



Government of Jharkhand

Receipt of Online Payment of Stamp Duty



For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
17/10/2022
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
17/10/2022
DIRECTOR

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सं. का मुख्य Development Agreement
मुद्रांक - 1000

T.D.S. - 17/10

मार्ग दर्शिका नं. 10, 23 G.C.Y. T.C. Comm)
जमीन का दर/वर्ग फीट.....
कच्चा काम का दर/वर्ग फीट.....
पक्का काम का दर/वर्ग फीट.....
फ्लैट का दर/वर्ग फीट.....



17/10/22



प्राप्त पशुपालन की भूमि घोटाळा
एवं आशामहल लीज की सूची में
वर्णित प्लॉट दर्ज नहीं है।
भूजिर्जन वग भूमि
में दर्ज नहीं है।

DEVELOPMENT AGREEMENT

This agreement is made and entered on this the 17th day of October 2022.

BETWEEN

(1) PROF. INDRAJIT DEY, Date of Birth 29.04.1945 (UID No.- XXXX XXXX 7371, PAN - AAVPD8667M, MOB - 9798357356) by Occupation Retired professional, (2) PROF. DIPANKAR DEY, Date of Birth 27.12.1946 (UID No.- XXXX XXXX 2367 PAN - ACAPD6311R, MOB - 9472783571) by Occupation Retired professional (3) DR. PRASENJIT DEY, Date of Birth 01.08.1948 (UID No.- XXXX XXXX 2587, PAN - ABTPD4563B, MOB - 9431389799) by Occupation Doctor, (4) SHRI ABHIJIT DEY, Date of Birth 30.11.1962 (UID No.- XXXX XXXX 4549, PAN - ADLPD8565H, MOB - 9325303712) by Occupation Business, all sons of Late Dr. Sukumar Dey, all grand son of Late Girindra Nath Dey all by Caste - General, (Uncovered from CNT - ACT- 1908), all residents of 60, Kanke Road, Near Uma Shanti, Kanke Road, Gonda, Misirgonda, alias pahargonda, Ranchi University, Ranchi, Jharkhand, Indian Citizen, hereinafter called the LANDOWNER / FIRST PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;

AND

PANCHRATNA PROMOTERS PRIVATE LIMITED (PAN - AAFCP4668P) (GSTIN: 20AAFCP4668PIZZ) (CIN: U45200JH2010PTC014022), a Company incorporated under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3rd Floor Panchratna Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) MR. PIYUSH MORE (DIN: 2825386), Date of Birth: 14.05.1984, UID: XXXX XXXX 8604, Mob. 9386950092, (2) MR. PRATEEK MORE, (DIN: 02817026), Date of Birth: 15.09.1986, UID: XXXX XXXX 0165, Mob. 9835139913, both sons of Shri Kamal Kumar More, both grandson of Late Satyanarayan More, by faith-

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
17/10/22
DIRECTOR

Prateek More
17/10/22
DIRECTOR

Abhijit Dey
17/10/22

Dipankar Dey
17/10/22

Prasenjit Dey
17/10/22



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Sukumar Dey
17/10/22



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Retired Service
17/10/2022 *Mupali*

Hindu, by Caste- Agrawal/Marwari, by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand (Indian Citizen), hereinafter called the DEVELOPER / OTHER PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the OTHER PART;

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IN THIS AGREEMENT UNLESS IT IS CONTRARY TO OR REPUGNANT TO THE CONTEXT THE TERMS OR EXPRESSION AFOREMENTIONED SHALL MEAN AND HAVE THE FOLLOWING MEANINGS: -

LANDOWNERS- shall mean the Owners above named and their besides legal heirs, successors, in-interest, executors administrators, legal representative's and other assigns.

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LAND PROPERTY- means the land measuring more or less 23087 Square Feet equivalent to 53 Decimals equivalent to 32.06 Kathas of chhaparbandi land in R.S. Plot No. 597, Khata No. 104, Holding No. 0010001835000A1, 0010001834000A1, 0010001835000Z0, 0010001236000X8, 0010001832000A1, Anchal – Hehal, Ward No. 1 within Ranchi Municipal Corporation situated at Kanke Road, Mauza – Kathargonda, P.S. – Gonda, Thana No. 201, District – Ranchi, State – Jharkhand, which stands more fully and particularly described in schedule A below.

BUILDING - shall mean the Multi-storied Commercial building consisting of several units for commercial use to be constructed on the land given in schedule- "A" of this agreement/deed by the Developer at its own cost and expenses as per plan duly sanctioned by competent authority of R.M.C. Ranchi or any other competent authority.

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DEVELOPER - shall mean the above named First Party and their legal representative, successors, executors, administrators and assigns.

UNIT - shall mean a covered area available for independent use and occupation for commercial purpose i.e. entire covered areas as per sanction building plan map by competent authority of R.M.C. Ranchi or any other competent authority of Jharkhand and shall include the plinth area of the unit, Plinth area, open space, stair case and also thickness of the wall (external, internal & pillars).

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COMMON PART- shall mean common passage, corridors, stair case, common lavatories, pump room, and tube well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

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SUPER BUILT-UP AREA - means and include the carpet area, stair case, lobby, passages, thickness of the walls, common part, etc. of the proposed multi storied building.

LAND OWNER'S SHARE - It shall be 65% constructed super built-up area for the proposed Multi storied Commercial building for their respective land in proportion out of total land in the proposed multi storied building together with the right, title, interest in, common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 35% constructed super built-up area for the proposed Multi storied Commercial building to the Developer, more fully described in Schedule "B".

DEVELOPER'S SHARE - It shall be 35% constructed super built-up area for the proposed Multi storied Commercial building, for their respective land in proportion out of total land in the proposed multi storied building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 65% constructed super built-up area for the proposed Multi storied Commercial building to the Landowner, more fully described in Schedule "C".

FORCE MAJEURE - shall described as flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out, lock down, pandemic, epidemic and/or any other act or commission beyond the control of the developer.

WHEREAS the land under Khata No. 104, R.S. Plot No. 597, Area - 52.98 Decimals is recorded in Revisional Survey Records of Right in the name of Girindra Nath Dey.

AND WHEREAS said Girindra Nath Dey died leaving behind his son Sukumar Dey, who became the absolute owner and was in possession over the land of Khata No. 104, R.S. Plot No. 597, Area - 52.98 Decimals.

AND WHEREAS Sukumar Dey died leaving behind four sons namely I. Indrajit Dey, Dipankar Dey, Dr. Prasenjit Dey and Abhijit Dey and four daughters namely Mrs. Madhuchanda Sarkar, Mrs. Nivedita Basu, Mrs. Mahasweta Bose and Mrs. Sanghamitra Bose.

AND WHEREAS said dispute arises between Indrajit Dey, Dipankar Dey, Dr. Prasenjit Dey and Abhijit Dey and Four daughters namely Mrs. Madhuchanda Sarkar, Mrs. Nivedita Basu, Mrs. Mahasweta Bose and Mrs. Sanghamitra Bose as

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such a L.A. Case No. 149/2008 filed in the court which was later on converted to Title Suit No. 02/2012, Title Suit No. 186/2014 and Partition Suit No. 318/2014 and Criminal Case being Bariatu P.S. Case No. 230/2016 and G.R. No. 3587/2016 between the parties to the Partition Suit No. 318 of 2014. Thereafter at their own accord have arrived at the final disposal of all the disputes on the basis of mutual and amicable compromise amongst them so that peaceful and harmonious environment may always be maintained amongst the parties to the suit.

AND WHEREAS as per said partition Indrajit Dey was allotted land measuring 17.10 Decimals being portion of R.S. Plot No. 597 under Khata No. 104 situated at Village - Kathargonda, P.S. Gonda, P.S. No. 201, District - Ranchi thereafter he got his name mutated in Hehal Anchal, Ranchi vide Mutation Case No. 1436/R27-2017-2018 in his name is also entered in Register II, Volume No. 7, Page No. 52 and an up to date Rent Receipt No. 0456254778 dated 08.02.2022 for the year 2021-22 is issued in his name he also got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0010001835000A1 within ward No. 1 of Ranchi Municipal Corporation, Ranchi and coming in peaceful possession over the said land as absolute owner.

AND WHEREAS as per said partition Dipankar Dey was allotted land measuring 11.96 Decimals being portion of R.S. Plot No. 597 under Khata No. 104 situated at Village - Kathargonda, P.S. Gonda, P.S. No. 201, District - Ranchi thereafter he got his name mutated in Hehal Anchal, Ranchi vide Mutation Case No. 705/R27-2018-2019 dated 13.08.2018 his name is also entered in Register II, Volume No. 7, Page No. 58, and has paid an up to date rent receipt No. 0111986925 dated 31.05.2022 for the year 2022-23, he also got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0010001834000A1 within ward No. 1 of Ranchi Municipal Corporation, Ranchi and coming in peaceful possession over the said land as absolute owner.

AND WHEREAS as per said partition Prasenjit Dey was allotted land measuring 11.96 Decimals being portion of Plot No. 597 under Khata No. 104 situated at Village - Kathargonda, P.S. Gonda, P.S. No. 201, District - Ranchi thereafter he got his name mutated in Hehal Anchal, Ranchi vide Mutation Case No. 270/R27-2018-2019 dated 12.06.2018 his name is also entered in Register II, Volume No. 7, Page No. 54 and has paid an up to date rent receipt No. 0913183558 dated 31.05.2022 for the year 2022-23, he also got holding from Ranchi Municipal Corporation,

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Indrajit Dey
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Dipankar Dey
17/10/2022

Prasenjit Dey
17/10/2022

Prateek Kumar
17/10/2022
DIRECTOR

Prateek Kumar
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DIRECTOR

Ranchi and he has been allotted Holding No. 0030002875000Z0 within ward No. 1 of Ranchi Municipal Corporation, Ranchi and coming in peaceful possession over the said land as absolute owner.

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AND WHEREAS as per said partition Abhijit Dey was allotted land measuring 11.96 Decimals being portion of R.S. Plot No. 597 under Khata No. 104 situated at Village - Kathargonda, P.S. Gonda, P.S. No. 201, District - Ranchi thereafter he got his name mutated in Hehal Anchal, Ranchi vide Mutation Case No. 1407/R27-2017-2018 dated 28.03.2018 in his name is also entered in Register II, Volume No. 7, Page No. 51, and has paid an up to date rent receipt No. 0650236881 dated 31.05.2022 for the year 2022-23, he also got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0010001236000X8 and 0010001832000A1 within ward No. 1 of Ranchi Municipal Corporation, Ranchi and coming in peaceful possession over the said land as absolute owner.

Abhijit Dey
22/02/2022

AND WHEREAS the total land measuring more or less 23078 Square Feet equivalent to 52.98 Decimals equivalent to 32.05 Kathas of chhapparbandi land in R.S. Plot No. 597, Khata No. 104, Anchal – Hehal, Ward No. 1 within Ranchi Municipal Corporation situated at Kanke Road, Mauza – Kathargonda, P.S. – Gonda, Thana No. 201, District – Ranchi, State – Jharkhand exclusively belongs to the Landowners above named.

Dipankar Dey
22/02/2022

AND WHEREAS the Landowners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and they have good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner.

AND WHEREAS the said Landowners are the absolute owner and in possession over the said land and the said land is free from all encumbrances, lien, charges or litigation whatsoever.

AND WHEREAS the said Landowners being interested to develop the land more fully described in schedule "A" below by amalgamating their land and by constructing Multistoried Building as per plan to be sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and in lieu of the land the Landowners wanted entitlement for 65% constructed super

Dipankar Dey
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DIRECTOR

built-up area for the proposed Multi storied Commercial building for their respective land in proportion out of total land in the proposed multi storied building together with the right, title, interest in, common facilities and amenities including the right to the user or easement thereof with undivided share of land more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid Developer offered to construct at its own cost a Multistoried Building over the Schedule "A" land as per plan map to be sanctioned by the competent authority of R.M.C., Ranchi, Jharkhand or any other authority which is required for the same and give the Land Owner's share out of the total super built-up area as mentioned above and also more fully described in schedule "B" below as agreed for the value of the said land and to sell the remaining super built-up area of the said proposed Building with undivided share of land to the prospective purchasers, (Developer share mentioned in the Schedule- "C" below). The proposed building will be constructed by the Developer within 36 months from the date of sanction of plan map or complete possession over the said land or Bhumi Pujan of the said land whichever is later, with 06 months grace period and if such period is lost by any force Majeure etc. occurs then for the same the Landowners hereby agreed that the period here in above may be extended so lost. However the period stipulated herein above may be extended mutually for such period as the parties may deem fit and proper. It is also mentioned here that the Landowners shall hand over the said land, relevant documents, there after the Developer shall prepare the plan map and submit the same before competent authority/R.M.C, Ranchi, Jharkhand for sanction, and the period of this agreement will run from the date of sanction of plan map or complete possession over the said land or Bhumi Pujan of the said land whichever is later.

AND WHEREAS certain terms and conditions were agreed to by and among the Landowners and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

1. That pursuant to the above mentioned consideration the Developer will develop and construct the Multi-storied Building over the Schedule- "A"

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

land as per the plan to be prepared by the Developer and to be approved/sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 36 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same or complete possession over the said land or Bhumi Pujan whichever is later, with 06 month grace period and extended by such period lost by any force Majeure and Landowners also agreed for the same. However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that after execution of this agreement the Landowners shall give peaceful possession of schedule-"A" property to the Developer and thereafter Developer shall proceed for development of the said land.

2. A. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied building over the schedule - A land and after construction to leave aside, allocate and make ready for the Landowners share of the total super built up area more fully described in schedule "B" below. In respect of the remaining share of the total super built up area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER's Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landowner's share of the total super built up area to be made ready, leave aside and allocated for the Landowner will include the portion comprising of building and also all other portions such as common part will be the same (65:35) ratio and the roof right will also be the same (65:35) ratio, except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction over the roof of the proposed building the Land Owners shall have right to 65% constructed super built-up area for the proposed Multi storied Commercial building and Developer shall have right to 35% constructed super built-up area for the proposed Multi storied

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

Commercial building.

- 2.B. That the Developer shall have full right to enter into the similar Development Agreement with other Land Owners of the adjacent land and the Developer shall construct multi-storied building over the said land and allot and give Super built up area for the respective land in proportion out of the total super built up constructed area. That after completion of the said proposed building the remaining vacant land shall always be used jointly and undivided for all occupiers as well as Land Owners. The Developer has pooled and amalgamated the said property. That after completion of the said proposed building the remaining vacant land shall always jointly and undivided for all occupiers as well as all Landowners. If in future any major construction shall be permitted by the competent authority of R.M.C., Ranchi or any other authority which is required for the same, in that event the Developer shall full right and authority to construct further major construction over the said land and/or over the proposed building in the same terms and conditions of this agreement.
- 2.C. That the other party has requested to the First Party for an INTEREST FREE/ REFUNADBLE/ ADJUSTABLE amount of Rupees Two Crores only equally distributed amongst the above mentioned Landowners (Fifty Lakhs to each landowner) to be paid within a month from the date of Bhumi Pujan.
- 2.D. That the Developer has already paid a sum of Rupees Forty Four Lakhs Only equally distributed amongst the Landowners. Rupees Eleven Lakhs Only through RTGS Ref No. HDFCR52022030751702344 dated 7th March 2022 to SHRI INDRAJIT DEY, Rupees Eleven Lakhs Only through RTGS Ref No. HDFCR52022030751703066 dated 7th March 2022 to PROF. DIPANKAR DEY, Rupees Eleven Lakhs Only through RTGS Ref No. HDFCR52022030751702660 dated 7th March 2022 to DR. PRASENJIT DEY, Rupees Eleven Lakhs Only through RTGS Ref. No. HDFCR5202203075170203 dated 7th March 2022 to SHRI ABHIJIT DEY on the execution of this agreement (the receipt whereof doth the landowners hereby admit and acknowledge).
- 2.E. That the Developer also agrees to pay the balance INTEREST FREE/ REFUNADBLE/ ADJUSTABLE amount of Rupees One Crore Fifty Six Lakhs Only equally distributed amongst the four landowners within a month from the date Bhumi Pujan.

I, Indrajit De
17/10/2022

Dipankar De
17/10/2022

Abhijit De
17/10/2022

Prateek More
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
17/10/2022 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
17/10/2022 DIRECTOR

3. That the Landowners will put the Developer in actual physical possession and hand over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied Building and Developer shall have the right to put their sign board over the said land for construction.
- 4.A. The Developer shall have full right to deal with 35% constructed super built-up area for the proposed Multi storied Commercial building other than the Landowner's share of 65% constructed super built-up area for the proposed Multi storied Commercial building along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Landowners shall be bound to sign conveyance in favor of the purchasers/nominees of the Developer either personally or through his power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building/unit with and according to terms and conditions of this agreement.
- 4.B. That the Developer shall also facilitate the lease as well as the sale of the Individual Landowners Share with their consent.
5. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and Developer shall simultaneously hand over the portion of the Landowner' share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
6. In furtherance of the intention of the agreement the Landowner do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things :-

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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- A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
- B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
- C. To accept service of any writ summons or other legal process or notice and to appear and represent the Landowner in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Landowner arising after the execution of the agreement between the Landowners and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Landowners against any cause of action arising due to the development work. The Landowner shall take all measures at their own cost to protect the title, interest and the right of the Landowners due to any action arising on the title part of their land. The Developer shall also be empowered & authorized to register the road widening area to the competent authority (Ranchi Municipal Corporation) through this Registered Development Agreement.
- D. To enter into agreement for sale or otherwise allot commercial & residential unit tenements in the aforesaid Building/Buildings to purchasers except of the Land Owner's area as described in Schedule "B" and be entitled to the consideration thereof.
- E. To mortgage said property or any portion thereof falling exclusively under the share of the Developer as described in Schedule "C" with and/or financial institutions to enable it's purchasers obtain loan for purchase of commercial/residential units etc. as the said Developer will decide at its sole discretion or purpose of the Developer.

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- F. The Developer shall install and maintain for the benefit of the Landowners and others prospective purchasers of the proposed building deep tube-well overhead storage tank, public water supply connection; pump-set for lifting water to storage tanks and the Land Owners and purchaser will enjoy all relevant facilities.
- G. The Developer shall provide ancillary electric generation and supply for the benefit of the Landowners and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Landowners will enjoy all relevant facilities.
7. The Landowners agrees that they will execute and give a separate Registered Power of Attorney under the terms and conditions of this agreement in favor of the Developer, or his nominee for the Developers share only, (if required) so that there is no hindrance or obstruction in execution of the construction of the building and registration of the appropriate sale deed in favor of purchasers, subject to this agreement.
8. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landowner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.
9. The landowners hereby gives irrevocable Power of Attorney by this Agreement in favor of the said developer or its nominee, through which the said developer is authorized to develop land according to feasibility, fix up purchasers, make allotment to its purchasers/allottees, enter into agreement for sale of Units with its purchasers/allottees and in general, carry all the

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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necessary activities required for the purpose of construction and disposal of units and the parking area.

10. The Landowners hereby covenant with the Developer as follows:-

- A. That the property is free hold and the Landowners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A property in this circumstances the Landowner shall execute further agreement with the Developer for proper confirming of title of the Landowner.
- B. That Landowners have not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Landowners have not entered in to any agreement in respect of Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this agreement.
- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
- D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree, injunctions, orders, lis pendens, notices, insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Landowners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise except 20% share of the Landowners share to be equally distributed amongst their four sisters namely (1) SMT. MADHUCHANDA SARKAR (5%) (2) SMT. MAHASWETA BOSE (5%) (3) SMT. SANGHAMITRA BOSE (5%) & (4) SMT. NIVEDITA BASU (5%).
- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone till the completion of the

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building and the Landowners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer. The electricity bill will be paid in full by each LANDOWNERS with respect to their electric meter to the time of vacating the premises and the DEVELOPER shall help the LANDOWNERS in the process of surrendering the electric meter. The Developer there after shall apply for a fresh new electric connection for the purpose of construction.

11. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

The Developer shall indemnify the Landowners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Landowners against any claim, action or proceeding which may be brought, or taken against the Landowners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Landowners against any claim, compensation, action or proceedings which may brought or taken against the Landowners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNER'S area that if, after receiving their share of built-up area as per Schedule "B", the LANDOWNERS will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with units in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or his nominee/nominees. The Landowner shall indemnify the Developer from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from anyone claiming to or have any share, right, title or interest in the said

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property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.

12. That the Landowners shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any Bank or other financial institutions. The entire liability of payment to the parties or the loan taken from the Bank or other financial institutions or party shall be of borrower.
13. That the Developer shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.
14. That likewise the Landowners shall have right to sell, transfer, enter into agreement of sale or transfer of the unit(s) to the extent of his share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser(s), transferee(s) and the Landowners shall have also right to deliver possession of such vended unit(s) to the purchaser(s) transferee(s).
15. That the Landowners, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Developer or any person claiming through or under them.

16. **SCHEDULE FOR MANAGEMENT:**

A schedule shall be formed by the parties' herein due course for the management/administration of the new building including the portion in common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Landowners allocation and the Developer allocation shares. After the completion of the proposed multistoried building and handover/possession of the Landowners share to the landowners, the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 65% constructed super built-up area for the proposed Multi storied Commercial building will be paid by the Landowners or their tenants/purchasers and 35% constructed super built-up area for the proposed Multi storied Commercial

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DIRECTOR

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DIRECTOR

building of the total charges will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge/Developer is hereby also authorized to give part of the common areas for advertisement spaces, hoardings etc. of proposed building on lease. The maintenance-in-charge is hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

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17. **BREACH OF DEVELOPMENT AGREEMENT:**

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Developer or the Landowners the defaulting party will be liable for legal action and compensation as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi of Jharkhand State.

[Signature]

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18. That the LANDOWNERS agrees that if any G.S.T./charges and/or any other taxes imposed by government of Jharkhand/India; state or central Gov. or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LANDOWNERS and their PURCHASERS and DEVELOPER and their PURCHASERS of the Unit jointly in the same proportion as their respective shares of super built-up area in the proposed building. It will be the sole liability of the Landowners to pay the applicable G.S.T./Tax/Charges for the Landowners share of area i.e. 65% share before taking the possession over their share of Super Built up Area.

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19. The name of the Multistoried Building shall be "PANCHRATNA GIRINDRA".

20. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as be nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and

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to proceed in a summary manner with regard to adjudication of the disputes and differences between the parties. The Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

SCHEDULE = "A"

The land measuring more or less more or less 23078 Square Feet equivalent to 52.98 Decimals equivalent to 32.05 Kathas of raiyati land in R.S. Plot No. 597, Khata No. 104, Holding No. 0010001835000A1, 0010001834000A1, 0010001835000Z0, 0010001236000X8, 0010001832000A1, Anchal – Hehal, Ward No. 1 within Ranchi Municipal Corporation situated at Kanke Road, Mauza – Kathargonda, P.S. – Gonda, Thana No. 201, District – Ranchi, State – Jharkhand, Butted and Bounded as follows:

NORTH : Ranchi University Sub Post Office
 SOUTH : Umashanti Apartment
 EAST : Kanke Road
 WEST : Other's Plot

SCHEDULE- "B"

LANDOWNER'S SHARE:-

That in lieu of the land provided by the Landowners to the Developer for constructing the Multi-storied Commercial Building, the Developer shall give 65% constructed super built-up area for the proposed Multi storied Commercial building to the Landowners for their respective land (as per Award and Decree dated 08.07.2017 against L.A. Case No. 149/2008 filed in the court which was later on converted to Title Suit No. 02/2012, Title Suit No. 186/2014 and Partition Suit No. 318/2014 and Criminal Case being Bariatu P.S. Case No. 230/2016 and G.R. No. 3587/2016) in proportion out of total super built up constructed area with undivided share of land and all common facilities and amenities. The roof right of the building shall also be in the same ratio (except the area of common usage such as Head room, Water tanks, Dish Antennas, etc). Parking will be divided in the same ratio (65%: 35%) between the Landowners & the Developer.

The Landowners share shall be as mentioned below:

LANDOWNERS SHARE: PROF. INDRAJEET DEY			
FLOOR	UNIT NO.	SUPER BUILT UP AREA	TERRACE
		SQ. FT.	SQ. FT.
GROUND	G03	1390	NA
FIRST	102	1288	NA
SECOND	205	1526	NA

Ashwini K. Singh 17/10/2022
 Prateek Kumar 17/10/2022
 Dipankar Deo 17/10/2022
 Prateek Kumar 17/10/2022

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 DIRECTOR
 17/10/2022

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 DIRECTOR
 17/10/2022

THIRD	301	1172	124
FOURTH	402	1172	50
FIFTH	504	1172	116
SIXTH	603	1172	45
SEVENTH	702	1172	168
TOTAL		10064	
Along with Car parking in the same ratio (i.e. 65% Land Owner's share and 35% Developer's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 2875 Sq. Ft. more or less.			

Sumit
17/10/2022

LANDOWNERS SHARE: PROF. DIPANKAR DEY			
FLOOR	UNIT NO.	SUPER BUILT UP AREA	TERRACE
		SQ. FT.	SQ. FT.
GROUND	G05	1526	NA
FIRST	104	1447	NA
SECOND	203	1390	NA
THIRD	302	1172	163
FOURTH	405	1172	427
FIFTH	501	1172	206
SIXTH	604	1172	73
SEVENTH	703	1172	156
TOTAL		10223	
Along with Car parking in the same ratio (i.e. 65% Land Owner's share and 35% Developer's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 2920 Sq. Ft. more or less.			

Dipankar Dey
17/10/2022

LANDOWNERS SHARE: DR. PRASENJIT DEY			
FLOOR	UNIT NO.	SUPER BUILT UP AREA	TERRACE
		SQ. FT.	SQ. FT.
GROUND	G02	1288	NA
FIRST	105	1526	NA
SECOND	202	1288	NA
THIRD	304	1172	113
FOURTH	403	1172	45
FIFTH	502	1172	156
SIXTH	601	1172	500

Prasenjit Dey
17/10/2022

Prasenjit Dey
17/10/2022

Pijush
17/10/2022
DIRECTOR

Prateek More
17/10/2022
DIRECTOR

SEVENTH	705	1172	401
TOTAL		9962	
Along with Car parking in the same ratio (i.e. 65% Land Owner's share and 35% Developer's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 2846 Sq. Ft. more or less.			

S. Munita
17/10/2022

LANDOWNERS SHARE: SRI ABHIJIT DEY			
FLOOR	UNIT NO.	SUPER BUILT UP AREA	TERRACE
		SQ. FT.	SQ. FT.
GROUND	G01	1288	NA
FIRST	101	1288	95
SECOND	201	1288	95
THIRD	305	1172	401
FOURTH	404	1172	73
FIFTH	503	1172	156
SIXTH	602	1172	50
SEVENTH	701	1172	206
TOTAL		9724	
Along with Car parking in the same ratio (i.e. 65% Land Owner's share and 35% Developer's share) for their respective land in proportion: out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 2778 Sq. Ft. more or less.			

Dibankar Dey
17/10/2022

LANDOWNERS SHARE: 04 SISTERS JOINTLY: SMT. MADHUCHANDA SARKAR (5%), SMT. MAHASWETA BOSE (5%), SMT. SANGHAMITRA BOSE (5%) & SMT. NIVEDITA BASU (5%).			
FLOOR	UNIT NO.	SUPER BUILT UP AREA	TERRACE
		SQ. FT.	SQ. FT.
GROUND	G04	1447	NA
FIRST	103	1390	NA
SECOND	204	1447	NA
THIRD	303	1172	154
FOURTH	401	1172	484
FIFTH	505	1172	401
SIXTH	605	1172	427

Abhijit Dey
17/10/2022

Nivedita Basu
17/10/2022

Prateek More
17/10/2022
DIRECTOR

Prateek More
17/10/2022
DIRECTOR

SEVENTH	704	1172	116
TOTAL		10144	
Along with Car parking in the same ratio (i.e. 65% Land Owner's share and 35% Developer's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 2898 Sq. Ft. more or less.			

SCHEDULE- "C"

DEVELOPER'S SHARE:-

It shall be 35% constructed super built-up area for the proposed multi storied Commercial Building for their respective land in proportion out of total land in the proposed multi storied commercial building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 65% constructed super built-up area for the proposed Multi Storied Commercial Building to the Landowner with relevant portion and common passage and other undivided share, common facilities and undivided share of Land. The roof right of the building shall be also be the same ratio. Parking will be divided in the same ratio (65:35) between the Landowners & the Developer.

DEVELOPERS SHARE			
FLOOR	UNIT NO.	SUPER BUILT UP AREA	TERRACE
		SQ. FT.	SQ. FT.
GROUND	G06	3742	NA
FIRST	106	3742	189
SECOND	206	3742	189
THIRD	306	3160	415
FOURTH	406	3160	451
FIFTH	506	3160	646
SIXTH	606	3160	451
SEVENTH	706	3160	646
TOTAL		27026	
Along with Car parking in the same ratio (i.e. 65% Land Owner's share and 35% Developer's share) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 7722 Sq. Ft. more or less.			

The government value of the above land is 5,45,64,400/- (Rupees Five Lakhs, Forty Five Thousand Four Hundred only.)

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
17/10/2022
DIRECTOR


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17/10/2022
DIRECTOR

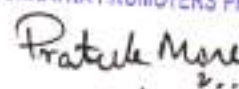
SCHEDULE- "D"

Schedule-D above referred to: The Multistoried Building Specification

The Multistoried Building Specification particularly The Unit.		
GENERAL SPECIFICATION		
1	Foundation/Structure/Super Structure	A) Earthquake resistant RCC mixed with chemicals. B) Footing, Foundation & Framed structure. C) Brick work in cement mortar in ratio 1:6. D) As per specification of structural consultant/Architect. E) ISO Certified branded cement (Nuvoco/Lafarge, ACC, Dalmia etc), Quality blue/black chips & branded TMT Rods (Tata Tiscon, Electrosteel, Prestige, Rugta, Rashmi etc). F) Use of Water proofing chemicals. G) Casting in ratio 1:2:3 or from Renowned Ready Mix Concrete (Nuvovo/Lafarge, Hiralal, First Choice, RMC etc.) & proper water curing.
2	Wall Finish/Elevation	A) All walls cement plastered. B) Finished with a smooth coat of plaster of parish. C) External Acrylic Water Proof Paint on external walls. D) ACP/HPL Elevation, Toughened Glass, Stainless Steel Railings and an improved/modern elevation on the Front Side Elevation of the Building. E) Bold name of building on the top in stainless steel or other modern advanced mechanism.
3	Shutters	Rolling Shutters with Solid / Perforated Profile.
4	Flooring	A) Branded Best Quality ISI Marked Vitrified Tiles inside the office/Shop. B) Granite/Green/White Marble on the Lobby/Passage/Stairs. C) Other modern advance flooring mechanism.
5	Common Toilets	White Glazed Vitreous Sanitary Ware, Western Pan, Anti-Skid Floor Tiles / Marble Floors in Toilets, Door height Wall Tiles, Jaguar Continental or equivalent CP Sanitary Fittings

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 22/01/2022


 17/10/2022
 DIRECTOR


 17/10/2022
 DIRECTOR

6	Electrification	A) Concealed Electrical Wiring with Good quality ISI Mark fire & heat resistant PVC Copper Wires & ISI Mark modular Switches, ISI Mark MCB, One AC point, Cable TV, Telephone Point. (Tube Lights, Fans & other fixtures will not be provided). B) Separate Meter for each Unit. C) 01 No. Dedicated Transformer for the Commercial Complex.
7	Water Supply	Through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of PVC.
8	Generator Facility	Soundless Generator of Kirloskar, Jackson Cummins, Ashok Leyland or equivalent.
9	Lift	Lifts of OTIS/KONE/OCEANIC/SCHINDLER or equivalent with full steel body inside, No. of Lifts as per R.M.C. guidelines.
10	Fire Fighting System	As per standard norms.

❖ THE OCCUPANTS/LAND OWNERS SHALL MAKE THE FOLLOWING PAYMENTS TO THE DEVELOPER:

- Three Phase Electric meters installation & meter charges on actual basis or connection to be arranged by developer, cost to be borne by both the Landowners and the developer on ratio of shares basis.
- Cost of three phase electric transformer will be divided as per load capacity required by the occupants of the building on actual and proportionate basis.

This Development agreement is executed as per provision u/s 5 (1) of Jharkhand Apartment Act between landowners and Developers and both the parties will abide by all the rules and regulation of the act.

That Landowners and Developers have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment Act details of share is mentioned in the schedule B & C of this Development Agreement and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
17/10/2022
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
17/10/2022
DIRECTOR

[Signature]
17/10/2022

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17/10/2022

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17/10/2022

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17/10/2022

IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presences of witnesses of the date month and year first above written.

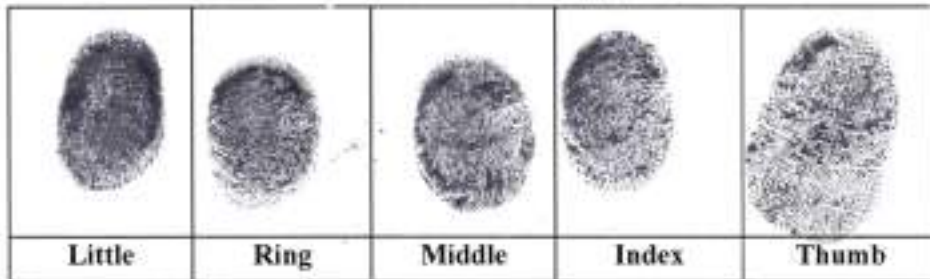
Signed, Sealed and Delivered at Ranchi in presence of:

WITNESS:

1. Anula Deo
W/o Prasenjit Deo
60, Kanke Road, Ranchi - 834008
2. Prof 19/10/2022 17/10/2022
Sunil Gopal
S/O Ranchi Agency of
Chakra, Ranchi
834001

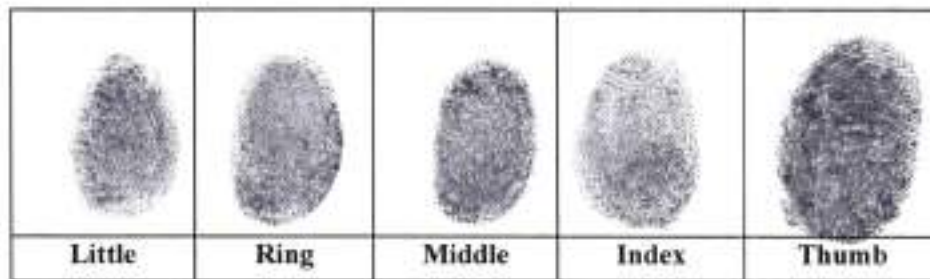
PROF. INDRAJIT DEY

Indrajit Deo
17/10/2022



PROF. DIPANKAR DEY

Dipankar Deo
17/10/2022



Prasenjit Deo
17/10/2022
DIRECTOR

FOR PANCHRATNA PROMOTERS PRIVATE LIMITED

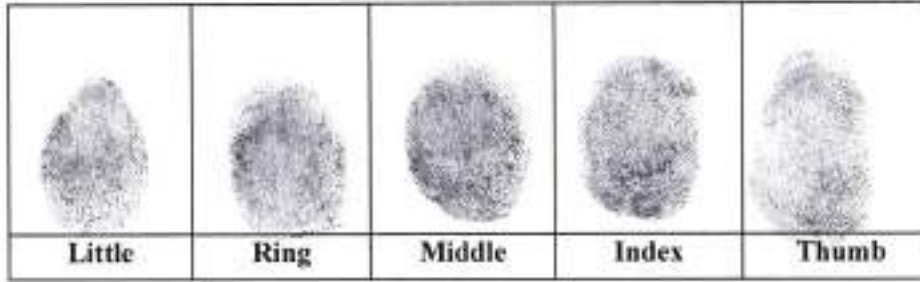
Prabala Manna
17/10/2022
DIRECTOR

FOR PANCHRATNA PROMOTERS PRIVATE LIMITED

Prasenjit Deo 17/10/2022
Prabala Manna 17/10/2022

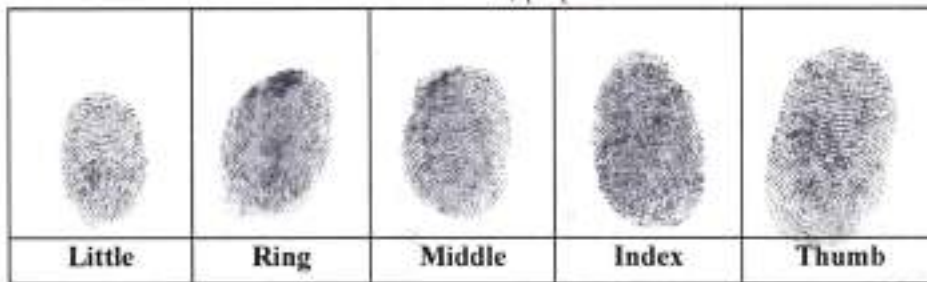
DR. PRASENJIT DEY

Prasenjit De
17/10/2022



SRI ABHIJIT DEY

Abhijit Dey
17/10/2022



Dipankar De
17/10/2022

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Dipankar De
17/10/2022 DIRECTOR

Prateek More
17/10/2022

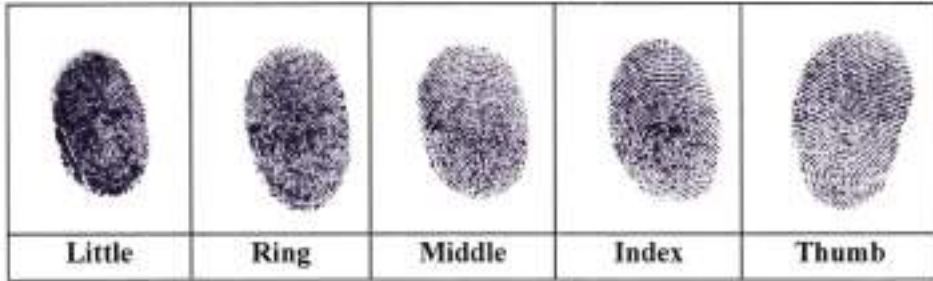
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
17/10/2022 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

(1) PIYUSH MORE
DEVELOPER
PANCHRATNA PROMOTERS PRIVATE LIMITED

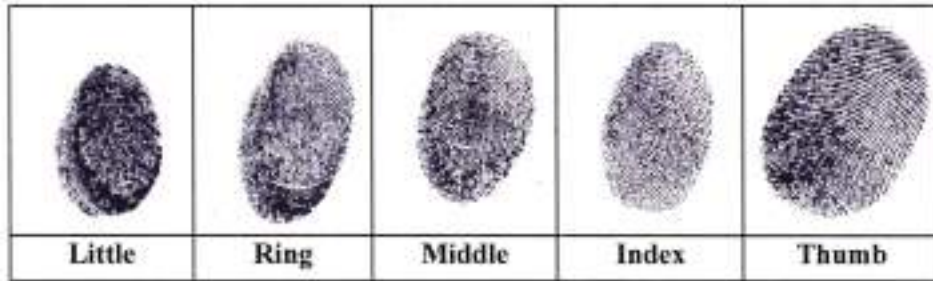
Piyush M.
17/10/2022
DIRECTOR



For PANCHRATNA PROMOTERS PRIVATE LIMITED

(2) PRATEEK MORE
DEVELOPER
PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
17/10/2022
DIRECTOR



Certified that the fingerprint of the left hand of each person whose Photograph is affixed in the document 3 have been obtained by me or before me.

Drafted by: -

Typed by: - *A. A. L.*

[Signature]
17-10-2022

[Signature]
17/10/2022

[Signature]
17/10/2022
Dipankar
17/10/2022

[Signature]
17/10/2022



VILLAGE - KATHARMONDA
THANA NO - 201
THANA - UONDA
DIST - RANCHI, KHATA NO - 104
R.S. PLOT NO. 597
SHOWN IN THE MAP

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Rajendra Kumar
 17/10/2022
 DIRECTOR
 For PANCHRATNA PROMOTERS PRIVATE LIMITED

AREA
 A - DEC
 0 - 52.98

Prateek Kumar
 17/10/2022
 DIRECTOR

RANCHI UNIVERSITY, SUB POST OFFICE

OTHER PLOT



KANKE ROAD

UMA SHANTI APARTMENT



*Copy of
 Panch Ratna
 map*

Prateek Kumar 17/10/2022
17/10/2022
17/10/2022
17/10/2022



RANCHI MUNICIPAL CORPORATION, RANCHI

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. 126102021104916
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : 26-10-2021
 Old Ward No : 1
 New Ward No. : 1
 Holding No : 0010001834000A1

Received From Shri / Smt. **DIPANKAR DEY S/O LATE DR SUKUMAR DEY**
 Address : **60 KANKE ROAD RANCHI**

A Sum of Rs. **11066.00** (in words) **Eleven Thousand Sixty Six Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **144331**

Dated **26-10-2021** Drawn on

Bank of India Place Of The Bank.

Signature of Tax Collector



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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2020-2021 I - 2020-2021 IV	5201.28
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	5201.28
1100200A	Water Tax Arrear	2020-2021 I - 2020-2021 IV	0.00
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2020-2021 I - 2020-2021 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 I - 2021-2022 IV	0.00
1105203	Health Cess	2020-2021 I - 2021-2022 IV	0.00
1718002	Interest on Holding Tax Receivable	2020-2021 I - 2020-2021 IV	663.15
Total			11066.00
Amount Received			11066.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 OR 0651-3500700

In Association with
 Sri Publication & Stationers Pvt. Ltd.

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

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 or 0651-3500700

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 Sri Publication & Stationers Pvt. Ltd.

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. CNT304062020122556
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : 04-06-2020
 Ward No : 3
 Holding No : 033000207500020

Received From Shri / Smt. PRASANJIT DEY S/O LATE SUKUMAR DEY

Address : DEYS FARM BOREYA ROAD NEAR PETROL PUMP RANCHI

A Sum of Rs. 14970.00 (In words) Fourteen Thousand Nine Hundred Seventy Rupees Only

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No. 030093

Dated 04-06-2020

Drawn on

state bank of india

Place Of The Bank.

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



HOLDING TAX DETAILS

Code of Account	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2020-2021 I - 2020-2021 IV	16184.00
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 I - 2020-2021 IV	0.00
1105203	Health Cess	2020-2021 I - 2020-2021 IV	0.00
1712002	Interest on Holding Tax Receivable		0.00
Total			16184.00
Rebate on Current Demand			1213.80
Amount Received			14970.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18001212241 or 0651-6695511

In Collaboration with
 Sparrow Softech Pvt. Ltd.
 H117, Level - II, Near Shahjanand Chowk
 Harmu, Ranchi - 834002, Jharkhand.

667583146



RANCHI MUNICIPAL CORPORATION, RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT101062021103449**
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : **01-06-2021**
 Old Ward No : **1**
 New Ward No. : **1**
 Holding No : **0010001236000X8**

Received From Shri / Smt. **ABHIJIT DEY S/O LT DR SUKUMAR DEY**

Address : **NEAR PETROL PUMP KANKE RD**

A Sum of Rs. **13306.00** (in words) **Thirteen Thousand Three Hundred Six Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **465934**

Dated **31-05-2021** Drawn on

state bank of india

Place Of The Bank.

Signature of Tax Collector

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	14006.00
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2021-2022 I - 2021-2022 IV	0.00
1105203	Health Cess	2021-2022 I - 2021-2022 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
	Total		14006.00
	Rebate on Current Demand		700.30
	Amount Received		13306.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 OR 0651-3500700

In Association with
 Sri Publication & Stationers Pvt. Ltd.

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

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 or 0651-3500700

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RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT101062021104004**
 Department / Section - Revenue Section
 Account Description : Holding Tax & Others

Date : **01-06-2021**
 Old Ward No : **1**
 New Ward No. : **1**
 Holding No : **0010001832000A1**

Received From Shri / Smt. **ABHIJIT DEY S/O LATE DR SUKUMAR DEY**
 Address : **60 KANKE ROAD NEXT TO UMA SHANTI APARTMENT**

A Sum of Rs. **1245.00** (in words) **One Thousand Two Hundred Fourty Five Rupees Only**

lowards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **465933**

Dated **31-05-2021** Drawn on **state bank of india** Place Of The Bank.

Signature of Tax Collector

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	1310.40
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2021-2022 I - 2021-2022 IV	0.00
1105203	Health Cess	2021-2022 I - 2021-2022 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
Total			1310.00
Rebate on Current Demand			65.52
Amount Received			1245.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 OR 0651-3500700

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For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 or 0651-3500700

In Collaborative with
 Sri Publication & Stationers Pvt. Ltd.



राँची नगर निगम, राँची।

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

Memo No. : SAM/001/0892/17/18
Date : 21-11-2017
प्रभावी : प्रथम तिमाही 2016-2017

डी/डी/सी/सुडी
INDRAJIT DEY S/O LATE DR SUKUMAR DEY

पता
WAY SIDE WISDOME 60 KANKE ROAD

एतद द्वारा आपको सूचित किया जाता है कि आपके गृह सं- 300 वार्ड सं- 1 जिसका नया गृह सं- 0010001835000A1 वार्ड सं- 1 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 299252.18/- रु* निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं*	Particulars	Amount (In Rs.)
1.	गृह कर	1496.26
2.	जल कर	0.00
3.	सौभाग्य 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)		1496.26



To be signed by the Applicant

नोट:-

1. कर निर्धारण की सूची, राँची नगर निगम Website, www.raichurmunicipal.com पर प्रदर्शित है।
2. नियमावली कंडीका 11.4 के अंतर्गत वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ति कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियाजत दी जाएगी।
5. किसी देय धृति को विविध समाचारपत्र (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकलता जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण नगद-घोषणा पत्र को स्थानीय जांच तथा समय नियंत्रण करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित दण्ड (Fine) एवं अंतर राशि देय होगी।
7. राँची नगर निगम द्वारा संग्रहित इस सम्पत्ति कर इन इमारतों/दायों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / इस्तेमाल कर को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होटिंग नं० का अधिकतम अंक 5/6/7/8 है तो यह विविध संरचनाओं की बेसी के अन्तर्गत माना जाएगा।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 52
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 7
 वो सकुनत नम्बर। Receipt No. : 0994875837

हेहल | कठरगोन्दा | 201 | प्रो० इन्द्रजीत ठे

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
104	597	0 एकड़ 17.1 डिसमील 0 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 बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	17.00					17.00
गुजारी (भावली)	4.25					4.25
सेस	8.50					8.50
सूद	8.50					8.50
मुतफरकात	3.40					3.40
मौजान	41.65					41.65

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					17.00	
गुजारी (भावली)					4.25	
सेस					8.50	
सूद					8.50	
मुतफरकात					3.40	
मौजान अदायकारी					41.65	

(१) मौजान कुल (लफजों में) : **Forty One Rupees and Sixty Five Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **41.65**तारीख अमला तहसील कुनिन्दा : **08-04-2022**

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।

ऑनलाइन जाँचा



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

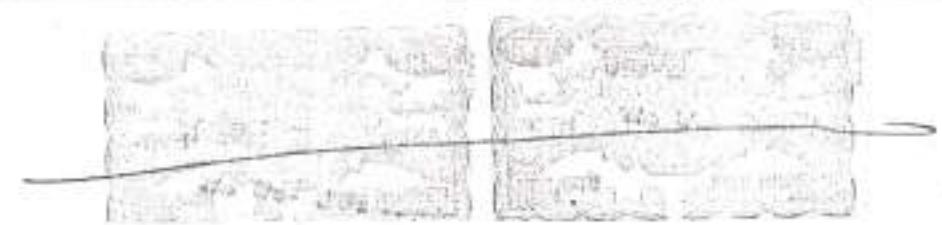
CRSLP14224641 3/22/2022



जिला का नाम	राँची	अनुमंडल नाम	राँची	अंचल का नाम	राँची	हल्का	हल्का-01		
स्टेट का नाम	झारखण्ड	भाग क्रमांक(VOL)	7	पृष्ठ संख्या वर्तमान	52	पान नं.	01		
क्रमिक संख्या	केस नं.	पौना का नाम/ राजस्व पाना नं.	पाना का नाम	स्वीकृत हुआ और दिनांक	परिवर्तन प्रकार	अधिभूत जिले का नाम खाला नं. भाग क्रमांक पृष्ठ संख्या वर्तमान	कालोभा विस्तृत मूलमा खाला नं. पॉट नं. क्षेत्रफल	हाथ	रजिस्टर 2 अद्वैत नं. दिनांक अभ्युक्ति
4641	1436 /R27 2017 - 2018	कलौन्दा/ 201	राँची	07/04/2018	By Partition Deed No. 318 Dated 10/07/2017	104 6 104	104 597 17.1 बिघा	17	
जिला का नाम : (पौ= इन्डवीत डेपिता-स= डी= सुकुमार डे, जति=, पता=वेसाह, विजयन, ६०, कांके रोड, गोंद, राँची)		वमांघी रगत का नाम : मिरीनु नाथ डे-पिता-मीरज डे				विक्रेता का नाम: स्व= मिरीनु नाथ डे, पिता=, जति=, पता=वेसाह, विजयन, कांके रोड, राँची			
Digitally Signed By : SHAILESH KUMAR सफलधिकारी राँची									
हल्का क्रमांक 01 को आवरणक कार्यवाही एवं सूचनाएं हस्तगत हैं। यह एक कंप्यूटर जनित प्रति है। यह प्रत्येक केवल प्रती की जानकारी के लिए है। इसका उपयोग किसी भी न्यायालय में दाखल के रूप में नहीं किया जा सकता है। Covid-19 से बचाव- कोरोना हांगर, चला जाँचें। को गज की दूरी मानक है जल्दी। सोशल डिस्टेंसिंग करना होगा, हमें कोरोना से लड़ना होगा।									

ऑनलाइन जाँचा

3/22/22





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 15, 2022

पंजी II प्रति

भाग वर्तमान	7	पृष्ठ संख्या	52											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	कठरगोन्दा	होल्लिंग संख्या	104	तौजी संख्या		थाना नम्बर	201	खाता का प्रकार	---					
प्रो० इन्द्रजीत डे, पिता-स्व० डॉ० सुकुमार डे, जाति- -----														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
104	597	0 ऐ 17.1 डि 0 वर्गफीट			नामान्तरण मुकदमा संख्या 1436/2017 - 2018						17	0		
	कुल परिमाण	0 ऐ 17.1 डि 0 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	
02-08-2022	0456254778	2017-2018	2021-2022	68	17	17	4.25	34	8.5	34	8.5	13.6	3.4	
04-08-2022	0994875837	2022-2023	2022-2023	0	17	0	4.25	0	8.5	0	8.5	0	3.4	

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

Mutation Cases Not Found !!

List Of Case Status Details

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

ऑनलाइन जाँचा

नक्शा देखें

BACK

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 58
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 7
वो सकुनत नम्बर। Receipt No. : 0111986925

हेहत कठरगोन्दा 201 दीपंकर डे		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
104	597	0 एकड़ 11.96 डिसमील 0 वर्गफीट
अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (2018-2019) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	12.00	12.00	12.00	12.00	12.00	12.00
गुजारी (भावली)	3.00	3.00	3.00	3.00	3.00	3.00
सेस	6.00	6.00	6.00	6.00	6.00	6.00
सूद	6.00	6.00	6.00	6.00	6.00	6.00
मुतफरकात	2.40	2.40	2.40	2.40	2.40	2.40
मौजान	29.40	29.40	29.40	29.40	29.40	29.40

तफसील अदायकारी

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

(१) मौजान कुल (तफसील में) : One Hundred Forty Seven Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 31-05-2022

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



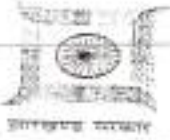
ऑनलाइन जाँच

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP14225455 8/16/2018



जिला का नाम	रांची	अनुसूचित नाम	सब	अंचल का नाम	हेरल	हल्का	हल्का-01
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	7	पृष्ठ संख्या वर्तमान	58	पाना न.	01

क्रमिक संख्या	वेब न.	मौका का नाम/ एकसम क्षेत्र न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत विस्तार नायांतरण संबंधित है खाला न., भाग वर्तमान पृष्ठ संख्या वर्तमान	कार्यवाही विस्तृत सूचना खाला न., प्लॉट न., क्षेत्रफल	लगान	रजिस्ट्रार 2 अद्यतन तिथि अमर्युक्ति
5455	705 /R27 2018 - 2019	काठगोला/ 201	रांची	13/08/2018	By Partition Deed No. 318 Dated 10/07/2017	104 6 104	104 597 11.96 हिस्मील	12	

क्रेता का नाम :

(दीपक डे विला-एच० शी० सुकुमा दे, जाति-----, पता-बेलाइट विजयन 60, कांके रोड, गौदा, रांची)

जमाबंदी पत्र का नाम :

गिरौन्दू गांधे डे-पिता-मनीषरज डे

जिले का नाम :

एच० गिरौन्दू गांधे डे, जिला-एच० शीमेत चण्ड डे, जाति-----, पता-बेलाइट विजयन 60, कांके रोड, गौदा, रांची

ऑनलाइन ऑनलाइन

Digitally Signed By : SHAILESH KUMAR

अवतरधिकारी

हेरल

एकसम कर्मचारी हल्का-01 को नाबतयक कर्मचारी एवं सूचनाएं इलाकावेत।

यह एक कंप्यूटर जनित प्रति है।

यह प्रपत्र केवल शर्त की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में यादक के रूप में नहीं किया जा सकता है।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 15, 2022

पंजी II प्रति

भाग वर्तमान	7	पृष्ठ संख्या	58											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	कठरगोन्दा	होलिंग संख्या	104	तौजी संख्या		धाना नम्बर	201	खाता का प्रकार	---					
दीपंकर डे, पिता-स्व० डॉ० सुकुमार डे, जाति- -----														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
104	597	0 ऐ 11.96 डि 0 वर्गफीट			नामान्तरण मुकदमा संख्या 705/2018 - 2019						12	0		
	कुल परिमाण	0 ऐ 11.96 डि 0 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	
05-31-2022	0111986925	2018-2019	2022-2023	48	12	12	3	24	6	24	6	9.6	2.4	

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

Mutation Cases Not Found !!

List Of Case Status Details

जयशा 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 करे

ऑनलाइन

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
धाना को धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 54
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 7
को सकुनत नम्बर। Receipt No. : 0913183558

हेहल कठरगोन्दा 201 डॉ० प्रसन्नजीत ठे		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
104	597	0 एकड़ 11.96 डिसमील 0 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 बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (2018-2019) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	12.00	12.00	12.00	12.00	12.00	12.00
गुजारी (भावली)	3.00	3.00	3.00	3.00	3.00	3.00
सेस	6.00	6.00	6.00	6.00	6.00	6.00
सूद	6.00	6.00	6.00	6.00	6.00	6.00
मृतफरकात	2.40	2.40	2.40	2.40	2.40	2.40
मौजान	29.40	29.40	29.40	29.40	29.40	29.40

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा (2018-2019) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	12.00	12.00	12.00	12.00	12.00	12.00	
गुजारी (भावली)	3.00	3.00	3.00	3.00	3.00	3.00	
सेस	6.00	6.00	6.00	6.00	6.00	6.00	
सूद	6.00	6.00	6.00	6.00	6.00	6.00	
मृतफरकात	2.40	2.40	2.40	2.40	2.40	2.40	
मौजान अदायकारी	29.40	29.40	29.40	29.40	29.40	29.40	

(१) मौजान कुल (तफर्जो में) : One Hundred Forty Seven Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 31-05-2022

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 अंवलधिकारी से संपर्क करें।

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




झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP14225020 6/12/2018



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हल्का	हल्का-01				
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	7	पृष्ठ संख्या वर्तमान	54	धाना न.	201				
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति	
5020	270 /R27 2018 - 2019	कठरगोन्दा/ 201	राँची	(अंचलाधिकारी) 12/06/2018	By Partition Deed No. 318 Dated 10/07/2017	104 6 104	104	597 11.96 डिसमील	12	12/06/2018 (अंचलाधिकारी)	
केता का नाम : (डॉ० प्रसन्नजीत डे पिता-स्व० डॉ० सुकुमार डे, जाति-----, पता-वेसाइड विजडम 60, कांके रोड, गोंदा, राँची)				जमाबंदी रैयत का नाम : गिरीन्द्र नाथ डे-पिता-मनीचरण डे				विक्रेता का नाम : स्व० गिरीन्द्र नाथ डे, पिता-, जाति-----, पता-वेसाइड विजडम 60, कांके रोड, गोंदा, राँची			
<p>राजस्व कर्मचारी हल्का-01 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।</p>											
Approved By : SHAILESH KUMAR अंचलाधिकारी हेहल											



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 15, 2022

पंजी II प्रति

भाग वर्तमान	7	पृष्ठ संख्या	54											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	कठरगोन्दा	होलिंग संख्या	104	तौजी संख्या		धाना नम्बर	201	खाता का प्रकार	---					
डॉ० प्रसन्नजीत डे , पिता-स्व० डॉ० सुकुमार डे , जाति- -----														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
104	597	0 ऐ 11.96 डि 0 वर्गफीट			नामान्तरण मुकदमा संख्या 270/2018 - 2019						12	0		
	कुल परिमान	0 ऐ 11.96 डि 0 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	
05-31-2022	0913183558	2018-2019	2022-2023	48	12	12	3	24	6	24	6	9.6	2.4	

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 करे।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 51

नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 7

वो सकुनत नम्बर। Receipt No. : 0650236881

हेडल कठरगोन्दा 201 अभिजीत डे		
खाता संख्या	खेरा संख्या	रकबा (एकड़ में)
104	597	0 एकड़ 11.96 डिसमील 0 वर्गफीट

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

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा (2017-2018) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल गुजारी (नकदी) (भावती)	10.00	20.00	10.00	10.00	10.00	10.00
सेस	2.50	5.00	2.50	2.50	2.50	2.50
सूद	5.00	10.00	5.00	5.00	5.00	5.00
मुतफरकात	5.00	10.00	5.00	5.00	5.00	5.00
मौजान	2.00	4.00	2.00	2.00	2.00	2.00
	24.50	49.00	24.50	24.50	24.50	24.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2017-2018) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल गुजारी (नकदी) (भावती)	20.00	10.00	10.00	10.00	10.00	
सेस	5.00	2.50	2.50	2.50	2.50	
सूद	10.00	5.00	5.00	5.00	5.00	
मुतफरकात	10.00	5.00	5.00	5.00	5.00	
मौजान अदायकारी	4.00	2.00	2.00	2.00	2.00	
	49.00	24.50	24.50	24.50	24.50	

(१) मौजान कुल (लफजों में) : One Hundred Forty Seven Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 31-05-2022

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

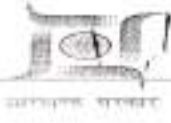


यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP14224671 3/28/2018



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हल्का	हल्का-01				
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	7	पृष्ठ संख्या वर्तमान	51	धाना न.	201				
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न.	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति	
4612	1407 /R27 2017 - 2018	कठरगोन्दा/ 201	राँची	(अंचलाधिकारी) 28/03/2018	By Partition Deed No. 318 Dated 20/09/2017	104 7 46		104 597 11.96 डिसमील	10	28/03/2018 (अंचलाधिकारी)	
क्रेता का नाम : (अभिजीत डेपिता-स्व० सुकुमार डे, जाति-----, पता-कांके रोड, जवाहरनगर, गौदा, राँची)				जमाबंदी रेयत का नाम : SUKHMAR DEY-पिता-GRINATH DEY				विक्रेता का नाम : सुकुमार डे, पिता-स्व० गिरीन्द्रनाथ डे, जाति-----, पता-कांके रोड, जवाहरनगर, गौदा, राँची			
<p>राजस्व कर्मचारी हल्का-01 को आवश्यक कार्यवाही एवं सूचनाएं देता है। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।</p>											



Approved By : SHAILESH KUMAR
अंचलाधिकारी हेहल

(Handwritten signature)



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 15, 2022

पंजी II प्रति

भाग वर्तमान	7	पृष्ठ संख्या	51										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND				
मोजा का नाम	कठरगोन्दा	होलिडिंग संख्या	104	तौजी संख्या		थाना नम्बर	201	खाता का प्रकार	----				
अभिजीत डे, पिता-स्व० सुकुमार डे, जाति- -----													
खाता नम्बर	प्लोट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस		
104	597	0 ऐ 11.96 डि 0 वर्गफीट				नामान्तरण मुकदमा संख्या 1407/2017 - 2018				10	0		
	कुल परिमान	0 ऐ 11.96 डि 0 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
05-31-2022	0650236881	2017-2018	2022-2023	50	10	12.5	2.5	25	5	25	5	10	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
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

पत्र का पत्र नंबर

कडर ऑडर डीए 573 ऑर

तारख (खतियान का सारा)

पत्र नंबर

209

क्र.सं.	दिनांक	पत्र का पत्र नंबर		तारख (खतियान का सारा)		पत्र नंबर		दिनांक	पत्र नंबर	पत्र नंबर	पत्र नंबर	पत्र नंबर	पत्र नंबर											
		पत्र नंबर	पत्र नंबर	पत्र नंबर	पत्र नंबर																			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25

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 950
 1000

(कडर) 908 ऑडर नंबर डीए



म.प्र. सरकार
 राजस्व विभाग

कडर ऑडर नंबर
 908
 डीए नंबर
 573

11/11/22
 938/2

11-3-22
 11-3-22
 11-3-22
 11-3-22
 11-3-22

मूल खतियान से
 मिलान किया

17/10

10/10/22



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1028/12183/00010

Date: 05/02/2013

Indrajit Dey (इन्द्रजीत डे)
S/O: Sukumar Dey, 60, kanka road, adjoining umashanti
apartment Konge, Ranchi University, Ranchi
Jharkhand, 834008

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/Your Aadhaar No.:

8150 2681 7371



INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार - आम आदमी का अधिकार

Validity unknown

Digitally signed by
Khanakwal Anshabb
Date: 04/02/2013



1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947
Bangalore-560 001

आधार पूरे देश भर में मान्य है।

Aadhaar is valid throughout the country.

आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।

You need to enrol only once for Aadhaar.

कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



इन्द्रजीत डे
Indrajit Dey
जन्म वर्ष/DoB: 1945
पुरुष Male



पता:
S/O: सुकुमार डे, 60, कान्के
रोड, अड़जोर्बेजिंग उमशांति
अपार्टमेंट कोंगे, रांची
मुन्सिपैलिटी, रांची
झारखण्ड, 834008

Address:
S/O: Sukumar Dey, 60, kanka
road, adjoining umashanti
apartment Konge, Ranchi
University, Ranchi
Jharkhand, 834008

8150 2681 7371

आधार - आम आदमी का अधिकार

Aadhaar - Aam Aadmi ka Adhikar

Indrajit Dey

कार्ड संख्या संख्या /PERMANENT ACCOUNT NUMBER

AAVPD8667M



नाम /NAME
INDRAJIT DEY

पिता का नाम /FATHER'S NAME
SUKUMAR DEY

जन्म तिथि /DATE OF BIRTH
29-04-1946

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मैन रोड,
रांची - 834001.

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

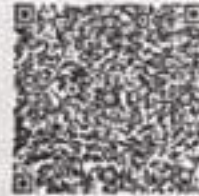
नामांकन क्रम / Enrollment No.: 1025/50001/20102

To
दीपंकर डे
Dipankar Dey
S/O. Sukumar Dey
60 Kanke Road
Morabadi
Ranchi University
Kanke Ranchi
Jharkhand 834008
9431175241

21/01/2014
110789182



ML107891826FT



आपका आधार क्रमांक / Your Aadhaar No. :

6892 9996 2367

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



दीपंकर डे
Dipankar Dey
जन्म तिथि / DOB : 27/12/1946
पुरुष / Male




6892 9996 2367

आधार - आम आदमी का अधिकार

Dipankar Dey


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACAPD6311R



नाम /NAME
DIPANKAR DEY

पिता का नाम /FATHER'S NAME
SUKUMAR DEY

जन्म तिथि /DATE OF BIRTH
27-12-1946

हस्ताक्षर /SIGNATURE


जम्मा कर, वही
COMMISSIONER OF INCOME TAX, KANCHI

Dipankar Deo



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



प्रसेनजित डे
Prasenjit Dey
जन्म वर्ष Year 1948
प्रा. Male



3332 1904 2587

पता
S/O सुकुमार डे 60, कान्के
रोड, उमा शान्ति के पास
कान्के रोड रोड, मिरगोंडा
एरिअस पहाड़गोंडा रांची
मुनिवर्सिटी, रांची
झारखण्ड, 834008

Address
S/O. Sukumar Dey, 60, Kanke
Road, Near Uma Shanti Kanke
Road Gonda, Mirgonda aka
pahargonda, Ranchi University,
Ranchi
Jharkhand, 834008

- आम आदमी का अधिकार

Aadhaar - Aam Aadmi ka Adhikar

निर्दिष्ट संख्या (PERMANENT ACCOUNT NUMBER)

ABTPD4563B



नाम (NAME)

PRASENJIT DEY

पिता का नाम (FATHER'S NAME)

SUKUMAR DEY

जन्म तिथि (DATE OF BIRTH)

01-08-1948

पत्रिका (SIGNATURE)

आयकर अधिकारी, रांची

COMMISSIONER OF INCOME TAX, RAंची



भारत सरकार
GOVERNMENT OF INDIA



अभिजीत डे
Abhijit Dey
जन्म तारीख/DOB: 30/11/1962
पुरुष / MALE



7228 8342 4549

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

S/O स्व सुकुमार डे, हाउस
नंबर -60, कान्के रोड, रांची
बृनिबर्मिटी सब पोस्ट ऑफीस
के पास, मिसिरगोंदा
एलिअस पहाड़गोंदा, रांची,
झारखण्ड - 834008

Address:

S/O Late Sukumar Dey, House
No-60, Kanke Road, Near Nex
To Ranchi University Sub Post
Office, Misirgonda alias
pahargonda, Ranchi,
Jharkhand - 834008

7228 8342 4549

MERA AADHAAR, MERI PEHACHAN

Abhijit Dey



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADLP08565H



नाम / Name
ASHUT DEO

पिता का नाम / Father's Name
SUKUMAR DEO

जन्म की तारीख
Date of Birth
30/11/1962

हस्ताक्षर / Signature

26082019

इस कार्ड के खोले/खाने पर कृपया सूचित करें/नोट करें।
आयकर विभाग द्वारा, एन एन सी यूएन
कोलोनिया, मॉडर्न स्ट्रीट,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडर्न कॉलोनी, डीप बंगला चौक के पास,
पुणे - 411 016.

भारत सरकार

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL,
4th Floor, Maruti Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 3080, Fax: 91-20-2721 8061
e-mail: tinids@nsdl.co.in

Ashut Deo

9386950092

2.7.14

<p>3292 5378 8604</p> <p>Address: S/O: Kamal Kumar More, Satyanarayan Saram, Gandhi Chowk, Upper Bazar, Ranchi G.P.O., Ranchi, Jharkhand - 834001</p> <p>QR Code with Photo/Sign</p>  <p>Unique Identification Authority of India</p>	<p>3292 5378 8604</p> <p>Govt of India</p>  <p>Prakash More DOB: 14/05/1984 Sex: MALE</p> 
--	--



निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	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-11 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-11 का वाल्यूम 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 में होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर

तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

12/10



Pre Registration Docket

Date :- 17-10-2022 12:39 pm

Office Name :- SRO - Ranchi
Token No:- 20220000124208

Appoinment :- 17-Oct-2022 Time:- 13:15

Article	Development Agreement
Pre Registration Date	15-Oct-2022
No. Of Pages	56
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 13,65,794.

Property Id: **832893**

Valuation No. : 1127765 / 2022	:- 2022-2023	Date : 17-October-2022 12:32:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Kathalgonda	Village/City : Kathalgonda	
Kathalgonda Word No 1 - Main Road		-	
Volume Number - 7			
Page Number - 51 52 54 58			
Holding Number - 0010001832000A1 0010001834000A1 0010001835000A1 0010001236000X8 0030002875000Z0			
Khata Number - 104			
Plot Number - 597			
Property Rates			
Commercial Land (Y)			
₹1029904/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	52.98 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 52.98 x 1029904=54564313.92	₹5,45,64,314/-
A	Total		₹5,45,64,314/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,45,64,400/-
Total Amount in Words : Five Crore Forty Five Lakhs Sixty Four Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: KANKE ROAD, West: OTHERS PLOT , South: UMASHANTI APARTMENT, North: RANCHI UNIVERSITY SUB POST OFFICE
Area	Land area : 52.98 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	54564313.92
Transaction Amount	-

CLAIMANT	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY OF ITS DIRECTOR PIYUSH MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name KAMAL KUMAR MOE , PAN No.- ,Permission Case No.- , Aadhaar No. *****8604
	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY OF ITS DIRECTOR PRATEEK MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name KAMAL KUMAR MORE , PAN No.- ,Permission Case No.- , Aadhaar No. *****0165
EXECUTANTS	-Mr. ABHIJIT DEY, Address - 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI- ,Father/Husband Name LATE DR SUKUMAR DEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****4549
	-Prof. DIPANKAR DEY, Address - 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI- ,Father/Husband Name LATE DR SUKUMAR DEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****2367
	-Dr. PRASENJIT DEY, Address - 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI- ,Father/Husband Name LATE DR SUKUMAR DEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****2587
	-Prof. INDRAJIT DEY, Address - 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI- ,Father/Husband Name LATE DR SUKUMAR DEY , PAN No.- ,Permission Case No.- , Aadhaar No. *****7371

Witness Information	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI- ,Father/Husband Name-GANESH AGARWAL
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Identifier Details	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI- ,Father/Husband Name-GANESH AGARWAL
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Fee Rule:Development Agreement		
1	Stamp Duty	4


1	SP	1,680
Total		1,680
Fee Rule:Development Agreement		
1	A1	13,64,110
2	LL	3
3	PR	1
Total		13,64,114

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.

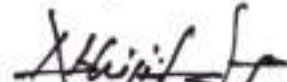


Deed Writer / Advocate

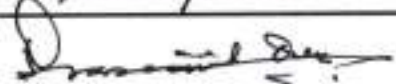


Prateek More

Vendee / Claimant

Vendor / Executant







Document Registration Summary 1

Date :-17-Oct-2022

- Government/Market Value: ₹54564400/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 723691

Receipt Date : 17-10-2022

Presenter Name : -

On Date 17-10-2022 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

PR	₹1
SP	₹1680
LL	₹3
A1	₹1364110
Stamp Duty	₹100

Total	₹1365894
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.
Stamp Duty	4	100	-96	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Nurr 2213932 DEPT Transa M5ebe2d7807; Transaction
PR	1	1	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Nurr 2213932 DEPT Transa c14d8ae6f353f Transaction
SP	1680	1680	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Nurr 2213932 DEPT Transa c14d8ae6f353f Transaction
A1	1364110	1364110	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Nurr 2213932 DEPT Transa c14d8ae6f353f Transaction
LL	3	3	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Nurr 2213932 DEPT Transa c14d8ae6f353f Transaction
Sub Total	1365798	1365894	-96			

Article : Development Agreement Number of Pages : 112

Signature of Operator

Signature of Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000124208

Deed Type	Development Agreement
Number of Pages	112
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1680, A1 :- Rs. 1364110, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.54564314/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Kathalgonda Location :- Main Road, Kathalgonda Word No 1 Property Boundaries :- East: KANKE ROAD, West: OTHERS PLOT , South: UMASHANTI APARTMENT, North: RANCHI UNIVERSITY SUB POST OFFICE Volume Number - 7Page Number - 51 52 54 58Holding Number - 0010001832000A1 0010001834000A1 0010001835000A1 0010001236000X8 0030002875000Z0Khata Number - 104Plot Number - 597 Area Of Land :- 52.98 Decimal

Sh./Smt.INDRAJIT DEY s/o/d/o/w/o LATE DR SUKUMAR DEY has presented the document for registration in this office

today dated :- 17-Oct-2022 Day :- Monday Time :- 14:05:31 PM









INDRAJIT DEY(Individual)

Party Name	Document Type	Document Number
INDRAJIT DEY	PAN/UID	815026817371

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	DIPANKAR DEY Address1 - 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Dipankar Dey Address:- 60, , Kanke Road, , Morabadi, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:75			
2	ABHIJIT DEY Address1 - 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Abhijit Dey Address:- House No-60, Near Nex To Ranchi University Sub Post Office, Kanke Road, , Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:59			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	INDRAJIT DEY Address1 - 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Indrajit Dey Address:- Wayside wisdom 60 kanke road, beside umashanti appartment, kanke road, kanke road, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:77			
4	PRASENJIT DEY Address1 - 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Prasenjit Dey Address:- 60, Near Uma Shanti, Kanke Road, Kanke Road Gonda, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:74			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY OF ITS DIRECTOR PRATEEK MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Prateek More Address:- Satyanarayan Sitaram, , Gandhi chowk Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:36			<i>Prateek More</i>
6	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY OF ITS DIRECTOR PIYUSH MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Piyush More Address:- Satyanarayan Sitaram, , Gandhi Chowk, - Upper Bazar, Ranchi , G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:38			<i>Piyush More</i>

Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL GOYAL S/o-D/o GANESH AGARWAL Address1 - GOSHAI TOLI CHUTIA 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	SUNIL GOYAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - , , , Jharkhand			


Signature of Operator Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**DIPANKAR DEY , ABHIJIT DEY , INDRAJIT DEY , PRASENJIT DEY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SUNIL GOYAL**) Son/Daughter/Wife of (**GANESH AGARWAL**) resident of (**GOSHAI TOLI CHUTIA RANCHI**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- 17-Oct-2022

Seal and Signature of Registering Officer 

Token No.: 20220000124208

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **17-Oct-2022** by **INDRAJIT DEY, S/O, D/O, W/O LATE DR SUKUMAR DEY** resident of 60 KANKE ROAD NEAR UMA SHANTI KANKE ROAD MISIRGONDA ALIAS PAHARGONDA RANCHI UNIVERSITY RANCHI ,,
This deed was registered as Document No:- **2022/RAN/7172/BK1/6414** in Book No :- **BK1**, Volume No :- 856 from Page No :- 101 to 212 at, office of **SRO - Ranchi**

Date:- **17-Oct-2022**

WF
17/10
Registering Officer

