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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 39444e770ebd774c7a56

Receipt Date : 12-Sep-2023 11:11:35 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202300122600

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : SHAKAMBARI BUILDERS PVT LTD THRO
ITS AUTHORISED REPRESENTATIVE
CHANDRESH BAJAJ (Vendee)

GRN Number : 2319202812



--: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 के स०.....5..... के अधीन यथावत स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

Mupali

निबंधन पदाधिकारी

12/09/2023

Chandresh

S. S. Sinha

12/9/23

Anjana Sinha

12/9/23

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।

सम्पत्ति का मूल्य - Development Agreement

मुद्रांक - 50/-

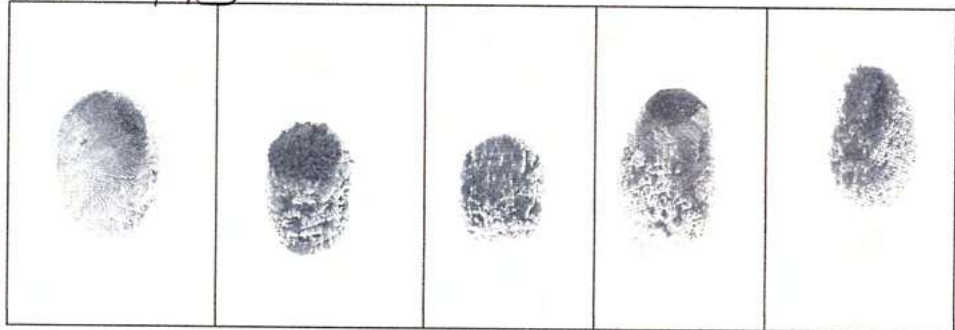
T.D.S.- 12/9



मार्ग दर्शिका पंजी से मिलाया गया
जमीन का दर/डी० 869/00/1 (Comm)
कच्चा कमान का दर/वर्ग फीट.....
पक्का कमान का दर/वर्ग फीट.....
प्लेट का दर/वर्ग फीट..... 12/9

12/9/23
प्राप्त पशुपालन बो भूमि घोटाला एवं खाशमहल लीज की सूची में वर्णित प्लॉट एवं नाम दर्ज नहीं है।
12/9/23

पैर नफा का प्रतिबन्धित सूचि से खाता... 20... लॉट... 999
जल मिलाया गया



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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at Ranchi on this 12. day of September, 2023.

BETWEEN

(1) **Dr. Shashi Shekhar Sinha**(PAN AGJPS 4780L) (Aadhar No. xxxx xxxx 4922) (Mobile No. 94317-70489) (Date of Birth 21.01.1939) S/o Late Brahmadeo Narayan Sinha and grandson of Late Lakshmi Narayan, by faith- Hindu, by caste- General, by Occupation Retd Director, Central Silk Board, resident of 2-F, D. B. Palace, Radha Govind Street, Tharpakhana, P.S. Lower Bazar, District Ranchi 834001, Jharkhand, Indian Citizen,

(2) **Mr. Indu Shekhar Sinha** (PAN- AFZPS8218N)(Aadhar No. xxxx xxxx 3494) (Mobile No. 98351-27693) (Date of Birth-21.02.1942), son of Late Brahmadeo Narayan Sinha and grandson of Late Lakshmi Narayan, by faith- Hindu, by caste- General, by occupation Advocate, resident of Indrapuri Road No.3, Ratu Road, P.S. Sukhdeonagar, District Ranchi-834005, Jharkhand, Indian Citizen

Indu Shekhar Sinha

S. S. Sinha

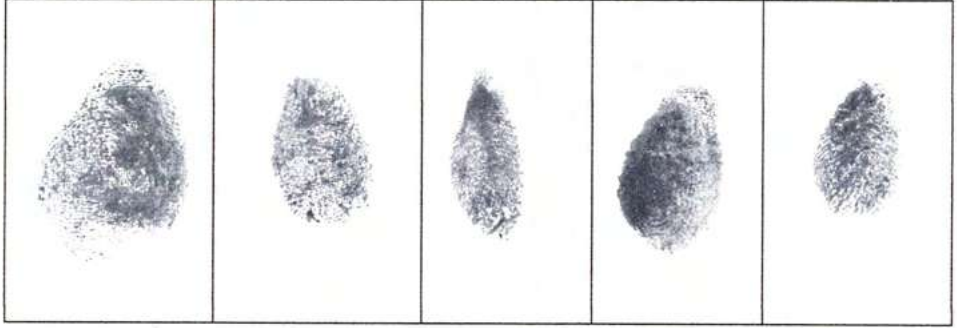
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Anjana Sinha

Anjana Sinha

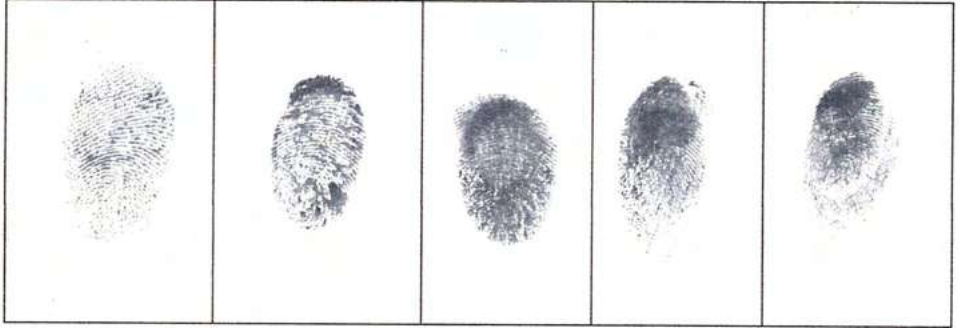
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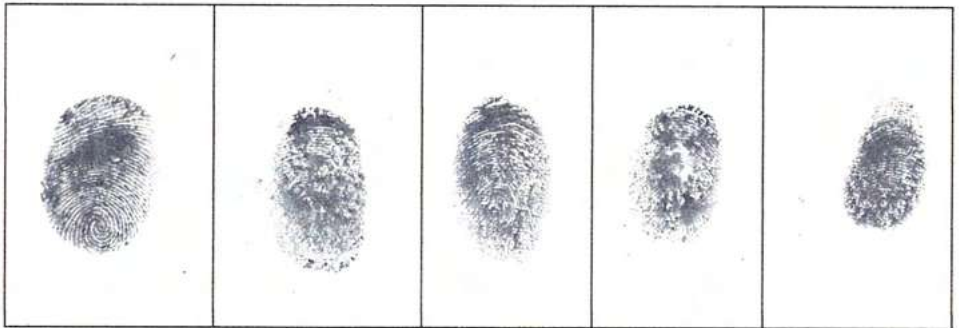
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(3) Mr. Sudhanshu Shekhar Sinha(PAN- BYTPS 8103E)(Aadhar No. xxxx xxxx 8698) (Mobile No. 99108-03789) (Date of Birth-19.01.1970),son of Late Shashank Shekhar Sinha and grandson of Late Brahmadeo Narayan Sinha, by faith- Hindu, by caste- General, by Occupation Service, resident of Samridhi Apartment, Flat No. 601, F-1A Block, Sector-18B, Dwarka, Delhi-110075, Indian Citizen,

4) Mrs. Anjana Sinha (PAN- AMMPS 7707E)(Aadhar No. xxxx xxxx 3717) (Mobile No. 94308-30378) (Date of Birth- 23.09.1967), daughter of Late Shashank Shekhar Sinha and granddaughter of Late Brahmadeo Narayan Sinha, by faith- Hindu, by caste- General, by Occupation Service, resident of E 404, Monika Apartment, Ambedkar Path, Khajpura, Rukanpura, B. V. College, Patna-800014, Bihar, Indian Citizen,(hereinafter jointly called the "OWNERS/ FIRST PARTY") of the ONE PART;

AND

M/S SHAKAMBARI BUILDERS PVT. LTD. (PAN No. AAEC6311H), a company incorporated under the provisions of the Companies Act, 1956, having its registered office 1st floor, 474, Rabindra Sarani, Kolkata-700005 and a branch office at 2nd floor, Sri Ram Gardens, Kanke Road, Ranchi – 834008 represented by its Authorised Representative SRI CHANDRESH BAJAJ (Aadhar No. xxxx xxxx 8522) (Mobile No. 94317-73333) (date of birth- 20.08.1989), son of Sri Pawan Bajaj and grandson of Late Rajendra Prasad Bajaj, by caste General (Do not come under CNT Act, 1908), by faith Hindu, by occupation Business, resident of Sri Ram Gardens, Kanke Road, Ranchi-834008, as one of its Director and Authorised Signatory on behalf of M/s Shakambari Builders Pvt. Ltd., vide board resolution of the Company dated 30th March 2014(hereinafter called the "DEVELOPER/SECOND PARTY") of the Other Part.

The Terms party "OWNERS/ FIRST PARTY" and "DEVELOPER/SECOND PARTY" shall unless excluded by or repugnant to the context mean and include their respective heir(s), legal representative(s) administrator(s), successors in interest and assign(s).

AND WHEREAS, the First party No. 1 is absolute and beneficial owner of land measuring an area of 1480 Sq. Ft i.e. 3.397 decimal+ 2320 Sq. Ft. i.e. 5.326 decimal + 1/3rd share i.e. 2.403 decimal out of 7.21 decimal of common joint area which total comes to 11.127 Decimal being portion of R. S. Plot No. 999, marked as sub plot no.- 999/B, under Khata No. 20, situated at Village Hesal, Mohalla-



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Anjana Sinha
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S. S. Sinha
Chandresh Bajaj

Indrapuri Road No.3, P.S. Sukhdeonagar, Thana no. 202, Dist.-Ranchi which is part of the landed property more fully described in the schedule below.

AND WHEREAS the **First party No.2** is also absolute and beneficial owner of land measuring an area of 528 Sq. Ft. i.e. 1.212 decimal+ 2320 Sq. Ft. i.e. 5.326 decimal + 1/3rd share i.e. 2.403 decimal out of 7.21 decimal of common joint area which total comes to 8.941 Decimal being portion of R. S. Plot No. 999, marked as sub plot no.- 999/C, under Khata No. 20, situated at Village Hesal, Mohalla-Indrapuri Road No.3, P.S. Sukhdeonagar, Thana no. 202, Dist.-Ranchi which is part of the landed property more fully described in the schedule below.

WHEREAS, the **First Party No.3& 4** are absolute and beneficial owner of land measuring an area of 1392 Sq. Ft i.e. 3.196 decimal+ 2320 Sq. Ft. i.e. 5.326 decimal + 1/3rd share i.e. 2.403 decimal out of 7.21 decimal of common joint area which total comes to 10.925 Decimal being portion of R. S. Plot No. 999, marked as sub plot no.- 999/A, under Khata No. 20, situated at Village Hesal, Mohalla-Indrapuri Road No.3, P.S. Sukhdeonagar, Thana no. 202, Dist.-Ranchi which is part of the landed property more fully described in the schedule below.


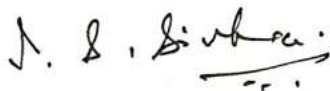
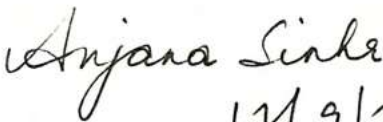


AND WHEREAS in order to develop their respective landed property the members of the "**OWNERS/ FIRST PARTY**" have amalgamated their respective land in one unit having an area of 31 Decimal (11.127 + 8.941 + 10.925) in joint ownership & Possession of the First parties more fully described in the **Schedule A** below.

AND WHEREAS the land mentioned in **Schedule A** was recorded in the name of Sanicharwa Oraon.

AND WHEREAS the descendants of the recorded tenant got the land converted into Chaparbandi from its Zamindar on 05.06.1954 and used to pay Chaparbandi rent to the Zamindar.

AND WHEREAS, One Maharani Devi had purchased the land from Budhu Oraon, Birsa Oraon and Sukra all sons of Late Sanicharwa Oraon through a Registered Deed of Sale being Deed No. 1704 dated 03.03.1960, registered in the office of District Sub-Registrar, Ranchi and the same property was developed upon by her legal heirs namely Shashank Shekhar Sinha, Shashi Shekhar Sinha, Indu Shekhar Sinha, Mrigank Shekhar Sinha and Chandra Shekhar Sinha who are the exclusive Owners of the said property, were in peaceful possession of the property;

AND WHEREAS, a MEMORANDUM OF PARTITION DATED 05.03.1973 executed by and between Maharani Devi and others and partition suit






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no. 41/2007 took placed between the heirs of Maharani Devi, in the said partition, the entire land having total area 31 Decimal being R. S. Plot No. 999, marked as sub plot no. 999/A, 999/B, 999/C, under Khata No. 20, situated at Village Hesal, Mohalla- Indrapuri Road No.3, P.S. Sukhdeonagar, Thana no. 202, District Ranchi allotted to the share of Shashank Shekhar Sinha, Shashi Shekhar Sinha, Indu Shekhar Sinha and they came in possession over the same as absolute owners;

AND WHEREAS, Shashank Shekhar Sinha died leaving behind his son Sri Sudhanshu Shekhar Sinha (the **FIRST PARTY No.3** hereto) and two daughters namely Smt. Anjana Sinha (the **FIRST PARTY No.4** hereto) and Smt. Aparna Sinha as his legal heirs and successors of his property;

AND WHEREAS, an amicable Oral family partition took placed on 01.08.2023 and memorandum of family partition prepared on 11th September 2023, between Sri Sudhanshu Shekhar Sinha, Smt. Anjana Sinha and Smt. Aparna Sinha all son and daughters of Late Shashank Shekhar Sinha, according to the said partition, the land having an area of 1392 Sq. Ft i.e. 3.196 decimal+ 2320 Sq. Ft. i.e. 5.326 decimal + 1/3rd share i.e. 2.403 decimal out of 7.21 decimal of common joint area which total comes to 10.925 Decimal being portion of R. S. Plot No. 999, marked as sub plot no. 999/A, under Khata No. 20, situated at Village Hesal, Mohalla- Indrapuri Road No.3, P.S. Sukhdeonagar, Thana no. 202, Dist.-Ranchi Jointly allotted to the share of Sri Sudhanshu Shekhar Sinha (the **FIRST PARTY No.3** hereto) and Smt. Anjana Sinha (the **FIRST PARTY No.4** hereto) and both came in possession over the same as absolute owner;

AND WHEREAS, now the FIRST PARTIES have the right to enter into a **Development Agreement** with the Developer with regard of **Schedule A** property.

AND WHEREAS

1. The Owners are desirous of developing 'The Said Property' by constructing A Multi-Storied Building.
2. At the request of the Owners, the Developer has agreed to get 'the said property' developed by constructing "**Maharani Enclave**" as per the plan to be sanctioned by Ranchi Municipal Corporation.

NOW THEREFORE, THIS AGREEMENT WITNESSETH as follows:

1. **Definitions:** Unless there is anything repugnant to the subject or context, the following terms will have the meaning assigned to them:
 - (a) "**BUILDING**" shall mean Multi-Storied Residential Building, consisting of Basement Floor for car parking and Ground plus 3 upper Floors for residential flats/dwelling units to be constructed on "The Said

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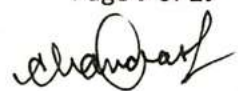
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Property" according to plan to be sanctioned and permitted under the Rules of Ranchi Planning Standards and Building By-Laws and also as per permission granted or clearance given by other authorities R.M.C., Jharkhand State Electricity board, P.H.E.D., etc. and shall be known and referred to as "**Maharani Enclave**".

- (b) "**COMMON FACILITIES & AMENITIES**" shall mean and include Stairways, Drive Ways, Landings, Machine Room, Stair Case, passage, Lift Shafts, Lifts, Pump room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pump, Generator, Septic Tank and Soak pit, Rain Water Harvesting Pit, Guard Room and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and maintenance of the building.
- (c) "**SUPER BUILTUP AREA**" shall mean super built-up area "as per land use permissible under Building law" and shall include walls, pillars, area within the walls and portion of the area occupied by lift landing, stair case, deep boring, water tank, septic tank, entrance corridors, lobbies, generator room, security guard's room, area meant for Fire Fighting arrangement and other common areas in the Building.
- (d) "**SAID UNITS**" shall mean and include the individual residential flats/ units, with or without carparking space to be constructed on **Schedule A** property.
- (e) "**SALEABLE SPACE**" shall mean the space in the building "**Maharani Enclave**" available for independent use and occupation, after making due provision for common facilities and amenities required in the Building which space of Developer is entitled to sell to prospective purchasers subject to the terms as mentioned herein below:
- (f) "**OWNER'S ALLOCATION**" shall mean 6 Flats along with 6 car parking space in the building to be allocated to the Owners as part of Owner's portion in accordance with the terms and conditions of these presents to the extent and in the manner as fully and particularly described in **SCHEDULE "B"** hereunder.
- (g) "**DEVELOPER'S ALLOCATION**" shall mean and shall include the rest and remaining of the right and/or properties other than Owner's Allocation in the proposed Multi storied Building as fully and particularly described in the **SCHEDULE "C"** hereunder.
- (h) "**THE ENGINEER/ARCHITECT**" shall mean, the consulting Engineer who shall be appointed by Developer for designing and planning of the building or any other persons, firm or company who may be appointed hereafter by the Developer for the similar purpose;
- (i) "**THE BUILDING PLAN**" shall mean such plan sanctioned by the authority i.e. Ranchi Municipal Corporation, Ranchi vide **B.C. Case No.**



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Anjana Sinha
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RMC/BP/0897/W31/2019 including any variation or revision therein which may subsequently be made by the Developer or The Engineer/Architect.

- (j) **"R.M.C."** means Ranchi Municipal Corporation, Ranchi which is competent to approve and sanction the plan for the proposed Multi-Storied Building namely **"Maharani Enclave"**.

2. SCHEME FOR DEVELOPMENT

- (a) That the Owners have already handed over vacant possession of the aforesaid landed property to the Developer.
- (b) Owners Allocation and Developers allocation will be as per **Schedule B** and **Schedule C** respectively.
- (c) That Basement plus Ground Plus Three Upper Floors will be built with the provision of Two lift. Each floor there will be 5 flats. Basement will be used for Parking.
- (d) The Developer will be entitled to modify the approved plan, as it deems fit and proper. The **"OWNERS/ FIRST PARTY"** through this Development Agreement hereby gives absolute consent to the Developer to do such modifications which are permissible and/or within the provisions of building bye-laws or as per approved scheme laid down by **RMC** or other Competent Authority.
- (e) The Developer shall bear costs and expenses whatsoever including the Architect's fee, costs for obtaining necessary sanction/permission and/or clearance of the building plan, including any modified plan together with all other expenses. The Owners shall have no responsibility for bearing such expenses whatsoever.
- (f) Until the completion of the Building, the Developer shall hold possession of the said property and during the period of construction all related expenses incurred for maintaining peaceful possession thereof, shall be borne by the Developer.
- (g) The Developer shall be authorized by the owners to apply for and obtain quotas, entitlements and other allocations of such building materials as may be necessary and also to apply for and obtain temporary and/or Permanent connection of Water Supply, electricity, and/or other facilities required for the building.
3. It is agreed that **Dr. Shashi Shekhar Sinha (FIRST PARTY No.1)**, will be the Nodal Person for all communication with the Developer. And only in his absence or non availability **Mr. Sudhanshu Shekhar Sinha (FIRST PARTY No.3)** will facilitate all communications with the Developer.
- 4. OWNERS' COVENANT:**
- (a) That the Owners are seized and possessed of or otherwise well find sufficiently entitled to as the absolute owner in respect of the 'the Said Property' more fully described in **Schedule A** below and the same are

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free from all encumbrances and the Owners have acquired a good, clear and marketable title over the said property.

- (b) That the Owners declare that the land is free from any attachment by order of any Court of Law and is not the subject matter of any claims, demands, suits, decrees, injunctions, orders, suits, notices, petitions or adjudication orders affecting the said **Schedule A** property or any part thereof in any manner.
- (c) That the said **Schedule A** Property has neither been acquired, requisitioned or otherwise encumbered nor any notice for acquisition, requisition or restoration of the same under any statutes of past or present have been received by the owners from any Competent Government authority for acquisition, requisition or restoration of the same.
- (d) That apart from the owners no one else is entitled to or has any share, right title or interest, over and in respect of the said **Schedule A** property.
- (e) That the owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the building by the developer nor to do any act or deed or thing whereby the Developer may be prevented from booking, selling, assigning and/or disposing of any of the Developer allocated portion in the Building "**Maharani Enclave**".
- (f) That the owners further declare that they have not agreed, committed to or contracted or entered into agreement for sale, lease or any mode of transfer effectively either directly or indirectly the development of "**Schedule A Property**" or any part thereof with any person other than the Developer and that they have not created any lien, charge, mortgage or encumbrance on the said **Schedule A** property.
- (g) That the Owners covenant with the Developer that if any dispute regarding title of the owners brought by any person in any court the same shall be looked after by the landowners and in such case the owners shall indemnify the Developer.

5. DEVELOPER COVENANTS

- (a) The developer shall carry out the development of the said property in accordance with the rules of RERA.
- (b) The building will be Basement plus Ground Plus Three Upper Floors. Each floor there will be 5 flats. Basement will be used for Parking.
- (c) That the Developer shall carry out the development of the "Said Property" and construction of the said building thereon in accordance with the plan approved and sanctioned by RMC and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, if any and direction, time to time issued by local authorities;
- (d) The Developer undertakes to finish the project in thirty-six months from the date of sanctioning of the building plan.

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- (e) That the Developer shall arrange from its own sources, finances and/or funds, time to time required for the development of the said property or for constructions of the said multi-storied building thereon. The Owners shall not be responsible for any of the matters hereinabove.
- (f) That the Developer shall indemnify the Owners against all actions, demands, suits, proceedings and claim arising out of accidents and mishaps occurring and happening at the site of the said property during construction period or that may arise out of the Developer's negligence with regard to the Development of the Said Property.
- (g) That on completion of the said building "**Maharani Enclave**" and after obtaining the completion certificate from the Architect, the Developer shall give notice of 30 days to the owners inwriting to take possession of the owners share known as "the Owners Allocation" and from the date of taking possession of allocated portion in the building or on expiry of 30 days' notice period which will be deemed as taken possession, the Owners shall be liable to pay all rates, taxes, service charges and other outgoing in respect of common facilities in the Building, proportionate to the area known as The owners Allocation". That the developer hereby agrees that till formation of society the Developer will make arrangement for maintenance of building after taking contribution from Apartment owner for a maximum period of one year from the date of hand-over/possession of apartment to owners, however the Owners agrees to pay the proportionate cost of maintenance.
- (h) The developer agrees to continue paying a monthly sum of Rs.10,000 /- (Rupees Ten Thousand) only to Mr. Indu Shekhar Sinha (First Party No. 2) through his son Mr Devanshu Shekhar Sinha till the owner's allocation as per **Schedule B** is handed over to the owners.

6. POWER OF ATTORNEY

The Owners shall give to the Developer or its nominee, immediately after execution of such agreement a duly registered General power of Attorney in favour of the Developer investing with specific power required for development of "the Said Property" beginning from preparation submission and sanction of the building plans up to the completion of the project including the powers to arrange for prospective purchasers, enter into agreement with them, receive advance and other consideration money. The Owners shall also, by the General power of Attorney, empower the Developer to sue for or defend any legal action, civil or criminal, arising out of or related to the said property and for that purpose engage lawyer/ Advocate sign Vakalatnama, Plaints, written statement, petitions and rejoinder and to do all that maybe necessary for protection of the Owner's interest in 'the said property' and for successful completion of the said project "**Maharani Enclave**".

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Anjana Sinha
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7. DEVELOPER'S RIGHTS:

- (a) That the Developer shall be entitled to advertise in its own name about the development of 'the Said Property' and proposed sale of flats/dwelling units in the building to be constructed and to put up Advertisement Board on 'the Said Property'.
- (b) The Developer shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, Plumber etc. and to appoint agents at its own costs, risks and expenses.
- (c) The Developer shall further be entitled to book and allot flats/dwelling units etc. or rights in the Building with proportionate share in the said property to prospective purchasers in so far as they relate to Developer's Allocation and to enter into agreements and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt thereto without in anyway creating any Liability upon the Owners.
- (d) That however, the Developer may immediately after the building plan has been sanctioned by RMC, start booking of units from out of the portion known as the Developer's Allocation.
- (e) That the Developer shall have absolute authority to purchase any adjacent land if available, or can take the adjacent land if available on development and to amalgamate that land with the **Schedule A** property and get a revised plan sanctioned from RMC for the entire amalgamated land as per their discretion. The **OWNERS/ FIRST PARTY** are giving their absolute consent on this, subject to safeguard of Owner's Allocation as given in **Schedule B**. **OWNERS/ FIRST PARTY** cannot raise any demand except for owner's allocation as per **Schedule B**.
- (f) That by virtue of this Development Agreement, the Developer shall have absolute right and authority to put revised plan out of their own signature and after sanction of plan, they have right to receive the same from the authority.

8. MUTUAL RIGHTS

- (a) That on completion of the Building "**Maharani Enclave**", the Owners shall be entitled to the 6 Flats in the Building known as "Owners' Allocation" and described in the "**Schedule B**" below.
- (b) That Likewise on completion of construction of the Building the Developer shall be entitled to the Saleable space as particularly mentioned in the "**Schedule C**" and known as "Developer's Allocation ",PROVIDED ALWAYS that the Developer shall be a

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they shall be bound to contribute towards the cost of formation of such society and such other expenses as may be fixed by the society in the interest of the holders of the flats.

- (h) The common areas shall jointly be owned and used by all the owners of all the portions of the said building with equal entitlement to all common areas and facilities intended for utilization by the occupants of the said building "**Maharani Enclave**" on identical terms and conditions applicable to on and all.

9. RATES & TAXES:

From the date of taking over possession of the schedule land and until completion of the Project, the Developer shall be liable to pay all taxes and dues, if any, on the 'the Said Property & thereafter the Owners, Developer, purchasers of flat/Dwelling unit in the Building, shall pay/bear the same in proportion to the area held by them. The owners shall pay the GST or any other statutory taxes against their shares as applicable.

10. SERVICES & CHARGES:

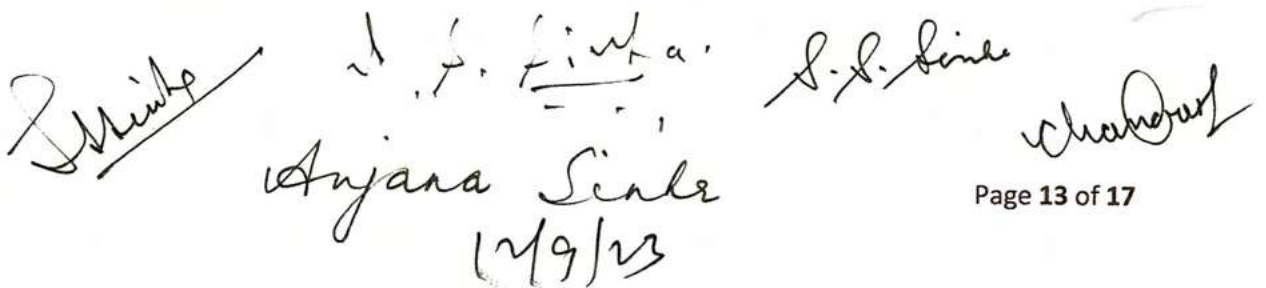
From the date of their talking possession of their allocation in the Building the Owners will be responsible to pay and bear the proportionate operation and maintenance/service charge for the common facilities in the building "**Maharani Enclave**".

- 11. Dispute Resolution Mechanism:** The Developer agrees to finish the project within 36 months from the date of signing of this Development Agreement and thereafter provide the completion certificate from the Architect and handover the owners' allocation. In case of non delivery of the owners allocation within three years the Developer will pay a monthly damage of Rs.75,000/- (Rupees Seventy Five Thousand) only per month till the completion is over. As the time is the essence of contract incase the Developer is unable to deliver the project within five years from the signing of this agreement or incase of any dispute arising between the owners & developers under the agreement the same shall be governed by the mode of arbitration under Arbitration and Conciliation Act, 1996.

Both parties Agree that in case of any dispute **Mr Prashant Pallav**, Advocate, Jharkhand High Court, Ranchi, will be the sole arbitrator from both sides and his decision will be final and binding to the parties.

12. FORCE MAJEURE:

That it is agreed that in the event of any air raids, strike, lockout and/ or any notice/ from Municipal Corporation or any other statutory body or any prohibitory order of Court restraining the construction of the building on "the said property or restraining construction in general and/or changes in any building bye-laws. Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof, the date of

The bottom of the page contains several handwritten signatures and dates. On the left, there is a signature that appears to be 'S. Sinha'. In the center, there is a signature 'Anjana Sinha' with the date '12/9/23' written below it. To the right of the center signature, there is another signature 'S. S. Sinha'. On the far right, there is a signature that appears to be 'Chandrasekar'.

completion of the building will be further extend as maybe required and mutually agreed upon by the parties for that particular period.

13. TITLE DEEDS:

The Owner shall handover the registered Title Deeds with all other relevant papers in respect of the schedule property at the time of signing of this agreement.

14. NOTICE

All notices hereunder shall be in writing and delivered personally or E-mailed by certified mail postage and dispatch to the postal authority by registered post and/or Speed Post with acknowledgement due at the last known address of the parties hereto.

15. JURISDICTION

Only the Courts having territorial jurisdiction over the said **Schedule A** property shall have jurisdiction in all matters relating to or arising out of this agreement i.e. **Courts in Ranchi.**

Schedule of property above referred to:

SCHEDULE- 'A'

Description of the land

All that piece and parcel of land being portion of R. S. Plot No.999 Sub plot no. 999/A, 999/B and 999/C, under Khata No. 20, New Holding No. 0330002417000A1, Ward No.33, new ward no.31 of Ranchi Municipal Corporation, measuring an area of 31Decimals more or less situated at Village- Hesal, Mohalla- Indrapuri Road No. 3, P.S. Sukhdeonagar, Thana No. 202, District Ranchi-834005, Jharkhand which is bounded and butted as follows:

North: 6' Wide common Road

South: House Harendra Baraik

East: S. Road

West: House of Mr. Choudhary

Valuation

For the purpose of stamp duty and registration fee, commercial value of property is as follows:-

Value of Land 31 DecimalRs. 2,69,42,100/-

SCHEDULE 'B'

(Owners' Allocation)

The Following Flats in the proposed Multi Storied building namely "**Maharani Enclave**" to be constructed as per the building plan sanctioned by RMC and according to the specifications in "**Schedule D**" below are as follows:

[Handwritten signature]

S. S. Sinha

[Handwritten signature]

*S. S. Sinha Anjana Sinha
12/9/23*

Share of Owner/First Party No.1 namely Dr Shashi Shekhar Sinha

- (1) Flat No. 202 on 2nd Floor.
- (2) Flat No. 204 on 2nd Floor.
- (3) Two Car Parking Space for parking of two medium size car in the basement Floor.

Share of Owner/First Party No.2 namely Mr Indu Shekhar Sinha

- (1) Flat No. 104 on 1st Floor.
- (2) Flat No. 105 on 1st Floor.
- (3) Two Car Parking Space for parking of two medium size car in the basement Floor.

Share of Owner/First Party No.3 namely Mr Sudhanshu Shekhar Sinha

- (1) Flat No. 102 on 1st Floor.
- (2) One Car Parking Space for parking of one medium size car in the basement Floor.

Share of Owner/First Party No.4 namely Mrs Anjana Sinha

- (1) Flat No. 205 on 2nd Floor.
- (2) One Car Parking Space for parking of one medium size car in the basement Floor.

Roof Rights shall be common for all the flat owners

SCHEDULE 'C'
(DEVELOPER'S ALLOCATION)

After setting aside the Owners Allocation of the multistoried building "Maharani Enclave" as stated in **Schedule B** above all the remaining flats, all the remaining parking or any other saleable area in the building "Maharani Enclave" will form part of the Developer's Allocation. The Flats forming part of Developer's Allocation are as follows:

<u>Flat No</u>	<u>Floor</u>
GF1	Ground
GF2	Ground
GF3	Ground
GF4	Ground
GF5	Ground
101	1st
103	1st
201	2nd
203	2nd
301	3rd
302	3rd
303	3rd
304	3rd
305	3rd

[Handwritten signature]

J. P. Sinha.

12/9/15

[Handwritten signature]

J. P. Sinha
Anjana Sinha

Other than the area known as "Owners' Allocation", the rest left out portion including proportionate area in the common space, which the Developer shall be entitled to sale, transfer, lease, and/or otherwise deal with the remaining saleable space in the building, as it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any party or parties in regard to disposal thereof.

However, the Developer may immediately after the building plan have been sanctioned by RMC shall start booking of units from out of the portion known as the Developer's Allocation.

SCHEDULE "D"
(TECHNICAL SPECIFICATIONS)

1. Structure: RCC frame structure with mainly 8" & 4" Red Bricks/Hollow bricks/Fly ash bricks.
2. Flooring: 24" x 24" Vitrified Tiles flooring in bed room, drawing & dining area including balcony.
3. Kitchens: Granite counter with steel sink with Ceramic Tiles dado up to 2' in height over the granite counter. 24" x 24" Vitrified Tiles in Kitchen floor. One bibcock with cold water arrangement will be provided in kitchen sink. One point for fixing water filter will be provided.
4. Doors: 30 mm Flush door (Both side commercial)hanged with M.S. hinges without primer. One 10" al-drop and one 6" tower bolt will be provided in each door. In main door one mortice lock with one 8"tower bolt.
5. Windows: Two track Anodized (Natural color) aluminium sliding without grill. The window sill will be finished with plaster of paris.
6. Bathrooms: Ceramic Tiles dado up to 7' in height with 12" x 12" ceramic tiles floor. With good quality CP Fittings with hot and cold water connection (without geyser) and good quality Sanitary ware.
7. Wall Finishing: All internal wall will be of plaster of perish. External walls and common area to be painted with cement based paint.
8. Electrical: Entire wiring will be concealed. Light/Fan/5amp plug points will be provided with standard fittings & fixtures excluding bulbs/tubes/fans. Power plugs will be provided one each in toilets, kitchen and bedrooms.
9. Lift 6 (six) persons' capacity lift will be provided.
10. TV/cable: One point each of TV/Cable will be provided in drawing room.
11. That the electric connection charges for individual electric connection in the flats/units shall bear by the respective allottee i.e. Owners and Developers respectively.

In witness whereof Dr. Shashi Shekhar Sinha, Mr. Indu Shekhar Sinha, Sudhanshu Shekhar Sinha and Mrs Anjana Sinha as the Owners and Mr. Chandresh Bajaj, The Developer have set out their respective hands on this agreement on this the date of September, 2023 at Ranchi.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]
12/9/23

[Handwritten signature]

[Handwritten signature]

Witnesses.

1. Himanshu Shekhar Sinha
40 Sri Indu Shekhar Sinha
M/O Indrapuri Rd No-3,
Ratu Road, Ranchi-5
12/9/23

[Signature]
12/09/2023
(Shashi Shekhar Sinha)

[Signature]
12/09/2023
(Indu Shekhar Sinha)

2. Vishal Roy
56 Prahelad Prasad
R/O Ratu Road Raneri
12/9/23

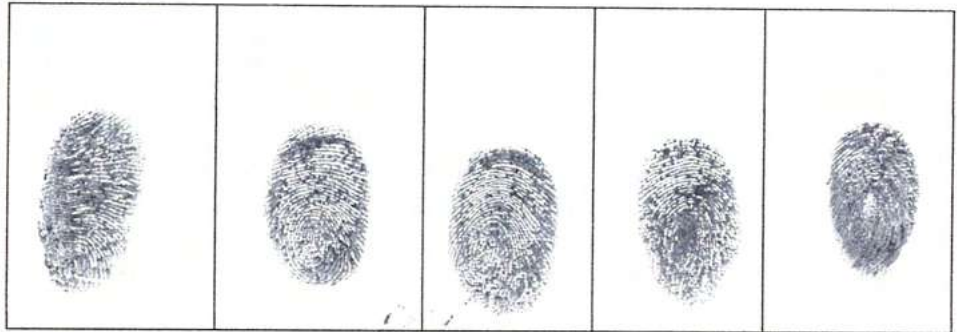
[Signature]
12/09/2023
(Sudhanshu Shekhar Sinha)

[Signature]
12/09/2023
(Anjana Sinha)

Owners

✓

[Signature]
12/09/2023
Chandresh Bajaj,
Authorised Representative
M/s Shakambari Builders Pvt. Ltd.
Developer



Left Left Left Left Left
Thumb Index Middle Ring Little

Drafted By:

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

[Signature]

[Signature]
12/9/23
Page 17 of 17

[Stamp]
En. No. 110/10
RANCHI

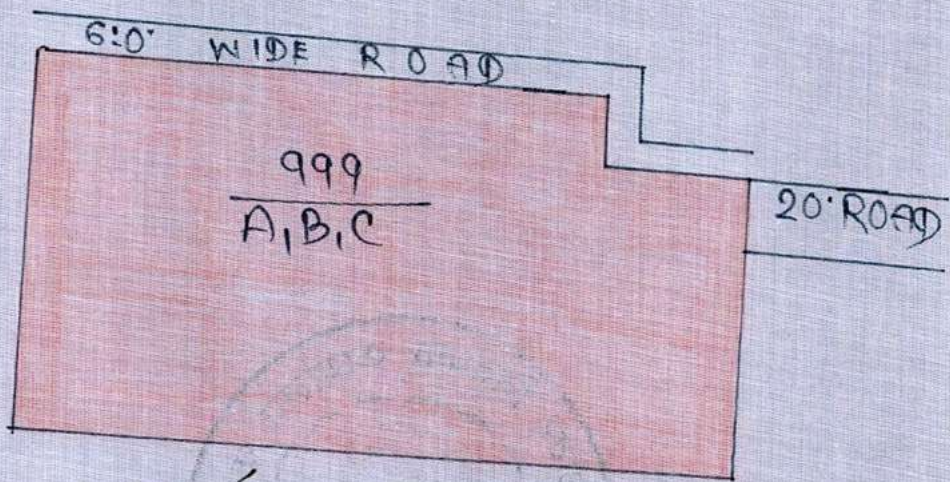
[Stamp]
En. No. 110/10
RANCHI

13



VILLAGE - HESAL
 THANA - SUKHDENAGAR
 THANA NO - 202
 DIST - RANCHI
 KHATA NO - 20, WARD NO - 33
 NEW WARD NO - 31
 R.S. PLOT NO - 999
 SUB PLOT NO - 999/A, B, C
 AREA SHOWN IN RED WASH

AREA
 A - DEC
 B - 31
 (MORE OR LESS)



~~I think~~
 S. S. Sinha
 Anyana Sinha
 1/9/23

S. S. Sinha
 ...
 Chandra

~~Shyam~~



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP23062021010610

Date : 2021-06-23

Ward No : 33

Department / Section : Revenue Section

New Ward No :

Account Description : Holding Tax & Others

Holding No. : 0330002417000A1

New Holding No : 0330002417000A1

Received From Mr / Mrs / Miss . : **INDU SHEKHAR SINHA S/O LATE B N SINHA**

Address : **INDRUPURI ROAD NO 3 RATU ROAD**

A Sum of Rs. : **5588.00**

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

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

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2020-2021	4	2021-2022	5658.80
				Rebate From Jsk/Online Payment	141.47
				1% Monthly Penalty	212.2
				Total Payable Amount	0.00
				Total Paid Amount	5588.00



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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 65
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 9
 वो सकुनत नम्बर। Receipt No. : 0693558924

हेहल | हेंसल | 202 | श्र शशांक शेखर सिंन्हा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
20	999 अंश	3 कठा 3 छटाक 25 वर्गफीट

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)	
माल (नकदी)	1.87				1.87	1.87
गुजारी (भावली)	0.47				0.47	0.47
सेस	0.94				0.94	0.94
सूद	0.94				0.94	0.94
मुतफरकात	0.37				0.37	0.37
मीजान	4.59				4.59	4.59

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2020-2021)		
माल (नकदी)				1.87	1.87	
गुजारी (भावली)				0.47	0.47	
सेस				0.94	0.94	
सूद				0.94	0.94	
मुतफरकात				0.37	0.37	
मीजान अदायकारी				4.59	4.59	

(१) मीजान कुल (लफ्जों में) : Nine Rupees and Eighteen Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.18

तारीख अमला तहसील कुनिन्दा : 26-08-2021

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



ऑनलाइन जाँचा

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।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 11, 2023

पंजी II प्रति

भाग वर्तमान	9	पृष्ठ संख्या	65										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	हैंसल	होल्लिंग संख्या	20/65	तौजी संख्या	0	थाना नम्बर	202	खाता का प्रकार	---				
श्र शशांक शेखर सिन्हा, पिता-ब्रह्मदेव नारायण सिन्हा, जाति- -													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
20	999 अंश	3 ऐ 3 डि 25 हे	नामान्तरण वाद संख्या 1653 आर 27 वर्ष 1978-79 आदेश तिथि 27-8-79 अंचल पदाधिकारी शहर अंचल राँची के आदेश अनुसार नाम प्रविष्ट किया						1.87	2.71			
	कुल परिमाण	3 कठछ छ. 25 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
23/07/2002	0222697	2002	2003	11.22	1.87	2.81	0.47	5.61	0.94	5.61	0.94	2.24	0.37
01-24-2020	0472760039	1978-1979	2019-2020	76.67	1.87	19.27	0.47	38.54	0.94	38.54	0.94	15.17	0.37
08-26-2021	0693558924	2020-2021	2021-2022	1.87	1.87	0.47	0.47	0.94	0.94	0.94	0.94	0.37	0.37

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

Sl No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
15379	2182 / 2021 - 2022	01	177	67	VIJAY KUMAR SAHU	08/03/2022	Status Pending at Operator	View

List Of Case Status Details

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

नक्शा देखें



ऑनलाइन जाँचा

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 67
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 9
 वो सकुनत नम्बर। Receipt No. : 0785414800

हेहल | हेसल | 202 | श्री शशी शेखर सिन्हा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
20	999 अंश	0 एकड़ 5.326 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)	1.87					1.87
गुजारी (भावली)	0.47					0.47
सेस	0.94					0.94
सूद	0.94					0.94
मुतफरकात	0.37					0.37
मीजान	4.59					4.59

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)					1.87	
गुजारी (भावली)					0.47	
सेस					0.94	
सूद					0.94	
मुतफरकात					0.37	
मीजान अदायकारी					4.59	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 4.59

तारीख अमला तहसील कुनिन्दा : 30-07-2022

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



8

ऑनलाइन जाँचा

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।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 11, 2023

पंजी II प्रति

भाग वर्तमान	9	पृष्ठ संख्या	67											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	हेंसल	होलिंग संख्या	20/67	तौजी संख्या	0	थाना नम्बर	202	खाता का प्रकार	---					
श्री शशी शेखर सिन्हा, पिता-ब्रह्मदेव नारायण सिन्हा, जाति- ---														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस
20	999 अंश	3 कठछ. 25 वर्गफुट	तामान्तग वाद संख्या 1657 आर 27 वर्ष 1978-79 आदेश तिथि 27-8-79 अंचल पदाधिकारी शहर अंचल राँची के आदेश अनुसार नाम प्रविष्ट किया										1.87	2.71
	कुल परिमाण	0 ऐ 5.326 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	
27/06/2007	163624	1996-97	2002-03	11.22	1.87	2.81	0.47	5.61	0.94	5.61	0.94	2.24	0.37	
01-24-2020	0011097539	1978-1979	2019-2020	76.67	1.87	19.27	0.47	38.54	0.94	38.54	0.94	15.17	0.37	
08-12-2020	0123787546	2020-2021	2020-2021	0	1.87	0	0.47	0	0.94	0	0.94	0	0.37	
08-26-2021	0877532083	2021-2022	2021-2022	0	1.87	0	0.47	0	0.94	0	0.94	0	0.37	
07-30-2022	0785414800	2022-2023	2022-2023	0	1.87	0	0.47	0	0.94	0	0.94	0	0.37	

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

Sl No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
15390	2193 / 2021 - 2022	01	177	67	विजय कुमार साहु	10/03/2022	Status Pending at Operator	View

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

नक्शा देखें



8
ऑनलाइन जाँचा

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 68

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 9

वो सकुनत नम्बर। Receipt No. : 0232541299

हेहल | हेँसल | 202 | श्री इन्दु शेखर सिन्हा

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
20	999 अंश	0 एकड़ 5.326 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)	1.87					1.87
गुजारी (भावली)	0.47					0.47
सेस	0.94					0.94
सूद	0.94					0.94
मुतफरकात	0.37					0.37
मीजान	4.59					4.59

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					1.87	
गुजारी (भावली)					0.47	
सेस					0.94	
सूद					0.94	
मुतफरकात					0.37	
मीजान अदायकारी					4.59	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 4.59

तारीख अमला तहसील कुनिन्दा : 30-07-2022

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



8

ऑनलाइन जाँचा

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।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

September 11, 2023

भाग वर्तमान	9	पृष्ठ संख्या	68											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	हेंसल	होस्टिंग संख्या	20/68	तौजी संख्या	0	थाना नम्बर	202	खाता का प्रकार	----					
श्री इन्दु शेखर सिन्हा, पिता-ब्रह्मदेव नारायण सिन्हा, जाति- ----														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस
20	999 अंश	3 कठछ. 25 वर्गफुट	नामान्तरण वाद संख्या 1656 आर 27 वर्ष 1978-79 आदेश तिथि 27-8-79 अंचल पदाधिकारी शहर अंचल राँची के आदेश अनुसार नाम प्रविष्ट किया										1.87	2.71
	कुल परिमाण	0 ऐ 5.326 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	
27/06/2002	163625	2002	2003	0	1.87	0	0.47	0	0.94	0	0.94	0	0.37	
01-24-2020	0994154008	1978-1979	2019-2020	76.67	1.87	19.27	0.47	38.54	0.94	38.54	0.94	15.17	0.37	
08-26-2021	0793613434	2020-2021	2021-2022	1.87	1.87	0.47	0.47	0.94	0.94	0.94	0.94	0.37	0.37	
07-30-2022	0232541299	2022-2023	2022-2023	0	1.87	0	0.47	0	0.94	0	0.94	0	0.37	

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

Sl No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
15395	2198 / 2021 - 2022	01	134	594	PRAKASH AGRAWAL	10/03/2022	Status Pending at Operator	View

List Of Case Status Details

[नक्शा देखें](#)


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

ऑनलाइन जाँचा

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 190
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 26
 वो सकुनत नम्बर। Receipt No. : 0948704905

हेहल | हेँसल | 202 | इन्दु शेखर सिन्हा

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
20	999	0 एकड़ 1.2 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 (2007-2008) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	1.00	12.00	1.00	1.00	1.00	1.00
गुजारी (भावली)	0.25	3.00	0.25	0.25	0.25	0.25
सेस	0.50	6.00	0.50	0.50	0.50	0.50
सूद	0.50	6.00	0.50	0.50	0.50	0.50
मुतफरकात	0.20	2.40	0.20	0.20	0.20	0.20
मीजान	2.45	29.40	2.45	2.45	2.45	2.45

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2007-2008) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	12.00	1.00	1.00	1.00	1.00	
गुजारी (भावली)	3.00	0.25	0.25	0.25	0.25	
सेस	6.00	0.50	0.50	0.50	0.50	
सूद	6.00	0.50	0.50	0.50	0.50	
मुतफरकात	2.40	0.20	0.20	0.20	0.20	
मीजान अदायकारी	29.40	2.45	2.45	2.45	2.45	

(१) मीजान कुल (लफजों में) : Thirty Nine Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 39.20

तारीख अमला तहसील कुनिन्दा : 30-07-2022

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



8
 ऑनलाइन जाँचा

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।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 11, 2023

पंजी II प्रति

भाग वर्तमान	26	पृष्ठ संख्या	190											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	हेंसल	होस्टिंग संख्या	20	तौजी संख्या	0	थाना नम्बर	202	खाता का प्रकार	---					
इन्दु शेखर सिन्हा, पिता-स्व ब्रहमदेव नारायण सिन्हा, जाति- --														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								लगान	सेस		
20	999	0 कठD छ. 528 वर्गफीट	ACCORDING TO MUTATION CASE NO 918R272010 2011 AND HEHAL CO LETTER NO 116 ii DATED 29 01 22 AND CO SADAR LETTER NO 106 ii DATED 12 02 2022								1	1.45		
	कुल परिमाण	0 ऐ 1.2 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	
07-30-2022	0948704905	2007-2008	2022-2023	15	1	3.75	0.25	7.5	0.5	7.5	0.5	3	0.2	

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 प्लाट नंबर क्लिक करें

ऑनलाइन जाँचा

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 191
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 26
 वो सकुनत नम्बर। Receipt No. : 0715589318

हेहल | हेसल | 202 | शशि शेखर सिन्हा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
20	999	0 एकड़ 3.4 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 (2007-2008) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	2.00	24.00	2.00	2.00	2.00	2.00
गुजारी (भावली)	0.50	6.00	0.50	0.50	0.50	0.50
सेस	.....	.....	.....	.....	.....	.....
सूद	1.00	12.00	1.00	1.00	1.00	1.00
मुतफरकात	.....	.....	.....	.....	.....	.....
मीजान	0.40	4.80	0.40	0.40	0.40	0.40
	4.90	58.80	4.90	4.90	4.90	4.90

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2007-2008) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	24.00	2.00	2.00	2.00	2.00	
गुजारी (भावली)	6.00	0.50	0.50	0.50	0.50	
सेस	.....	.....	.....	.....	.....
सूद	12.00	1.00	1.00	1.00	1.00	
मुतफरकात	12.00	1.00	1.00	1.00	1.00	
मीजान अदायकारी	4.80	0.40	0.40	0.40	0.40	
	58.80	4.90	4.90	4.90	4.90	

(१) मीजान कुल (लफजों में) : **Seventy Eight Rupees and Fourty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **78.40**तारीख अमला तहसील कुनिन्दा : **30-07-2022**

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



8
ऑनलाइन जाँचा

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 ।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

September 11, 2023

भाग वर्तमान	26	पृष्ठ संख्या	191										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	हेंसल	होलिग संख्या	20	तौजी संख्या	0	थाना नम्बर	202	खाता का प्रकार	----				
शशि शेखर सिन्हा, पिता-स्व ब्रह्मदेव नारायण सिन्हा, जाति- -													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार							लगान	सेस		
20	999	0 कठठ छ. 1480 वर्गफीट	ACCORDING TO MUTATION CASE NO 919R272010 11 AND HEHAL CO LETTER NO 116 ii DATED 29 01 22 AND CO SADAR LETTER NO 106 ii DATED 12 02 2022							2	2.9		
	कुल परिमाण	0 ऐ 3.4 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
07-30-2022	0715589318	2007-2008	2022-2023	30	2	7.5	0.5	15	1	15	1	6	0.4

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

ऑनलाइन जाँचा

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर



फरद मलकी / फरद रैयती Page No. : 192
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 26
 वो सकुनत नम्बर। Receipt No. : 0392398121

हेहल | हेसल | 202 | शशांक शेखर सिन्हा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
20	999	0 एकड़ 3.2 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (2007-2008) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	1.00	12.00	1.00	1.00	1.00	1.00
गुजारी (भावली)	0.25	3.00	0.25	0.25	0.25	0.25
सेस	0.50	6.00	0.50	0.50	0.50	0.50
सूद	0.50	6.00	0.50	0.50	0.50	0.50
मुतफरकात	0.20	2.40	0.20	0.20	0.20	0.20
मीजान	2.45	29.40	2.45	2.45	2.45	2.45

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2007-2008) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	12.00	1.00	1.00	1.00	1.00	
गुजारी (भावली)	3.00	0.25	0.25	0.25	0.25	
सेस	6.00	0.50	0.50	0.50	0.50	
सूद	6.00	0.50	0.50	0.50	0.50	
मुतफरकात	2.40	0.20	0.20	0.20	0.20	
मीजान अदायकारी	29.40	2.45	2.45	2.45	2.45	

(१) मीजान कुल (लफ्जों में) : Thirty Nine Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 39.20

तारीख अमला तहसील कुनिन्दा : 30-07-2022

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 ।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 11, 2023

पंजी II प्रति

भाग वर्तमान	26	पृष्ठ संख्या	192											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	हंसल	होस्टिंग संख्या	20	तौजी संख्या	0	थाना नम्बर	202	खाता का प्रकार	----					
शाशांक शोखर सिन्हा, पिता-स्व ब्रहमदेव नारायण सिन्हा, जाति- ----														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस
20	999	0 कठD छ. 1392 वर्गफीट	ACCORDING TO MUTATION CASE NO 920R272010 11 AND HEHAL CO LETTER NO 116 ii DATED 29 01 22 AND CO SADAR LETTER NO 106 ii DATED 12 02 2022										1	1.45
	कुल परिमाण	0 ऐ 3.2 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	
07-30-2022	0392398121	2007-2008	2022-2023	15	1	3.75	0.25	7.5	0.5	7.5	0.5	3	0.2	

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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 79
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 28
 वो सकुनत नम्बर। Receipt No. : 0553250867

हेहल | हेँसल | 202 | shashank shekhar sinha,shashi shekhar sinha,indu shekhar sinha		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
20	999	0 एकड़ 7.21 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)	30.00					30.00
गुजारी (भावली)	7.50					7.50
सेस	.....				
सूद	15.00					15.00
मुतफरकात	15.00					15.00
मीजान	6.00					6.00
	73.50					73.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					30.00	
गुजारी (भावली)					7.50	
सेस					
सूद				15.00	
मुतफरकात				15.00	
मीजान अदायकारी					6.00	
					73.50	

(१) मीजान कुल (लफजों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 06-04-2022

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 ।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 11, 2023

पंजी II प्रति

भाग वर्तमान	28	पृष्ठ संख्या	79											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	हंसल	होलिंग संख्या	20	तौजी संख्या		थाना नम्बर	202	खाता का प्रकार	---					
shashank shekhar sinha , shashi shekhar sinha , indu shekhar sinha , पिता-LATE brahamdeo narayan sinha, जाति- ---														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
20	999	0 ऐ	7.21 डि	0 हे	नामान्तरण मुकदमा संख्या 87/2019 - 2020						30	0		
		कुल परिमाण	0 ऐ	7.21 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	
08-03-2019	0377957181	2019-2020	2019-2020	0	30	0	7.5	0	15	0	15	0	6	
2021-10-25 18:05:39	0881019391	2020-2021	2021-2022	30	30	7.5	7.5	15	15	15	15	6	6	
04-06-2022	0553250867	2022-2023	2022-2023	0	30	0	7.5	0	15	0	15	0	6	

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

FORM OF APPLICATION FOR COPIES नकल के लिए दरखास्त का फार्म

1	Number and date of application दरखास्त का नम्बर और तारीख	2	Name, Residence and Description of applicant दरखास्त करनेवाले का नाम पता और
3	Specification of which the copy required इस कागज की तफसील जिनकी नकल चाहिए	4	Case or proceeding in which such copy is to be for जिसमें वह का
5	Ordinary seal fee stamp पनाचि	6	Extra search stamp. Exp ज एद तलारा फीस का काटे का स्ट्याप में जमी यी गई जल पाने के वास्तो जो कोर्ट फी स्ट्याप दिया है
7	Number of stamped sheets filed with application तायतद स्ट्याप जो दरखास्त पर लगा हो	8	Number of sheets of plain paper filed with application सादे कागज के तख्तों की गिनती जो दरखास्त के साथ पेश किये गये
9	Court fee stamps for certified copies नकल जप्त के वास्तो कोर्ट फी स्ट्याप	10	Name of office or department where the paper in question is to be found उस ऑफिस या सरिस्ते का नाम जहाँ चाहा हुआ कागज मिलेगा
11	Date and extra searching fees have been paid तारीख और जो जाएद तलारी फीस दी गई हो घंटा की जब नकल तैयार होनी चाहिए	12	Name of copist or typist टाईप या नकल नथिस का नाम
13	Initial or record keeper who fills up the three proceeding column महाफीज दफ्तर के छोटे दरखास्त जो फिखले तीनों खानों को भरना है	14	Signature of officer receiving application दरखास्त लेनेवाले ऑफिसर का दरतखत
15	Remarks कैफियत		

दिने 29/11/99

2576

29/11/99

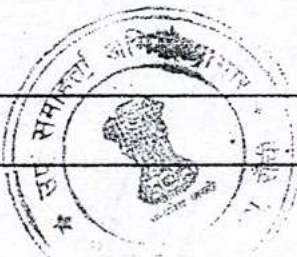
2 खदीपान

पु नौगा हेराम

जावा शर्मा 202

खता जमा
20 999 मा

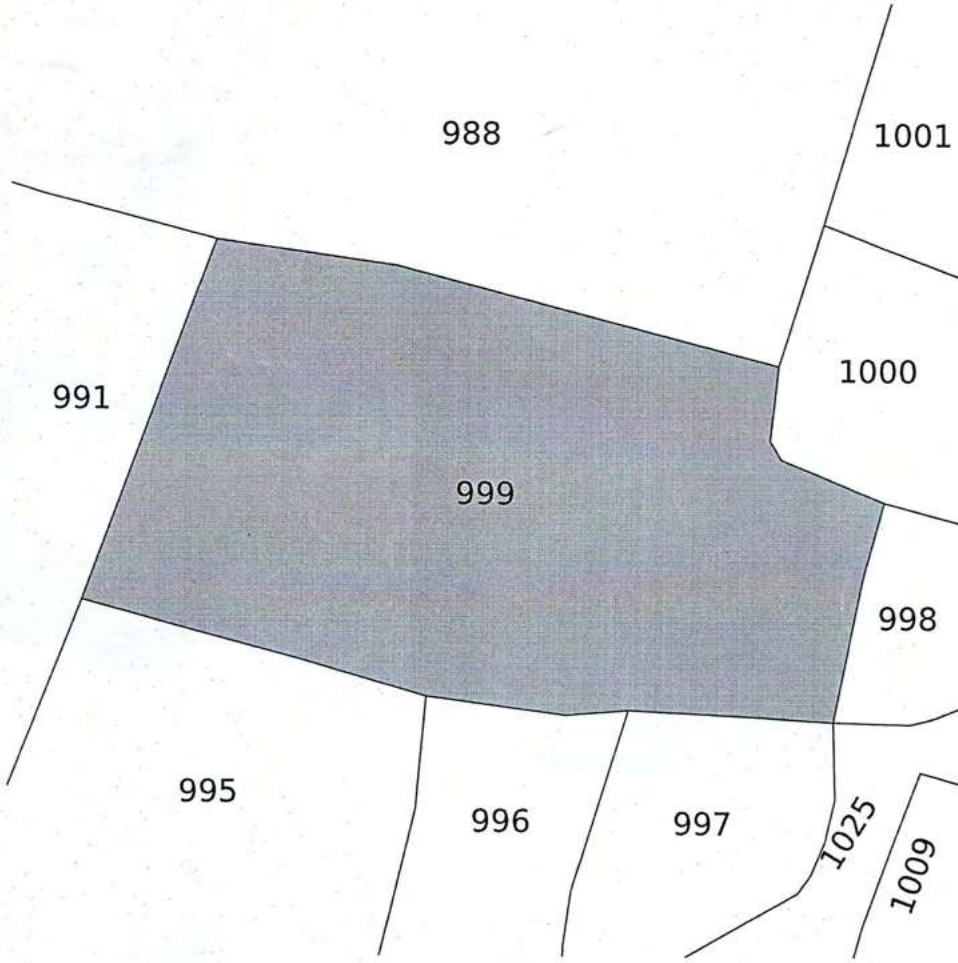
नकल फिलान



Handwritten signature or initials at the bottom right corner of the page.

भूमि का विवरण

जिला : 14 Ranchi, अंचल : 22 Hehal, हल्का : 01 हल्का-01, मौजा
: 202 हँसल,



खसरा क्रमांक : 999 , खाता संख्या :

: 31.79

1 :2000

नाम : खतियान :
रजिस्टर 2 :
क्षेत्रफल : 31.79 डिसमील

Signatory/Officer

11/09/2023 05:43:23

अवर निबंधन कार्यालय,

, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र. सं.	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- 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 भोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर

तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित



CSJ

Pre Registration Docket

Date :- 11-09-2023 07:26 pm

Office Name :- SRO - Ranchi
Token No:- 202300122600

Appoinment :- 12-Sep-2023 Time:- 11:15

Article	Development Agreement
Pre Registration Date	11-Sep-2023
No. Of Pages	47
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 6,76,967.

Property Id: 1063645

Valuation No. : 1442585 / 2023	:- 2023-2024	Date : 11-September-2023 18:29:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hesal	Village/City : Hesal	
Hesal Ward No 31 Village Code 202 - Other Road			
Khata Number - 20 ✓			
Plot Number - 999 ✓			
Volume Number - 9 26 28			
Page Number - 65 67 68 190 191 192 79			
Holding Number - 0330002417000A1			
Ward Number - 31			
Property Rates			
Commercial Land (Y)			
₹869100/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	31 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 31 x 869100=26942100	₹2,69,42,100/-
A	Total		₹2,69,42,100/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,69,42,100/-
Total Amount in Words : Two Crore Sixty Nine Lakhs Forty Two Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: S ROAD, West: HOUSE OF MR CHOUDHARY, South: HOUSE HARENDRA BARAIK, North: 6 FEET WIDE COMMON ROAD
Area	Land area : 31.00 Decimal
Other Description of the Property	Pin Code - 834005
Government/Market Value	26942100
Transaction Amount	-

CLAIMANT	-Mr. SHAKAMBARI BUILDERS PVT LTD THRO ITS AUTHORISED REPRESENTATIVE CHANDRESH BAJAJ, ,Father/Husband Name PAWAN BAJAJ , PAN No.- Date Of Birth-20-Aug-1989,Permission Case No.- , Aadhaar No. *****8522, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - SRI RAM GARDENS KANKE ROAD RANCHI, Pin Code-834008
EXECUTANTS	-Mr. INDU SHEKHAR SINHA, ,Father/Husband Name LATE BRAHMADEO NARAYAN SINHA , PAN No.- Date Of Birth-21-Feb-1942,Permission Case No.- , Aadhaar No. *****3494, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - INDRAPURI ROAD NO. 3 RATU ROAD RANCHI, Pin Code-834005
	-Mr. SUDHANSHU SHEKHAR SINHA, ,Father/Husband Name LATE SHASHANK SHEKHAR SINHA , PAN No.- Date Of Birth-19-Jan-1970,Permission Case No.- , Aadhaar No. *****8698, Country-INDIA, City/Village/Town Name-DELHI, Locality-DELHI,Address - FLAT NO. 601 F 1A BLOCK SECTOR 18B DWARKA DELHI, Pin Code-110075
	-Dr. SHASHI SHEKHAR SINHA, ,Father/Husband Name LATE BRAHMADEO NARAYAN SINHA , PAN No.- Date Of Birth-21-Jan-1939,Permission Case No.- , Aadhaar No. *****4922, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - 2 F D B PALACE RADHA GOVIND STREET THARPAKHANA LOWER BAZAR RANCHI, Pin Code-834001
	-Mrs. ANJANA SINHA, ,Father/Husband Name LATE SHASHANK SHEKHAR SINHA , PAN No.- Date Of Birth-23-Sep-1967,Permission Case No.- , Aadhaar No. *****3717, Country-India, State Name-Bihar, District Name-Patna, City/Village/Town Name-PATNA, Locality-PATNA,Address - E 404 MONIKA APARTMENT AMBEDKAR PATH KHAJPURA RUKANPURA B V COLLEGE PATNA BIHAR, Pin Code-800014

Witness Information	Mr. VISHAL KUMAR GOYAL , Address - AGRAWAL MOHALLA MAHAVIR CHOWK LOHARDAGA-, Father/Husband Name- PRAHALAD PRASAD AGRAWAL
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Identifier Details	Mr. VISHAL KUMAR GOYAL , Address - AGRAWAL MOHALLA MAHAVIR CHOWK LOHARDAGA-, Father/Husband Name- PRAHALAD PRASAD AGRAWAL
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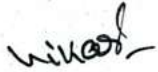
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,410
Total		1,410

Fee Rule:Development Agreement		
1	A1	6,73,553
2	E	2,000
3	LL	3
4	PR	1
Total		6,75,557

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

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate



Vendee / Claimant

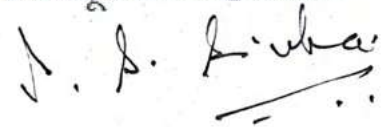


Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी







Document Registration Summary 1

Date :-12-Sep-2023

- Government/Market Value: ₹26942100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹50 /-

On Date 12-09-2023 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 901422

Receipt Date : 12-09-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1410
LL	₹3
A1	₹673553
Stamp Duty	₹50

Total

₹677017

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	ShakambariBuildersPvtLtdThroltsAuthorisedRepresentativeChandreshBajaj	GRN Number : 2319202812 DEPT Transaction Id : 39444e770ebd774c7a56 Transaction Type :	50
E	2000	2000	0	GRAS	ShakambariBuildersPvtLtdThroltsAuthorisedRepresentativeChandreshBajaj	GRN Number : 2319203468 DEPT Transaction Id : 1314842ebe316786d512 Transaction Type :	2000
PR	1	1	0	GRAS	ShakambariBuildersPvtLtdThroltsAuthorisedRepresentativeChandreshBajaj	GRN Number : 2319203468 DEPT Transaction Id : 1314842ebe316786d512 Transaction Type :	1
SP	1410	1410	0	GRAS	ShakambariBuildersPvtLtdThroltsAuthorisedRepresentativeChandreshBajaj	GRN Number : 2319203468 DEPT Transaction Id : 1314842ebe316786d512 Transaction Type :	1410
A1	673553	673553	0	GRAS	ShakambariBuildersPvtLtdThroltsAuthorisedRepresentativeChandreshBajaj	GRN Number : 2319203468 DEPT Transaction Id : 1314842ebe316786d512 Transaction Type :	673553

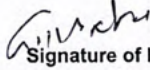
LL	3	3	0	GRAS	ShakambariBuildersPvtLtdThroltsAuthorisedRepresentativeChandreshBajaj	GRN Number : 2319203468 DEPT Transaction Id : 1314842ebe316786d512 Transaction Type :	3
Sub Total	676971	677017	-46				

Article : Development Agreement Number of Pages : 94

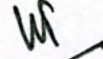
Signature of Operator



Signature of Head Clerk



Signature of Registering Officer






OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement



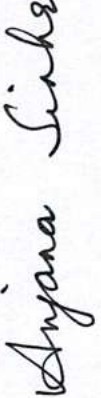






Token No :- 202300122600



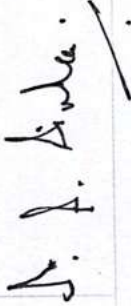



Deed Type	Development Agreement
Number of Pages	94
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1410, A1 :- Rs. 673553, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.26942100/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Hesal Location :- Other Road, Hesal Ward No 31 Village Code 202 Property Boundaries :- East: S ROAD, West: HOUSE OF MR CHOUDHARY, South: HOUSE HARENDRA BARAIK, North: 6 FEET WIDE COMMON ROAD Khata Number - 20Plot Number - 999Volume Number - 9 26 28Page Number - 65 67 68 190 191 192 79Holding Number - 0330002417000A1Ward Number - 31 Area Of Land :- 31.00 Decimal

SHASHI SHEKHAR
SINHA(Individual)




Sh./Smt.**SHASHI SHEKHAR SINHA** s/o/d/o/w/o **LATE BRAHMADEO NARAYAN SINHA** has presented the document for registration in this office today dated :- **12-Sep-2023** Day :- **Tuesday** Time :- **15:12:44 PM**

Party Name	Document Type	Document Number
SHASHI SHEKHAR SINHA	PAN/UID	662305194922

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ANJANA SINHA Address1 - E 404 MONIKA APARTMENT AMBEDKAR PATH KHAJPURA RUKANPURA B V COLLEGE PATNA BIHAR, Address2 - PATNA , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	ANJANA SINHA Address:- E 404, AMBEDKAR PATH, MONIKA APARTMENT, khajpura, Rukanpura, , Patna, 800014, , Bihar, India		EXECUTANTS Age:55			
2	SHASHI SHEKHAR SINHA Address1 - 2 F D B PALACE RADHA GOVIND STREET THARPAKHANA LOWER BAZAR RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Shashi Shekhar Sinha Address:- FLAT NO.F.2 D.P .PALACE ,, NEAR ALBART EKKA CHOWK, RADHA GOVIND STREET, THARPAKHANA, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:84			
3	SUDHANSHU SHEKHAR SINHA Address1 - FLAT NO. 601 F 1A BLOCK SECTOR 18B DWARKA DELHI, Address2 - DELHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sudhanshu Shekhar Sinha Address:- FLAT N. 601, F1A BLOCK,, , SAMRIDHI APARTMENT, SECTOR-18 B, DWARKA, Dwarka, , South West Delhi, 110075, , Delhi, India		EXECUTANTS Age:53			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	INDU SHEKHAR SINHA Address1 - INDRAPURI ROAD NO. 3 RATU ROAD RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Indu Shekhar Sinha Address:- House No 701/Z-82 A - 1, , , Indrapuri Road No 3 Ratu Road, Post Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:81			
5	SHAKAMBARI BUILDERS PVT LTD THRO ITS AUTHORISED REPRESENTATIVE CHANDRESH BAJAJ Address1 - SRI RAM GARDENS KANKE ROAD RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	CHANDRESH BAJAJ Address:- flat no-1002, shri ram gardens, opp reliance smart, kanke road, , Morabadi, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:34			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VISHAL KUMAR GOYAL S/o-D/o PRAHALAD PRASAD AGRAWAL Address1 - AGRAWAL MOHALLA MAHAVIR CHOWK LOHARDAGA, 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	VISHAL KUMAR GOYAL Address1 - AGRAWAL MOHALLA MAHAVIR CHOWK LOHARDAGA, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SHASHI SHEKHAR SINHA , INDU SHEKHAR SINHA , SUDHANSHU SHEKHAR SINHA , ANJANA SINHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VISHAL KUMAR GOYAL**) Son/Daughter/Wife of (**PRAHALAD PRASAD AGRAWAL**) resident of (**AGRAWAL MOHALLA MAHAVIR CHOWK LOHARDAGA**) and by occupation (**Advocate**).

Signature of Registering Officer

Date:- 12-Sep-2023

Seal and Signature of Registering Officer



Token No.: 202300122600

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **12-Sep-2023** by **SHASHI SHEKHAR SINHA, S/O, D/O, W/O LATE BRAHMADDEO NARAYAN SINHA** resident of 2 F D B PALACE RADHA GOVIND STREET THARPAKHANA LOWER BAZAR RANCHI, RANCHI.

This deed was registered as Document No:- **2023/RAN/8244/BK1/7591** in Book No :- **BK1**, Volume No :- 1025 from Page No :- 207 to 300 at, office of **SRO - Ranchi**

Date:- **12-Sep-2023**

Registering Officer

