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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 17a8cca9bd0445cb9280

Receipt Date : 09-Oct-2023 12:33:45 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300134459

Office Name : SRO - Ranchi

Document Type : Development Agreement

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

GRN Number : 2319633113



:: For Office Use ::

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 को अनुसूची
1 या 1 के सो. 15 के अधीन यथावृत्ति स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

9/10/23

Mupali

निबंधन प्रदाधिकारी

09/10/23

10

Prasanna Prasad

Subash Prasad

Mukesh Kumar

Manish Sahu

Shiv Prasad

Shiv Prasad

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

सम्पत्ति का मूल्य Development Agreement
मुद्रांक - 100/-
T.D.S. - 83/10

सर्व दस्तावेजों का पंजीयन क्रमांक
का दर/रकम 11580654 (Comm Ma)
एन एन एन / सर्व पंजीयन
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एन एन एन / सर्व पंजीयन

क्र. नं. 34/2023 904 Ru
श. नं. 9/10



9/10
प्राप्त पशुपालन व भूमि धोखा
एवं खाशमहल लीज की दफ्तर
में वर्णित प्लॉट एवं ना. दर्ज
नहीं है।
9/10/23

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 9th day October, 2023, A.D.

BETWEEN

(1) **MUKESH KUMAR (DOB.-03.04.1986, PAN- BWWPK0148Q, UID - XXXX XXXX 0424 mob.9679379239) son of Late Rajdham Prasad alias Rajdham Prasad Sahu, grandson of Late Mahanand Sahu, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora, P.S. - Argora, District - Ranchi, State - Jharkhand**

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director
9/10/23

Mukesh Kumar
9/10/23 (1)

Subash Prasad
9/10/23

Manoj Kumar Sahu
9/10/23
Manoj Kumar Sahu
9/10/23
Sudhakar Sahu
9/10/23

Prasad - Prasad
9/10/23



Mukesh Kumar
9/10/23



दिनांक 09/10/23 समय 10.42.1

रजिस्ट्रेशन अधिनियम 1908 भाग 52 के नियम 38

श्री MUKESH KUMAR

पिता श्री/स्व. R. Prasad @ Rajdham Besud Sen

विधवा स्व. Anjan Parthi

पेशा Business जो संबंधितों के दावेदार या

अन्य नियंत्रक द्वारा प्रमाणित

मुख्यतः नामा संकेतों के अधीन

लेख्यकारियों या दावेदारों में से एक श्री

के अधिकारों ने दिनांक 09/10/2023

में उक्त विधान कार्यालय में

विधान के लिए पेश किया

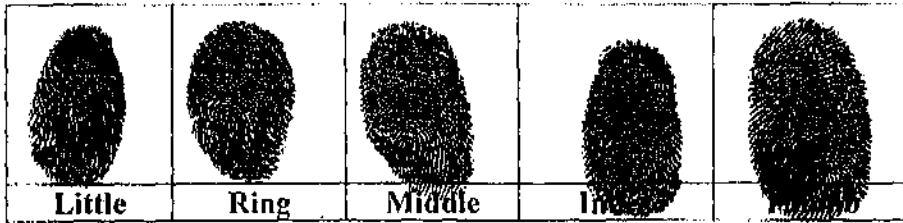
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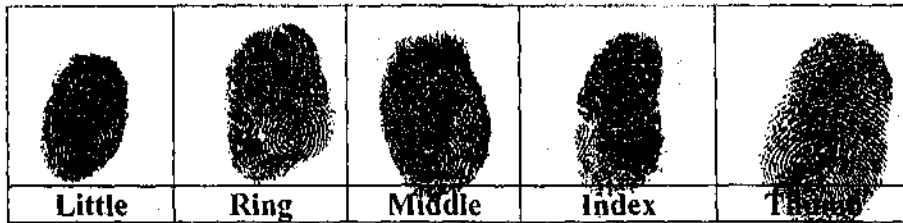
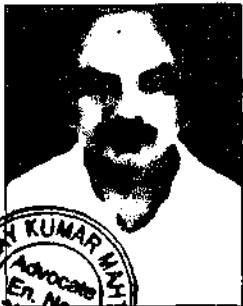
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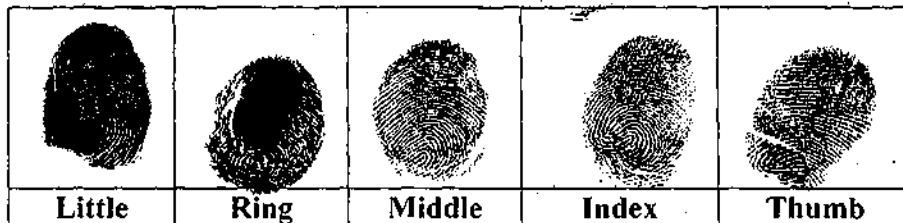
Subash Prasad
9/10/23



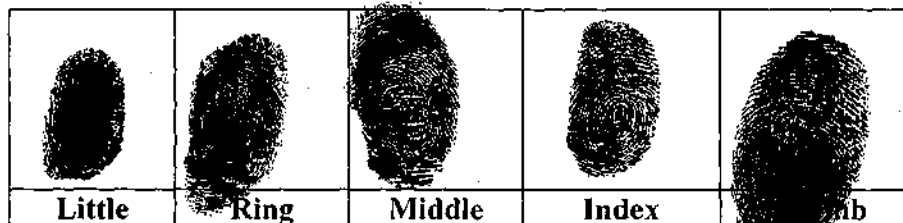
शिवशंकर सहा
9/10/23



मनि नाथ सहा
9/10/23



शिवशंकर सहा
9/10/23



Mukesh Kumar
(2)

शिवशंकर सहा

MOTI INFRAHEIGHTS PVT. LTD.

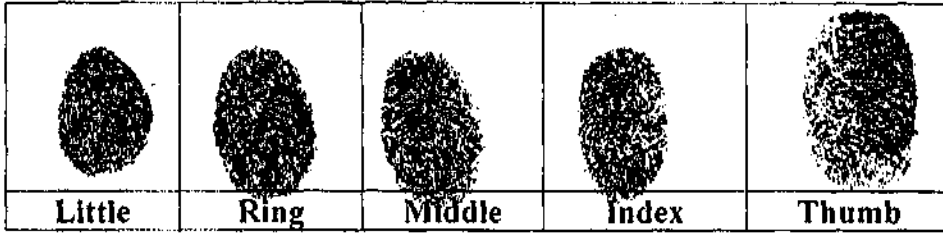
Chandan Kumar
Director

Subash Prasad

मनि नाथ सहा
शिवशंकर सहा

Prasad

Prasad Prasad
9/10/23



- (2) **SUBASH PRASAD (DOB.-10.01.1975, PAN- AIPPP0195C, UID - XXXX XXXX 3169 mob7004697675)** son of Late Rajdham Prasad alias Rajdham Prasad Sahu, grandson of Late Mahanand Sahu, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora, P.S. - Argora, District - Ranchi, State - Jharkhand.
- (3) **BAIJNATH SAHU (DOB.-25.02.1958, PAN- CYIPS4916B, UID - XXXX XXXX 8102, mob7004498522)**
- (4) **MANINATH SAHU (DOB.-06.03.1963, PAN- ASGPS7738F, UID - XXXX XXXX 8134, mob. 8210930007)** and
- (5) **SHIV RATAN SAHU (DOB.-07.02.1971, PAN- ARRPS1722M, UID - XXXX XXXX 9065 mob. 7979700059)** all sons of Late Harakhnath Sahu, grandsons of Late Raghunath Sahu, 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.
- (6) **BASANT PRASAD (DOB.-02.01.1947, PAN- ALGPP9210J, UID - XXXX XXXX 3999 mob.7004310983)** son of Late Kunjnath Sahu, grandson of Late Bali Sahu, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of M-45DS, Harmu Housing Colony, P.S. - Argora, District - Ranchi, State - Jharkhand

Prasad Prasad

Prasad Prasad

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;

Mukul Kumar

27/10/2023

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(3)

Subash Prasad

Moti Narayan Sahu

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 CHANDAN KUMAR (DOB-11.07.1987 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 Occupation - Business, resident of House No. 1862/A, Argora Basti, Pundag Road, P.O. & P.S. - Argora, District - Ranchi, 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. 34, 206, Plot No. 904, 958, measuring an area 55.64 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 the said KhataNo. 34 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Om Nath Sahu and others by caste Sudi in Revisional Survey Record of Right as Kayami.

AND WHEREAS the recorded tenants amicably partitioned the land aforesaid and others and the land of Plot no. 904 area 43.98 dec. allotted in favour of (i) Om Nath Sahu, (ii) Kunj Nath Sahu and (iii) Mahanand Sahu all sons of Late Bali Sahu. Lateron they amicably partitioned the land aforesaid and others and each of them allotted an area 14.66 dec. in Plot no. 904.

AND WHEREAS the land owner Mahanand Sahu came in peaceful possession over his allotted share of land an area 14.66 dec. in Plot no. 904 and enjoyed till his lifetime and died leaving behind his only one son namely Rajdham Prasad. As such being legal heir and successor he inherited the aforesaid land left by his father.

AND WHEREAS the said Rajdham Prasad died leaving behind two sons namely (i) Subhash Prasad and (ii) Mukesh Kumar. As such being legal heir and successor they inherited the aforesaid land left by their father and came in peaceful possession of the land of Khata no. 34, Plot No. 904, area 14.66 dec..

AND WHEREAS the said land owners (i) Subhash Prasad and (ii) Mukesh Kumar came in peaceful possession over their share and got mutated their name jointly in the serieta of state through Town/Argora Anchal, Ranchi vide mutation case no. 492R27/2017-18 and their name is also entered in Register II, Volume No. 30, Page No. 91 and paid rent to the state with their own, name right title and interest.

Prasad Prasad

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Mukesh Kumar

(4)

Subhash Prasad

Om Nath Sahu

Mohan Nath Sahu

Shiv Babu Sahu

AND WHEREAS the KhataNo. 206 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Rushni Mahtoine, who died leaving behind his only one daughter Domni Mahtoine. As such being legal heir and successor she inherited the land aforesaid and came in peaceful possession thereof.

AND WHEREAS the said Domni Mahtoine died leaving behind three sons namely (i) Harakhnath Sahu (ii) Govind Sahu and (iii) Gopi Sahu. 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 on dated 23.01.1977 and each of them allotted 37.66 decimals of land and came in peaceful possession thereof.

AND WHEREAS the said land owners (i) Harakhnath Sahu (ii) Govind Sahu and (iii) Gopi Sahu amicably partitioned the land aforesaid and each of them allotted 37.66 decimals of land and came in peaceful possession thereof.

AND WHEREAS the said land owner Harakhnath Sahu enjoyed his share of land 37.66 dec. of plot no. 958 till his lifetime died leaving behind his three sons namely (i) Baijnath Sahu, (ii) Maninath Sahu and (iii) Shivratan Sahu. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof.

AND WHEREAS the said land owners (i) Baijnath Sahu, (ii) Maninath Sahu and (iii) Shivratan Sahu amicably partitioned the land aforesaid on 10.03.2022 and the land of Khata no. 206, Plot no. 958 area 12.55 dec. allotted in favour of **Baijnath Sahu**, and land of Khata no. 206, Plot no. 958 area 8.55 dec. allotted in favour of **Maninath Sahu** and land of Khata no. 206, Plot no. 958 area 12.55 dec. allotted in favour of **Shivratan Sahu**.

AND WHEREAS the said land owners (i) **Baijnath Sahu**, (ii) **Maninath Sahu** and (iii) **Shivratan Sahu** after acquired the said land came in peaceful possession and got mutated their name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. **2559R27/2021-22** and his name is also entered in Register II, Volume No. 42, Page No. 57 and mutation case no. **2557R27/2021-22** and his name is also entered in Register II, Volume No. 42, Page No. 56 and mutation case no. **2560R27/2021-22** and his name is also entered in Register II, Volume No. 42, Page No. 58 and paid rent to the state with their own, name right title and interest.

AND WHEREAS the land owner Kunjnath Sahu son of Late Bali Sahu came in peaceful possession over his allotted share of land an area 14.66 dec. in Plot no. 904 and enjoyed till his lifetime and died leaving behind his two sons namely (i) Keshwar Sahu and (ii) Basant Sahu. Out of them Keshwar Sahu died leaving behind his only one son namely Dilip Sahu. As such being legal heirs and successors they inherited the aforesaid land and the said each of them got share of Late Khunjnath Sahu and the said (i) Dilip Sahu son of Late Keshwar Sahu got land an area 7.33 dec. in Plot no. 904 and (ii) **Basant Sahu** son of Late Kunjnath Sahu got land an area 7.33 dec. in Plot no. 904.

AND WHEREAS the said land owner **Basant Sahu** alias **Basant Prasad** son of Late Kunjnath Sahu came in peaceful possession over his allotted share and got mutated his name jointly in the seriesta of state through Town/Argora Anchal, Ranchi vide

Domni Mahtoine

Shivratan Sahu

II INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Mukul Kumar (S)

Subash Prasad

Mani Nath Sahu

Mani Nath Sahu

mutation case no. 1475R27/2019-20 and their name is also entered in Register II, Volume No. 36, Page No. 41 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 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 CHANDAN

Prasanta Prasad

Shivabanshu

MOTI INFRAHEIGHTS PVT. LTD.

Mukul Kumar (6)

27/07/2021

*Chandan Kumar
Director*

Subash Prasad

Menshu Prasad

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.
- 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.

Prasanth Prasad

Shiv Kumar Saha

Mukul Kumar (7)

Prasanth Prasad

Subash Prasad

Manoj Kumar Saha

INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

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.

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.

Handwritten note: *Handwritten note for owner*

Handwritten signature: *Shivkumar Sahu*

Mukesh Kumar
(8)

Handwritten signature: *Handwritten signature*

INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Subish Pasad.

Handwritten signature: *Handwritten signature*

- 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 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.

Prasant Prasad

ShivKaran Sahu

Mukul Kumar

Prasant Prasad

(9)

Subash Prasad

Prasant Prasad

OTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

- 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 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.

Prasanna Prasad

Shivabanshu

Mukesh Kumar
(10)

21/07/2019

OTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Subash Prasad

Pranish Kumar

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 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

Mukul Kumar (11)

20/11/2019

Person-authorized

Shirafatun Sahar

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Chandan Kumar
Director

Subash Prasad

Mani Nandan Sahu

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.
- (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.

Present for read

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.

Sh. V. K. S. S. S.

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

Mukul Kumar (12)

27/07/15

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Subash Prasad

Prvi Nath Sarker

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.
- (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.

Prakash Kumar
Shri Palanshakar

Mukul Kumar

20/11/2015

(13)

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Chandan Kumar
Director

Subash Kumar

Mini Nandan Kumar

- 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 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 outgoing 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 outgoing 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

Prasenjit Dasg

Shivkumar Sahu

Mukul Kumar (14)

Moti Infra

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Chandan Kumar
Director

Subash Prasad

Mani Nath Sahu

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 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

Bansub Prasad

Shiv Kumar Sahu

NOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Mukul Kumar (15)

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Subash Prasad

Mani Nath Sahu

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.
- 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.

Subash Prasad

Shivaram Sahu

Mukul Kumar (16)

27/07/2018

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Subash Prasad

Shivaram Sahu

- 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.
- 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

Resort - Project

Shivaram Sahu

Mukesh Kumar (17)

27/07/2015

Subash Prasad

Mani Narayan Sahu

DTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

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 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).

Prabir Kumar

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.

Shivkumar Sahu

Mukul Kumar (18)

Shantanu Mishra

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Subash Prasad

Meri Nandan Sahu

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.

SCHEDULE "A" LAND REFERRED TO ABOVE

All that piece and parcel of land measuring **55.64 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.- 206, 34						
Sl. No.	Name of the land owner	Khata No.	Plot No.	Area (in dec)	Holding no.	Mutation Vol., Page no.
1.	Subhash Prasad & Mukesh Kumar	34	904	14.66	0380001026300Z0	492R27/2017-18 V-30, P-91
2.	Baijnath Sahu	206	958	12.55	0380001017100Z0	2559R27/2021-22 V-42, P- 57
3.	Maninath Sahu	206	958	08.55	0380001017000Z0	2557R27/2021-22 V-42, P- 56
4.	Shiv Ratan Sahu	206	958	12.55	0380001026600Z0	2560R27/2021-22 V-42, P- 58
5.	Basant Prasad	34	904	7.33	0380001016100Z0	1475R27/2019-20 V-36, P- 41
			Total	55.64 dec.		

Prasad & Mukesh Kumar

Shiv Ratan Sahu

Value of land - Rs. 64,42,480/-
OTI INFRAHEIGHTS PVT. LTD.

Mukesh Kumar (19)

27/01/2015

*Chandan Kumar
Director*

Subhash Prasad

Mani Nath Sahu

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.

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

Mukul Kumar (20)

20/11/2018

Prasanna - Prasad

Shivabhan Sahu

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Subash Prasad

Manish Natarajan

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.

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. Pradish Suresh
S/o Durga Khasad
Kendrapada, Kendrapada - 4

Signed, Sealed & Delivered by

Mukul Kumar
9/10/23

2. नरेश्वर होरी
पिता-श्री कृष्ण होरी
ग्राम-खरगोली
पत्ता-ईश्वरी रोड

Subash Prasad
9/10/23

श्री जगन्नाथ साहू
9/10/23

Merinath Sahu
9/10/23

Ghishatam Sahu
9/10/23

Basant Prasad
9/10/23

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director 9/10/23






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



MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director 9/10/23

(CHANDAN KUMAR) Director

				
Little	Ring	Middle	Index	Thumb

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: *HKS 30/8/23*

Drafted by: *Akshay Kumar*
9/10/23

Mukul Kumar
9/10/23

Mani Nath Sahu
9/10/23

Subash Prasad
9/10/23

Shivabhan Sahu
9/10/23

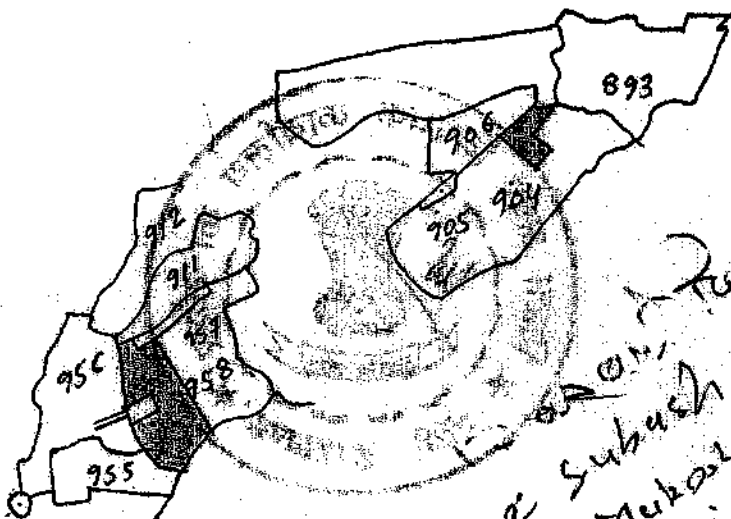
(22)
Pranav Kumar
9/10/23

Pranav Kumar
9/10/23



VILLAGE - ARGORA
THANA NO - 207
P.S. ARGORA, DIST - RAJENDRA
SHOWN IN RES ORDER

<u>Plot No</u>	<u>Area</u>
904 - - - -	0-21.99
958 - - - -	0-33.65
<u>TOTAL → 0-55.64</u>	



Est/1/P
Subash Kumar
Mehar Kumar
Muni Nath Sahu
21/1/13
Grihapalan Sahu

MOTI INFRAHEIGHTS PVT. LTD.
Chandan Kumar
Director

C



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम	रेयत का नाम, अधिभावक का नाम, रिश्ता
महाराजा प्रताप उदय नाथ साही देह	इन्दर नारायण साहु, पेशरान - रामचरन साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व कुज नाथ साहु, पेशरान - बली साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व खेमलाल साहु, पेशरान - रामचरन साहु, वहिस्सा बराबर, जाति- वैद, निवासी- सकीम देह व जागरनाथ साहु, पेशरान - रामचरन साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व महानन्द साहु, पेशरान - बली साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व सोमनाथ साहु, पेशरान - बली साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह

जिला का नाम राँची	अंचल का नाम अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम अरगोडा	खाता का रेयती प्रकार
खेवट नम्बर 1	खाता नम्बर 34	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)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
34	1060	टाड़ मोहमात रोसना महतवाइन दोन मीसुन साहु	परती कदीम 3	1 (एकड़) 11 (डिसमील) (1)		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	कायमी
	1133	दोन नीज दोन लगड़ा उरौव	दोन तीन 2	0 (एकड़) 43 (डिसमील) (1)		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	1134	दोन नीज दोन लगड़ा उरौव	दोन दो 3	0 (एकड़) 90 (डिसमील) (1)		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	1135	वकाशह मंगरा उरौव वगेरह दोन नीज	दोन एक 3	1 (एकड़) 61 (डिसमील) (1)		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	1500	दोन नीज टाड़ जतरु उरौव	टाड़ दो 1	1 (एकड़) 19 (डिसमील) (1)	आम/7 फल वकवजे कुल मौजा करण/1 कुलहक वकवजे मालीक	बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	204	दोन जैनाथ महतो दोन पिहान महतो वगेरह	दोन दो 7	1 (एकड़) 42 (डिसमील) (1)		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	ऑनलाइन जाँचा
	205	दोन जैनाथ महतो दोन नीज	दोन तीन 1	0 (एकड़) 2 (डिसमील) (1)		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम			रेयत का नाम, अभिभावक का नाम, रिश्ता							
महाराजा प्रताप उदयनाथ साही देव			मुसमात रुसनी महताइन, जोजे - पतरु महतो, जाति- तेली, निवासी- शाकीन देह							
जिला का नाम राँची		अंचल का नाम अरगोड़ा		हलका का नाम हल्का-03		मौजा का नाम अरगोड़ा		खाता का रेयती प्रकार		
खेवट नम्बर 1		खाता नम्बर 206		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)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
	957	दोन सरलाह सोहार दोन नीज	दोन दो 3	0 (एकड़) 5 (डिसमील) 0			4	13	9	
	958	दोन नीज टांड भुआल महतो	दोन एक 4	1 (एकड़) 8 (डिसमील) 0			4	13	9	
	972	टांड भआल महतो टांड मुनसी महतो	टांड दो 1	1 (एकड़) 0 (डिसमील) 0			4	13	9	
	1063	टांड गोधन महतो टांड सेकलाल साहु	टांड एक 1	0 (एकड़) 25 (डिसमील) 0			4	13	9	
206	2201	टांड नीज दोन शिव नारायण महतो	दोन तीन 1	0 (एकड़) 21 (डिसमील) 0			4	13	9	कायमी
	2202	सड़क दोन शिव नारायण महतो	टांड दो 2	0 (एकड़) 76 (डिसमील) 0			4	13	9	
	2375	सड़क मकान गरु महतो वोगैरह	मकान/2, सहन/1 0	0 (एकड़) 5 (डिसमील) 0	जामुल/1 लकड़ी मकवजे रेयत फल मकवजे कुल मौजा		4	13	9	
	2844	दोन वुचा मुन्हा नदी	दोन तीन 5	0 (एकड़) 57 (डिसमील) 0			ऑनलाइन मौजा			
	2845	दोन सेकलाल साहु दोन नीज	दोन तीन 2	0 (एकड़) 11 (डिसमील) 0			4	13	9	
खाता मे कुल प्लोट संख्या		9		खाता का कुल मिजान 4 (एकड़) 8 (डिसमील) 0		खाता का कुल		4 13 9		

यह एक कंप्यूटर जनित प्रति है

10/9/2023 12:39:32 PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

Grades
Number of Village
Date 2/1/51

KHATTIAN

Boles (Bohar hall)

Date 2/1/51

Boles Number 206

Boles of Khattian
Boles of Khattian

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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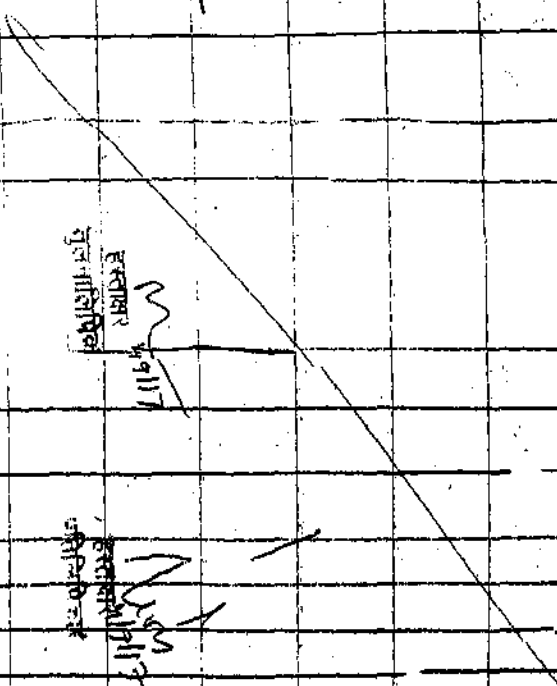
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Ranchi Municipal Corporation

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.: 890,970,893,889,1048,891,894,895,888,904,905,907,908,906,899,900,901,966,898,1053,1054,1047,958,902,903,965,962,910,909,957,897,1055 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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजीयन प्रति

October 8, 2023

भाग वर्तमान	30	पृष्ठ संख्या	91
जिला का नाम	रौंदा	अनुमंडल नाम	सदर
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	34
		अंचल का नाम	तौजी संख्या
		अरगोड़ा	
		हलका का नाम	हलका-03
		धाना नम्बर	207
		इस्टेट का नाम	खाता का प्रकार
			JHARKHAND
			रेयती

सुभाष प्रसाद, मुकेश कुमार, पिता-राजधाम प्रसाद, जाति-

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
34	1588	0 ऐ 15.33 डि 0 हे	नमान्तरण मुकदमा संख्या 492/2017 - 2018	500	0
34	1705	0 ऐ 9 डि 0 हे			
34	1702	0 ऐ 56.5 डि 0 हे			
34	1677	0 ऐ 9.33 डि 0 हे			
34	1133	0 ऐ 27.5 डि 0 हे			
34	1134	0 ऐ 57.85 डि 0 हे			
34	2714	0 ऐ 7.33 डि 0 हे			
34	804	0 ऐ 14.88 डि 0 हे			
34	1788	0 ऐ 57 डि 0 हे			
	कुल परिमाण	0 ऐ 254.5 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
10-07-2017	1507378288	2017-2018	2017-2018	0	500	0	125	0	250	0	250	0	100
08-19-2018	0207869173	2018-2019	2018-2019	0	500	0	125	0	250	0	250	0	100
07-22-2020	0981736527	2019-2020	2020-2021	500	500	125	125	250	250	250	250	100	100
07-10-2022	0877272438	2021-2022	2022-2023	500	500	125	125	250	250	250	250	100	100
07-01-2023	0813323332	2023-2024	2023-2024	0	500	0	125	0	250	0	250	0	100

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

Mutation Cases Not Found !!

List Of Case Status Details

वपसा देखें



BACK

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 8, 2023

पंजी II प्रति

भाग वर्तमान	36	पृष्ठ संख्या	41											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोड़ा	होलिंग संख्या	34	तोषी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती					
बसंत साहु उर्फ बसंत प्रसाद , पिता-स्व. कुंजनाथ साहु, जाति-सुड़ी														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस	
34	2230	0 ऐ 19.375 डि 0 हे			नामान्तरण मुकदमा संख्या 1475/2019 - 2020							150	0	
34	2243	0 ऐ 19.375 डि 0 हे												
34	1709	0 ऐ 1 डि 0 हे												
34	2240	0 ऐ 1.5 डि 0 हे												
34	2408	0 ऐ 8 डि 0 हे												
34	2409	0 ऐ 8 डि 0 हे												
34	1677	0 ऐ 14.165 डि 0 हे												
34	1135	0 ऐ 42.665 डि 0 हे												
34	904	0 ऐ 7.33 डि 0 हे												
1	1731	0 ऐ 0.83 डि 0 हे												
1	1787	0 ऐ 15.17 डि 0 हे												
	कुल परिमाण	0 ऐ 137.41 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	
2022-07-10 12:41:12	0542758758	2019-2020	2022-2023	450	150	112.5	37.5	225	75	225	75	90	30	

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

Mutation Cases Not Found !!

List Of Case Status Details

समाप्त



यह एक कम्प्यूटर जनित प्रति
यह पत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंशदाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर दिखाए करें

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

October 8, 2023

भाग वर्तमान	42	पृष्ठ संख्या	57											
जिला का नाम	राँची	अनुमंडल नाम	सदर	असेल का नाम	अरगोड़ा	हलाफा का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	206	तौजी संख्या		धान नम्बर	207	खाता का प्रकार	रैयती					
वैजनाथ साहू, पिता-हरखनाथ साहू, जाति- तेली														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
206	958	0 ऐ 12.55 डि 0 हे			नामान्तरण मुकदमा संख्या 2559/2021 - 2022						200	0		
206	972	0 ऐ 10 डि 0 हे												
कुल परिभान		0 ऐ 22.55 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	
08-04-2022	0489508553	2021-2022	2022-2023	200	200	50	50	100	100	100	100	40	40	

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी 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 करें

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 8, 2023

पंजी II प्रति

भाग वर्तमान	42	पत्र संख्या	56											
जिला का नाम	रौंकी	अनुमंडल नाम	सदर	अर्चल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोडा	होल्डिंग संख्या	206	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती					
मण्डीनाथ साहू, पिता-हरखनाथ साहू, जाति- तेली														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						तगान	सेस		
206	958	0 ऐ 8.55 डि 0 हे			नामान्तरण मुकदमा संख्या 2567/2021 - 2022						90	0		
कुल परिमाण		0 ऐ 8.55 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	
07-24-2022	0745123484	2021-2022	2022-2023	90	90	22.5	22.5	45	45	45	45	18	18	

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

8

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 8, 2023

पंजी II प्रति

भाग वर्तमान	42	पृष्ठ संख्या	58										
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	206	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रेयती				
शिवरतन साह, पिता-हरखनाथ साह, जाति- तेती													
खाता नम्बर	958	प्लॉट संख्या	0	रकबा	0 ऐ 12.55 डि 0 हे	परिवर्तन के लिए प्राधिकार	नामान्तरण मुकदमा संख्या 2560/2021 - 2022	लगान	सेस				
		कुल परिमाण	0	ऐ 12.55 डि 0 हे				125	0				
नारीख	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
07-24-2022	0039330208	2021-2022	2022-2023	125	125	31.25	31.25	62.5	62.5	62.5	62.5	25	25

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

प्रश्न देखें



BACK

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 करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर ब्रिंक करें

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT06113567820220900

Date : 2022-09-06

Ward No : 38

Department / Section : Revenue Section

New Ward No : 36

Account Description : Holding Tax & Others

Application No SAF/01/038/08127

New Holding No : 0380001026300Z0

Received From Mr / Mrs / Miss . : Subash prasad S/O Rajdham prasad, MUKESH KUMAR S/O
RAJDHAM PRASAD

Address : Argora pundag road ranchi

A Sum of Rs. : 3074.00

(in words) :

Three Thousand Seventy Four 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	3	2017-2018	4	2022-2023	864.94
Late Assessment Fine(Rule 14.1)					2000.00
1% Monthly Penalty					209.34
Total Amount					3074.00
Round Off Amount					-0.28
Total Paid Amount					3074.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT20114012120220904

Date : 2022-09-20

Ward No : 38

Department / Section : Revenue Section

New Ward No : 36

Account Description : Holding Tax & Others

Application No SAF/01/038/08205

New Holding No : 0380001017100Z0

Received From Mr / Mrs / Miss : **Baijnath sahu S/O Late harakh nath sahu**

Address : **Argora pundag road ranchi**

A Sum of Rs. : **302.00**

(in words) :

Three Hundred And 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	315.72
				1% Monthly Penalty	2.37
				Special Rebate	15.79
				Total Amount	302.00
				Round Off Amount	-0.30
				Total Paid Amount	302.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT20114012220220904
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 2022-09-20
Ward No : 38
New Ward No : 36
Application No SAF/01/038/08204
New Holding No : 038000101700020

Received From Mr / Mrs / Miss : Maninath sahu S/O Harakhnath sahu

Address : Argora pundag road ranchi

A Sum of Rs. : 115.00

(in words) :

One Hundred And Fifteen 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	119.72
				1% Monthly Penalty	0.90
				Special Rebate	5.99
				Total Amount	115.00
				Round Off Amount	0.63
				Total Paid Amount	115.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT20114012520220908
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 2022-09-20
Ward No : 38
New Ward No : 36
Application No SAF/01/038/08208
New Holding No : 0380001026600Z0

Received From Mr / Mrs / Miss . : **Shivratn sahu S/O Harakh Nath sahu**

Address : **Argora pundag road ranchi**

A Sum of Rs. : **177.00**

(in words) :

One Hundred And Seventy 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	175.72
				1% Monthly Penalty	1.32
				Total Amount	177.00
				Round Off Amount	-0.04
				Total Paid Amount	177.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT06113568520220905

Date : 2022-09-06

Ward No : 38

Department / Section : Revenue Section

New Ward No : 36

Account Description : Holding Tax & Others

Application No SAF/01/038/08125

New Holding No : 0380001016100Z0

Received From Mr / Mrs / Miss . : Basantprasad S/O Kunjpath sahu

Address : Argora pundag road ranchi

A Sum of Rs. : 2285.00

(in words) :

Two Thousand Two Hundred And Eighty Five 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	2019-2020	4	2022-2023	267.61
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	30.46
				Special Rebate	13.38
				Total Amount	2285.00
				Round Off Amount	0.69
				Total Paid Amount	2285.00



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



भारत सरकार



भारतीय विज्ञान एवं प्रौद्योगिकी विभाग
भारत सरकार



मुकेश कुमार
Mukesh Kumar
जन्म तिथि/DOB: 03/04/1986
पुरुष / MALE



पता:
S/O राजधाम साहू, कटहल
मोड़ रोड, अरमोडा, रांची,
झारखण्ड - 834002

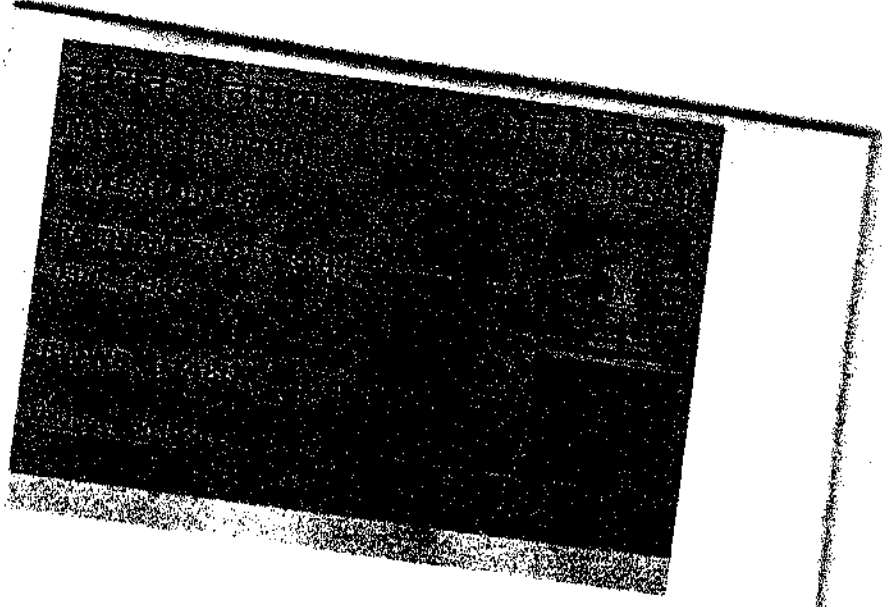
Address:
S/O Rajdham Sahu, KATHAL MORE
ROAD, Armoda, Ranchi,
Jharkhand - 834002

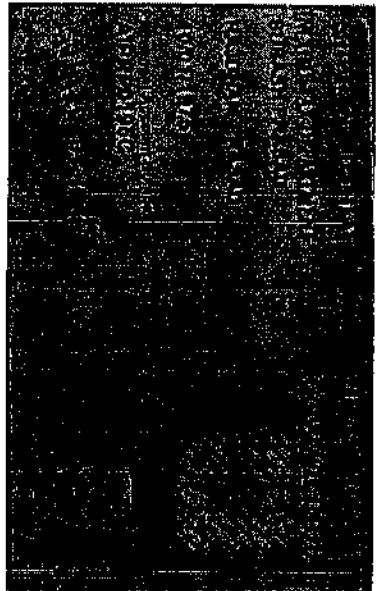
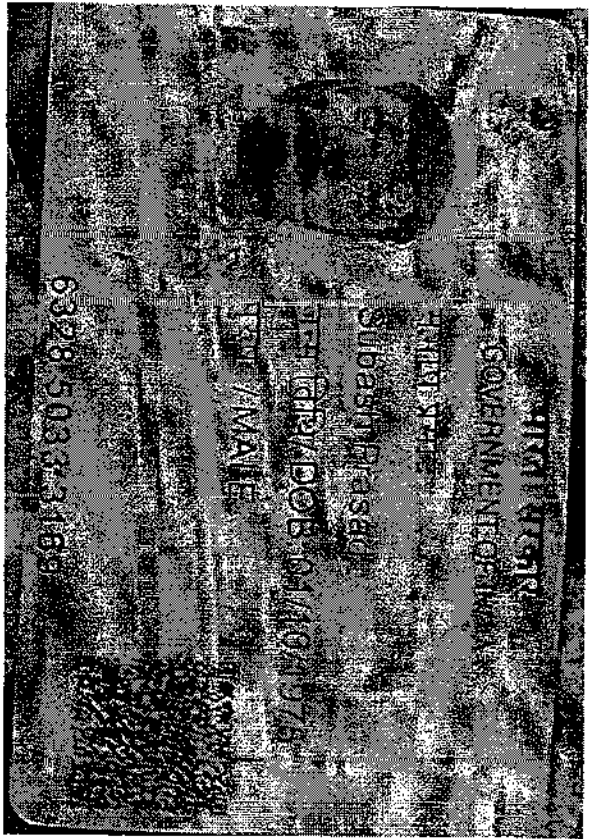
9392 4152 0424

आधार-आम आदमी का अधिकार

9392 4152 0424

Aadhaar-Aam Admi ka Adhikar





भारत सरकार
GOVERNMENT OF INDIA

बैजनाथ साहू
Bajinath Sahu
जन्म वर्ष / Year of Birth : 1969
पुरुष / Male





7286 6618 8102

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

पता: S/O स्व हरकथ नथ साहू, कर्मभूमि
मोर-रोड, अर्गोरा बस्ती, अर्गोरा, रांची,
झारखण्ड, 834002

Address: S/O Late Harakh Nath
Sahu, Karmbhumi Road, Argora
Basti, ARGORA, Ranchi,
Jharkhand, 834002

 1800 430 1047
 rajpraha@gmail.com
 www.rajpraha.gov.in
 Fax: Raj. No. 1047, Bargarh-761001

आयकर विभाग

INCOME TAX DEPARTMENT

BAJNATH SAHU

HARAKH NATH SAHU

25/02/1958

Permanent Account Number

CYIPS4916B

Signature

भारत सरकार

GOVT. OF INDIA





भारतीय विदेशी मुद्रा भंडारण प्राधिकरण
Reserve Bank of India



पता: हरक नथ साहू, 41, कच्छल मोर रोड, अरकोरा
S/O: Harakh Nath Sahu, 41, Kachhal more road,
अरकोरा कच्छल रोड रांची, जार्खण्ड, रांची,
Jharkhand - 834002

Address:
S/O: Harakh Nath Sahu, 41, Kachhal more
road, argora basfi kachhal road ranchi,
Doranda, Ranchi,
Jharkhand - 834002

6911 6500 8134

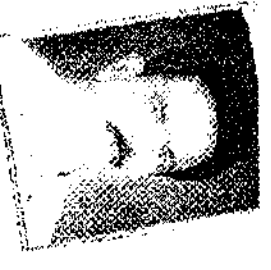
VID : 9176 5427 1827 9568

1947 | help@uidai.gov.in | www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ASGPS7738F

नाम / NAME
MANINATH SAHU



पिता का नाम / FATHER'S NAME
HARKHNATH SAHU

जन्म तिथि / DATE OF BIRTH
06-03-1963

हस्ताक्षर / SIGNATURE

Mani Nath Sahu

आयकर अधिकारी, रांची
COMMISSIONER OF INCOME TAX RANCHI

Mani Nath Sahu

Issue Date: 08/01/2021



Download Date: 18/01/2021

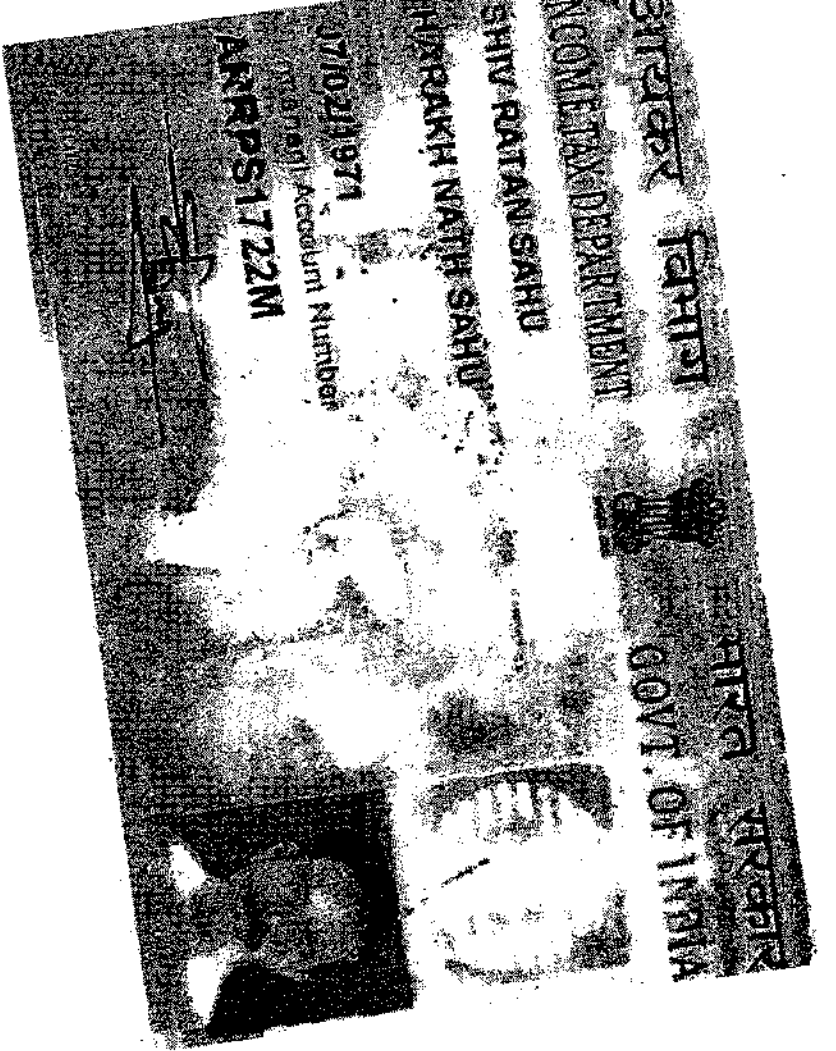


श्री नथ साहू
Mani Nath Sahu
जन्म तिथि/DOB: 06/03/1963
पुरुष/ MALE

6911 6500 8134

VID : 9176 5427 1827 9568

सेवा अर्पण, सेवा पुरस्कार



भारत सरकार
Government of India



शिवरतन साहु
Shivratn Sahu
जन्म तिथि/ DOB: 07/02/1971
पुरुष / MALE



2394 2628 9065
शेरा आणार, शेरी पहवाल



पता:
S/O हरख नाथ साहु, कटहल मोर,
अरगोरा बसती, बोरंडा, रौंसी,
भारखण्ड - 834002

Address:
S/O Harsh Nath Sahu, Kathal
More, Argora basti, Doranda,
Ranchi,
Jharkhand - 834002

2394 2628 9065



help@udel.gov.in



www.udel.gov.in



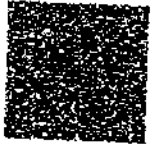
भारत सरकार
Government of India



भारतीय पहचान प्रमाणिका
Unique Identification Authority of India

संपर्क नं./ Enrolment No.: 0855092004603

To
श्री. मंगल
Bhatnagar Prasad
S/O Late Sri. M. S. Bhatnagar
4/25 D.S.
Hemal Kharyo Colony
P. S. Rajpura
Dist. J. P. O. C. R.
Haryana



आधार संख्या / Your Aadhaar No.:

3830 0909 3999

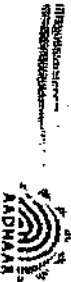
V.O: 1107 From 7thm 4037

श्री. मंगल, श्री. प्रवृत्ता

संपर्क पता
Bhatnagar Prasad
4/25 D.S.
Hemal Kharyo Colony
P. S. Rajpura
Dist. J. P. O. C. R.
Haryana

3830 0909 3999

श्री. मंगल, श्री. प्रवृत्ता



सूचना

- आधार संख्या का प्रमाणिकता, सुनिश्चितता का नहीं।
- आधार का प्रमाणिकता, सुनिश्चितता का नहीं।
- यह एक प्रमाणिकता का प्रमाण है।

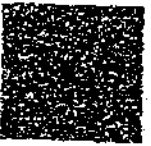
INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authentication is online.
- This is electronically generated number.

आधार संख्या का प्रमाणिकता, सुनिश्चितता का नहीं।
आधार का प्रमाणिकता, सुनिश्चितता का नहीं।
यह एक प्रमाणिकता का प्रमाण है।

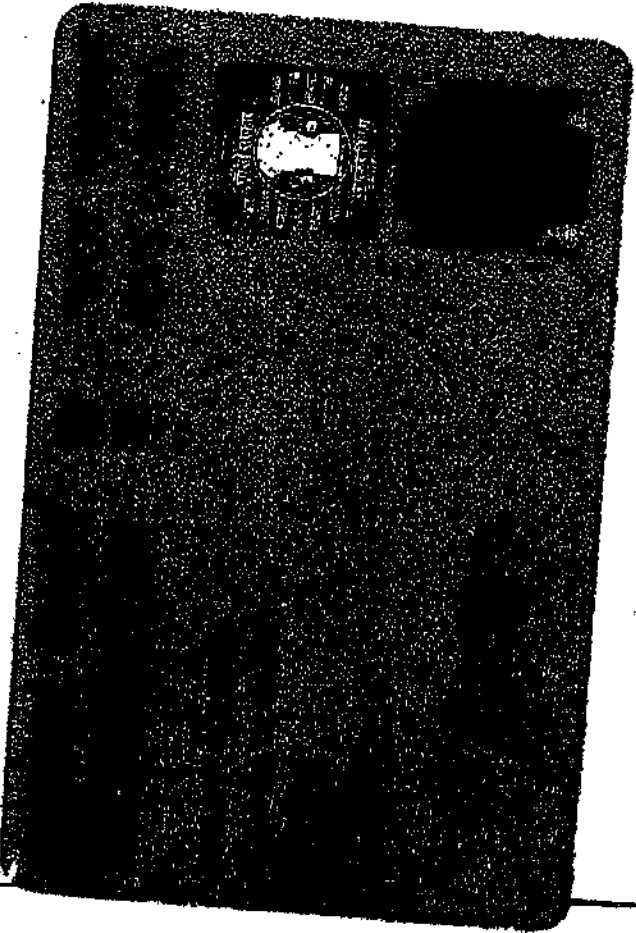


संपर्क पता
Bhatnagar Prasad
4/25 D.S.
Hemal Kharyo Colony
P. S. Rajpura
Dist. J. P. O. C. R.
Haryana



3830 0909 3999

श्री. मंगल, श्री. प्रवृत्ता



Argora

नाममौजा अरगोड़ा शीटनम्बर १

नाम चाना रेंची

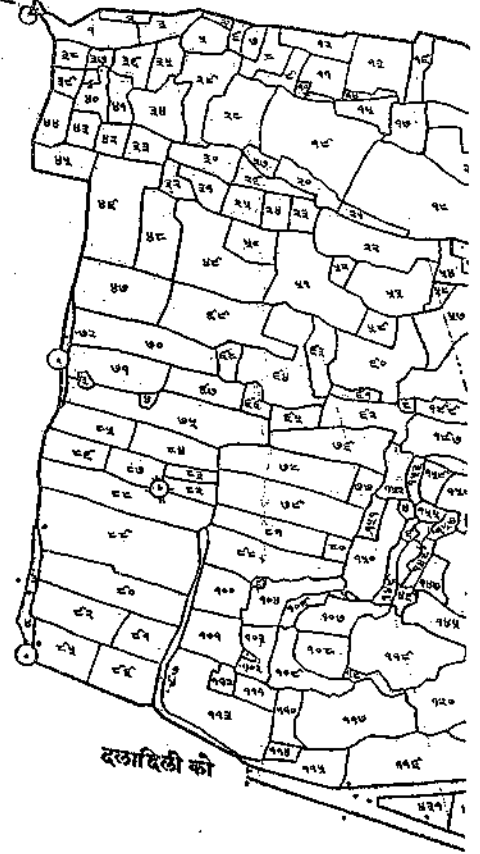
पाना नम्बर २०७

ज़िला राँची

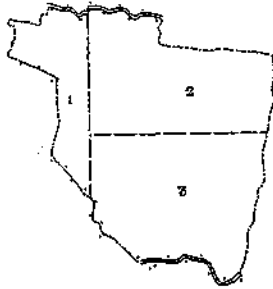
स्केल एक माइल बराबर १६ इंच

सन् १९३२ - ३३ एसी

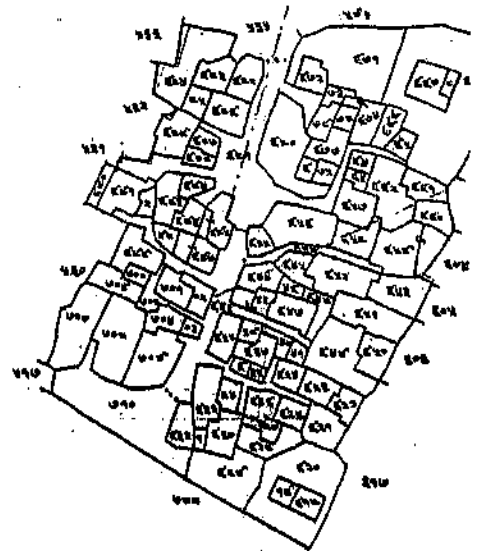
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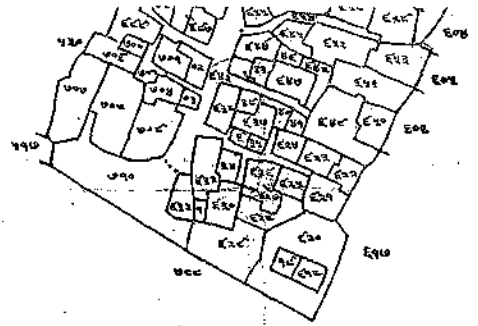


Index to sheets.



स्केल एक माइल बराबर १६ इंच

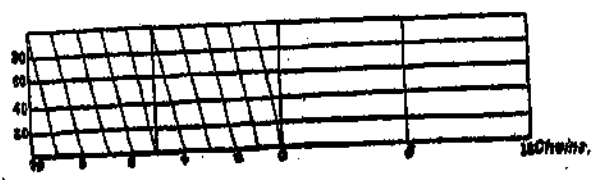


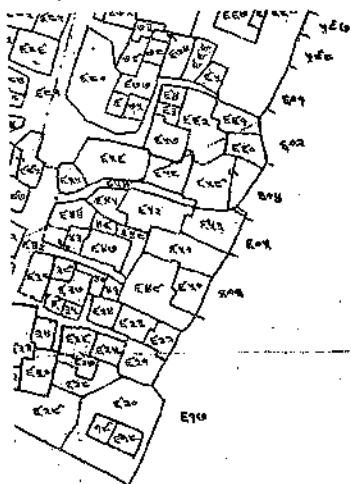


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 1000 1000

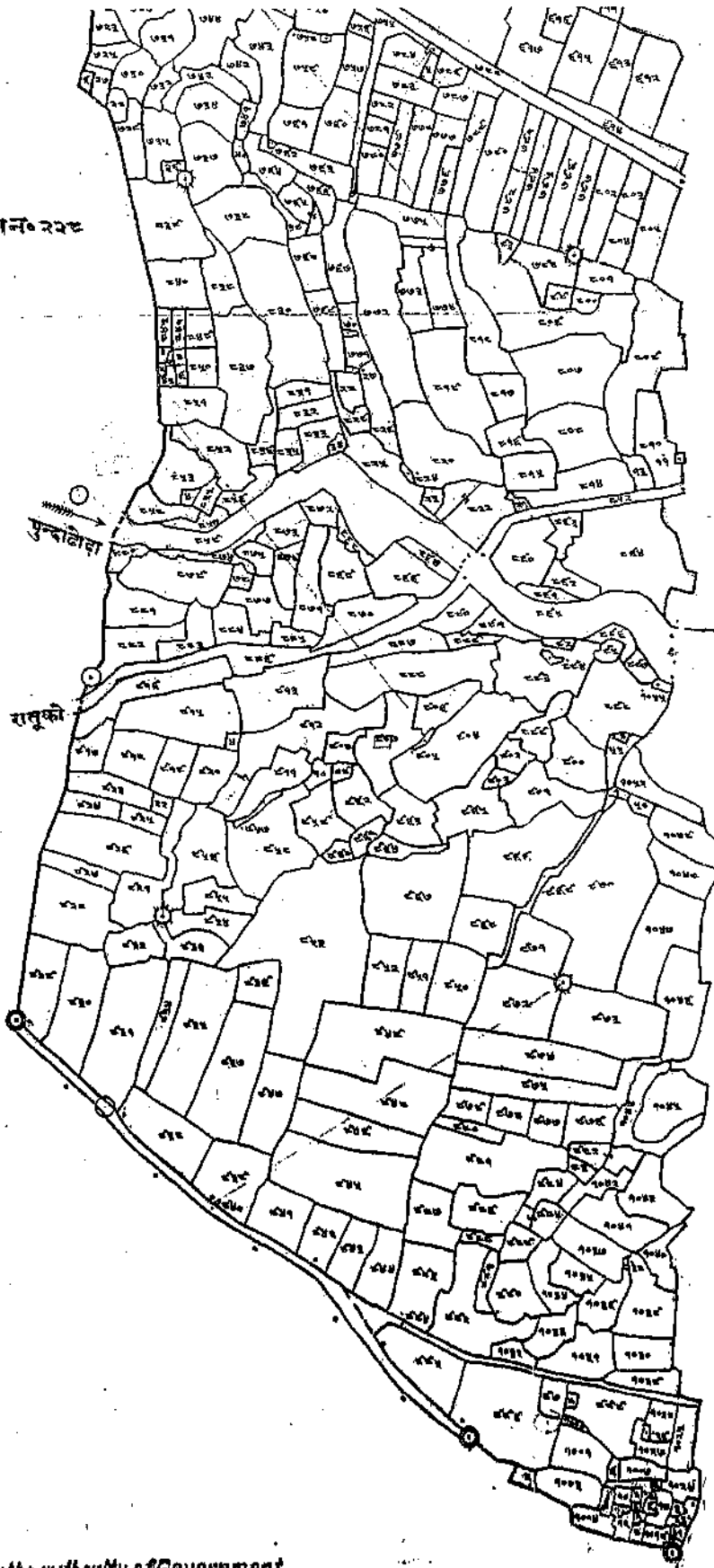
Made and pu

Scale 1/6 inches = 1 Mile.





मुन्दागन २२८



सिवालय की ट मन्बर ३

12 9/

Made and published under the authority of Government.

[Handwritten Signature]

Superintendent of Survey.



बजरा न०१४०

खेत न०२०३

दोहा नदी

खेत न०१००

सुन्दागन २२४

खेत न०२०३

खेत न०२०३

खेत न०२०३

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

09/10/23

जाँच लिपिक का हस्ताक्षर
तिथि सहित

W

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 09-10-2023 12:14 pm

Office Name :- SRO - Ranchi
Token No:- 202300134459

Appoinment :- 09-Oct-2023 Time:- 13:0

Article	Development Agreement
Pre Registration Date	09-Oct-2023
No. Of Pages	59
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 71,777.

Property Id: 1081865

Valuation No. : 1467418 / 2023	:- 2023-2024	Date : 09-October-2023 11:10: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 - 34			
Plot Number - 904			
Volume Number - 30, 36			
Page Number - 91, 41			
Holding Number - 0380001026300Z0, 0380001016100Z0			
Property Rates			
Commercial Land (Y)			
₹1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	21.99 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21.99 x 1158065 = 25465849.35	₹2,54,65,849/-
Note : Final Valuation Is Rounded to Next 100/-			
₹ 2,54,65,849/-			
Two Lakhs Fifty Four Thousand Five Hundred Eighty Nine Rupees Only			

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 : 21.99 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	25465849,35
Transaction Amount	64434800

Property Id: 1081874

Valuation No. : 1467430 / 2023	:- 2023-2024	Date : 09-October-2023 11:16: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 - 206		
Plot Number - 958		
Volume Number - 42		
Page Number - 56, 57, 58		
Holding Number - 0380001017100Z0, 0380001017000Z0, 0380001026600Z0		

Property Rates

Commercial Land (Y)

₹1158065/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	33.65 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33.65 x 1158065=38968887.25	₹3,89,68,887/-

Note : Final Valuation is Rounded to Next 100/-

Total Amount in Words: Three Crore Eighty Nine Lakh Sixty Eight Thousand Nine Hundred Eighty Seven Only.

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 : 33.65 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	38968887.25

Transaction Amount	-
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CLAIMANT	-Mr. MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR 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 - H. NO. 1862/A, ARGORA BASTI, PUNDAG ROAD, ARGORA, RANCHI, Pin Code-834002
EXECUTANTS	-Mr. BAIJNATH SAHU, ,Father/Husband Name LATE HARAKHNATH SAHU , PAN No.- Date Of Birth-25-Feb-1958,Permission Case No.- , Aadhaar No. *****8102, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. SUBHASH PRASAD, ,Father/Husband Name LATE RAJDHAM PRASAD ALIAS RAJDHAM PRASAD SAHU , PAN No.- Date Of Birth-10-Jan-1975,Permission Case No.- , Aadhaar No. *****3169, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA, RANCHI, Pin Code-834002
	-Mr. SHIV RATAN SAHU, ,Father/Husband Name LATE HARAKHNATH SAHU , PAN No.- Date Of Birth-07-Feb-1971,Permission Case No.- , Aadhaar No. *****9065, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. MUKESH KUMAR, ,Father/Husband Name LATE RAJDHAM PRASAD ALIAS RAJDHAM PRASAD SAHU , PAN No.- Date Of Birth-03-Apr-1986,Permission Case No.- , Aadhaar No. *****0424, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA, RANCHI, Pin Code-834002
	-Mr. BASANT PRASAD, ,Father/Husband Name LATE KUNJNATH SAHU , PAN No.- Date Of Birth-02-Jan-1947,Permission Case No.- , Aadhaar No. *****3999, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - M-45DS, HARMU HOUSING COLONY, ARGORA, RANCHI, Pin Code-834002
	-Mr. MANINATH SAHU, ,Father/Husband Name LATE HARAKHNATH SAHU , PAN No.- Date Of Birth-06-Mar-1963,Permission Case No.- , Aadhaar No. *****8134, 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
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Identifier Details	Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,770
Total		1,770

Fee Rule:Development Agreement		
1	A1	16,10,870
2	LL	5
3	PR	2
Total		16,10,877

Sr.No. Exemption Detail Amount

Exemption for Low Income Group

1	A1	1540870
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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.

[Signature]
9/07/23
Deed Writer / Advocate

MOTI INFRAHEIGHTS PVT. LTD.
Chandan Kumar
Vendee / Claimant

[Signature]
Subrah Prasad
Mukul Kumar
Vendor / Executant

Manoj Kumar Sethi

कोरोना को हराना है साफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

[Signature]
Shubham Kumar



Document Registration Summary 1

Date :-09-Oct-2023

- Government/Market Value: ₹64434800/-
- Transaction Amount: ₹64434800 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 914397

Receipt Date : 09-10-2023

Presenter Name: -

On Date 09-10-2023 Presented at SRO - Ranchi
Signature of Presenter*Mukul Kumar*

SRO - Ranchi

PR	₹2
SP	₹1770
LL	₹5
A1	₹70000
Stamp Duty	₹100

Total	₹71877
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319633113 DEPT Transaction Id : 17a8cca9bd0445cb9280 Transaction Type :	100
PR	2	2	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319633888 DEPT Transaction Id : 5875a6ccda2a3a1fc01 Transaction Type :	2
SP	1770	1770	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319633888 DEPT Transaction Id : 5875a6ccda2a3a1fc01 Transaction Type :	1770
A1	70000	70000	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319633888 DEPT Transaction Id : 5875a6ccda2a3a1fc01 Transaction Type :	70000

LL	5	5	0	GRAS	MotilInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319633888 DEPT Transaction Id : 5875a6ccoda2a3a1fc01 Transaction Type :	5
Sub Total	71781	71877	-96				

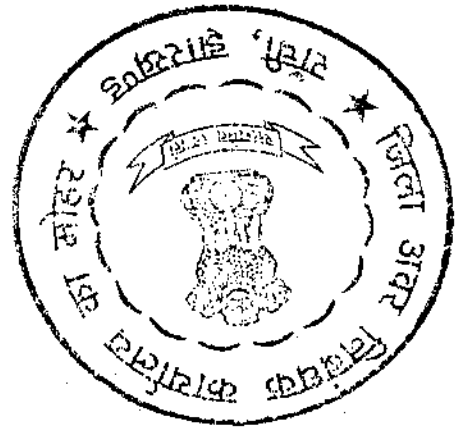
Article : Development Agreement Number of Pages : 122

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	1540870 /-

MA
Signature of Operator

[Signature]
Signature of Head Clerk

WA
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300134459

Deed Type	Development Agreement
Number of Pages	122
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 2, SP :- Rs. 1770, A1 :- Rs. 70000, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :-Rs.25465849/- , Transaction Amount :- Rs.64434800/-
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 - 34Plot Number - 904Volume Number - 30, 36Page Number - 91, 41Holding Number - 0380001026300Z0, 0380001016100Z0 Area Of Land :- 21.99 Decimal
Property No.	2
Valuation Details	Value :- Rs.38968887/- , 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 - 206Plot Number - 958Volume Number - 42Page Number - 56, 57, 58Holding Number - 0380001017100Z0, 0380001017000Z0, 0380001026600Z0 Area Of Land :- 33.65 Decimal







Sh./Smt.MUKESH KUMAR s/o/d/o/w/o LATE RAJDHAM PRASAD ALIAS RAJDHAM PRASAD SAHU has presented the document for registration in this office







today dated :- 09-Oct-2023 Day :- Monday Time :- 14:42:51 PM





MUKESH KUMAR(Individual)



Party Name	Document Type	Document Number
MUKESH KUMAR	PAN/UID	939241520424

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHIV RATAN SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Shivratan Sahu Address:- Kathal More, , Argora basti, , Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:52			<i>Shiv Ratan Sahu</i>
2	BAIJNATH SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Baijnath Sahu Address:- , , Kathal More Road, Argora Basti, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:65			<i>Baijnath Sahu</i>
3	MANINATH SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Mani Nath Sahu Address:- 41, , kathal more road, argora basti kathal road ranchi, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:60			<i>Mani Nath Sahu</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	MUKESH KUMAR Address1 - ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Mukesh Kumar Address:- ... KATHAL MORE ROAD, Argora, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:37			<i>Mukesh Kumar</i>
5	BASANT PRASAD Address1 - M-45DS, HARMU HOUSING COLONY, ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Basant Prasad Address:- M-45 D S, Near B J P Office, Harmu Housing Colony, PS-Argora, Harmu, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:76			<i>Basant Prasad</i>
6	SUBHASH PRASAD Address1 - ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Subash Prasad Address:- , NEAR SHIV MANDIR, , ARGORA, Ranchi, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:48			<i>Subhash Prasad</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR CHANDAN KUMAR Address1 - H. NO. 1862/A, ARGORA BASTI, PUNDAG ROAD, 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		CLAIMANT Age:36			<i>Chandan Kumar</i>

Identification:

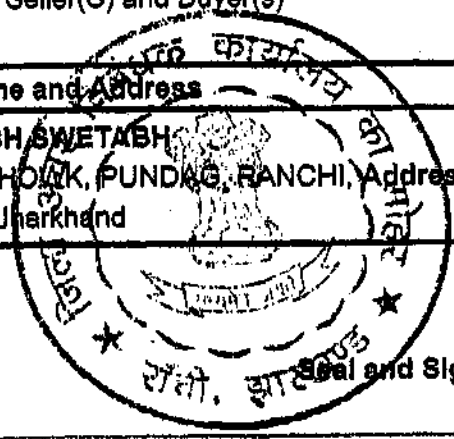
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRATISH SWETABH S/o-D/o DURGA PRASAD Address1 - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI, Address2 - , , Jharkhand PAN No.:			<i>Pratish Swetabh</i>

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 *[Signature]*




Seal and Signature of Registering Officer *[Signature]*

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MUKESH KUMAR , BAIJNATH SAHU , MANINATH SAHU , SHIV RATAN SAHU , BASANT PRASAD , SUBHASH PRASAD**), 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 (**Advocate**).


Signature of Registering Officer

Date:- 09-Oct-2023


Seal and Signature of Registering Officer



Token No.: 202300134459

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 10-Oct-2023 by
MUKESH KUMAR, S/O, D/O, W/O LATE RAJDHAM PRASAD ALIAS RAJDHAM PRASAD SAHU resident of
ARGORA, RANCHI, RANCHI.

This deed was registered as Document No:- 2023/RAN/8834/BK1/8118 in Book No :- BK1, Volume No :- 1091
from Page No :- 1 to 122 at, office of SRO - Ranchi

Date:- 10-Oct-2023


10/10
Registering Officer

