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Certificate No.	: IN-JH14551250478524R
Certificate Issued Date	: 14-Feb-2019 02:29 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0118863756011371R
Purchased by	: SANJAY KUMAR
Description of Document	: Article 5 Agreement or memorandum of an Agreement
Property Description	: AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ASSOTECH SUN GROWTH ABODE LLP
Second Party	: N A
Stamp Duty Paid By	: ASSOTECH SUN GROWTH ABODE LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

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 कोव का प्रारंभ 5 14/02/2019 02:29 PM
 एनडी की प्रतिलिपि 11/5/19
 1. प्रतिलिपि प्रकाशन के लिए साहित्य का शुल्क चुका
 2. प्रतिलिपि का शुल्क प्रत्येक प्रतिलिपि पर है।

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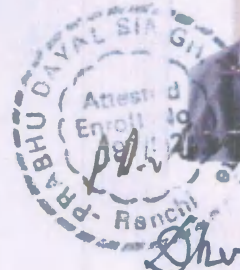
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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as

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COLLABORATION AGREEMENT

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This Collaboration Agreement is made on this the 21st day of February, 2019 at Ranchi.

BETWEEN

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प्राप्त पशुपालन वी भूमि घोटाटा एवं बाशमहल लीज ~~की~~ ~~पुकी~~ ~~वे~~ दर्जित प्लॉट दर्ज नहीं है। 13/5

पर नजरबन्दा प्रतिबंधित सूचि से खासा... 480... 18/53
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11/5/19
Jyoti Prakash Singh
Rameshwar P. Singh
Ranke Ranchi
Business

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11/5/19

1. **Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd.** (Registration No.-BR-10-01-4/HR) through namely (1) Sri Mohan Jee Dubey, founding member cum Chief Executive S/o Sri Braj Bhushan Dubey, resident of 166-A.G. Colony, Kadru, P.S.-Argora, District-Ranchi, ^{PKN-834002} Aadhar Number 362747549967, Pan No ADMPD9088Q, Mobile Number 9431353977 by Caste-Brahman (2) Shri Arun Kumar, President, S/o Late Ram Niwas, R/o Gauri Niketan, House No.-806 /A 14, Bank Colony, PO-Kokar, PS-Sadar Kokar, Ranchi-834001 Aadhar Number 488521994734, Pan No AAYPK2206N, Mobile Number 9430329935 by Caste-Dusadh and (3) Shri Dhiraj Thakur, Treasurer S/o Chittoranjan Thakur Resident of House Number VS/11, Bank Colony PO-Kokar, PS-Sadar Kokar, Ranchi-834001 Aadhar. Number 976799779983, Pan No ABMPT7187L, Mobile Number 9835536797 by Caste-Namit all by faith – Hindu, by occupation – service, duly authorized vide Resolution dated 08.11.2009 (hereinafter referred to as “Land Owners”/ “Principal” of the one part.(Pan ADMPD9088Q)

AND

2. **ASSOTECH SUN GROWTH ABODE LLP**, a company duly registered under the limited liability partnership at Act 2018, having its office at Plot No.-1877, Assotech Hills, Tagore Hill Road, Boreya, Ranchi-834006, through its authorized versatile representative Mr. Jyoti Prakash Sinha, S/o Shri Rameshwar Prasad Sinha by Caste-Kayasth by Faith Hindu, hereinafter referred to as DEVELOPER of the other part (PAN ACBFS8671E) (ADHAAR NO-531009I74166)(MOBILE NO-9661831538)

WHEREAS the expression OWNER and DEVELOPER wherever occurring in these present unless excluded by or repugnant to the subject or context shall always mean and include their respective successors, executors and assigns.

AND WHEREAS the owner are seized and possessed or otherwise sufficiently entitled to the land appertaining to R.S. Plot no.1859, 1959 under Khata no.480 measuring an area 71 Decimal and 1.17 Acres Total Area 1.88 Acres situated at village – Boreya, P.S. Kanke, Thana No.185, Dist. Ranchi, more fully and particularly described in Schedule A below and also shown in red wash Map-1 forming part of this deed and here in after referred to as “said property” for the sake of brevity.

AND WHEREAS the owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the land aforesaid

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is free from all encumbrances, debts, liens, charges and attachments. The owner further covenant with the developers that the Scheduled property is in marketable condition and they have legal right and absolute authority to transfer the whole or any part of the Schedule A property in all legal manner.

AND WHEREAS it is made clear that said co-operative society is a juristic person in the eyes of law who have been working for benefit of its respective members. The members of the society have recently arranged a General Body meeting taking into account that portion of land acquired by the society was promised to be transferred in favor of allottee but due to some unavoidable reasons Registration could not take place. It has also been discussed in the said meeting that price of the land has been escalated and some of the members could not make the deposit. The entire issues including the other issues relating to change of address of the society, share capital etc. have also been discussed and the Bank Karmchari Grih Nirman Swawlambi Sahakari Samiti Ltd., in the presence of its respective members have unanimously and irrevocably resolved that in order to make available residential accommodation to the members, the society shall have full right and authority to alienate the landed property to any reputed builder/developer and to acquire the super built up area in shape/form of flats as consideration in exchange together with all right and liberties to use and enjoy the common spaces.

It has also been resolved that society after due discussion with the builder/developer shall enter in to an agreement in the above context. It has further been resolved that in order to liquidate the loan amount to Hindustan Credit Corporation Ltd., the society shall provide Schedule "A" property fully described there in schedule "A" to the reputed builder/developer and to hand over possession of the same to the builder/developer so that multistoried building could be constructed by developer at his own cost and expenses and upon completion of the building the builder/developer shall handover the share of the society as consideration in exchange as full and final value of Schedule A property. All the policy decisions for the benefit of the members of the society was taken on 08-11-2009 in the General Body meeting held at Union Club Tharphakhna, Ranchi and quorum was also completed.

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AND WHEREAS in order to give effect to desire of the society for the benefit of its respective members, a negotiation was taken place to by and between the parties here to and on being satisfied with representation of the society, the Builder/ Developer has agreed to develop the Schedule A property and to provide 56 Flats of 935 sq. ft. built up area, equivalent to 1000 sq. ft. Super built up area each to the society as full and final value of the Schedule A property. The society has represented that they have good right and marketable title over the property proposed to be developed and other than society no one is entitled to have any kind of right/interest/share over the same.

AND WHEREAS the said property stands recorded in the name of Bhikham Kumhar in Revisional Survey Record of Right of 1935, the recorded tenant sold and transferred the said property to the Parmeshwar Narayan Tiwary and Jiteshwar Narayan Tiwary both sons of late Bhuneshwar Narayan Tiwary vide a registered deed of sale being no.6947 dated 15.11.1946 particulars of which have been entered in Book No.1, volume No. 6 pageno.316 to 318 in the office of district Sub registrar, Ranchi. After the said purchase the name of the owner was also entered in register II at volume no. 58/4 in the office of kanke anchal,Ranchi.

AND WHEREAS the said Parmeshwar Narayan Tiwary and Jiteshwar Narayan Tiwary both sons of Late Bhuneshwar Narayan Tiwary sold and transferred the said property to the owner (Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd.) vide two registered deeds of sale being nos.12184 and12185 both dated 11.11.2001. After purchasing the property the owner got its name mutated in the office of Kanke Anchal, Ranchi vide mutation case no.500/2005-06 and paying rent to the state , and have been enjoying lawful right, title, interest and possession over the same without any encumbrance in any manner whatsoever.

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AND WHEREAS thus in the manner above the owners have got absolute marketable title over the said property and they have been enjoying their right as lawful owner.

AND WHEREAS the owners on view of facts stipulated above are interested in getting a multi-storeyed residential building/ complex to be developed and constructed on the area aforesaid of the Schedule A property and also shown in red wash Map-1 attached hereto and to acquire 56 Flats of 935 sq. ft. built up area, equivalent to 1000 sq. ft. Super Built- up area each finally constructed in the building to be constructed which includes common area in the residential complex and their periphery as consideration in exchange for full and final value of the land described in the Schedule A of this agreement.

AND WHEREAS the developer offered to construct at its own cost a multi-storeyed Residential building / complex over the Schedule "A" property of the owner along with adjacent land of developer, hereinafter referred to as "THE BUILDING" and give super built-up as described in Schedule "B" for the full and final value of the Schedule "A" land and to sell all the remaining super built-up area of the building/project to the prospective buyers described in schedule "C", who may become member of the co-operative society to the extent of flats falling in the schedule "B" of properties or from an association of buyers/resident welfare association (RWA)/apartment owner association (AOA), whichever is found most appropriate as per law.

AND WHEREAS the owner has agreed to appoint ASSOTECH SUN GROWTH ABODE LLP as of the Schedule A property subject to the terms & condition of this agreement hereinafter contemplated.

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AND WHEREAS in pursuance to above agreement, the Owners have appointed ASSOTECH SUN GROWTH ABODE LLP as developer of the Schedule A property and put the developer in possession over the same as part performance of the contract by conferring all the rights and powers hereinafter contemplated.

AND WHEREAS, The second party / developer has purchased/collaborated large land parcels with other land owners , in the same vicinity of the Schedule "A" property, belonging to first party for future development of its housing cum residential project to be developed in various phases. The First Party is providing excess to the Land belonging to the Second Party, through its 40 ft. wide road of approximately 370 meter length connecting through the black top road, emanating from main Morabadi-Boreya-Tagore Hill Road (near petrol pump) with the constructed road of Second Party of Approximately 240 meter length, which is together giving excess to all the Land Parcel of Second Party in the same vicinity of the Schedule A Property belonging to First Party. The combined total length of the Road is approximately 610 meter , from Morabadi-Boreya-Tagore Hill Road (near petrol pump) to 60 ft. master plan road. For catering to the need of its future development a consolidated sewage treatment plant (STP), Electrical sub stations, Rain water harvesting and drainage, Water supply system, Street lights etc. will be constructed which will also take care of the requirement of the owner shares of the schedule "A" property.

AND WHEREAS the owner has agreed to provide rights to the second party/developer to use and enjoyment of internal roads falling in the vicinity of existing bank colony and also including 25 ft. wide approach road, which is connecting to Plot No.1877, 1875 and 1874 owned by the Second Party, and

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also for the use and enjoyment by all the stake holders related to the housing cum residential development/ business operation belonging to the second party.

AND WHEREAS the Second Party, in addition to the transfer of the aforesaid Flats, has also agreed to give Rs. 3,50,00,000.00 (Rupees Three Crore Fifty Lacs Only) and has given Rs. 1,00,00,000.00 (Rupees One Crore Only) as advance vide Cheque Numbers 080414 -080417 (total 4 nos.) each amounting to Rs. 25,00,000.00 (Rupees Twenty Five Lacs Only) dated 30.04.2019 drawn on Union Bank of India, Doranda Branchi, Ranchi and remaining amount of Rs. 2,50,00,000 (Rupees Two Crore Fifty Lacs Only) will be paid before 30th March, 2020 in instalments on regular basis, in favour of First Party for acquiring lawful rights over the use and enjoyment of 40 ft. and 25 ft. wide road belonging to the first party. As Second party will enjoy easement rights in the 40 ft. wide road belonging to First Party and has agreed to construct / expand the 40 ft. wide road , bridge and entrance gate of Bank Colony, which shall be used by both the parties peacefully in the future.

AND WHEREAS the First Party is competent & fully authorised by the General Body Meeting (GBM) to enter into this development agreement and its subsequent office bearers, members, elected/nominated / ad-hoc will remain bound by this agreement.

AND WHEREAS terms & conditions as set out in this agreement were agreed to by and between the Owner and Developer with regards to the transfer of construction of the said building constituting of Flat/Flats and disposal of the same including allotment of the parking space or any other tenement therein.

AND WHEREAS in order to avoid future complications the parties hereto are desirous to record the terms & conditions in writing in the manner herein after contemplated:

1. That the following words, terms and expressions shall have the meaning assigned to them where the context requires otherwise.

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OWNER/(S): shall mean the owner/(s) named above as the one part of agreement and his respective heirs, successors, executors administrators and assigns.

LAND/ PROPERTY: shall mean and include which is fully described in Schedule A of the agreement

DEVELOPER: shall mean ASSOTECH SUN GROWTH ABODE LLP named above as the second part and his successors in interest, legal representatives and assigns.

BUILDING: shall mean the Residential multistoried building comprising of several Units of Flat/flats etc. and other tenement therein in accordance with approved Plan of RANCHI MUNICIPAL CORPORATION, RANCHI.

Flat: shall mean an independent unit with certain covered area available for Independent occupation.

COVERED AREA: Shall mean the entire constructed area within the boundary Limits of the owner's property described in Schedule A which shall include the Plinth area of the unit.

PLINTH: area comprises of the areas of Flats/ kitchen/ balconies/ verandas/ open terrace/ Guard room/ Gen^l Set Room/ Society office rooms/ parking space /common areas and also the area covered under external and internal pillars etc.

PARKING SPACE: shall mean the area which is meant for use of the occupants of the flat/flats or other tenement therein in terms of their respective allotment to be made by the developer.

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COMMON AREA: shall mean and include all areas of passage/ (s) / corridors/ staircase/ lift/ common lavatories /pump room/ Gen – set room/ tube well/ over head Tank/ terrace/ water pumps and all areas available for use of common facilities/amenities together with its fittings and fixtures.

SUPER BUILT UP AREA: shall mean the carpet area of flat from wall to wall Including the areas of verandah, balconies, proportionate area of stair case, guard room, set back areas, generator room etc. of the building proposed to be constructed.

OWNERS SHARE: as described in Schedule B as which is equivalent to the 56 Flats of 935 sq. ft. built up area, equivalent to 1000 sq. ft. Super area each finally constructed super built up area of agreed specification together with its fitting and fixtures as described in Schedule C as consideration in exchange for full and final value of the Schedule A property including the right to use car parking space and undivided share of land in proportion and also to use and enjoy the common amenities as would be available therein.

DEVELOPERS SHARE : shall mean all the balance of the constructed super built up area over the Schedule A property as per specification mentioned in Schedule B together with absolute right, title and interest in the common amenities including the right over car parking space and undivided share of land in proportion.

FORCE MAJEURE: shall mean natural calamities such as flood, earthquake, civil Commotion such as riots, war storm, strike, and lock out and / or any other act or Commission beyond the control of the developer.

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2. That the owner has appointed ASSOTECH SUN GROWTH ABODE LLP as developer Of Schedule A Property and the developer shall develop the Schedule A property which Has been shown in red wash map annexed hereto by constructing a multistoried Residential building thereon at his own costs, risks, expenses and responsibility.
3. That the owners are desirous in getting a multistoried Residential building/ complex Developed on the SCHEDULE A property and to acquire the 56 Flats of 935 sq. ft. built up area, equivalent to 1000 sq. ft. Super area each finally Constructed super built up area of the building as consideration in exchange as described in Schedule B for full and final value of the land described in Schedule A Below
4. That the owner has agreed that the developers shall construct building/complex at his own cost and risk.
5. That the owner shall be entitled to get the finally constructed super built-up area as Consideration in exchange or the value of his allocation/share from the developer in the manner as described in Schedule B below.
6. That the owners will be solely and exclusively entitled to their share in the manner as contemplated in Schedule B and further to use and enjoy the same in the manner as they may deem fit and proper jointly or severally including the absolute right to transfer his share to any person/persons.
7. That on the day of execution of this agreement the owners have undertaken to put The developer in possession immediately over the Schedule A property so that the developer could proceed with development scheme.

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8. That it is also made clear that the developer shall be fully authorized to get the rent receipt issued and receive copy of the same.
9. That the period of completion of the said BUILDING shall be Three years from the date of sanction of plan map with a grace period of Six months. However, if the Construction work is affected due to natural calamities , Labour strike, curfew etc. or by any such happenings beyond the control of the developer then the period so lost shall be excluded from the total period of limitation of this agreement, it is mandatory for the developers that they must inform the owners about above stated happenings in writing whenever such situation arises.
10. That the Owners and the Developers shall jointly get the said property surveyed and ascertained the exact area of the said property. If at the time of commencement of the construction of the building any objection or obstruction regarding legal ownership and possession of Schedule A property is received by the Developers then and in that event the developer shall forthwith bring the same to the notice of the owners and the Owners shall at their own costs remove such obstruction or objection.
11. That the Owner has informed and represented before the Developers that:
 - a) The Owners or any one on their behalf has or have not received any notice for acquisition of the said property or any part or portion their of
 - b) The Owners have not entered into any agreement for sale or development in respect of the said property or any part or partition thereof
 - c) The Owners or any on their behalf has or have not created any adverse right in respect of the said property. The developers on being posted with all the aforesaid facts have agreed to take the said property for development.

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12. The decision regarding any changes in sanctioned plan with respect to owners allocation is to be taken by the developer with due consent from the owners in writing. If no change is required, the developer shall construct the building in accordance with sanctioned plan as may be granted in due course of time. The Second Party will intimate about the propose buildings and Sanction map / plan to the First Party for its knowledge / Information.
13. That the Owners hereby agree to indemnify the developer from or against all third parties claim arising out of their act of omission or commission pertaining to title and possession of Schedule A property.
14. That the Owners shall give a GENERAL POWER OF ATTORNEY in favor of the Developers or their nominee/(s) in respect of the said property described in Schedule A to carry out the work of Promoters/Developers and constructed of building in peaceful manner including the right to alienate/transfer/convey/sale/disposal of developers allocation. The Developers shall pay and bear the cost of stamp duty and registration Fees and all other incidental expenses required in due execution of Power of Attorney for alienation of their share.
15. That the Developer shall be entitled to proceed with the development of the said property and construction of the building / buildings over the Schedule A property strictly in accordance with the rules and regulations of the R.M.C., Ranchi.
16. That the Developers shall not at any time cause or permit any public or private nuisance in or upon the said property or do anything which shall cause unnecessary annoyance, inconveniences suffering hardship or disturbance to the Owner or to the occupants of the neighboring properties.
17. That it shall be responsibility of the Developers to complete the development and construction within the prescribed period.
18. That all land rent related dues relating to land shall be paid by the Owners before delivery of vacant possession of Schedule A property to Developers.

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19. That the developer shall get the plan map sanctioned from R.M.C. Ranchi and allocate the owners share including car parking space and then developer shall have exclusive right to book the remain in flat/flats and other tenement therein and further to make allotment of parking space and other tenement therein except the share of the owner as described in Schedule B. After construction and handing over of property mentioned in schedule -B. it shall be the prerogative of owner/ first party to allot these without any interference of the second party.
20. That the developer shall act as an independent developer In constructing the building over the Schedule A property and shall keep the owner indemnified from or against all third parties claim arising out of their act of omission or commission.
21. That bit is further agreed to by and between the parties hereto that the owners shall be entitled to get undivided share of land in propitiation in the manners as would be applicable to the other bonafide purchaser / (s) of the flat/flats and other tenement therein of the said building.
22. That in view of the terms agreed the owners hereby authorise and confer rights upon the developer to do the following acts, deeds and things in order to give effect to the development plan:
 - a. To prepare or amend the building plan in due consultation with an architect/engineer or to get the same amended in accordance with rules and regulation of the R.M.C. Ranchi and to get the same sanctioned at their own cost.
 - b. To appoint architects/surveyors/engineers/contractors and all other person/ person as required.
 - c. To make application to the authority concerned for electrical connection and permit/permit for quotas of cement and other building materials.
 - d. To enter into an agreement for sale of the flats proposed to be constructed in the said building (other than the share of the owner proposed to be given to them in accordance with Schedule B) and receive consideration from the prospective

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purchaser/purchaser of the developers allocation and to acknowledge a receipt of the same.

e. To accept service of any writ, summon or other legal proceeding/s and to represent the owner in any court/tribunal/s or any other authority in arising out of development of the building over Schedule A property and further to file any suit/suits before any court and to appoint lawyer/solicitor/arbitrator and to verify the complaint/ written statement/petition/application etc. either before the court or the authority concerned.

f. To assign rights and liabilities under this agreement to any other person or person with due consent in writing of the owner/(s).

AND to do all other acts, deeds and things which will be necessary for due execution of development plan in accordance with the sanctioned plan.

23. That the owner hereby further declare that the property described in Schedule A below and also shown in the red wash map annexed hereto is free from all kind of litigations and that they have not given rise to any such act whereby the Schedule A property may be a subject matter of attachment.

24. That it is also declared by the owners that apart from them none is entitled to have any share, right, title and interest in Schedule A property or any portion thereof.

25. That the developer has verified the title of the owner over the Schedule A property and on being satisfied with the representation of owners, he has agreed to develop the property by constructing a multi-storeyed Residential building thereon. The developer shall construct the building at his own cost. In the event of any dispute with respect to title of the property, it shall be duty of the Owner to make out marketable title of the same.

26. That the developer has paid Rs. 1,00,00,000/- (Rupees One Crore only) vide cheque No. 000033, 000034, 000035,000036 dated 08.12.2012 drawn on Karur Vysya Bank, Noida, each amounting to Rs. 25,00,000/- (Rupees Twenty Five Lacs only) on account of non- refundable deposit to the Owner.

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1. A signature at the top right.
2. A signature "Shreyas Thakur" with the date "13/5/19" below it.
3. A signature "A/P" with the date "21/07/2019" below it.

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27. That all expenses from the date of possession of the Schedule A property shall be borne by the developer.

28. That this agreement shall not ever be deemed to constitute partnership of any sort between the owner and the developer.

29. That the developer undertakes that in the event of any violation of the rules and regulations of the R.M.C. Ranchi, all fine or penalty shall be paid by them. It is further agreed by the developers that if any levy is imposed by the Ranchi Municipal Corporation or any public body/ies or the Govt. for the development/betterment of the area in which the said premises is located or any other levy becomes applicable on the said premises or the building then the same shall be borne by the developer and the other owners of the flat jointly in the same proportion as their respective shares of built-up area in the building.

30. That the developer shall be entitled to construct a temporary godown over developers / second party own property for the purpose of storage and security of building materials of the said building, and also put up sign boards and hoardings thereon.

31. That in all transfer of Flats etc. including the undivided share of land in proportion, the transferee shall bear the cost of stamp duty, registration fees and all other incidental expenses subject to applicable provisions of under Self Supporting Society Act 1996 and relevant Stamp Act and rules. The developer will be free to register their share of flats to its prospective customers independently on payment of stamp duty by the prospective customers.

32. That it has been mutually agreed and decided between the parties that , only after the execution of all the registered sale deed /deeds by the land owner , in favor of the allottees of the developers or its nominee or nominees , with regard to developer allocated constructed area, without any lit or hindrances , only thereafter, the land owner shall be permitted to execute the registered sale deed / deeds in favor its member/members , with regard to the land owner allocated constructed area.

33. That incase for any reason whatsoever , the land owner (society) or any of its nominee fails to present himself /herself , before the registration authority , as and when called for / required by the developer for the execution of sale deed / deeds in favor of allottees of the developers or its nominee or nominees , the developer shall have full liberty to withhold /retain the issue of possession letter/ physical

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- A signature "Shree Prakash" with the date "5/11/19" below it.
- A signature "Shree Prakash" with the date "6/10/19" below it.
- A signature "Anurag K" with the date "13/5/19" below it.

hand over/ occupancy of entire land owner allocated constructed area till the registration of aforesaid registered sale deed/deeds is completed in totality.

34. That the developer shall provide a separate smokeless generator of a reputed company having ISI Mark/standard brand with adequate load for the proposed building.

35. That after completion of building the owner shall execute deed of sale in favor of prospective purchaser of the flat of developers allocation along with undivided share of land in proportion and in all such deed of final conveyance of the developer share, the Developer shall join as a confirming party. The deed of sale will bear a specific clause that the cost of the flat will be paid by the purchaser to the confirming party and the confirming party shall acknowledge a receipt of the same before the registering authority. This clause will become automatically redundant/ ineffective in the event of non-execution of power of attorney in favor of the developer by the owner.

36. That after completion of building the developer shall hand over the share of the owner as described in Schedule B below on priority basis.

37. That the Developers shall be entitled to publish advertisement in Local Newspaper for its own share of properties and also affix a hoarding/board in its own land.

38. That the developer shall use all standard materials in constructing the multistoried building. It is made clear that owners or their representative duly authorize by them in this behalf shall have a right to inspect the site at all reasonable time for the purpose of approving the building materials during the construction of the building or the material used thereon.

39. That if the construction of multistoried building is not complete within the stipulated time then and in that event the Developer and owners shall get the period of limitation enhanced with their mutual consent. However, Developer shall give priority in handing over their share in accordance with terms of this agreement.

40. The Second Party has agreed to reduce 2 (Two) number of flats out of 56 (Fifty Six) for payment of Rs. 65, 00, 000/- (Rupees Sixty Five Lacs only) of the agreed settlement which has been arrived on 24th January, 2019. The developer will pay to Hindustan Credit Corporation Limited/ Mr. Naresh Kumar Kejriwal, out of the liquidation of above 2 flats. The remaining share (54 flats) will be handed over to owners within the stipulated time and on priority.

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21/01/2019

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41. That during subsistence of this agreement if any dispute arises with regard to any of the terms of this agreement then the same shall be settled with reference of an arbitrator or tribunal of arbitrators as may be appointed by the parties to this agreement or in the event of not being consented, the Arbitrator shall be appointed by the Hon'ble Chief Justice of Jharkhand High Court on the application of the parties to this agreement and same shall be governed by the provisions of the Indian Arbitration and Re-conciliation Act 1996 as amended from time to time.

42. That notwithstanding anything contained herein above, the terms and conditions of this agreement may be altered, added to or varied with mutual consent of the parties hereto.

Schedule A

All that a piece and parcel of land appertaining R.S. Plot No. 1859 and 1959 under Khata No. 480, measuring area 71 decimals and 1.17 acres respectively, thus total area consisting of 1.88 acres situated at Village Boreya, P.S. Kanke, Thana No. 185, District Ranchi, ^{PIN-834006} morefully and particularly described in as above and also shown in red wash map forming part of this deed, which is butted and bounded as follows:

Boundary of Plot No.-1859

North : Plot No.-1858,1857,1860

South : Plot No.-1959

East :- Proposed mater plan 60 ft. wide road and thereafter Plot No.-2175

West :- 40 ft. wide road passing through developer land in Plot No.-1865,1864 & connecting up to existing Bank Colony Road.

Boundary of Plot No.-1959

North : Plot No.-1859,1860,1864

South : Plot No.-1867,1958,1960

East :- Proposed mater plan 60 ft. wide road and thereafter Plot No.-2175

West :- 40 ft. wide road passing through developer land in Plot No.-1865,1864 & connecting up to existing Bank Colony Road.

Schedule B (Owners Share)

The share of the owner from the total super built up area on the Schedule A property (1.88 acre land) shall be 56 Flats which will be handed over to the owner

Shreey Thakur

21/02/2019

13/5/19

each measuring 935 sq ft built up area and 1000 sq ft super area. A security deposit of Rs, 1,00,00,000/- (Rupees One Crore only) as mentioned in Clause 28, deposited with the owner on 08.12.2012. For payment of settled amount of the loan of Hindustan Credit Corporation Limited/Mr. Naresh Kumar Kejriwal of Rs, 65,00,000/- (Rupees Sixty five Lacs only), thus the area due to the owner shall get reduced by 2 Flats as mentioned above in Clause 38. The remaining 54 Flats will be handed over on priority and within the stipulated time.

Schedule C : (Developer share)

All the remaining super built up area along with proportionate share of land / parking space and other common area after allocating the owner share on the Schedule A property (1.88 acre land).

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13/5/19

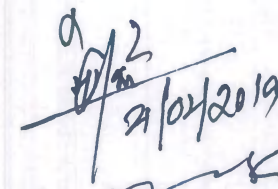
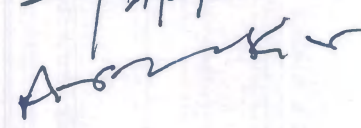
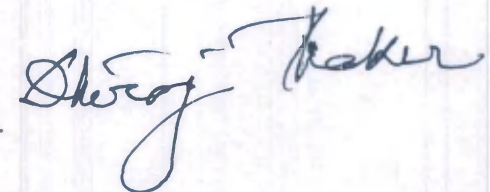
Specifications of owners share: AS PER CHART ANNEXED HERETO WHICH SHALL FORM A PART OF THIS AGREEMENT.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day and year first above written.

WITNESS:-

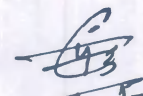
1. Ajayendra Kumar
S/O Smt. C.B. Anand
Dherua, Ranchi - 4
2. P.S. Jagannath
RAJNISH KUMAR
S/O Smt. BRAJLAL SINGH
HINOO, RANCHI - 2

OWNERS

1. 
21/04/2019
2. 
3. 

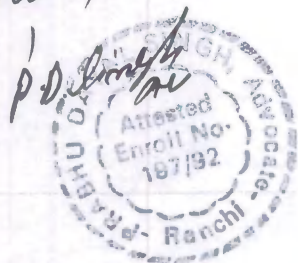


DEVELOPER


21/04/2019



Drafted by

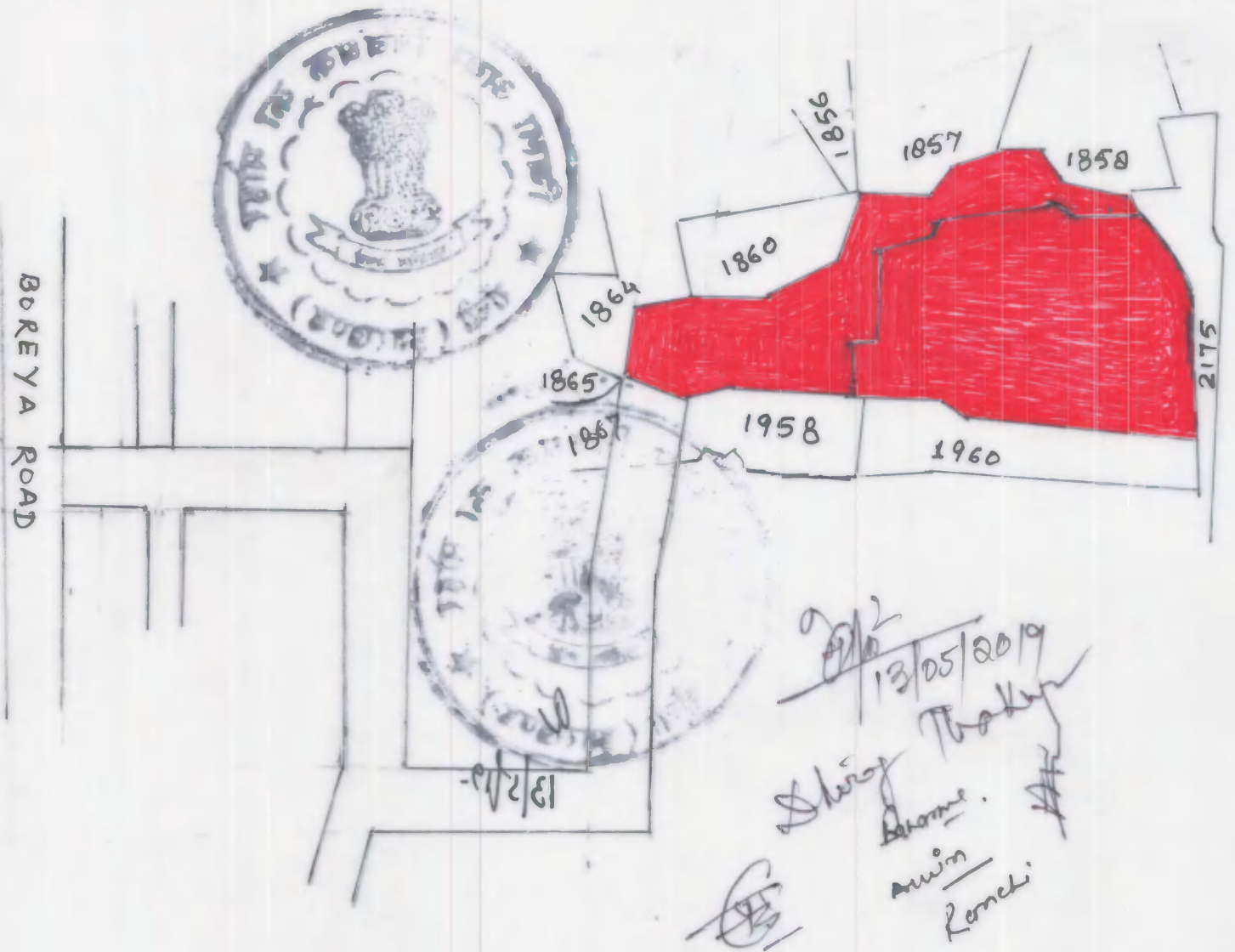







Thumb fore middle ring little

VILLAGE - BOREYA, THANA NO. 185, THANA - KANKE		
DIST. - RANCHI. KHATA NO - 480		
R.S. PLOT NO.	SUB PLOT NO	AREA
1959	1959	117 Decimal
1859	1859	71 Decimal
Total Area		188 Decimal
AREA SHOWN IN RED COLOR		





भारत सरकार

नगर विकास आवास विभाग

संकल्प

विषय: Global Investors' Summit, 2017 के क्रम में राज्य में आधारभूत संरचना क्षेत्र अन्तर्गत निवेश को बढ़ावा देने के लिए विभिन्न प्रक्रियाओं एवं प्रावधानों के सरलीकरण एवं शिथिलीकरण के संबंध में।

7315
22/11/17

भारत सरकार के द्वारा फरवरी, 2017 में Global Investors Summit, 2017 का आयोजन किया गया जिसमें देश-विदेश से बहुत बड़ी संख्या में निवेशकों के द्वारा रूचि प्रदर्शित की गई तथा राज्य सरकार के साथ कई समझौता ज्ञापन (MoU) हस्ताक्षरित किए गए। आधारभूत संरचना क्षेत्र में हस्ताक्षरित किए गए MoUs में अधिकांश MoU किफायती आवास (Affordable Housing) के क्षेत्र से संबंधित थे जिन्हें मूल रूप देने के क्रम में इच्छुक निवेशकों से हुए विचार-विमर्श के उपरान्त विभिन्न प्रक्रियाओं एवं अधिनियम/नियमों के प्रावधानों में शिथिलीकरण एवं सरलीकरण की आवश्यकता महसूस की जा रही है। उक्त MoUs को धरातल पर उतारने से राज्य के शहरों में किफायती आवासों की उपलब्धता सुगम होने के साथ स्थानीय लोगों को विभिन्न प्रकार के रोजगार के साथ-साथ स्थानीय आर्थिक गुणक (Economic Multiplier) पर भी सार्थक प्रभाव पड़ेगा।

उल्लेखनीय है कि वर्तमान में शहरी क्षेत्रों का देश के सकल घरेलू उत्पादन (Gross Domestic Product-GDP) में योगदान लगभग 63% है, जो निकट भविष्य (वर्ष-2022) में बढ़कर 70-75% होने की सम्भावना है। इस प्रकार स्पष्ट है कि शहरी क्षेत्र Engines of Growth हैं, जिन्हें सुनिश्चित ढंग से बसाने के साथ-साथ मूलभूत आवश्यक सुविधाएँ उपलब्ध कराने तथा विभिन्न प्रकार की आधारभूत संरचनाओं को वैज्ञानिक तरीके से तय विभिन्न मापदण्डों के अनुरूप विकसित किए जाने की आवश्यकता है, जिससे नगर क्षेत्रों को स्वच्छ वातावरण मिल सके तथा पर्यावरण की क्षमता भी बरकरार रह सके।

यह भी स्पष्ट हुआ है कि शहरों में जमीन की कीमत बहुत अधिक होने के कारण सामान्य नागरिक अपना घर नहीं बना पाते हैं। हाल के वर्षों में शहरों में बहुमंजिले भवनों के निर्माण का प्रचलन हुआ है लेकिन ऐसे भवन भी विभिन्न सामाजिक-आर्थिक एवं अन्य कारणों के चलते आन आदमी की पहुँच से सामान्यतः बाहर पाए जा रहे हैं।

उपरोक्त महत्वपूर्ण सामाजिक समस्या से निजा पाने के क्रम में केन्द्र सरकार एवं राज्य सरकार के द्वारा विभिन्न नीतिगत निर्णय लेकर सुपात्र आवासहीन परिवारों हेतु किफायती आवास (Affordable Housing) उपलब्ध कराने की योजनाएँ प्रारंभ की गई हैं। किफायती आवासों का प्रचुर स्टाक उपलब्ध हो सके इसके लिए मूल तकनीकी विन्दुओं से समझौता किया गया अन्य प्रशासनिक कदम उठाए जाने की आवश्यकता प्रतीत होती है।

राजस्व, नियमन एवं भूमि सुधार विभाग की अधिसूचना संख्या-1418, दिनांक-24.11.15 के अनुसार डेवलपमेंट एग्रीमेंट में सन्निहित भूमि के बाजार मूल्य का 2.5% (दो दशमलव प्रतिशत) नियमन शुल्क के रूप में देय है।

2 किफायती आवास विकसित करने के लिए संशोधित भू-खंड हेतु प्रमोटर/विल्डर एवं जमीन मालिक के साथ किए जाने वाले एकरारनामा को नियमित करने के लिए निर्धारित शुल्क को निम्नवत् प्रकार से कम करते हुए संशोधित किया जाता है :

7.2.1 Where the circle rate value of the property does not exceed rupees thirty lakh- Rupees five thousand.

7.2.2 Where the circle rate value of the property exceeds rupees thirty lakh but does not exceed rupees sixty lakh- Rupees seven thousand.

7.2.3 Where the circle rate value of the property exceeds rupees sixty lakh but does not exceed rupees one crore- Rupees ten thousand.

7.2.4 Where the circle rate value of the property exceeds rupees one crore but does not exceed rupees one and half crore- Rupees twenty thousand.

7.2.5 Where the circle rate value of the property exceeds rupees one and half crore but does not exceed rupees three crore- Rupees forty thousand.

7.2.6 Where the circle rate value of the property exceeds rupees three crore- Rupees seventy-five thousand.

7.3 उपर्युक्त दरे झारखंड नगरपालिका अधिनियम, 2011 के अनिवार्य प्रावधान के अलावा प्रस्तावित/निर्मित किफायती आवासों हेतु प्रयुक्त भूमि अथवा उसके समानुपातिक अंश मात्र के लिए अनुमान्य होगी।

7.4 यदि प्रमोटर/विल्डर द्वारा ऐसे किफायती आवासों के निर्माण हेतु संयुक्त विकसित इकरारनामा का निबंधन करा कर अन्य प्रकार के आवास का निर्माण करता है तो इन्हें राजस्व नियमन एवं भूमि सुधार विभाग की सामान्य डेवलपमेंट एग्रीमेंट हेतु निर्गत अधिसूचना झापांक-1/ न0वि0-22/15 (खंड-1)-1418, दिनांक-24.11.2015 में वर्णित शुल्क जो डेवलपमेंट एग्रीमेंट में सन्निहित भूमि के बाजार का 2.5 प्रतिशत (दो दशमलव

किफायती आवास का प्रावधान ऐसे आवासों पर है, जो आर्थिक रूप से कमजोर भव्य अल्प आय वर्ग के लिए प्रस्तावित/निर्मित हो तथा इस क्रम में आवासन और शहरी कार्य मंत्रालय, भारत सरकार के द्वारा निर्गत परिभाषा के अन्तर्गत हो।

15
11/12 विभिन्न प्रशासनिक उपायों में सरकार तथा उसके उपकार्यों/निकायों/प्राधिकारों के स्तर पर प्रक्रियाओं के सरलीकरण तथा इस क्रम में लिये जाने वाले विभिन्न शुल्कों को कम करना एवं नगर निवेशन के विभिन्न मापदण्डों का किफायती आवास निर्माण के लिए शिथिल करना सम्मिलित है।

4 उपरोक्त क्रम में नगर विकास एवं आवास विभाग के स्तर पर इच्छुक निवेशकों, Confederation of Real Estate Developers' Associations Of India (CREDAI) Jharkhand Chapter के सदस्यों एवं अन्य भागी निवेशकों के साथ बैठक आयोजित कर, किफायती आवास विकसित करने में बाधक कठिनाईयों एवं उनके समाधान से संबंधित सुझाव प्राप्त किए गए।

5 उपरोक्त के आलोक में झारखंड भवन उपविधि, 2016 यथा संशोधित, 2017 में निम्नांकित संशोधन/प्रावधान सम्मिलित किया जाता है :

5.1 आर्थिक रूप से कमजोर एवं अल्प आय वर्ग के लिए बनने वाले भवनों में लिफ्ट का प्रावधान—

5.1.1 झारखंड भवन उपविधि, 2016 यथा संशोधित, 2017 की कडिका-49 में विभिन्न प्रकार के भवनों के लिए लिफ्ट (Lift) का प्रावधान किया गया है।

5.1.2 इस क्रम में झारखंड भवन उपविधि, 2016 (यथा संशोधित), 2017 की कडिका-49.1.0 के रूप में निम्नांकित प्रावधान सम्मिलित किया जाता है :

Provision of number of Lift, in high rise affordable housing blocks shall be at least 50% of number of lift required for the block as per sub-clause-49.1, subject to the condition that the total mandatory capacity of lifts carrying passengers shall not be less than the total capacity as per sub-clause 49.1.

5.2 किफायती आवास परियोजना के लिए नक्शा स्वीकृति हेतु देय शुल्क में छूट—

5.2.1 Jharkhand Affordable Urban Housing Policy, 2016 के Model 09 (Development of EWS/LIG housing on whole of private land) के अन्तर्गत कडिका- 5.12.0 (d) के प्रावधान झारखंड भवन उपविधि, 2016 यथा संशोधित, 2017 की कडिका-9.6.3 (i) के रूप में निम्नांकित को समाहित किया जाता है :

Exemption from building plan sanction fee:

EWS/LIG housing projects being developed on private land shall be entitled for exemption from payment of building plan approval fee to the extent of EWS/LIG housing in terms of FAR used, over and above the mandatory reservations under Jharkhand Municipal Act, 2011.

5.3 सतत विकास के लिए ग्रीन बिल्डिंग को बढ़ावा देने हेतु प्रोत्साहन का प्रावधान —

6.3.1 झारखंड भवन उपविधि, 2016 (यथा संशोधित), 2017 में ग्रीन बिल्डिंग एवं सतत विकास के विभिन्न आयामों पर स्थापित करने के एवज में The Energy

14 गुणवत्ता का माइ है तथा रु० 1/- (एक रूपये) मात्र का टाकण खास गुणवत्ता शुल्क में प्रणय की गई है।

63 आर्थिक रूप से कमजोर एवं अल्प आय वर्ग के नागरिकों को किसानों की आयदा उपलब्ध कराने का मुख्य उद्देश्य राज्य के अन्तर्गत विहीनों को आबात उपलब्ध कराना है, जो एक शही चुनौती है। अतएव आर्थिक रूप से कमजोर एवं अल्प आय वर्ग के परिवारों पर मुद्राक शुल्क एवं निवधन शुल्क का भार डालना तार्किक एवं श्रेयष्कर नहीं है।

64 उल्लेखनीय है कि आवासन एवं शहरी कार्य नज्दालय, भारत सरकार द्वारा किसानों की आयदा को उपलब्धता को बढ़ावा देने के लिए विभिन्न राज्य सरकारों द्वारा इस दिशा में की गयी पहलुओं का उदाहरण देते हुए झारखंड सरकार से इस दिशा में सकारणताक कार्रवाई करने की अपेक्षा की गई है। इस क्रम में राजस्थान में आर्थिक रूप से कमजोर वर्ग के लिए प्लेट के निवधन हेतु मुद्रांक शुल्क मात्र 50 रूपये तथा अल्प आय वर्ग के लिए 100 रूपये निर्धारित किया गया है।

65 आन्ध्र प्रदेश, छत्तीसगढ़, गुजरात, जर्नाटक, तेलंगाना एवं पश्चिम बंगाल में आर्थिक रूप से कमजोर वर्ग के प्लेट के लिए तो मुद्रांक शुल्क निर्धारित ही नहीं जाता है अर्थात् मुद्रांक शुल्क शून्य है।

66 उपरोक्त परिश्रेष्य में राज्य में आर्थिक रूप से कमजोर एवं अल्प आय वर्ग के लिए निर्धारित होने वाले किसानों की आयदा के निवधन के लिए दायरक महिला, मुखिया अथवा कोई महिला मुखिया सदस्य नहीं होने की स्थिति में पुरुष मुखिया लाभार्थी से मुद्रांक शुल्क के रूप में रु० 1/- (एक रूपये) तथा इसी प्रकार निवधन शुल्क के रूप में भी रु० 1/- (एक रूपये) मात्र लिए जाने का प्रावधान किया जाता है।

7. सदुक्त विकास एकरणनामा (Joint Development Agreement)

7.1 सु-संपन्न लिखित करने के क्रम में प्रमोटर/वित्तकर्ता द्वारा कृषि मालिक के साथ इस प्रकार का एकरणनामा किया जाता है। उक्त एकरणनामा को निवधित करने के लिए



राँची नगर निगम, राँची।

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : SAM/004/1160/18/19
Date : 20-02-2019
प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री

BANK KARAMCHARI GRIH NIRMAN SWAWLAMBHI SAHKARI SAMITI LTD C/O NA

पता

VILL POST BOREYA ADJOINING BANK COLONY TAGORE HILL ROAD

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं०- 004000759000020 एवं नया वार्ड सं० 3 (पुराना वार्ड सं० 4) हुआ है, आपके स्वनिर्धारित घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रू० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	2852.43
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		2852.43



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्लिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

Print

Soils Form No. V 40

CORRECTION SLIP SHOWING MUTATION AND RESPECT OF TAXES IN GOVERNMENT

District: 1121 Sub-division: 90121905 Circle/Thana: 1121 Taluk/Hamber: 1121 Haika: VII

1	2	3	4	5	6	7	8	9	10
Mutation cashnum. per Register	Name of State	Village	Thana and thana Number	Number tenancy to which the mutation relate	Authority sanctioning mutation with date of order	Whether mutation is due to sale or each other by partition	Full details of exchanges effected by mutation	Date of centration of the Haika Register by the Karmachari	Remarks
05/08		काँस. 211	काँस. 185	11/1939	अचल अधिकारी काँस	121844 11-11-1939	480 1859 1959	0.71 1.17 1.88	काँस. 211 काँस. 185

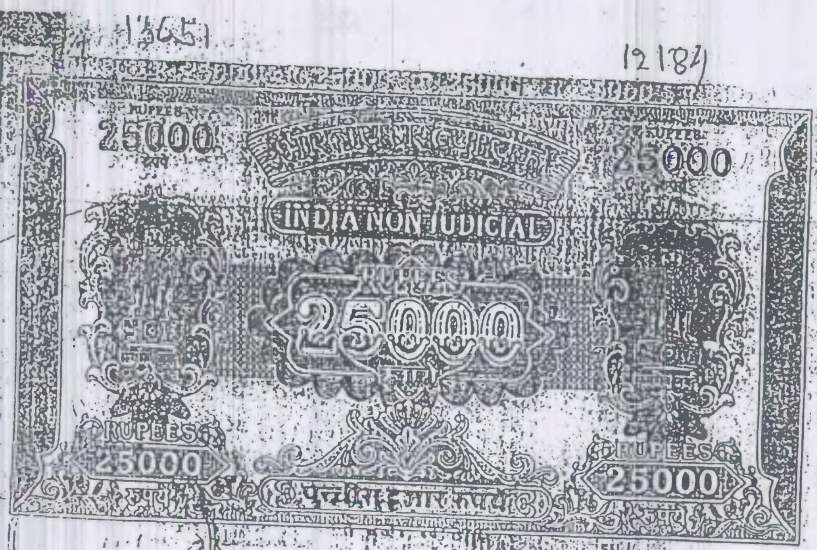


Memorandum

Forwarded to the Karmachari, Haika No. 1121 for information and registration.

Office of the Karmachari, Haika No. 1121

(Signature)



0200 424253

Handwritten notes including '15000', '10/11/2001', and a calculation: 'AC - 9100', '45', '2.50', '14844'.

Handwritten notes including dates '10-11-2001', '1984', and '22-11-2001'.

पत्र दिनांक 10 नवम्बर 2001 को इस प्रकार सम्पन्न हुआ।

- 1. विवेकाण का नाम :- श्री परमेश्वर नारायण तिवारी
 121 जीतिश्वर नारायण तिवारी पिता स्व. भूषेश्वर नारायण तिवारी, जाति ब्राह्मण, व्यवसाय कृषि, निवास स्थान ग्राम बोडेया, धाना कालि, जिला राँची।
 आरकड/ भारतीय नागरिक। "प्रथम पक्षण"।
- 2. क्रेता का नाम :- बंक कर्मपारी गृह निर्माण स्वातंत्र्य सहकारी समिति लि. रजिस्ट्रेशन नं-बी0 अर0 10-01-9/ख0 आर0 दाख-सचिव श्री मोहन जी दुबे पिता श्री ब्रजभूषण दुबे जाति ब्राह्मण, व्यवसाय, नोकरी, निवास स्थान- 166 र0 जी0 कालोनी, कडरु राँची, धाना अरगोडा, जिला राँची। आरकड/ भारतीय नागरिक। "द्वितीय पक्षण"।

Handwritten notes including '10/11/2001', '10/11/2001', and a calculation: '350', '22750', '9100', '70/w'.



-: 2 :-

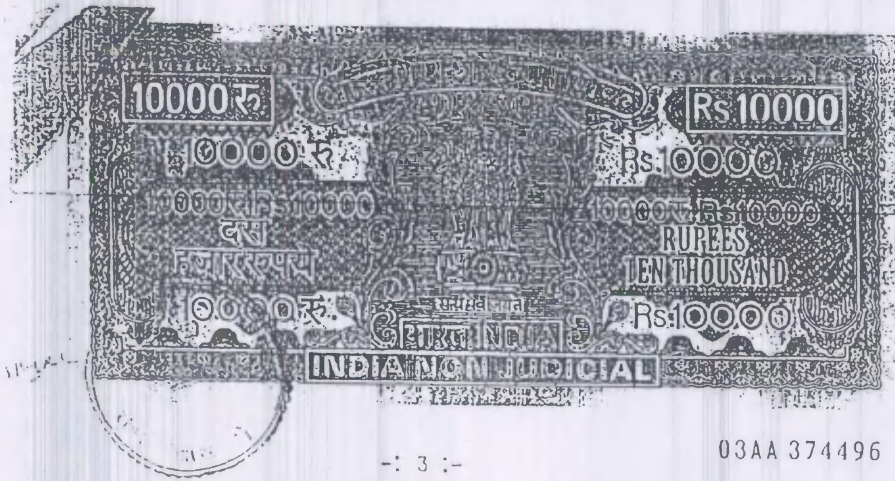
- 3. लेख प्रकार :- विक्रय पत्र १ से ल डी 3 १
- 4. लेख मात्र :- १,५५,०००/- १चार लाख पचपन हजार १ रुपया
मात्र एवं मातृगुजारी प्रतिवर्ष २/- रुपया अतावे शेष ।
पून्व की रूपये का भुगतान भिन्न भिन्न चेके के द्वारा
श्रेता ने श्रेता से इस प्रकार पाया है ।

चेक नं०	दिनांक	राशि	नाम
573777	17-11-2000 ई०	1,00,000/-	परमेश्वर नाठो तितो
325409	07-07-2001 ई०	50,000/-	जितेश्वर नाठो तितो
325470	07-07-2001 ई०	50,000/-	परमेश्वर नाठो तितो

रु० २,५५,०००/- १दो लाख पचपन हजार १ रुपया नगद पाया ।
अब श्रेता के साथ किसी प्रकार का बाकी बर्काया नहीं रहता ।

- 5. नाम जमींदार :- शारदुड सरकार , द्वारा अंत आफीस केंके ।
- 6. विक्रीवाली भूमि की विवरण :- ग्राम बोड़वा धाना कांके, जिला
राँपी, धाना नं० 185, खाता नं०-480 १पार सो अरुली,
प्लॉट नं०-1859, जमी तैतरपोरा, रकबा-71 डिंसमील स्व
प्लॉट नं०- 1959, नामे तैतरपोरा, रकबा-1२३17 डिंसमील
मधे रकबा- 33 डिंसमील कुल जमा रकबा- 94 डी० दोन ।

Handwritten signature and notes in Hindi, including the name 'परमेश्वर नाठो तितो' and some illegible scribbles.



- 3 -

03AA 374496

भूमि स्वतः कायमी रेषती खरीदगी दखली क्लेतागण की है । जित पर क्लेतागण का निर्विवाद और निर्विधन दखल कब्जा है तथा भूमि सब प्रकार के झगडा ब्रंश्ट बंधेडा से रहित है एवं भणभार से मुक्त है । जिसकी चर्तुः सीमा एवं नाप निम्न प्रकार है ।

-: चर्तुः सीमा :-

उत्तर :- सर्वे प्लॉट नं० 1860, 1857, 1858

दक्षिण :- खरीददार कोपरेटीव सर्वे प्लॉट नं०- 1959 का पार्ट एवं प्लॉट नं०- 1958

पूरब :- सर्वे प्लॉट नं० 2175

पश्चिम :- सर्वे प्लॉट नं०- 1860, 1864, 1857

नाप भूमि नक्से के अनुसार है ।

क्लीत भूमि संलग्न मानचित्र में तात रंग से रंगकर दर्शाया गया है । जो सब प्लॉट नं०- 1859 के रूप में एवं 1959 का पार्ट के रूप में अंकित है ।

जिसका जिला वो कलकटरी वो डी० रजिस्ट्रार वो सब - रजिस्ट्रार स्थान रांपी पड़ता है ।

विदित हो कि उक्त खाता, प्लॉट की भूमि गत सर्वे 1934-35 ई० के नाप में भीखम कुम्हार पल्द नधु कुम्हार, प्राति कुम्हार के नाम से दर्ज है । उक्तखानी रेषत में उक्त खाता, प्लॉट की भूमि को दिनांक 15.11.1946:ई० को मूल्य लेकर क्लेतागण के पक्ष में क्लेतागण दिया जिसकी निबंधन रांपी सब रजिस्ट्री ऑफीस में बुक-1, भोलुम -

Handwritten notes:
- B...
18
10
10

--4

जिला रांपी ॥ भारत/ भारतीय नागरिक "द्वितीय पक्ष" 1-2

झारखण्ड सरकार
राजस्व निबंधन एवं भूमि संधार विभाग

सं.सं. 10-13/नि0 स्टाम्प-किफायती आवास दि.दि.02/2017 _____ दिनांक-_____

अधिसूचना

निबंधन अधिनियम, 1908 की धारा-78 के अधीन प्रदत्त शक्तियों का प्रयोग करते हुए राज्यपाल झारखण्ड द्वारा नगर विकास एवं आवास विभाग द्वारा राज्य में आर्थिक रूप से कमजोर एवं अल्प आय वर्ग के लिए निर्मित होने वाले किफायती आवास से संबंधित संयुक्त विकास एकरारनामा (Joint Development Agreement) के निबंधन के लिए निम्नांकित शुल्क निर्धारित की जाती है:-

क्र. सं.	मार्गदर्शिका पंजी के अनुसार सम्पत्ति का मूल्य	निबंधन शुल्क
1	जब मार्गदर्शिका पंजी के अनुसार सम्पत्ति का मूल्य 30 लाख रुपये से अधिक न हो.	5,000/- (पाँच हजार रुपये मात्र)
2	जब मार्गदर्शिका पंजी के अनुसार सम्पत्ति का मूल्य 30 लाख रुपये से अधिक किन्तु 60 लाख रुपये से अधिक न हो.	7,000/- (सात हजार रुपये मात्र)
3	जब मार्गदर्शिका पंजी के अनुसार सम्पत्ति का मूल्य 60 लाख रुपये से अधिक किन्तु 1 करोड़ रुपये से अधिक न हो.	10,000/- (दस हजार रुपये मात्र)
4	जब मार्गदर्शिका पंजी के अनुसार सम्पत्ति का मूल्य 1 करोड़ रुपये से अधिक किन्तु 1 करोड़ 50 लाख रुपये से अधिक न हो.	20,000/- (बीस हजार रुपये मात्र)
5	जब मार्गदर्शिका पंजी के अनुसार सम्पत्ति का मूल्य 1 करोड़ 50 लाख रुपये से अधिक किन्तु 3 करोड़ रुपये से अधिक न हो.	40,000/- (चालीस हजार रुपये मात्र)
6	जब मार्गदर्शिका पंजी के अनुसार सम्पत्ति का मूल्य 3 करोड़ रुपये से अधिक हो.	70,000/- (सत्तर हजार रुपये मात्र)

2. यदि प्रोमोटर/बिल्डर द्वारा ऐसे किफायती आवासों के निर्माण हेतु संयुक्त विकास एकरारनामा का निबंधन करा कर अन्य प्रकार के आवास का निर्माण करता है तो उन्हें राजस्व निबंधन एवं भूमि संधार विभाग की सामान्य डेवलपमेंट एग्रीमेंट हेतु निर्गत अधिसूचना जा.पा.क-1/न0वि0-22/15 (खण्ड-1)-1418, दिनांक-24.11.2015 में वर्णित शुल्क जो डेवलपमेंट एग्रीमेंट में सन्निहित भूमि के बाजार का 2.5 प्रतिशत (दो दशमल्व पाँच प्रतिशत) है, का दुगुणा सरकारी कोष में जमा करना होगा।

3. प्रस्ताव पर मंत्रीपरिषद् की बैठक दिनांक-21.11.2017 में मद संख्या-04 के रूप में स्वीकृति प्राप्त है।

4. इस संबंध में विभागीय अधिसूचना संख्या-1418, दिनांक-24.11.2015 इस सीमा तक सशोधित समझी जाएगी।

झारखण्ड राज्यपाल के आदेश से।

ह0/-

(कमल किशोर सोन)
सरकार के सचिव,



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

May 1

भाग वर्तमान	9	पृष्ठ संख्या	164
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	बोडेया	होल्डिंग संख्या	219,239,253,252,299,305,308,00,490,491,504,492
अंचल का नाम	काँके	हलका का नाम	हल्का-08
तौजी संख्या	0	धाना नम्बर	185

सचिव श्री मोहन जी ईल, पिता-श्री ब्रजमू लय रवेत, जाति- ----
 --- एवं बैक कर्मचरी सहगृह निर्माण सहकारी, -----
 -, जाति- -----

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								
239	1915	0 ए 23.39 डि 0 हे	नामान्तरण मुकदमा संख्या 500 आर 27/2007-08								
480	1859	0 ए 71 डि 0 हे									
480	1959	1 ए 17 डि 0 हे									
299	1930	0 ए 5.5 डि 0 हे									
299	1931	0 ए 17 डि 0 हे									
299	1968	0 ए 2 डि 0 हे									
251	1933	0 ए 5 डि 0 हे									
251	1934	0 ए 23.25 डि 0 हे									
299	1967	0 ए 14 डि 0 हे									
219	1840	0 ए 23 डि 0 हे									
219	1841	0 ए 13.75 डि 0 हे									
305	1917	0 ए 34 डि 0 हे									
308	1872	0 ए 7 डि 0 हे									
308	1873	0 ए 8 डि 0 हे									
308	1950	0 ए 22 डि 0 हे									
492	2036	0 ए 2 डि 0 हे									
492	2038	0 ए 21 डि 0 हे									
492	2039	0 ए 4 डि 0 हे									
351	1942,1948	0 ए 9 डि 0 हे									
298	1944	0 ए 99.91 डि 0 हे									
298	1828	0 ए 6 डि 0 हे									
252	1829	0 ए 25 डि 0 हे									
239	1886	0 ए 26 डि 0 हे									
239	1887	0 ए 34 डि 0 हे									
504	1821/1871	0 ए 47 डि 0 हे									
491	1820	0 ए 19 डि 0 हे									
491	1822	0 ए 5 डि 0 हे									
491	1823	0 ए 12 डि 0 हे									
490	1824	0 ए 29.87 डि 0 हे									
490	1825	0 ए 4 डि 0 हे									
490	1952	0 ए 17 डि 0 हे									
491	1818	0 ए 3.39 डि 0 हे									
305	1916	0 ए 38 डि 0 हे									
490	1826	0 ए 19.17 डि 0 हे									
490	1827	0 ए 4.35 डि 0 हे									
491	1817	0 ए 24 डि 0 हे									
239	1887	0 ए 34 डि 0 हे									
	कुल परिमाण	1 ए 769.58 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



Pre Registration Docket

Date :- 10-04-2019 01:24 pm

Office Name :- SRO - Ranchi
Token No:- 20190000003477

Apoinment :- 09-Apr-2019 Time:- 13:15

Article	Development Agreement
Pre Registration Date	12-Mar-2019
No. Of Pages	66
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 77,134.

Property Id: **52202**

Valuation No. : 67304 / 2019	:- 2018-2019	User Id : 3191	Date : 10-April-2019 13:30:PM
State : Jharkhand	District : Ranchi		Tahsil : Kanke
Land Type : Urban	Corporation : Ranchi Municipal Corporation Boreya		Village/City : Boreya
Boreya Word No 4 - Main Road -			
Volume Number - 9			
Page Number - 164			
Holding Number - 004000759000Z0			
Khata Number - 480			
Plot Number - 1859			
Valuation Rule : Commercial land			
Usage : Non Agri => Commercial Land => Commercial land			
Property Details			
1	Land area	71 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 71 x 632331=44895501	₹4,48,95,501/-
A	Total		₹4,48,95,501/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,48,95,501/-
Total Amount in Words : Four Crore Forty Eight Lakhs Ninety Five Thousands Five Hundred And One Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: , West: , South: , North:
Area	Land area : 71.00 Decimal

Other Description of the Property	Pin Code - 834001
Government/Market Value	44895501
Transaction Amount	118878301

Property Id: **52204**

Valuation No. : 67307 / 2019	:- 2018-2019	User Id : 3191	Date : 10-April-2019 13:30:PM
State : Jharkhand	District : Ranchi		Tahsil : Kanke
Land Type : Urban	Corporation : Ranchi Municipal Corporation Boreya		Village/City : Boreya
Boreya Word No 4 - Main Road			
Volume Number - 9			
Page Number - 164			
Holding Number - 004000759000Z0			
Khata Number - 480			
Plot Number - 1959			

Valuation Rule : Commercial land

Usage : Non Agri => Commercial Land => Commercial land

Property Details

1	Land area	117 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 117 x 632331=73982727	₹7,39,82,727/-
A	Total		₹7,39,82,727/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) **₹7,39,82,800/-**

Total Amount in Words : Seven Crore Thirty Nine Lakhs Eighty Two Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: , West: , South: , North:
Area	Land area : 117.00 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	73982727
Transaction Amount	-

CLAIMANT	-Mr. MS Assotech Sun Growth Abode LLP Thro Jyoti Prakash Sinha, Address - Plot No. 1877 Assotech Hills Tagore Hill Road Boreya Kanke Ranchi-, Father/Husband Name- Rameshwar Prasad Sinha , PAN No.- ,Permission Case No.- , Aadhaar No. *****4166
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EXECUTANTS	-Mr. Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its President Arun Kumar, Address - Gouri Niketan House No. 806 A14 Bank Colony Kokar Ranchi- ,Father/Husband Name- Late Ram Nivas , PAN No.- ,Permission Case No.- , Aadhaar No. *****4734
	-Mr. Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its Founding Member Cum C E O Mohan Jee Dubey, Address - 166 AG Colony Kadru Doranda Argora Ranchi- ,Father/Husband Name- Brij Bhushan Dubey , PAN No.- ,Permission Case No.- , Aadhaar No. *****9967
	-Mr. Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its Treasurer Dhiraj Thakur, Address - H.No VS 11 Bank Colony Kokar Sadar Ranchi- ,Father/Husband Name- Chitoranjan Thakur , PAN No.- ,Permission Case No.- , Aadhaar No. *****9983

Witness Information	Mr. Abhishek Kumar , Address - Hafua Chatra Pathalgora Chatra-, Father/Husband Name-Kamlakant Singh Mr. Ajay Kumar Mishra , Address - B-1378 Sec-2 Dhurwa Ranchi-, Father/Husband Name-Chandra Bhan Mishra
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Identifier Details	Mr. Ajay Kumar Mishra , Address - B-1378 Sec-2 Dhurwa Ranchi-, Father/Husband Name-Chandra Bhan Mishra
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Fee Rule:Development Agreement		
1	Stamp Duty	4

Fee Rule:Development Agreement		
1	A1	29,71,958
2	LL	3
3	PR	1
4	SP	1,980
5	I fee	5,000
6	M(b) Fee	150
Total		29,79,092

Sr.No. Exemption Detail Amount

Exemption for Low Income Group		
1	A1	2901958

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.

P. D. Linley
Deed Writer / Advocate

[Signature]
Vendee / Claimant

[Signature]
Vendor / Executant





Date :-13-May-2019

Document Registration Summary 1

- Government/Market Value: ₹118878301/-
- Transaction Amount: ₹118878301 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 130365

Receipt Date : 13-05-2019

Presenter Name: -

On Date 13-05-2019 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

PR	₹1
SP	₹1980
I fee	₹5000
M(b) Fee	₹150
LL	₹4
A1	₹70000
Stamp Duty	₹100

Total	₹77235
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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	E-STAMP	SANJAY KUMAR	Certificate Number : IN- JH14551259476524R	100
PR	1	1	0	GRAS	JYOTIPRAKASHSINHA	GRN Number : 1901132731 DEPT Transaction Id : 6e4964a83cb35daf4ffd Transaction Type :	1

SP	1980	1980	0	GRAS	JYOTIPRAKASHSINHA	GRN Number : 1901132731 DEPT Transaction Id : 6e4964a83cb35daf4ffd Transaction Type :	1980
I fee	5000	5000	0	GRAS	JYOTIPRAKASHSINHA	GRN Number : 1901132731 DEPT Transaction Id : 6e4964a83cb35daf4ffd Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	JYOTIPRAKASHSINHA	GRN Number : 1901132731 DEPT Transaction Id : 6e4964a83cb35daf4ffd Transaction Type :	150
A1	70000	70000	0	GRAS	JYOTIPRAKASHSINHA	GRN Number : 1901132731 DEPT Transaction Id : 6e4964a83cb35daf4ffd Transaction Type :	70000
LL	3	4	-1	GRAS	JYOTIPRAKASHSINHA	GRN Number : 1901132731 DEPT Transaction Id : 6e4964a83cb35daf4ffd Transaction Type :	4
Sub Total	77138	77235	-97				

Article : Development Agreement Number of Pages : 132

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	2901958 /-

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 :- 20190000003477

Deed Type	Development Agreement
Number of Pages	132
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1980, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 70000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.44895501/- ,Transaction Amount :- Rs.118878301/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Boreya Location :- Main Road, Boreya Word No 4 Property Boundaries :- East: , West: , South: , North: Volume Number - 9Page Number - 164Holding Number - 004000759000Z0Khata Number - 480Plot Number - 1859 Area Of Land :- 71.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.73982727/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Boreya Location :- Main Road, Boreya Word No 4 Property Boundaries :- East: , West: , South: , North: Volume Number - 9Page Number - 164Holding Number - 004000759000Z0Khata Number - 480Plot Number - 1959 Area Of Land :- 117.00 Decimal

Sh./Smt.Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd
Thro Its Founding Member Cum C E O Mohan Jee Dubey s/o/d/o/w/o
Brij Bhushan Dubey has presented the document for registration in this
office

today dated :- 13-May-2019 Day :- Monday Time :- 14:31:59 PM






Bank Karmchari Grih Nirman
Swawlambi Sahkari Samiti Ltd
Thro Its Founding Member Cum
C E O Mohan Jee
Dubey(Individual)




Party Name	Document Type	Document Number
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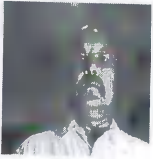





Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its
Founding Member Cum C E O Mohan Jee Dubey

PAN/UID




362747549967

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p>Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its Treasurer Dhiraj Thakur</p> <p>Address1 - H.No VS 11 Bank Colony Kokar Sadar Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-</p>	Yes	<p>Dhiraj Thakur Address:- House No-VS/11, Oppsite Silver Bells School, Bank Colony, , Kokar, , Ranchi, 834001, , Jharkhand, India</p>		<p>EXECUTANTS Age:59</p>			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<p>Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its Founding Member Cum C E O Mohan Jee Dubey</p> <p>Address1 - 166 AG Colony Kadru Doranda Argora Ranchi,</p> <p>Address2 -</p> <p>Jharkhand</p> <p>PAN No.:</p> <p>Permission Case No.-</p>	Yes	<p>Mohan Jee Dubey</p> <p>Address:- . . .</p> <p>Gram Kadru, Post Doranda, Thana Argora, Doranda, , Ranchi, 834002, , Jharkhand, India</p>		<p>EXECUTANTS</p> <p>Age:58</p>			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<p>Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its President Arun Kumar</p> <p>Address1 - Gouri Niketan House No. 806 A14 Bank Colony Kokar Ranchi,</p> <p>Address2 - , , , Jharkhand</p> <p>PAN No.: ,</p> <p>Permission Case No.-</p>	Yes	<p>Arun Kumar</p> <p>Address:- GAURI NIKETAN,HOUSE NO-806/A 14, , , BANK COLONY,PO-KOKAR,PS-SADAR, KOKAR, , Ranchi, 834001, , Jharkhand, India</p>		EXECUTANTS Age:63			
4	<p>MS Assotech Sun Growth Abode LLP Thro Jyoti Prakash Sinha</p> <p>Address1 - Plot No. 1877 Assotech Hills Tagore Hill Road Boreya Kanke Ranchi,</p> <p>Address2 - , , , Jharkhand</p> <p>PAN No.: ,</p> <p>Permission Case No.-</p>	Yes	<p>Jyoti Prakash Sinha</p> <p>Address:- 5/306, dehri on sone, east mohan bigha vyapar mandal, , Dalmianagar, , Rohtas, 821305, , Bihar, India</p>		CLAIMANT Age:47			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Ajay Kumar Mishra S/o-D/o Chandra Bhan Mishra Address1 - B-1378 Sec-2 Dhurwa Ranchi, Address2 - ,,, Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abhishek Kumar Address1 - Hafua Chatra Pathalgora Chatra, Address2 - ,,, Jharkhand			
2	Ajay Kumar Mishra Address1 - B-1378 Sec-2 Dhurwa Ranchi, Address2 - ,,, Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its President Arun Kumar , Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its Founding Member Cum C E O Mohan Jee Dubey , Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its Treasurer Dhiraj Thakur), has/have admitted the execution before me. He/ She/ They has / have been identified by (Ajay Kumar Mishra) Son/Daughter/Wife of (Chandra Bhan Mishra) resident of (B-1378 Sec-2 Dhurwa Ranchi) and by occupation (Business).

Signature of Registering Officer

Date:- 13-May-2019

Seal and Signature of Registering Officer



Token No.: 20190000003477

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **13-May-2019** by **Bank Karmchari Grih Nirman Swawlambi Sahkari Samiti Ltd Thro Its Founding Member Cum C E O Mohan Jee Dubey, S/O, D/O, W/O Brij Bhushan Dubey** resident of 166 AG Colony Kadru Doranda Argora Ranchi ,.

This deed was registered as Document No.: **2019/RAN/3670/BK1/3241** in Book No :- **BK1**, Volume No :- **371** from Page No :- 409 to 540 at, office of **SRO - Ranchi**

Date:- **13-May-2019**

Registering Officer



