, also the prospective purchasers of land owner's share never raise any objection regarding the same.
- B.31 In case of any difference arising out relating to the land or construction thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be settled by a reference to arbitration of arbitrators to be appointed and nominated by the developer the decision of the arbitrator shall be final and binding on both the parties.
- B.32. The owner agree to sign and execute at the costs of the developer in favour of the Developer the Registered Power of Attorney and / or Letters of Authorisation embodying such powers and authorities as may be required for carrying out the said construction works.
- B.33. The Developer shall, be at liberty to make variation of and form the sanctioned building plans specifications, sections, elevations etc.

Chandan Kumar

Neelam K

- B.34. Since the project is being developed by combining land of many land owners, and if the project is effected or delayed by any dispute of any land owners, the builder will not be liable.
- B.35. The developer can develop part or whole of the land given for development as the developer and architect deem fit.
- B.36. The developer can provide access, utility services and other amenities to any other land owners, person, entity, project etc as he deems fit inside or outside this project.
- B.37. The owner agree to make and execute in favour of the developer or its nominees and assigns including associations of persons or body corporate at the cost of the developers such conveyance or conveyances or such other deeds in writing as may be deemed necessary for assuring or perfecting the title of the developer and / or its nominees and assigns in transferring or conveying undivided proportionate share and rights in the land. As the developer deem fit, the developer shall be entitled to take all steps as may be necessary for execution and registration of all such document/s, transfer/s and conveyance/s and for the said purpose, the owner do hereby nominate, constitute and appoint two nominees of the developer who may be nominated from time to time by the developer for the said purpose, as its true and lawful attorneys to act jointly and severally who shall be entitled at the cost of the developer to apply for and obtain income tax clearance certificate on behalf of and in name of the owner and also to execute the said documents and transfer/s and / or conveyance/s for and on behalf of and in the name of the owner and also to present and admit execution of the said documents, transfer/s, and / or conveyance/s before the registering authority and do all acts, deeds and things as may be necessary for granting such documents of title to the developer or its nominee/s as the developer deem fit.
- B.38. That it is hereby expressly agreed by and between the parties here to 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 land property even after the completion of the project.
- B.39. That Landowner and Developers will contribute equally for Group Housing, Affordable Housing, EWS/LIG scheme.
- B.40. That any amount received or will be receive by the landowner from the Developer (Moti Infrastructures or Moti Infraheights Pvt. Ltd.) against the

moti
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Chandan Kumar

schedule land will be adjusted/ deducted @ 2000/- per sq.ft. out of landowner share.

- B.41. All dispute to be resolved by mutual consent, failing which Courts of Ranchi shall have jurisdiction over all matters or disputes.
- C.1 That this Development Agreement is executed as per provision u/s 5(1) of Jharkhand Apartment (Flat) Act between landowner and Developer and both the parties will abide by all the rules and regulation of the Act.
- C.2 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 Schedule of this Development and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

ANNEXURE-1 SCHEDULE OF SPECIFICATIONS

FOUNDATION	:	RCC footing and column with anti termite both the foundation and plinth.
STRUCTURE	:	RCC Frame structure with brick works in cement mortar as per design and specification of structural consultants.
DOOR	:	Steel/Wooden Frame, Flush Door/Panel synthetic paint.
WINDOWS	:	Fully glazed Aluminum windows.
FLOORING	:	Marble/Tiles/Moizak
BATHROOM	:	Toilet Floor Ceramic Tiles upto 7' height.
ELECTRICAL	:	Underground Standard wiring.
WALL	:	Bricks with cement, inner walls shall be finished with plaster of Paris and external wall finished with weather coat with colour paint.
WATER SUPPLY	:	Over head water tank of adequate capacity with inside of walls & floors of tank with deep Boring.
COMMON SPACE	:	Tiles and Marble.

NOTE:- All materials to conform to I.S. Code & workmanship to be of superior quality.

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MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar
Director

Chandraraj Kumar
Neelika K

SCHEDULE "A" LAND REFERRED TO ABOVE

All that piece and parcel of land measuring **63.93 decimals** situated at **Village-Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi within Ward no. 36 of R.M.C, Ranchi** under the jurisdiction of District Sub Registrar, Sadar, Registry office, Ranchi and bounded as follows and hereinafter referred to as the "Said Land" under:-

KHATA NO.- 84, 79, 113						
Sl. No.	Name of the land owner	Khata No.	Plot No.	Area (in dec)	Holding no.	Mutation no. Vol., Page
1.	Chandan Kumar	84	890	01.22	0380001016400Z0	1457R27/2016-17 V- 30, P- 13
		84	890	06.00	0380009937000A6	999R27/2019-20 V- 35, P- 76
		79	893	11.125	0380001015400Z0	925R27/2020-21 V-38, P-55
		79	889	06.00		
		79	1048	05.25		
		79	970	10.00		
2.	Nayendra Kumar Sahu	113	898	12.17	0380001018900Z0	199R27/2022-23 V-42, P- 73
3.	Neelu Ram	113	898	12.17	0380001031000Z0	198R27/2022-23 V-42, P- 71
			Total	63.93 dec		

Chandan Kumar
Neelu Ram

Boundary of the land :-

- North :- Argora Pundag Road
South :- Plot no. 967, 968, 971 & 973
East :- Plot no. 2600, 2602, 2603 & 2607
West :- Plot no. 912, 913, 956 & 953.

(20)

MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar
Director

SCHEDULE-B (Land owners allocation)

That the land owners shall be allotted 40% (Forty Percent) (as per Schedule-A land and F.A.R. achieved against it, excluding EWS/LIG F.A.R.) of the super built-up area passed against the Schedule-A land and undivided proportionate share with proportionate parking space in the residential building "Pearl The Central Park". For the use and possession over the same with an exclusive right to transfer convey sell, grant lease or otherwise alienate his interest to any person or persons, association of persons, firm, body Corporate etc.

SCHEDULE-C (Developers allocation)

That the developers shall be allotted remaining total super built-up area in building to be constructed over the Schedule-A property together with the proportionate undivided share in land and parking space in the residential/commercial building "Pearl The Central Park" after allotment of the owner's allocation as provided in Schedule -B. The allocation of the land owners' share shall be finalized mutually and differential will be compensated to other at the prevailing market price or as decided by the Developer on per sq. ft. basis. The EWS/LIG Flats will be allotted to developer.

CERTIFICATE

THIS IS TO CERTIFY that the land which is the subject matter of these presents and mentioned in the schedule is not the Government land. The same was neither acquired by the Government for Civil or military purposes nor it is Bhoodan land. The land is outside forest area limit and it does not belong to C.C.L or any other Public Sector Undertaking. It is neither the land of any Temple, Mosque, Church, Math.

It is further certified that the land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque. It is not the Khas Mahal nor Khuntkathi land.

This is to further certify the Landowner do not belong to the Community List of S.T., S.C. and B.C. which comes under the purview of C.N.T. Act 1908.

MOTI INFRAHEIGHTS PVT. LTD.

(21)

Ranjankumar
Director

Chandan Kumar

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Neeley Kor*

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective and seals on the date and at the place first above written in presence of the witnesses attesting hereunder:-

WITNESSES:

1. Pratikh Sawabhi.
S/o - Durga Prasad
Rondoy, Ranchi-4

Signed & Delivered by

Chandan Kumar
28/10/23

Manjiv
28/10/23

Neelam K
28/10/23

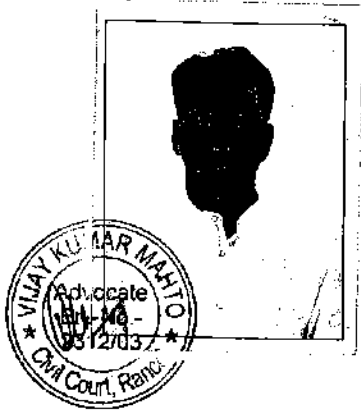
2. नेहमिषा होरी
पिता - स्व. कमल होरी
ग्राम - लखौरी
पो 4 आना - ईश्वरी रोड

MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar

Director

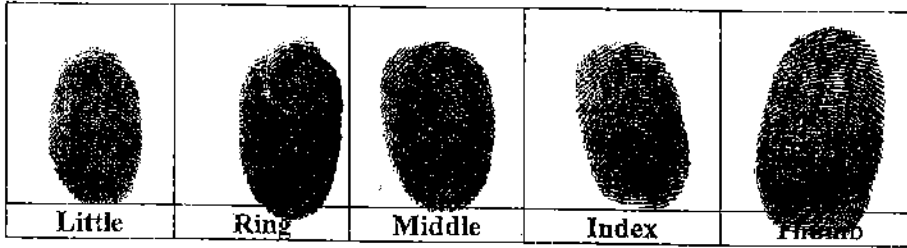
Signed, Sealed & Delivery by for M/S MOTI INFRAHEIGHTS PVT. LTD.



MOTI INFRAHEIGHTS PVT. LTD.

Ranjan Kumar
28/10/2023
Director

(RANJAN KUMAR) Director



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.

Typed by:-
28/10/2023

Drafted by:-
28/10/2023



Ranjan Kumar

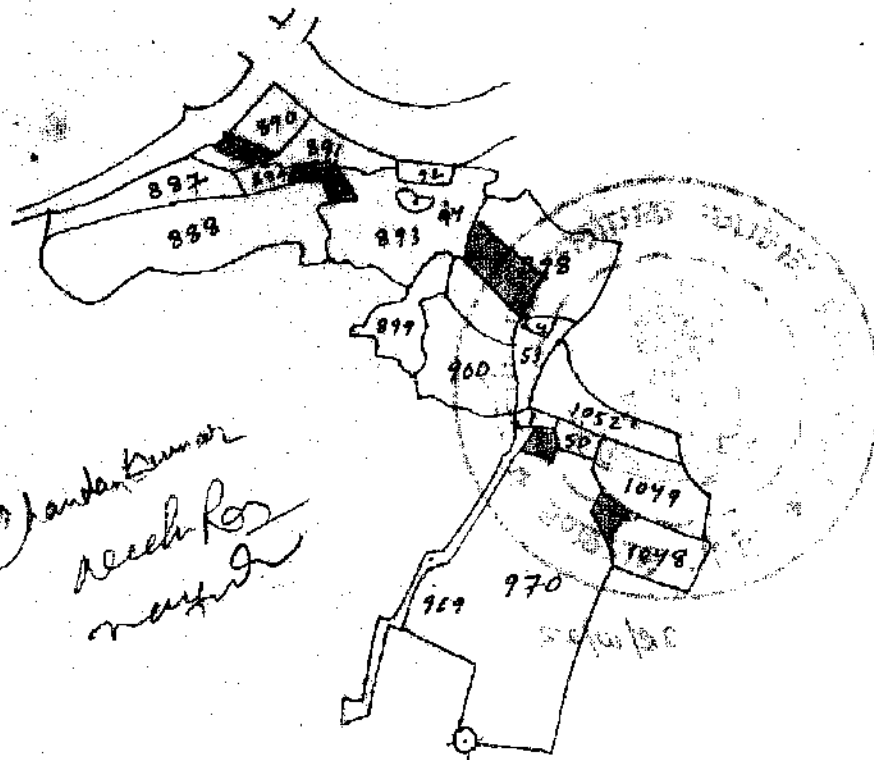
28/10/2023

VILLAGE - ARGORA

THANA NO - 207

P.S. ARGORA, DIST. RANCHI

PLOT NO	AREA	
	A	Dec
890	0	7.22
889	0	6.00
893	0	11.125
970	0	10.00
1048	0	5.25
898	0	24.34
TOTAL →		0 - 63.93



Chandan Kumar
Deekha Kumar
Manoj Kumar

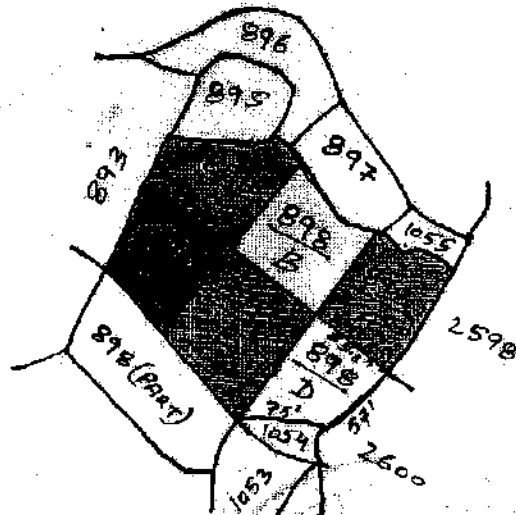
MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar
Director

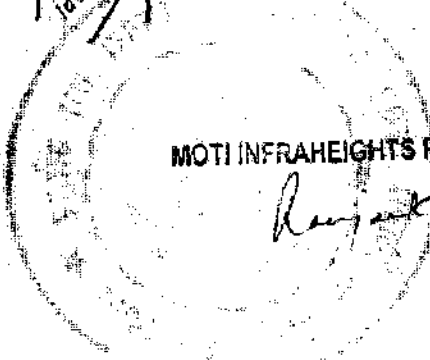


VILLAGE - ARGORA, THANA No- 207
 THANA - ARGORA, DIST- RANCHI
 KHATA No. - 113, PLOT NO - 898

SL No	NAME	SUB PLOT No	AREA		COLOUR
			A	D	
1	CHETAN KUMAR	898/A	0	12.17	
2	CHANDRA SEKHAR KUMAR	898/B	0	12.17	
3	KALESHWAR RAM	898/C	0	12.17	
4	TRIVENI RAM	898/D	0	12.17	
5	NAYENDRA KUMAR SAHU	898/E	0	12.17	
6	NEELU RAM	898/F	0	12.17	



Nayendra
 (N.K. Sahu)
Neelu R



MOTI INFRAHEIGHTS PVT. LTD.
Nayendra Kumar
 Director

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Schedule VI MR Form No. 1
Chotanagpur Settlement

Santhous KHAMRAN
Name of Village
गाँव का नाम

Form (Lower half)



Number of Khewal
खेवा खेवा

Number of Landholder
खेवा खेवा
Name of Landholder
खेवा खेवा

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
82	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>	<p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p> <p>खेवा खेवा</p>



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Office of the District
and Public Works Officer
Chotanagpur Settlement

11/5/20
7553



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

बचपना देखें



जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता							
महाराजा प्रताप उदयनाथ साहीदेव				जीतराम महतो, वल्द - दुखिया महतो, , जाति- तेली, निवासी- शाकीन देह							
जिला का नाम	राँची	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम	अरगोडा	खाता का प्रकार	रैयती		
खेवट नम्बर 1	खाता नम्बर 84		थाना का नाम	राँची	थाना नम्बर	207					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
							रौ (10)	आ (11)	पै (12)		(13)
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	0	8	0	कायमी	
84	820	सहन दोन जदु महतो वोगैरह	दोन तीन 3	0 (एकड़) 32 (डिसमील) 0			0	8	0	कायमी	
खाता मे कुल प्लोट संख्या		1	खाता का कुल मिजान	0 (एकड़) 0 (डिसमील) 0	खाता का कुल		0 8 0				

यह एक कंप्यूटर जनित प्रति है

10/28/2023

7:41:20

AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

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राजस्व एवं भूमि सुधार विभाग



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

अनुसूची 2



जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता										
महाराजा प्रताप उदयनाथ साहीदेव		नैपाल अहीर, पेशरान - वीसना अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- शाकीन देह व फेमेवा अहीर, पेशरान - वीसना अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- शाकीन देह व वली अहीर, पेशरान - वीसना अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- शाकीन देह										
जिला का नाम राँची		अंचल का नाम अरगोडा		हलका का नाम हल्का-03			मौजा का नाम अरगोड़ा		खाता का रैयती प्रकार			
खेवट नम्बर		खाता नम्बर 113		थाना का नाम राँची			थाना नम्बर 207					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/ सेस	लगान			खास शर्त		
(1)	(2)	(3)	कियायी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पे (12)	(13)		
113	898	दोन जदु महतो वगैरह दोन नीज	दोन दो 18	1 (एकड़) 7 (डिसमील) 0	वकवजे सुखलाल तेली वल्द गुजरु तेली कोम तेली शाकीन गुरजीरा थाना खुटी वजरीये दसता वेज रजीस्ट्री मोवहींग 531-0-0 पांच सौ एकतीस रुपया तारीख 18-1-1927 इशवी सम्मत 1984 मे 182 साल एक रुपया वात गुजारने मेघार जरापेगी वेआइनी काबील है		22	15	3	कायमी		
892		दोन जदु महतो दोन नीज	दोन एक 3	0 (एकड़) 33 (डिसमील) 0			22	15	3			
900		दोन नीज दोन नीज	दोन दो 3	0 (एकड़) 54 (डिसमील) 0			22	15	3			
901		दोन नीज दोन नीज	दोन दो 8	0 (एकड़) 66 (डिसमील) 0			22	15	3			
966		दोन नीज दोन नन्दरु महतो	टाड़ दो 41	1 (एकड़) 41 (डिसमील) 0			22	15	3			

ऑनलाइन जाँच



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 28, 2023

पंजी II प्रति

भाग वर्तमान	38	पृष्ठ संख्या	55											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	79	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रेयती					
चन्दन कुमार, पिता-स्व मोती राम साहू, जाति- तैली														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
79	970	0 ऐ 10 डि 0 हे			नामान्तरण मुकदमा संख्या 925/2020 - 2021						100	0		
79	970	0 ऐ 6.375 डि 0 हे												
79	1048	0 ऐ 5.25 डि 0 हे												
79	889	0 ऐ 6 डि 0 हे												
79	893	0 ऐ 11.125 डि 0 हे												
80	2595	0 ऐ 11.875 डि 0 हे												
	कुल परिमाण	0 ऐ 50.625 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत 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	
11-30-2020	0810698394	2020-2021	2020-2021	0	100	0	25	0	50	0	50	0	20	
05-29-2022	0379707145	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20	

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 प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे



8

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 28, 2023

पंजी II प्रति

भाग वर्तमान	30	पृष्ठ संख्या	13						
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND
नौजा का नाम	अरगोड़ा	होल्डिंग संख्या	84	तोपी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती

CHANDAN KUMAR, पिता-LATE MOTIRAM SAHU,
जन्म- एवं AMIT KUMAR, पिता-NARAYAN
SAHU, जाति- _____

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस
84	890	0 ऐ 2.43 डि 0 हे	नामान्तरण मुकदमा संख्या 1457/2016 - 2017										24	0
	कुल परिमाण	0 ऐ 2.43 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	सात 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	
06-11-2017	1497170334	2016-2017	2017-2018	24	24	6	6	12	12	12	12	4.8	4.8	
08-25-2022	0354226012	2018-2019	2022-2023	96	24	24	6	48	12	48	12	19.2	4.8	
2023-08-27 15:05:02	0811379167	2023-2024	2024	0	24	0	6	0	12	0	12	0	4.8	

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 अंवलधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 28, 2023

पंजी II प्रति

भाग वर्तमान	35	पृष्ठ संख्या	76										
जिला का नाम	राँची	अनुसूचित नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	84	तौजी संख्या		पाना नम्बर	207	खाला का प्रकार	रेयती				
चन्दन कुमार, पिता-स्व. मोतीराम साहू, जाति- तेली													
खाला नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस			
84	890	0 ऐ 6 डि 0 हे		नामान्तरण मुकदमा संख्या 999/2019 - 2020					40	0			
	कुल परिमाण	0 ऐ 6 डि 0 हे											
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
11-02-2019	0862177903	2019-2020	2019-2020	0	40	0	10	0	20	0	20	0	8
08-28-2022	0991999330	2020-2021	2022-2023	80	40	20	10	40	20	40	20	16	8

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 करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

October 28, 2023

भाग वर्तमान	42	पृष्ठ संख्या	73										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोडा	होलिंग संख्या	113	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती				
NAYENDRA KUMAR SAHU, पिता-LATE RAMDEO SAHU, जाति- तेली													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
113	898	0 ऐ 12.17 डि 0 हे			नामान्तरण भूकदमा संख्या 199/2022 - 2023					120	0		
कुल परिमाण		0 ऐ 12.17 डि 0 हे											
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
08-24-2022	0972920303	2022-2023	2022-2023	0	120	0	30	0	60	0	60	0	24

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 अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

8

ऑनलाइन जॉब



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 28, 2023

पंजी II प्रति

भाग वर्तमान	42	पृष्ठ संख्या	71												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोड़ा	हत्का का नाम	हत्का-03	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	113	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रैयती						
NEELU RAM, पिता-LATE RAMDEO RAM, जाति- तेली															
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					सगान	सेस				
113	898	0 ऐ 12.17 डि 0 हे			नामान्तरण मुकदमा संख्या 198/2022 - 2023					120	0				
		कुल परिमाण			0 ऐ 12.17 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात		
08-24-2022	0229442539	2022-2023	2022-2023	0	120	0	30	0	60	0	60	0	24		

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

Mutation Cases Not Found !!

List Of Case Status Details

अवस्था देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह पृष्ठ केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंशदाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करें

अरगोडा | अरगोडा | 207 | NEELU RAM

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
113	898	0 एकड़ 12.17 डिसमील 0 हेक्टर

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 (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	120.00					120.00
गुजारी (भावली)	30.00					30.00
सेस	60.00					60.00
सूद	60.00					60.00
मुतफरकात	60.00					60.00
मीजान	24.00					24.00
	294.00					294.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फगजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					120.00	
गुजारी (भावली)					30.00	
सेस					60.00	
सूद					60.00	
मुतफरकात					60.00	
मीजान अदायकारी					24.00	
					294.00	

(१) मीजान कुल (लफ्जों में) : Two Hundred Ninety Four Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 24-08-2022

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।

Print

अरगोडा | अरगोड़ा | 207 | NAYENDRA KUMAR SAHU

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
113	898	0 एकड़ 12.17 डिसमील 0 हेक्टर

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 (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	120.00					120.00
गुजारी (भावली)	30.00					30.00
सेस	60.00					60.00
सूद	60.00					60.00
मुतफरकात	60.00					60.00
मीजान	24.00					24.00
	294.00					294.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					120.00	
गुजारी (भावली)					30.00	
सेस					60.00	
सूद					60.00	
मुतफरकात					60.00	
मीजान अदायकारी					24.00	
					294.00	

(१) मीजान कुल (लफजों में) : Two Hundred Ninety Four Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 24-08-2022

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।

Print

अरगोडा अरगोडा 207 चन्दन कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
84	890	0 एकड़ 6 डिसमील 0 हेक्टर

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 (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	40.00			40.00	40.00	40.00
गुजारी (भावली)	10.00			10.00	10.00	10.00
सेस			20.00	20.00	20.00
सूद	20.00			20.00	20.00	20.00
मुतफरकात	20.00			20.00	20.00	20.00
मीजान	8.00			8.00	8.00	8.00
	98.00			98.00	98.00	98.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)			40.00	40.00	40.00	
गुजारी (भावली)			10.00	10.00	10.00	
सेस			20.00	20.00	20.00	
सूद			20.00	20.00	20.00	
मुतफरकात			8.00	8.00	8.00	
मीजान अदायकारी			98.00	98.00	98.00	

(१) मीजान कुल (लफजों में) : Two Hundred Ninety Four Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 28-08-2022

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 ।

अरगोडा अरगोडा 207 CHANDAN KUMAR,AMIT KUMAR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
84	890	0 एकड़ 2.43 डिसमील 0 हेक्टर

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 (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	24.00					24.00
संस (भावली)	6.00					6.00
सूद	12.00					12.00
मूतफरकात	12.00					12.00
मीजान	4.80					4.80
	58.80					58.80

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मोतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)	24.00					24.00	
संस (भावली)	6.00					6.00	
सूद	12.00					12.00	
मूतफरकात	12.00					12.00	
मीजान अदायकारी	4.80					4.80	
	58.80					58.80	

(१) मौजान कुल (तफर्जों में) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 27-09-2023

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।

Print



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT15113897920220954 Date : 2022-09-15
Ward No : 38
Department / Section : Revenue Section New Ward No : 36
Account Description : Holding Tax & Others Application No SAF/01/038/08191
New Holding No : 0380001031000Z0

Received From Mr / Mrs / Miss : Neelu ram S/O Late ramdeo ram
Address : Argora pundag road ranchi
A Sum of Rs. : 172.00
(in words) :

One Hundred And Seventy Two Rupees Only

towards : Holding Tax & Others Vide : CASH

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	170.40
				1% Monthly Penalty	1.28
				Total Amount	172.00
				Round Off Amount	0.68
				Total Paid Amount	172.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT15113897720220951 Date : 2022-09-15
Ward No : 38
Department / Section : Revenue Section New Ward No : 36
Account Description : Holding Tax & Others Application No SAF/01/038/08190
New Holding No : 038000101890020

Received From Mr / Mrs / Miss : **Nayendra kumar sahu S/O Late ramdeo sahu**

Address : **Argora pundag road ranchi**

A Sum of Rs. : **163.00**

(in words) :

One Hundred And Sixty Three Rupees Only

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

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	170.40
				1% Monthly Penalty	1.28
				Special Rebate	8.52
				Total Amount	163.00
				Round Off Amount	-0.16
				Total Paid Amount	163.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT13113819320220958 Date : 2022-09-13
Ward No : 38
Department / Section : Revenue Section New Ward No : 36
Account Description : Holding Tax & Others Application No SAF/01/038/08165
New Holding No : 038000101540020

Received From Mr / Mrs / Miss : Chandan Kumar S/O Late moti ram sahu

Address : Argora pundag road ranchi

A Sum of Rs. : 3576.00

(in words) :

Three Thousand Five Hundred And Seventy Six Rupees Only

towards : Holding Tax & Others Vide Cheque No :

084525

Dated : 2022-09-13 Drawn on :

SBI

ASHOK NAGAR

Place Of The Bank.

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	3	2020-2021	4	2022-2023	1468.12
Late Assessment Fine(Rule 14.1)					2000.00
1% Monthly Penalty					107.83
Total Amount					3576.00
Round Off Amount					0.95
Total Paid Amount					3576.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT14105154320220510 Date : 2022-05-14
Ward No : 38
Department / Section : Revenue Section New Ward No : 36
Account Description : Holding Tax & Others Application No SAF/01/038/07884
New Holding No : 0380009937000A6

Received From Mr / Mrs / Miss : CHANDAN KUMAR S/O LATE MOTI RAM SAHU
Address : KHATA NO 84 PLOT NO 890 ARGORA RANCHI
A Sum of Rs. : 167.00

(in words) :

One Hundred And Sixty Seven Rupees Only

towards : Holding Tax & Others Vide : CASH

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	175.32
Rebate From Jsk/Online Payment					8.77
Total Amount					167.00
Round Off Amount					0.55
Total Paid Amount					167.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT03113485120220942 Date : 2022-09-03
Ward No : 38
Department / Section : Revenue Section New Ward No : 36
Account Description : Holding Tax & Others Application No SAF/01/038/08086
New Holding No : 0380001016400Z0

Received From Mr / Mrs / Miss : Chandan kumar S/O Late moti ram sahu, Amit kumar
S/O Narayan sahu

Address : Argora pundag road ranchi

A Sum of Rs. : 3663.00

(in words) :

Three Thousand Six Hundred And Sixty Three Rupees Only

towards : Holding Tax & Others Vide : CASH

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	4	2016-2017	4	2022-2023	1328.65
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	341.76
				Rebate From Jsk/Online Payment	7.38
				Total Amount	3663.00
				Round Off Amount	-0.03
				Total Paid Amount	3663.00



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



Ranchi Municipal Corporation

FORM FOR SANCTION OF GROUP DEVELOPMENT SCHEME

APPENDIX - 'E' /Bye Laws Clause No. 7.1

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

C.KUMAR A.KUMAR R.KUMAR N.KUMAR A KUMAR
A.K.RAM A DEVI D KUMAR G DEVI K.KUMAR M.DEVI
R.R.SAHU S.K.RAM S.RAM B.SAHU P.SAHU S.DEVI A.K
SAHU A.K.SAHU P.K.SAHU B.SAHU S.PRASAD M.KUMAR
N.K.RAM P.PRASAD P.KUMAR S.KUMAR R K SAHU
S.K.SAHU A.K.SAHU R.K.SAHU.B.K SAHU R.SAHU S.SAHU
V.K.SAHU M.K.SAHU V.K.RAM V.K.RAM A.K.RAM J.P
SINGH L.SAHU R.KUMAR R.KUMAR A.DEVI A.KUMARI
A.KUMARI B.DEVI C.KUMAR J.DEVI AND OTHERS THR.MS
MOTI INFRAHEIGHTS PVT LTD THR.DIR CHANDAN KUMAR
1862/A NEAR JAYSHREE GREEN CITY ARGORA (PUNDAG
ROAD) P.O.+P.S.-ARGORA RANCHI JHARKHAAND, 834002

Re:sanction of your building plan case no. **RMC/GH/0806/W36/2022** dated **28/9/2022** for grant of license on
Dated **23/9/2023** for the Group Development Scheme in Khata No.: **84,79,80,83,34,88,113,18,206,124,188,41**
on RS Plot no.:
890,970,893,889,1048,891,894,895,888,904,905,907,908,906,899,900,901,966,898,1053,1054,1047,958,902,9
03,965,962,910,909,957,897,1055 Situated in Colony/Street: **PUNDAG ROAD** Mohalla/Bazar/Road: **ARGORA**
PUNDAG ROAD.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner
Ranchi Municipal Corporation, under clause no.427(3) of Jharkhand Municipal Act 2011 with following
conditions :

1. You have to pay the balance fee of **RS.6446072/-**.
2. You have to furnish & Deposit a Gift Deed of **566.63** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.6037855/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

Argora

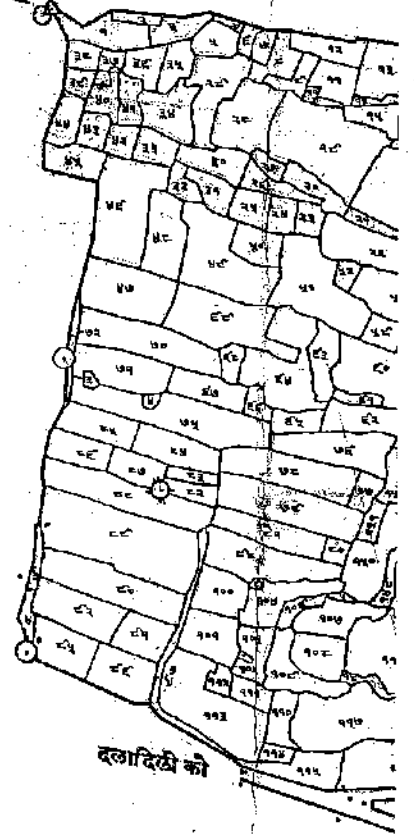
नाममौजा अरगोड़ा सी.डन.नम्बर १

नाम खाना राँची

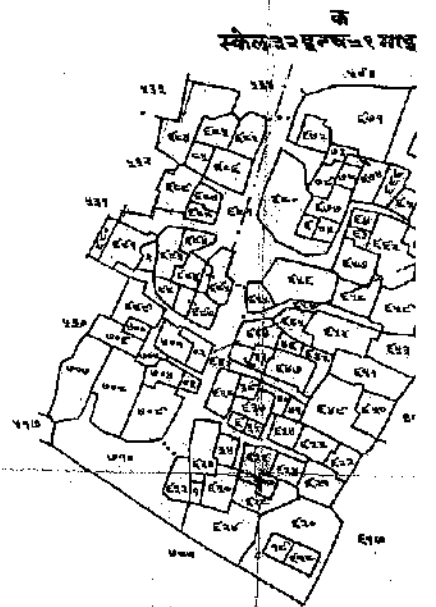
खाना नम्बर २०७

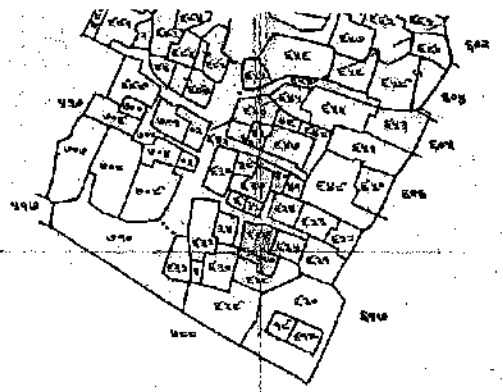
ज़िला राँची

खेत एक माहल बरामर १६ इंच
सन् १९३२ - ३३ इस्वी



Index to sheets.

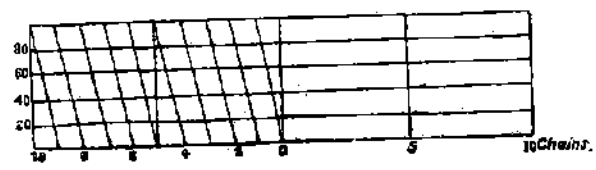


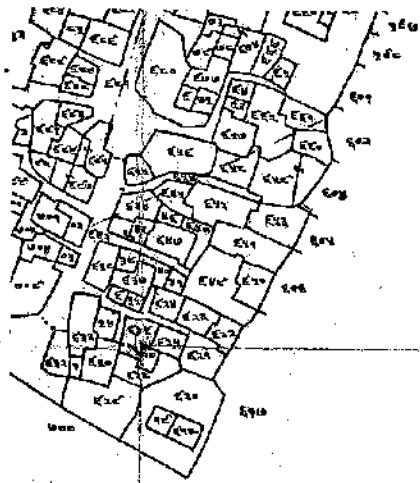


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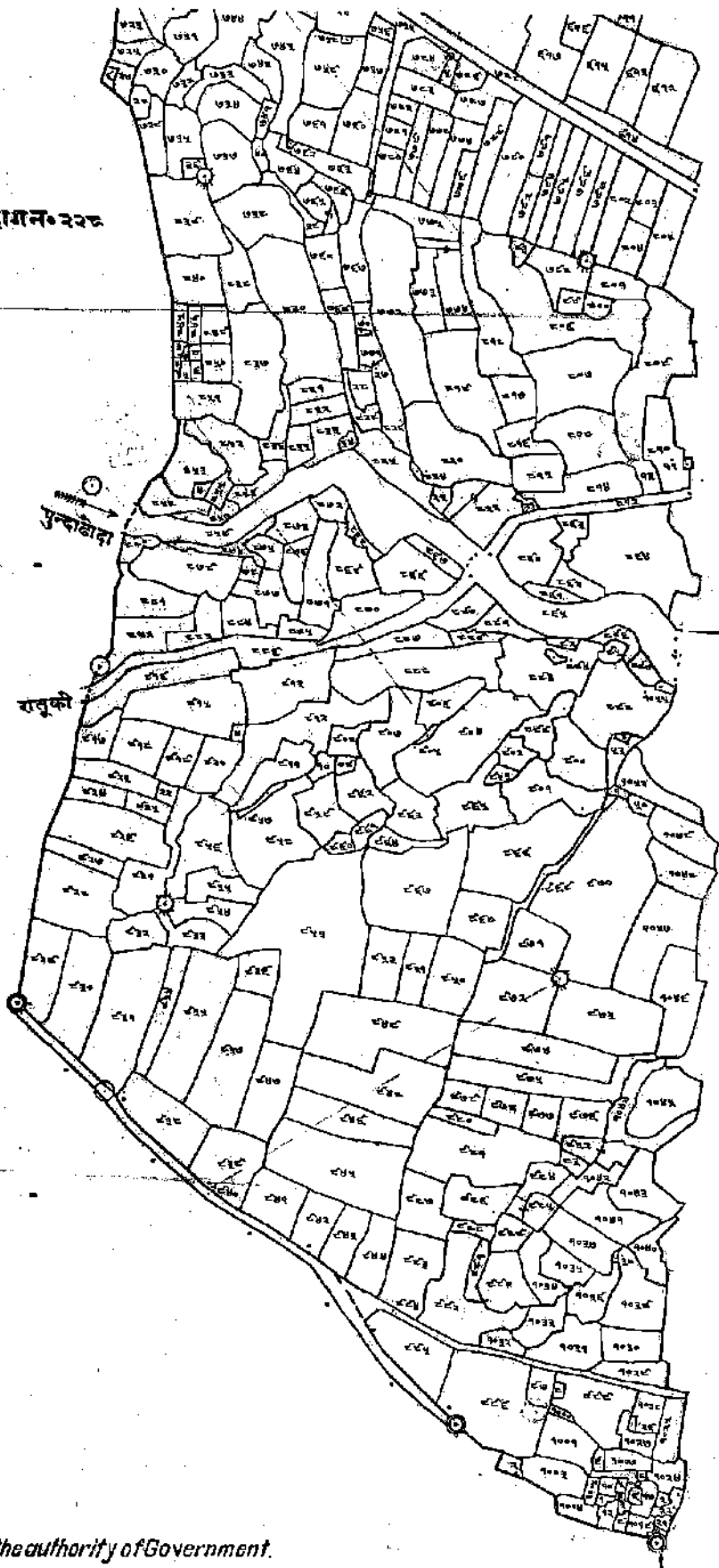
Made on

Scale 1/64 inches = 1 Mile.





पुन्दागिन २२८



Made and published under the authority of Government.

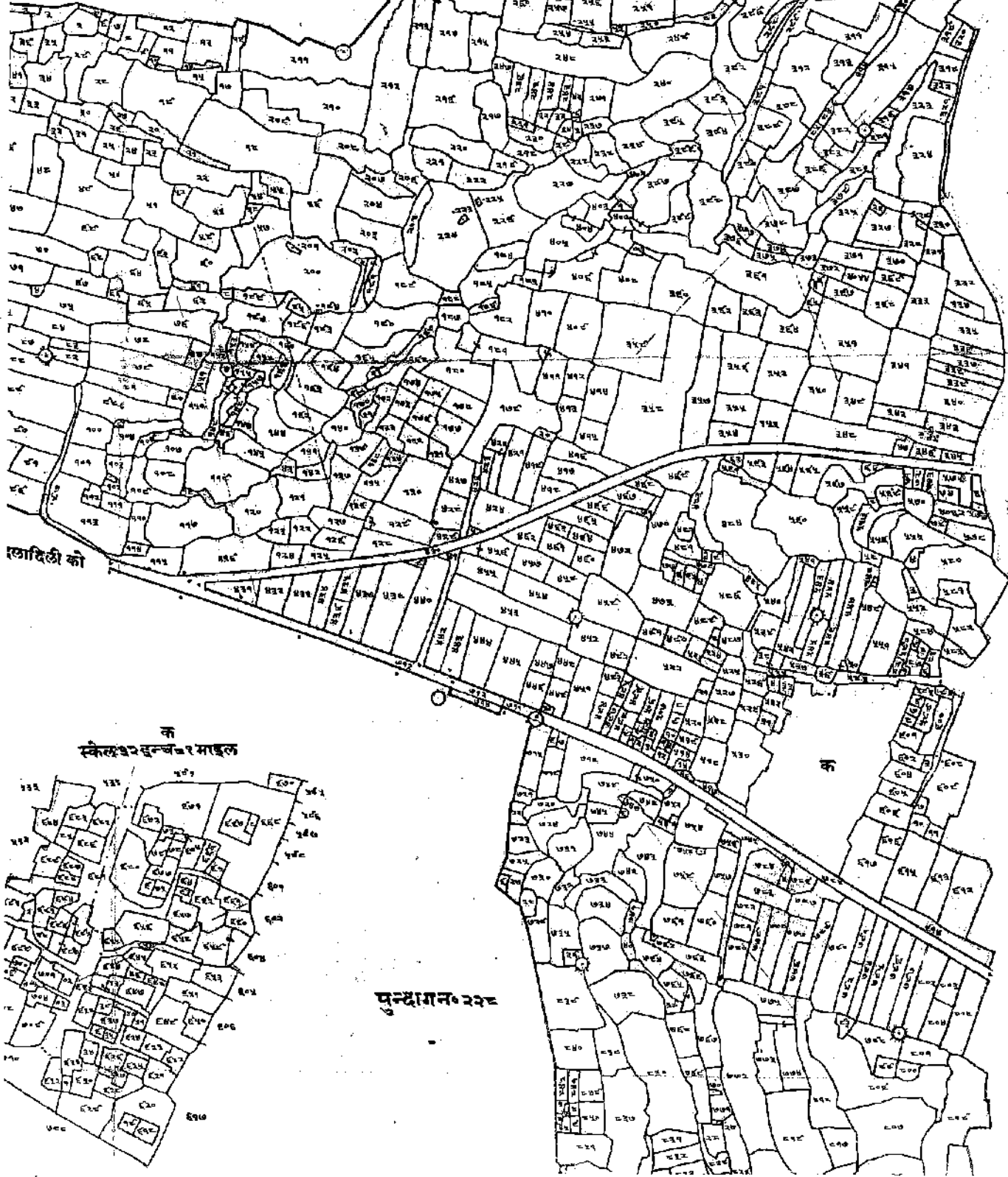
[Handwritten Signature]

Superintendent of Survey.

हावन नदी

हेतल न०२०३

वजरा न०१५०



मिराज श्री दामाश्वर

क
स्केल १:२०००

मुन्दागान न०२२८

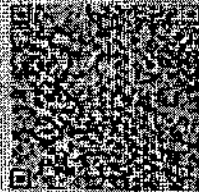


भारत सरकार

Government of India

आधार - आम आदमी का अधिकार

आधार कार्ड
आधार नंबर
आधार कार्ड
आधार नंबर
आधार कार्ड
आधार नंबर
आधार कार्ड
आधार नंबर



आपका आधार क्रमांक / Your Aadhaar No.

9287 4923 4340

आधार - आम आदमी का अधिकार

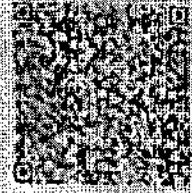


भारत सरकार

GOVERNMENT OF INDIA



आधार नंबर
आधार नंबर
आधार नंबर
आधार नंबर



9287 4923 4340

आधार - आम आदमी का अधिकार

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

AAVPR7005F



नाम / NAME

NEELU RAM

पिता का नाम / FATHER'S NAME

RAMDEO RAM

जन्म तिथि / DATE OF BIRTH

15-01-1968

प्रदाता का हस्ताक्षर / SIGNATURE

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI



~~सर्वोच्च न्यायालय~~



नयेन्द्र कुमार साहु
Nayendra Kumar Sahu
जन्म तिथि / DOB: 15/06/1961
पुंल / MALE



9401 4449 3890

मेरा आधार, मेरी पहचान



~~सर्वोच्च न्यायालय~~ पहचान प्राधिकरण
भारत INDIA

Generation Date: 15/12/2017

पता:
S/O स्व. रामदेव साहु, सी - ८८, सेल
सैटेलाइट कॉलोनी, धुर्वा, रांची,
झारखण्ड - 834004
Address:
S/O Late Ramdeo Sahu, C - 88, Sail Satellite
Colony, Dhurwa, Ranchi, Jharkhand - 834004



1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1047,
Bengaluru-560 047

Signature

भारतीय रिजर्व

भारत सरकार

भारतीय रिजर्व

भारत सरकार

भारतीय रिजर्व

भारतीय रिजर्व

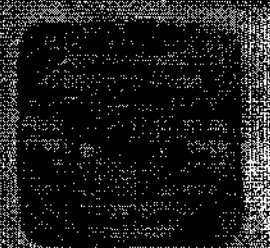
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भारतीय रिजर्व



भारत सरकार

Unique Identification Authority of India

सामंजन क्रम / Enrollment No 1093/51039/02548

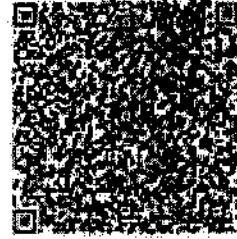
14/10/2011

To,
रंजन कुमार
Ranjan Kumar
S/O Late Moli Ram Sahu
House No - 1852/A
Near Jay Shree Green City Argora, Pundag Road
ARGORA
Ranchi
Jharkhand 834002
9199058104

Ref: 94 / 17C / 185639 / 187530 / P



UE196015157IN



आपका आधार क्रमांक / Your Aadhaar No. :

3922 0868 7820

आधार – आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



रंजन कुमार
Ranjan Kumar
जनम वर्ष / Year of Birth : 1986
पुरुष / Male



3922 0868 7820

आधार – आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA



RANJAN KUMAR

NOTI RAM SAHU

12/12/1986

Formant's Account Number

BDORISIM7G

[Signature]
Stamping



निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

28/10/23
जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

0/2017



Pre Registration Docket

Date :- 28-10-2023 01:06 pm

Office Name :- SRO - Ranchi
Token No:- 202300141469

Appointment :- 28-Oct-2023 Time:- 12:0

Article	Development Agreement
Pre Registration Date	26-Oct-2023
No. Of Pages	61
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 71,841.

Property Id: 1092137

Valuation No. : 1483664 / 2023 :- 2023-2024 Date : 28-October-2023 12:58:PM

State: Jharkhand	District: Ranchi	Tahsil: Argora
Land type: Urban	Corporation: Ranchi Municipal Corporation/Argora	Village/City: Argora
Argora Ward No: 36	Village Code: 207	Main Road
Khata Number: 34		
Plot Number: 890		
Volume Number: 35		
Page Number: 76		
Holdin Number: 038000996 / 001/16		

Property Rates

Commercial Land (Y)

₹ 1158065/- Decimal

Valuation Rule : Commercial land

Property Details	
Land area	6 Decimal
Calculation Details	

Sr.No.	Description	Calculation	Total
	Open Land Valuation	1.26% of 1158065 = 144936.30	₹ 144936.30/-

Note : Final Valuation is Rounded to Next 100/-

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 6.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	6948390
Transaction Amount	74041200

Property Id: **1092140**

Valuation No. : 1481616 / 2023	:- 2023-2024	Date : 26-October-2023 10:03:AM	
State: Jharkhand	District: Ranchi	Taluk: Argora	
Land Type: Residential	Corporation: Ranchi Municipal Corporation, Argora	Village/City: Argora	
Argora Ward No: 36	Village Code: 207	Main Road	
Khata Number: 79			
Plot Number: 89			
Volume Number: 36			
Page Number: 5			
Holding Number: 038000101540070			
Property Rates			
Commercial Land (Y)			
11.38065 Decimal			
Valuation Rule : Commercial land			
Property Details			
Land Area:		11.38 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open and valuation:	11.38 * 65000 = 738970	738970
			738970
Note : Final Valuation is Rounded to Next 100/-			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 11.13 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	12883473.125
Transaction Amount	-

Property Id: 1092142

Valuation No. : 1481620 / 2023	:- 2023-2024	Date : 26-October-2023 10:05:AM	
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora	
Argora Ward No 36 Village Code 207	Main Road		
Khata Number : 79			
Plot Number : 889			
Volume Number : 38			
Page Number : 55			
Holding Number : 038000101540020			
Property Rates			
Commercial Land (Y)			
6.158065 Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area :	6 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	6.158065 * 6948390	6948390
Note : Final Valuation is Rounded to Next 100/-			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 6.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	6948390
Transaction Amount	-

Property Id: 1092145

Valuation No. : 1481623 / 2023	:- 2023-2024	Date : 26-October-2023 10:07:AM
State : Jharkhand	District : Ranchi	Tahsil : Argora
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora

Argora Ward No 36 Village Code 207 - Main Road			
Khata Number - 79			
Plot Number - 1048			
Volume Number - 38			
Page Number - 55			
Holding Number - 038000101540020			
Property Rates			
Commercial Land (Y)			
₹ 1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
Land area : 5.25 Decimal			
Calculation Detail			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	5.25 x 1158065 = 6079841.25	6079841.25
Note : Final Valuation is Rounded to Next 100/-			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 5.25 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	6079841.25
Transaction Amount	-

Property Id: 1092146

Valuation No. : 1481624 / 2023	:- 2023-2024	Date : 26-October-2023 10:08:AM
State : Jharkhand	District : Ranchi	Tahsil : Argora
Land Type : Urban	Corporation : Ranchi Municipal Corporation	Village/City : Argora
Argora Ward No 36 Village Code 207 - Main Road		
Khata Number - 79		
Plot Number - 970		
Volume Number - 38		
Page Number - 55		
Holding Number - 038000101540020		
Property Rates		

Commercial Land (Y)			
1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	10 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	10 * 1158065 = 11580650	11580650
Note : Final Valuation is Rounded to Next 100/-			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 10.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	11580650
Transaction Amount	-

Property Id: 1092147

Valuation No. : 1481625 / 2023	:- 2023-2024	Date : 26-October-2023 10:10:AM
State: Inarkand	District: Ranchi	Block: Argora
Land Type: Urban	Corporation: Ranchi Municipal Corporation Argora	Village: Argora
Argora Ward No 36 Village Code 207 Main Road		
Khata Number: 119		
Plot Number: 898		
Volume Number: 42		
Page Number: 79/78		
Holding Number: 03E0001014890070, 03E000103100020		
Property Rates		
Commercial Land (Y)		
1158065/- Decimal		
Valuation Rule : Commercial land		
Property Details		
1	Land area	24.34 Decimal
Calculation Details		

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$24.34 \times 1158065 = 28187302.1$	28187302.1

Note : Final Valuation is Rounded to Next 100/-

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 24.34 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	28187302.1
Transaction Amount	-

Property Id: **1092148**

Valuation No. : 1483662 / 2023	: - 2023-2024	Date : 28-October-2023 12:55:PM
State : Karnataka	District : Ranchi	Taluk : Argora
Land type : Urban	Corporation : Ranchi Municipal Corporation / Argora	Village : City / Argora
Argora - Weir No. 36 Village Code - 207	Main Road	
Khata Number - 84		
Plot Number - 896		
Volume Number - 30		
Page Number - 13		
Holder Number - 05880001091670070		

Property Rates

Commercial Land (Y)
1158065/Decimal

Valuation Rule : Commercial land

Property Details

Land area	24.34 Decimal
-----------	---------------

Calculation details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$1.22 \times 1158065 = 1412839.3$	1412839.3

Note : Final Valuation is Rounded to Next 100/-

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 1.22 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	1412839.3
Transaction Amount	-

CLAIMANT	-Ms. MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR RANJAN KUMAR, ,Father/Husband Name LATE MOTI RAM SAHU , PAN No.- Date Of Birth-12-Dec-1986,Permission Case No.- , Aadhaar No. *****7820, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
EXECUTANTS	-Mr. NAYENDRA KUMAR SAHU, ,Father/Husband Name LATE RAMDEO SAHU , PAN No.- Date Of Birth-15-Jun-1961,Permission Case No.- , Aadhaar No. *****3890, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. CHANDAN KUMAR, ,Father/Husband Name LATE MOTI RAM SAHU , PAN No.- Date Of Birth-11-Jul-1987,Permission Case No.- , Aadhaar No. *****9859, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. NEELU RAM, ,Father/Husband Name LATE RAMDEO RAM , PAN No.- Date Of Birth-16-Jan-1968,Permission Case No.- , Aadhaar No. *****4340, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002

Witness Information	Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD
---------------------	---

Identifier Details	Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD
--------------------	---

Fee Rule Development Agreement	
Stamp Duty	4

SP	1,830
Total	1,830

Fee Rule Development / Agreement		
1	A	1781030
2	LL	
3	RE	
TOTAL		

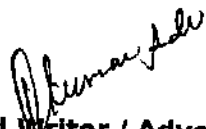
Sr.No. Exemption Detail Amount

Exemption for Low Income Group

1 A1 1781030

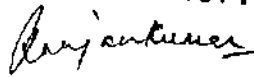
All the entries made, have been verified by me and are found same as the entries of the document presented.

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.



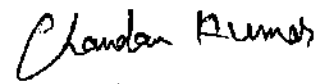
Deed Writer / Advocate

MOTI INFRAHEIGHTS PVT. LTD.

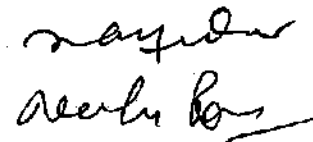


Vendee / Claimant

Director



Vendor / Executant





Document Registration Summary 1

Date :-28-Oct-2023

- Government/Market Value: ₹74041200/-
- Transaction Amount: ₹74041200 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 923600

Receipt Date : 28-10-2023

Presenter Name: - Chandan Kumar

On Date 28-10-2023 Presented at SRO - Ranchi
Signature of Presenter

Chandan Kumar
SRO - Ranchi

PR	₹3
SP	₹1830
LL	₹11
A1	₹70000
Stamp Duty	₹100

Total

₹71944

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MotiInfraheightsPvtLtdThroltsDirectorRanjanKumar	GRN Number : 2319916448 DEPT Transaction Id : 952d1ce2fbdad53b20bd Transaction Type :	100
PR	3	3	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorRanjanKumar	GRN Number : 2319916809 DEPT Transaction Id : 97c9db88194fe1735100 Transaction Type :	3
SP	1830	1830	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorRanjanKumar	GRN Number : 2319916809 DEPT Transaction Id : 97c9db88194fe1735100 Transaction Type :	1830
A1	70000	70000	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorRanjanKumar	GRN Number : 2319916809 DEPT Transaction Id : 97c9db88194fe1735100 Transaction Type :	70000

LL	8	11	-3	GRAS	MotiInfraheightsPvtLtdThroitsDirectorRanjanKumar	GRN Number : 2319916809 DEPT Transaction Id : 97c9db88194fe1735100 Transaction Type :	11
Sub Total	71845	71944	-99				

Article : Development Agreement Number of Pages : 122

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	1781030 /-

M/c
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300141469

Deed Type	Development Agreement
Number of Pages	122
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 3, SP :- Rs. 1830, A1 :- Rs. 70000, LL :- Rs. 8,
Property No.	1
Valuation Details	Value :- Rs.6948390/- ,Transaction Amount :- Rs.74041200/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 84Plot Number - 890Volume Number - 35Page Number - 76Holding Number - 0380009937000A6 Area Of Land :- 6.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.12883473/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 79Plot Number - 893Volume Number - 38Page Number - 55Holding Number - 0380001015400Z0 Area Of Land :- 11.13 Decimal
Property No.	3
Valuation Details	Value :- Rs.6948390/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 79Plot Number - 889Volume Number - 38Page Number - 55Holding Number - 0380001015400Z0 Area Of Land :- 6.00 Decimal

Property No.	4
Valuation Details	Value :- Rs.6079841/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 79Plot Number - 1048Volume Number - 38Page Number - 55Holding Number - 0380001015400Z0 Area Of Land :- 5.25 Decimal
Property No.	5
Valuation Details	Value :- Rs.11580650/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 79Plot Number - 970Volume Number - 38Page Number - 55Holding Number - 0380001015400Z0 Area Of Land :- 10.00 Decimal
Property No.	6
Valuation Details	Value :- Rs.28187302/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 113Plot Number - 898Volume Number - 42Page Number - 71, 73Holding Number - 0380001018900Z0, 0380001031000Z0 Area Of Land :- 24.34 Decimal
Property No.	7
Valuation Details	Value :- Rs.1412839/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 84Plot Number - 890Volume Number - 30Page Number - 13Holding Number - 0380001016400Z0 Area Of Land :- 1.22 Decimal

Sh./Smt. **CHANDAN KUMAR** s/o/d/o/w/o **LATE MOTI RAM SAHU** has presented the document for registration in this office



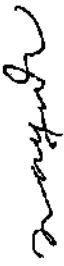



today dated :- **28-Oct-2023** Day :- **Saturday** Time :- **13:19:58 PM**





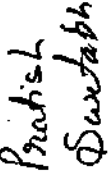
CHANDAN KUMAR(Individual)

Party Name	Document Type	Document Number
CHANDAN KUMAR	PAN/UID	361086469859

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	CHANDAN KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Chandan Kumar Address:- HOUSE NO- 1862/A, NEAR JAYSHREE GREEN CITY, , ARGORA PUNDAG ROAD, Ranchi, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:36			<i>Chandan Kumar</i>
2	NEELU RAM Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Neelu Ram Address:- , , Argora Harmu Bye Pass Road, Puran Vihar, Argora, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:55			<i>Neelu Ram</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	NAYENDRA KUMAR SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI ,,, Jharkhand PAN No.: Permission Case No.-	Yes	Nayendra Kumar Sahu Address:- C - 88, , , Sail Satellite Colony, Dhurwa, , Ranchi, 834004, , Jharkhand, India		EXECUTANTS Age:62			
4	MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR RANJAN KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI ,,, Jharkhand PAN No.: Permission Case No.-	Yes	Ranjan Kumar Address:- House No - 1862/A, Near Jay Shree Green City, , Argora, Pundag Road, ARGORA, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:36			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRATISH SWETABH S/o-D/o DURGA PRASAD Address1 - BAULI TOLA SAHU CHOWK, PUNDAG, 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	PRATISH SWETABH Address1 - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (CHANDAN KUMAR , NAYENDRA KUMAR SAHU , NEELU RAM), has/have admitted the execution before me. He/ She/ They has / have been identified by (PRATISH SWETABH) Son/Daughter/Wife of (DURGA PRASAD) resident of (BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 28-Oct-2023

Seal and Signature of Registering Officer



Token No.: 202300141469

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **28-Oct-2023** by **CHANDAN KUMAR, S/O, D/O, W/O LATE MOTI RAM SAHU** resident of ARGORA BASTI, ARGORA, RANCHI, RANCHI.

This deed was registered as Document No:- **2023/RAN/9413/BK1/8662** in Book No :- **BK1**, Volume No :- **1160** from Page No :- **249** to **370** at, office of **SRO - Ranchi**

Date:- **28-Oct-2023**


Registering Officer

