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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0ede0a3ae0d95975b13b

Receipt Date : 16-Oct-2023 09:02:55 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202300137419

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Sarswati Consultancy And Construction  
Through Its Partner Rudradeo Kumar ( Vendeo )

GRN Number : 2319776168



संख्या संख्या 21-8 Bori Office राँची 114  
नम्बरी संख्या 1908 की धारा ..... के अधीन  
भारतीय स्टाम्प अधिनियम 1899 के अ  
। या । का स. 5 (अधीन यथावत र्का  
स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क  
बापेकि 50/-

निकेतन पदाधिकारी  
राँची क्षेत्र-3, राँची

17-10-2023

Admission  
17/10/23

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

प्रमाणित किया जाता है कि इस रसीद के माध्यम से  
पूर्व में किसी प्रकार की सेवा नहीं ली गई है।



17/10/2023

D. Agreement

U. Com

965054 x 97 dec

यदि यहाँ पर 140 नई बंगला

निर्माण करी जायेगा

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17-10-2023



**DEVELOPMENT AGREEMENT**

This Development Agreement is made on the 17<sup>th</sup> day of October, 2023 at Ranchi.

**BETWEEN**

**NISITH KESHARI CONSTRUCTION PRIVATE LIMITED (PAN-AADCN2392Q)**, registered under Indian Companies Act, 1956 (Registration No. U45200JH2010PTC013930) through its Director **NISITH KUMAR KESHARI** son of Late Nawal Kishore Keshari, grandson of Late Ramlakhan Sahu, by profession-Business, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of-407/B, Ashok Nagar, Ranchi, P.S.-Argora, District - Ranchi, State-Jharkhand, Indian Citizen (hereinafter called the OWNER which terms and expression unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, assigns, legal representatives, executors and administrators) of the ONE PART.

Aadhar No. xxxx-xxxx-7331,

Mobile No. 9525447000



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multh Kumar Ksh.  
17/10/23



17-10-2023

क पुवाहान/आपराहन... 15 1:00  
निबंधन कार्यालय श्री निरंजन कुं के शरी  
निबंधन कार्यालय निबंधन कार्यालय के शरी  
अवर निबंधक द्वारा प्रमाणकृत  
निबंधन कार्यालय के अतीत के शरी के गज  
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निबंधन पदाधिकारी  
बहरी बंध-3, कनि गज

17-10-2023

**AND**

**SARSWATI CONSULTANCY AND CONSTRUCTION (PAN-ACYFS2829R) (Regd. No. ACYFS2829RSD001)** through its Partner **RUDRADEO KUMAR** son of Sri Hriday Nath Pandey, grandson of Late Ramswaroop Pandey, by profession-Business, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - 2A/B, Ramkrishna Apartment, Shukla Colony, Hinoo, Doranda, Ranchi, P.S. - Doranda, District - Ranchi, State-Jharkhand, Indian Citizen (hereinafter called the as BUILDER/DEVELOPER which terms and expression unelss excluded by or repugnant to the subject or context shall mean and include its successors, successors-in-office, successors in interest, legal representatives, executors, administrators and assigns) of the other part.

**Aadhar No. xxxx-xxxx-4122**

**PAN-AHOPK5460H**

WHEREAS land owner namely NISITH KESHARI CONSTRUCTION PRIVATE LIMITED through its Director NISITH KUMAR KESHARI is absolute owner and in peaceful possession of all that piece and parcel of land measuring an area 5 decimals under R.S. Plot No. 2734 and 92 decimals of land under R.S. Plot No. 2665 both under Khata No. 140 corresponding to New Holding No. 0380009962000Z0 New Ward No. 36 of Ranchi Municipal Corporation, Ranchi situated at village - Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi morefully described in schedule below.

AND WHEREAS land of R.S. Khata No. 140, R.S. Plot No. 2665 & 2734 is recorded in R.S. Khatian in the name of Nathuwa Teli son of Jainath Teli, by Caste-Teli as Kaimi.

AND WHEREAS Khatiani Raiyat Nathuwa Teli died leaving behind his only son namely Mangal Mahto. Mangal Mahto also died leaving behind his son namely Chaita Mahto and daughter Balo Devi as his legal heir and successor. After death of their father they have amicably partitioned the land of Plot No. 2734 measuring total area 92 decimals and each got 46 decimals of land.

AND WHEREAS Balo Devi daughter of Late Mangal Mahto sold land measuring an area 46 decimals to Premshila Choudhary wife of Bishwanath Choudhary by virtue of a registered deed of sale dated

*nithu 17/10/23*



12/10/23

13.04.2021 registered before District Sub-Registrar, Ranchi vide Book No. BK1, Volume No. 350, Page No. 511 to 558, Deed No. 2021/RAN/3093/BK1/2762 of year 2021 registered before District Sub-Registrar, Ranchi. After purchase of aforesaid land Premshila Choudhary got her name mutated in Nagri Anchal, Ranchi vide Mutation Case No. 268 R27/2021-22 and paying rent to the state and obtained rent receipt.

AND WHEREAS Deed Holder Premshila Choudhary wife of Bishwanath Choudhary sold 46 decimals of land and legal heir of recorded tenant namely Chaita Mahto son of Late Mangal Mahto sold his Khatiani share measuring 46 decimals, both jointly sold 92 decimals of land to present land owner namely NISITH KESHARI CONSTRUCTION PRIVATE LIMITED through its Director NISITH KUMAR KESHARI by virtue of a registered deed of sale dated 26.08.2021 registered before District Sub-Registrar, Ranchi vide Deed No. 2021/RAN/6646/BK1/6003 of year 2021 registered before District Sub-Registrar, Ranchi. After purchase of aforesaid land owner NISITH KESHARI CONSTRUCTION PRIVATE LIMITED through its Director NISITH KUMAR KESHARI got its name mutated in Nagri Anchal, Ranchi vide Mutation Case No. 3470 R27/2021-22 and paid rent in his name to the state and obtained rent receipt in his name vide one of its Rent Receipt No. 068415961 of year 2022-2023 entered into Volume No. 57, Page No. 61 of Register II.

*with stamp 17/10/23*

AND WHEREAS legal heir and successor of Balo Devi daughter of Late Mangal Mahto sold land of Plot No. 2734 measuring an area 05 decimals to Md. Sagir Hussain son of Md. Rahim Ansari by virtue of a registered deed of sale dated 12.04.2021 registered before District Sub-Registrar, Ranchi vide Book No. 1, Volume No. 350, Page No. 459 to 510, Deed No. 3092/2761 of year 2021 registered before District Sub-Registrar, Ranchi. After purchase of aforesaid land Md. Sagir Hussain got his name mutated in Nagri Anchal, Ranchi vide Mutation Case No. 266 R27/2021-22 and paying rent to the state and obtained rent receipt.



AND WHEREAS Md. Sagir Hussain due to his engagement in his works executed registered power of attorney in favour of Sri Abhijeet Dutta son of Sri Kashinath Dutta vide Power of Attorney Book No. BK4, Volume No. 67, Page No. 537 to 576, Power No. 2021/RAN/6814/BK4/652 registered before District Sub-Registrar, Ranchi.

AND WHEREAS Power Holder Sri Abhijeet Dutta son of Sri Kashinath Dutta sold land measuring an area 05 decimals under Plot No. 2734 in favour of present land owner namely NISITH KESHARI CONSTRUCTION PRIVATE LIMITED through its Director NISITH KUMAR KESHARI by virtue of a registered deed of sale dated 08.09.2021 registered before District Sub-Registrar, Ranchi vide Book No. BK1, Volume No. 833, Page No. 179 to 236, Deed No. 2021/RAN/6983/BK1/6289 of year 2021 registered before District Sub-Registrar, Ranchi. After purchase of aforesaid land owner NISITH KESHARI CONSTRUCTION PRIVATE LIMITED through its Director NISITH KUMAR KESHARI got its name mutated in Nagri Anchal, Ranchi vide Mutation Case No. 3468 R27/2021-22 and paying rent to the state and obtained rent receipt vide one of its Rent Receipt No. 0415295835 of year 2022-2023 entered into Volume No. 57, Page No. 60 of Register II.

*mutated 17/10/23*

AND WHEREAS land owner has also got mutated his name in Ranchi Municipal Corporation, Ranchi and paying taxes regularly.

AND WHEREAS OWNER has represented that he is absolutely seized and possessed and otherwise well and sufficiently entitled to the LAND PROPERTY DESCRIBED IN SCHEDULE-A.

In the facts and circumstances as aforesaid the OWNER approached and requested the builder to develop the LAND PROPERTY and believing on the rep-resentations and disclosures of the OWNER about the same being fully, correct disclosures, the BUILDER/DEVELOPER has agreed to the request of the OWNER and parties hereto have agreed to develop the LAND PROPERTY on the terms and conditions hereinbelow.



12/10/2023

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the OWNER and BUILDER/DEVELOPER hereto as follows :-

**ARTICLES - I : DEFINITIONS**

- 1.1. OWNER shall mean **NISITH KESHARI CONSTRUCTION PRIVATE LIMITED (PAN-AADCN2392Q)**, registered under Indian Companies Act, 1956 (Registration No. U45200JH2010PTC013930) through its Director **NISITH KUMAR KESHARI** son of Late Nawal Kishore Keshari (hereinafter called OWNER).
- 1.2. BUILDER shall mean **SARSWATI CONSULTANCY AND CONSTRUCTION** through its Partner **RUDRADEO KUMAR** son of Sri Hriday Nath Pandey, grandson of Late Ramswaroop Pandey, by profession-Business, by faith - Hindu, by Category - General [uncovered under CNT Act, 1908], resident of - 2A/B, Ramkrishna Apartment, Shukla Colony, Hinoo, Doranda, Ranchi, P.S. - Doranda, District - Ranchi, State-Jharkhand, Indian Citizen (hereinafter called BUILDER).
- 1.3. LAND PROPERTY shall mean all that piece and parcel of land standing thereon being more particularly described in SCHEDULE-A.
- 1.4. BUILDING shall mean the residential building to be constructed on the LAND PROPERTY in the name of "**ROSE AVENUE**" in accordance with the plan sanctioned by Ranchi Regional Development Authority, Ranchi vide **B.C. Case No. RRDA/GH/0490/2022.**
- 1.5. FLAT shall mean super built up area and covered space consisting of offices, bedrooms, living rooms, bathrooms, kitchen, balcony/Verandah etc. more particularly described in part one of SECOND SCHEDULE.
- 1.6. PARKING SPACE - It shall mean any place covered area reserved for park-ing of Motor car more particularly described in part two of SECOND SCHEDULE.

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- 1.7 COMMON FACILITIES - Common facilities and amenities shall include corridors, halls, ways, stairways, passage ways, shifts, drive ways, common lavatories, pump room, tube well, overhead tank, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building including the roof and terrace of the building more particularly described in THIRD SCHEDULE.
- 1.8 COMMON EXPENSES - It shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common part and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property more particularly described in FIFTH SCHEDULE.
- 1.9 SALEABLE SPACE - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefor.
- 1.10 OWNER'S ALLOCATION - It shall mean **65595 sq.ft.** total super built up area (more particularly described in second schedule in the aforesaid building as per specifications) mentioned in FOURTH SCHEDULE herewith and agreed upon by the OWNER).
- 1.11 BUILDER'S ALLOCATION - It shall mean **104565 sq.ft.** total super built up area (more particularly described in second schedule in the aforesaid building as per specifications) after providing for OWNER'S allocation.
- 1.12 TRANSFEREE - with its grammatical variations shall transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as transfer of space in multistoried building to purchase thereof although the same may not be within the definition of the terms as given in the transfer of Property Act or other enactments.

*with 12/10/23*  
*17/10/23*



12/10/2023

- 1.13. TRANSFEREE - It shall include any natural or juristic person like Company, Association or Person competent to enter into contracts and to whom any space in the building has been transferred.
- 1.14 SUPER BUILT UP AREA - shall mean and include the carpet area of flat, wall area verandahl/balcony/cubboard area the proportionate area of staircase, guard-room and generator room if any.
- 1.15 Words importing singular shall include plural and vice versa.
- 1.16 Words imprinting masculine gender shall include feminine and neuter genders, like wise words importing feminine genders shall include masculine and neuter genders and words importing neuter genders shall include masculine and femine genders.

*under item 1.16  
17/10/23*

**ARTICLE - II : COMMENCEMENT**

This agreement shall deemed to have commenced from the date of its execution.

**ARTICLE - III : THE SCHEME**

This scheme as formulated by the BUILDER and agreed by the OWNER provides as follows :-

1. THE BUILDER with the "Consent of OWNER will invite and select purchasens) agreeing to acquire on an OWNERSHIP basis flat/flats, in building on the land property more specified in the Schedule-A would construct flats along with the common parts, common amenities and common appertaining to the same.
2. The BUILDER shall, it it feels necessary, by entitled to nominate any such intending purchaser to the OWNER with whom the BUILDER would have entered into a formal agreement. The intending purchaser as the nominee of the BUILDER shall enter into an agreement of sale with the OWNER or their authorized attorney for purchase of an undivided proportionate share of LAND PROPERTY in the agreement of sale will be prepared, inspected and approved by



17/10/23

the BUILDER who may join as a confirming party, it shall be obligatory for the OWNER to enter into such agreement with an intending purchase who is nominee of the BUILDER.

3. The BUILDER shall get necessary plans sanctioned from competent authority and the OWNER hereby empowers the BUILDER to sign any document required for sanction of plan.
4. After the delivery of the possession of the flats in the aforesaid building by the BUILDER to the OWNER, the OWNER shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat OWNER as provided in the Builders Agreement or otherwise.
5. Upon handing over of possession of flats to the OWNER, it shall be their joint and several responsibility to pay to the BUILDER the proportionate share of common expenses of all taxes, outgoing and other charges specified in the Fifth Schedule hereunder.
6. It shall be the work of the OWNER to make the Land property ready and suitable for development at his own cost and any material or thing retrieved or any where recovered in the process shall be property of the OWNER.

*with 11/10/23*  
*17/10/23*

**ARTICLE - IV : BUILDER'S RIGHT**

1. THE OWNER hereby grant subject to what has been hereinafter provided, the exclusive right to the BUILDER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer with regard to his share and/or construction in accordance with the plan to be sanctioned by the competent Authority with or without amendment and/or modification made or caused by the BUILDER.
2. The BUILDER shall be entitled to prepare, modify or alter the plan and to submit the same to the competent Authority in the name of the OWNER or as may be required under competent Authority rules at its own costs and the BUILDER shall pay



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and bear all fees including Architect's fees, charges and expenses re-quired to be paid or deposited for obtaining the sanction of the-competent Authority and for the-construction of the building on the LAND PROPERTY provided however that the BUILDER shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the BUILDER.

**ARTICLE - V : APARTMENT CONSIDERATION**

1. On the OWNER representation about their title and possession over the LAND PROPERTY and relying upon OWNER'S personal guarantee that they have full right, indefeasible title absolute authority to enter into this agreement and in consideration of the OWNER having agreed to permit the BUILDER to commercially, exploit the LAND PROPERTY and construct, erect and complete the building on the premises as a whole, the BUILDER agrees as follows :-
  - a) To prepare plan and cause the said plan to sanctioned and to incur and bear all costs, charges and expenses for preparation design and sanction of the plan.
  - b) At its own costs of obtain all necessary permission and/or approvals and/or consents.
  - c) To pay all costs of supervision of the development and the construction of the OWNER allocation in the building at the said premises.
  - d) To bear all costs charge and expenses for construction of the building at said premises.
  - e) To allocate the OWNER'S allocation of the constructed area in the building to be constructed at the said premises (hereinafter called "the said OWNER's allocation").
2. The aforesaid shall consitute a consideration for grant of exclusive right for the development of the said LAND PROPERTY.

*multihuman/17/10/23*



31/10/2023

**ARTICLE - VI : OWNER'S ALLOCATION**

1. The Builder shall at its own costs construct, create and complete in all respect the said building and shall allocate to the OWNER total **65595 sq.ft. super built up area** in the aforesaid multistoried building constructed by the said builder mutually agreed upon and alongwith car parking space and other other common amenities and facilities with undivided proportionate share in land.
2. It is agreed between the parties that the OWNER shall have no interest in the land on the building except his proportionate share the flats more particularly described in Schedule
2. It is clearly understood that all the cost including, the cost of that flats proportionate share of land or any other shall be paid to the BUILDER by the purchasers of the flats although the sale deed shall be executed by the OWNER in favour of the purchaser who shall be nominee or nominees of the BUILDER.
3. Save and except in respect of Owner's allocation in form of right over flat / flats the easements, quasi easements, benefits, privileges and advantages (more particularly described in Sixth Schedule) in common to be conferred in favour of the OWNER, the OWNER shall not have any claim or right of any nature in other flat, spaces and area of the said property and/ or the said building adjoining above or beneath of their flat/ flats.

*with them / the  
17/10/23*

**ARTICLE - VII : BUILDER'S ALLOCATION**

1. In consideration of the above BUILDER shall be entitled to total **104565 sq.ft. super built up area** in the multistoried building to be constructed at the land property together with the proportionate undivided share on the said land and also together with the proportionate undivided share in the common parts and facilities and other service area in the said building after providing to OWNER'S allocation as provided in Article-VI herein above and the BUILDER shall be entitled to enter into agreement for sale and transfer the BUILDER'S allocation and to realize and collect all money's in the respect and it is



12/10/2023

hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the BUILDER to obtain and further consent of any of the OWNER and this agreement by itself shall be treated as consent by the OWNER.

2. The BUILDER shall be entitled to mortgage, charge to deal with the builder's allocation and the title interest under the agreement.

**ARTICLE - VIII : FORCE MAJEURE**

1. The BUILDER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force Majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other act of commissioning beyond the control of the BUILDER.

*Master Kumar Bhalu*  
*17/10/23*

**ARTICLE - IX : MISCELLANEOUS**

1. THE OWNER and the BUILDER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construct a partnership between the BUILDER and the OWNER or as a joint venture between the parties hereto in any manner not shall be parties hereto constitute as association of persons.
2. It is understood that from time to time to facilitate construction of the building by the BUILDER and transfer of flats various deeds, matters and things not herein specified may be required to be done by the BUILDER and for which the BUILDER may need the authority of the OWNER and various applications and other documents may be required to be signed or maybe the OWNER relating to which specific provisions may not have been mentioned herein. The OWNER hereby undertakes to do all such acts, deeds, matters and things that are reasonable required to be done in the matter and the OWNER also undertakes to sign and execute all such additional



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applications and other documents as the case may be provided that all such deeds, matters and things do not in any way infringe on the rights of the OWNER and/or go against the spirit of this agreement.

3. Any notice required to be given by the BUILDER shall without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivered by hand to the OWNER and duly acknowledged or sent by prepaid registered post with acknowledgment due and shall likewise be deemed to have been served on the BUILDER if delivered by hand or sent by the paid registered post to the Registered office of the BUILDER.
4. Nothing in these presents shall be construct as a demise of assignment or conveyance in law by the OWNER of the land property or any part thereof to the BUILDER or as creating any right, title or interest in respect in the BUILDER other than an exclusive licence to the BUILDER to commercially exploit the same in terms hereof provided however, that the BUILDER shall be entitled to borrow money from any bank or banks or other financial institutions.
5. As and from the date of completion of the building the BUILDER and/or its transferee and the OWNER and / or their transferees shall be liable to pay and bear proportionate charges, on account of all taxes and other impositions payable in respect of the space.
6. There is no existing agreement regarding the development or sale of the said premises and that all other arrangements if any, prior to this agreement have been cancelled and are superseded by this agreement.
7. The OWNER assure and guarantees that the Land Property is free from all encumbrance, attachment, charge claim or demand whatsoever by or from any where whosoever and that he has absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the BUILDER and that OWNER shall not only compensate all and whatsoever loss or

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damage that may be suffered by the builder because of any defect and/or deficiency in OWNER'S title and / or possession of the Land property but shall also be liable to penalty for causing wrongful loss to the BUILDER and wrongful gain to herself by misrepresentation.

8. It is clearly agreed between the parties that in the sale deed to be executed by the OWNER in favor of BUILDER or his nominee / nominees all the consideration amount for the flat / flats shall be actually paid to the BUILDER in case the BUILDER ask the intending purchaser to pay to OWNER certain amount at the time of execution to the sale deed or at any intermediate into the same amount shall be refunded by the OWNER to the BUILDER.
9. It shall be obligatory on the part of the OWNER to become member of the OWNER association or society formed by the members staying in the said building and this association of the OWNER will repair and maintain the property and shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all this accounts or any other account relating to the said land property and the building shall be payable by all the flat OWNER'S the flat OWNER'S shall work for the peaceful living of all members.
10. The OWNER shall from the date of taking possession, maintain the said flats at their own cost in a good tenquatable condition and shall not do or cause to do anything in or to the said building or part whereof which may be against the by- laws of local authority or any of the statutory bodies of which may cause hardship to other co-occupants nor shall the OWNER later or make additions in or above the said building/flat or part thereof.
11. The building shall be completed within a period of **03** years from the date of sanction of plan subject to the period of force measure clause above. However there shall be agrace period of **6 (six)** months.

*with 13/10/23*  
*17/10/23*



12/10/2023

12. The municipal taxes, land revenue and electricity etc. will be borne by the BUILDER from the date of vacation of the existing house by the OWNER till the possession of the OWNER'S flat is given.

**ARTICLE-X :**

1. That this Development Agreement is being executed between the Land OWNER/First Party and Developer/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.
2. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for land OWNER allocation and Schedule-C for developer allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

*under 17/10/23*

**ARTICLE - XI : LEGAL PROCEDURES**

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the OWNER to defend all action and Proceeding in respect of the title and / or possession of the Land Property.
2. The OWNER is herewith handling over photocopies/originals of all the relevant documents regarding title possession, Municipal taxes and other legal papers concerning the land property referred above. The OWNER further assure and confirm to provide to the BUILDER any other documents required in connection with the said property within a reasonable time at his expenses.



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3. That if Builder will not complete the said project within stipulated period then in that case both the parties will mutually extend the period of construction.
4. Courts of Ranchi alone will have the jurisdiction in all matters arising out of concerning this transaction.
5. This agreement is irrevocable and both parties have to abide by all the terms and conditions mentioned herein.

**VALUATION OF LAND FOR THE PURPOSE OF  
REGISTRATION**

Value of land measuring 97 decimals

@ Rs. 965054/- Commercial Rate. - Rs. 9,36,10,300/-

**The First Schedule i.e. Schedule - A above referred to  
(LAND PROPERTY)**

All that piece and parcel of land measuring an area 5 decimals under R.S. Plot No. 2734 and 92 decimals of land under R.S. Plot No. 2665, total area 97 decimals both under Khata No. 140 corresponding to New Holding No. 0380009962000Z0 New Ward No. 36 of Ranchi Municipal Corporation, Ranchi situated at village - Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, butted and bounded as follows :-

NORTH	:	Plot No. 2666 & 2767
SOUTH	:	Plot No. 2738, 2735, 2663, 2664 & 2734/Part
EAST	:	Plot No. 2767 & 2734/Part
WEST	:	Plot No. 2664

m/s. 17/10/23



12/10/2023

**The Second Schedule above referred to (FLAT)**

**(Part-I) Land Owner's Share**

That in lieu of the land provided by the Land OWNER to the Developer for constructing the Multi-storied building the Developer shall give **65595 sq.ft.** super built up area alongwith undivided proportionate share in land out of the total super built up area to the land OWNER and car parking shall be same ratio in the following manner :-

Sl.No.	Flat No.	Floor	(super built up area)
1.	301	Third	2400 sq.ft.
2.	302	Third	1725 sq.ft.
3.	303	Third	1725 sq.ft.
4.	304	Third	1845 sq.ft.
5.	305	Third	1590 sq.ft.
6.	307	Third	1695 sq.ft.
7.	401	Fourth	2400 sq.ft.
8.	402	Fourth	1725 sq.ft.
9.	403	Fourth	1725 sq.ft.
10.	404	Fourth	1845 sq.ft.
11.	405	Fourth	1590 sq.ft.
12.	407	Fourth	1695 sq.ft.
13.	506	Fifth	1370 sq.ft.
14.	606	Sixth	1370 sq.ft.
15.	701	Seventh	2400 sq.ft.
16.	702	Seventh	1725 sq.ft.
17.	703	Seventh	1725 sq.ft.
18.	704	Seventh	1845 sq.ft.
19.	705	Seventh	1590 sq.ft.
20.	706	Seventh	1370 sq.ft.

with 1 hour 17 min  
17/10/23



12/10/2023

Sl.No.	Flat No.	Floor	(super built up area)
21.	707	Seventh	1695 sq.ft.
22.	804	Eighth	1845 sq.ft.
23.	805	Eighth	1590 sq.ft.
24.	806	Eighth	1370 sq.ft.
25.	807	Eighth	1395 sq.ft.
26.	905	Ninth	1590 sq.ft.
27.	906	Ninth	1370 sq.ft.
28.	907	Ninth	1695 sq.ft.
29.	1101	Eleventh	2400 sq.ft.
30.	1102	Eleventh	1725 sq.ft.
31.	1103	Eleventh	1725 sq.ft.
32.	1104	Eleventh	1845 sq.ft.
33.	1105	Eleventh	1590 sq.ft.
34.	1106	Eleventh	1370 sq.ft.
35.	1107	Eleventh	1695 sq.ft.
36.	1302	Thirteenth	1725 sq.ft.
37.	1303	Thirteenth	1725 sq.ft.
38.	1305	Thirteenth	1590 sq.ft.
	<b>Total Area</b>		<b>65595 sq.ft.</b>
	<b>(Sixty Five Thousand Five Hundred Ninety Five only)</b>		

with 1 more 17/10/23

**Note :** Land owner has received 220 sq.ft. extra in his share in shape of flat, so land owner will pay amount of 220 sq.ft. extra super built up area @ Rs. 3400/- per sq.ft. i.e. total amount 7,48,000/- only to the Developer.



17/10/2023

**(Part-II) Developer's Share**

The Developer shall be in the remaining portion **104565 sq.ft.** super built up area alongwith undivided proportionate share in land of the proposed multi-storied residential building after allotment of the owner's share as mentioned in schedule B above and car parking shall be same ratio in the following manner :-

Sl.No.	Flat No.	Floor	(super built up area)
1.	201	Second	2400 sq.ft.
2.	202	Second	1725 sq.ft.
3.	203	Second	1725 sq.ft.
4.	204	Second	1845 sq.ft.
5.	205	Second	1590 sq.ft.
6.	206	Second	1370 sq.ft.
7.	207	Second	1695 sq.ft.
8.	501	Fifth	2400 sq.ft.
9.	502	Fifth	1725 sq.ft.
10.	503	Fifth	1725 sq.ft.
11.	504	Fifth	1845 sq.ft.
12.	505	Fifth	1590 sq.ft.
13.	507	Fifth	1695 sq.ft.
14.	601	Sixth	2400 sq.ft.
15.	602	Sixth	1725 sq.ft.
16.	603	Sixth	1725 sq.ft.
17.	604	Sixth	1845 sq.ft.
18.	605	Sixth	1590 sq.ft.
19.	607	Sixth	1695 sq.ft.
20.	801	Eighth	2400 sq.ft.
21.	802	Eighth	1725 sq.ft.

with 1km/1hr  
17/10/23



12/10/2023

Sl.No.	Flat No.	Floor	(super built up area)
22.	803	Eighth	1725 sq.ft.
23.	901	Ninth	2400 sq.ft.
24.	902	Ninth	1725 sq.ft.
25.	903	Ninth	1725 sq.ft.
26.	904	Ninth	1845 sq.ft.
27.	1001	Tenth	2400 sq.ft.
28.	1002	Tenth	1725 sq.ft.
29.	1003	Tenth	1725 sq.ft.
30.	1004	Tenth	1845 sq.ft.
31.	1005	Tenth	1590 sq.ft.
32.	1006	Tenth	1370 sq.ft.
33.	1007	Tenth	1695 sq.ft.
34.	1201	Twelfth	2400 sq.ft.
35.	1202	Twelfth	1725 sq.ft.
36.	1203	Twelfth	1725 sq.ft.
37.	1204	Twelfth	1845 sq.ft.
38.	1205	Twelfth	1590 sq.ft.
39.	1206	Twelfth	1370 sq.ft.
40.	1207	Twelfth	1695 sq.ft.
41.	1301	Thirteenth	2400 sq.ft.
42.	1304	Thirteenth	1845 sq.ft.
43.	1306	Thirteenth	1370 sq.ft.
44.	1307	Thirteenth	1695 sq.ft.
45.	1401	Fourteenth	2400 sq.ft.

with 1 hour / 17/10/23



12/10/2023

Sl.No.	Flat No.	Floor	(super built up area)
46.	1402	Fourteenth	1725 sq.ft.
47.	1403	Fourteenth	1725 sq.ft.
48.	1404	Fourteenth	1845 sq.ft.
49.	1405	Fourteenth	1590 sq.ft.
50.	1406	Fourteenth	1370 sq.ft.
51.	1407	Fourteenth	1695 sq.ft.
52.	1501	Fifteenth	2400 sq.ft.
53.	1502	Fifteenth	1725 sq.ft.
54.	1503	Fifteenth	1725 sq.ft.
55.	1504	Fifteenth	1845 sq.ft.
56.	1505	Fifteenth	1590 sq.ft.
57.	1506	Fifteenth	1370 sq.ft.
58.	1507	Fifteenth	1695 sq.ft.
		<b>Total area</b>	<b>104565 sq.ft.</b>
<b>(One Lakh Forty Five Thousand Sixty Five sq.ft.)</b>			

with 1 hour 15 min.  
17/10/23

**The Third Schedule above referred to : (Common Facilities)**

1. The foundation columns, beams, supports, corridors, lobbies, stairs, stairways, landings, entrance and exists, lift.
2. Pumps installation, pump room and room for staff or workers if any.
3. Common passages, drive ways excepting car parking areas if any.
4. Tubewell, water pump, water tank in reservoir, water pipes and other com-mon plumbing installations.
5. Electrical wiring meters ana fixtures (excluding those as are installed for any particular faIt).
6. Drainage Sewage and rain water pipelines.
7. Boundary including outer side walls of the said building and the main gate.



12/10/2023

8. Such other common parts, areas, equipments, installation, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to user and occupancy of flat or flats in conunon and as are easement of necessary or the building but excluding-car parking space and areas.

**The Fourth Schedule above referred to : (SPECIFICATION)**

- A) **STRUCTURE** : RCC 1:2:4 with cement of ISI mark and 1st steel reinforcement with clay brick a flay ash brick) and blue chips.
- B) **GENERAL FLOORING**  
The floor of the flat will be of vitrified tiles of standard make.
- C) **TOILET AND KITCHEN**
- a) Toilet :- Toilet good quality coloured tiles will be provided on toilet wall upto a height 5'0" white flooring will also of white marbles tiles.
- b) Kitchen :- Kitchen counter top will be of good quality grey marble with 2'0" ceramic tiles.
- D) **DOORS & WINDOWS**
- a) Window :- Fully glazed window on aluminum frames, beautifully painted with M.S. Grills.
- b) Doors:- Wooden Choukhats with good quality commercial wooden doors beautifully painted aluminum fittings.
- E) **SANITARY AND WATER SUPPLY**
- a) All W.C. and wash basins will of white ceramics of a standard company with low level cystem pvc.
- b) Concealed plumbing will be Gl. pipe and external plumbing lwill be supreme PVC.
- c) R.C.C. shelves will be provided under the kitchen platform and in cup board (excluding cup-boards shutters).
- F) **ELECTRICITY SUPPLY**
- a) Writing will be concealed with high quality copper writing and good quality switch of ISI Mark.
- b) 15 amperes plug point will be provided in one bed room for AC and one in toilet for Geyser and one 15 amperes power plug in Kitchen for each mixie and heater etc.
- c) Generator & Lift Supply :- Generator and lift of standard quality duty approved by both the parties.

*Master 1 hour / 17/10/23*



12/10/2023

G) TELEPHONE & EXTERIOR FINISHING

- a) One telephone point will be provided in drawing as well as other rooms.
- b) Cable through concealed conduits will be provided in each flat from the tarrace for T.Y. Antenna.

H) INTERIOR & EXTERIOR FINISHES

- a) Interior :- Plaster of paris finish over the cement plastered walls.
- b) Exterior :- 2 Coats of waterproof good quality snowcem with pleas-ing colour combination.

The Fifth Schedule above referred to (Common Expenses)

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common areas and facilities includ-ing white washing, painting and decorating the exterior portion of the said build-ing, the boundary walls, entrance, stair case, landings, gutters, rain water pipes, motor pump, tube well, wiring and installation sewers, drains and all other com-mon parts, figures fittings and requirements in under or upon the building enjoyed or used in common by the OWNER, intending purchaser or used in common by the OWNER intending purchaser or other occupiers thereto.
2. The cost of cleaning maintenance and lighting the main entrance, passages, landing, staircase and other parts of the building as enjoyed or used in comunon by the occupiers of the said building.
3. The salaries of managers Clerk bill collectors, Chowkidars, Plumbers, Electricians, Sweepers etc. If any.
4. The cost of working repairs, replacements and maintenance of pumps tube wells and other plumbing works including all other service charges for services rendered in common to all occupiers.

*water 17/10/23*



17/10/2023

5. Municipal taxes and other taxes and other outgoing etc.
6. Insurance of building against earthquake, fire and mob damages and civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.
8. All such other expenses including printing & stationery also all expenses incurred in respect of any dispute with Ranchi Municipal Corporation, RRDA or any other local authority, Government, insurance company or any other persons in relation to or be deemed by the BUILDER or any ad-hoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

**The Sixth Schedule above referred to :-**

1. The intending purchasers shall be entitled to all right, privileges, vertical and lateral supports, easements, appendages and appurtenance whatsoever belonging to the said building or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule hereto.
2. The right of way in common as aforesaid in to and upon all common passages driveways, entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and properly and it is hereby declared that nothing herein contained to obstruct in any way by vehicle, deposit of materials, entitled to rights of way as aforesaid along with the common passage driveways and entrance as aforesaid.
3. The right of protection of the said flat by or from all other parts of the building and property so far as they protect the same.
4. The right of flow in common as aforesaid of electricity, water and waste or soil from lacing or cleaning any part or parts of the said flat so far as such rebuilding replacing, repairing or clearing as aforesaid cannot be reasonably be carried out

*with 17/10/23*



13/10/2023

without such entry and in all such cases except in emergent situations upto giving 48 Hours previous notice in writing of the purchasers intention so to enter to Builder/OWNERS/Co-purchaser/occupiers property entitled to the same.

**The Seventh Schedule above referred to :**

The under mentioned rights, easements quasi easements and privileges appertain-ing to the said fiat shall be expected and be reserved up to the BUILDER and other co-purchasers and/or occupiers of other part of the said building.

1. The right of flow in common with the purchasers and other persons afore-said of electricity, water, soil or waste from and to any part (other than the said flat) to the other pari of the said building through pipes drains, wires or conduits lying or being under thorough or ever the said fiat and so far as may be reasonable necessary for the beneficial use occupation and enjoyment of other parts of the building.
2. The right of protection of other part/parts of the said building or all parts of the said flat as far as the same can or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in any manner to lesson of diminish any support enjoyed by other parts orpart of the said building.
4. The right with or without workmen and necessary materials enter from time to time upon the said flat for the purpose of rebuilding, repairing, cleaning or re-placing so far as may be necessary always that save in case of emergency the BUILDER co-purchaser and occupiers of other part of parts of the said building shall give to the intending purchaser at prior 48 Hours written notice of its or their intention for such entry as aforesaid.

*M. S. M. S.*  
17/10/23



12/10/23

IN WITNESSES WHEREOF THE OWNER AND THE DEVELOPER put their respective signature on the day, month and year first above written after understanding the contents of the above.

Witnesses :-

SIGNED AND DELIVERED  
BY THE LANDOWNER / FIRST PARTY

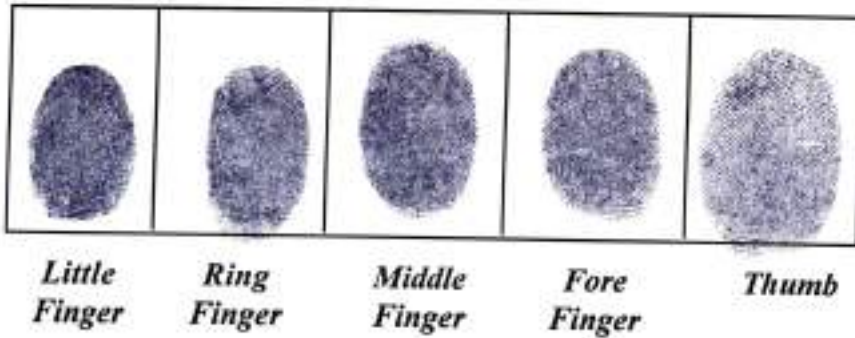
1. *[Signature]*  
S/O Krishhandedo Singh  
Bitta chowk  
Rancha

*with Hum/Dr*  
17/10/23

2. *[Signature]*  
Son of Lal Singh  
H.No. 359, Singh more  
Ranchi



*[Signature]*  
17/10/23  
Signature of the Developer



*with Hum/Dr*  
17/10/23

*Certified that the finger print and photograph of both the parties has been affixed by me, before me.*

Drafted by :





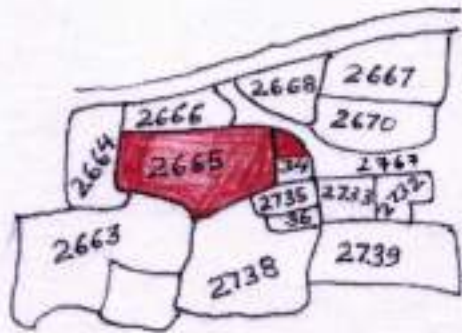
17/10/2023





VILLAGE	-	PUNDAG
THANA	-	JAGARNATHPUR
THANA NO	-	228
DIST	-	RANCHI
KHATA NO	-	140
R.S. PLOT NO	-	2665.2734
AREA SHOWN IN RED WASH		

PLOT NO	SUB PLOT NO	AREA
2665	_____	A — DEC
2734	2734/PART	00 — 92
		00 — 05
		TOTAL — 97-DEC



*M. K. Singh*  
17/10/23

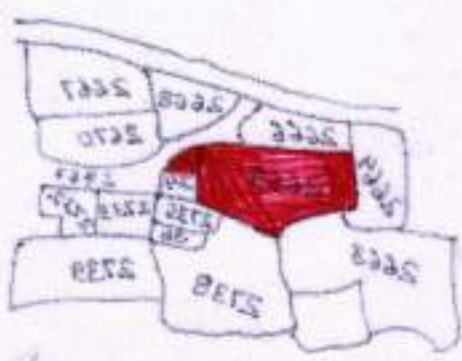
*Adnan*  
17/10/23

2023/10/17

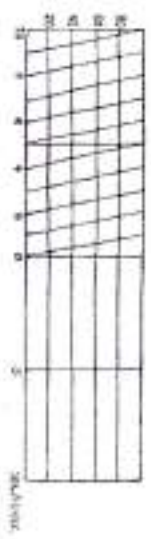
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 THANA - TAGARNATHPUR  
 THANA NO - 228  
 DIST - RANCHI  
 KHATA NO - 140  
 R.S. PLOT NO - SEES 234  
 AREA SHOWN IN RED WASH



AREA	SUB PLOT NO	PLOT NO
A - DEC		266
00 - 92		
234/PART - 00 - 02		234
TOTAL - 2 DEC		



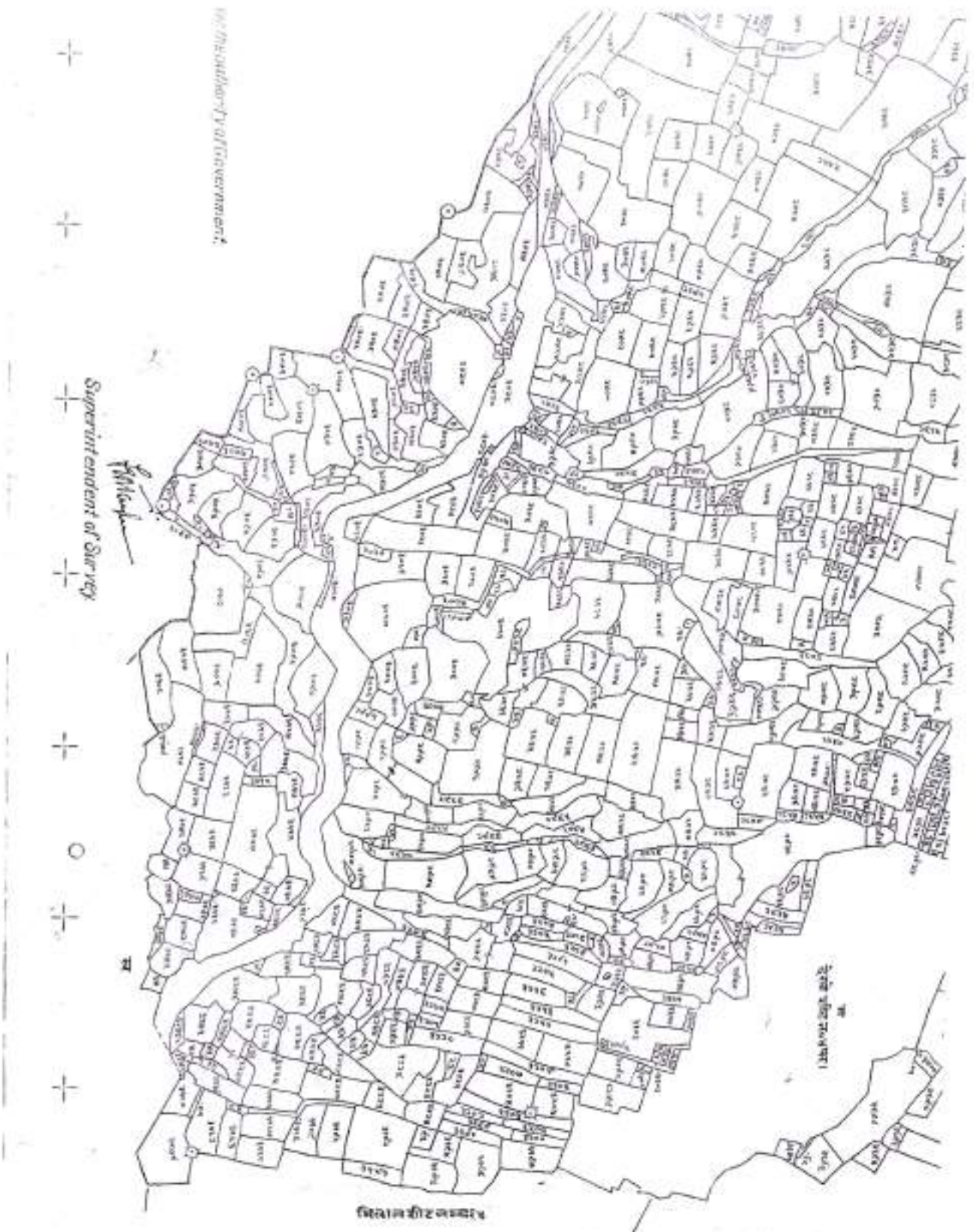
17/10/23  
  
 17/10/23  
 17/10/2023



**Purdag**  
**नामसौजा पुन्दागा** शहराभर  
**नाम याना रोकी**  
**याना नगर २२२**  
**जिला रांची**  
 स्किन एक माहल नगराभर ५६ दला  
 मस १६३२ - ३१ दली

Made and published on





The Boundary of Government

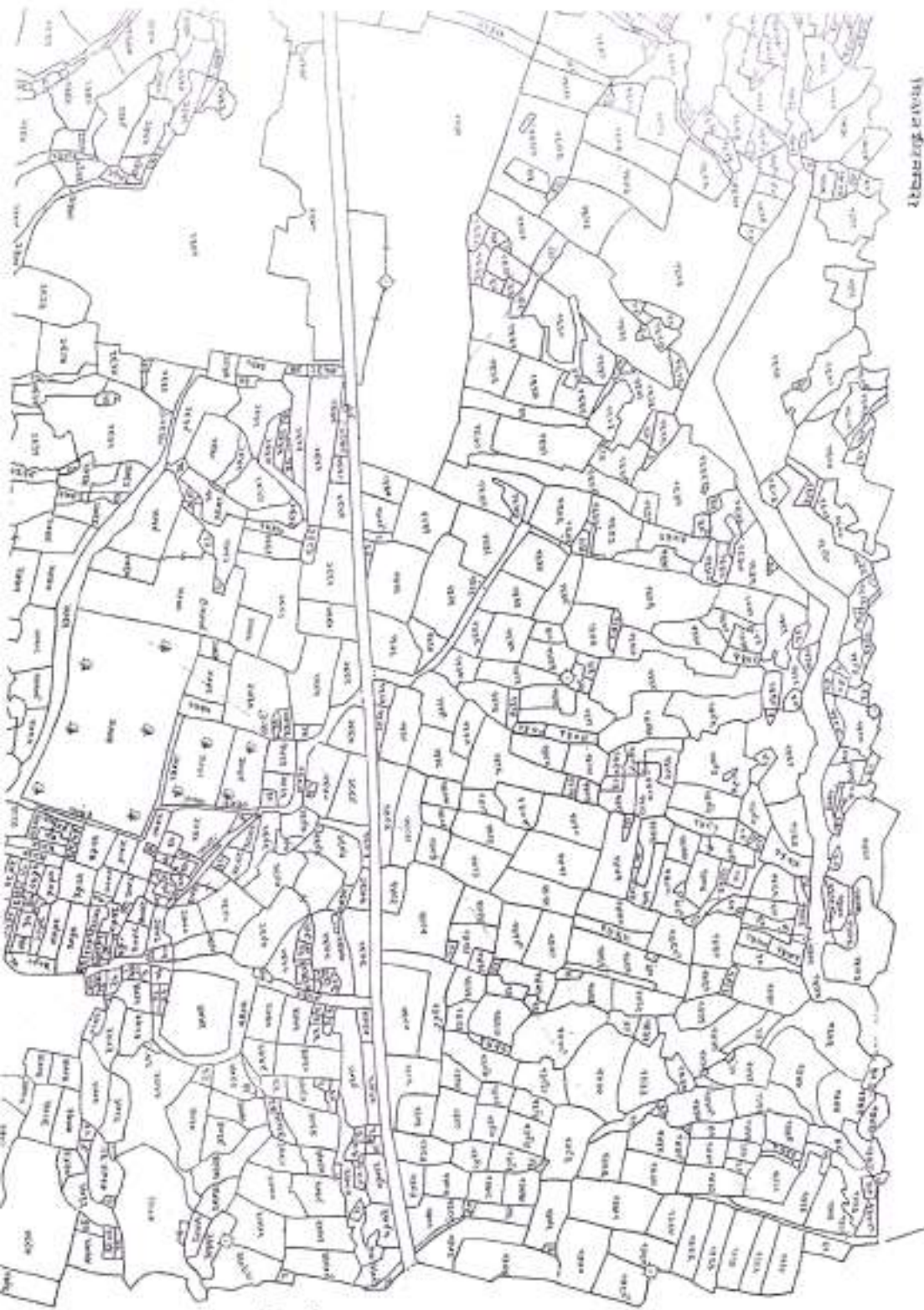
Superintendant of Survey

*Handwritten signature*

श्री श्री राजस्थान

श्री श्री राजस्थान

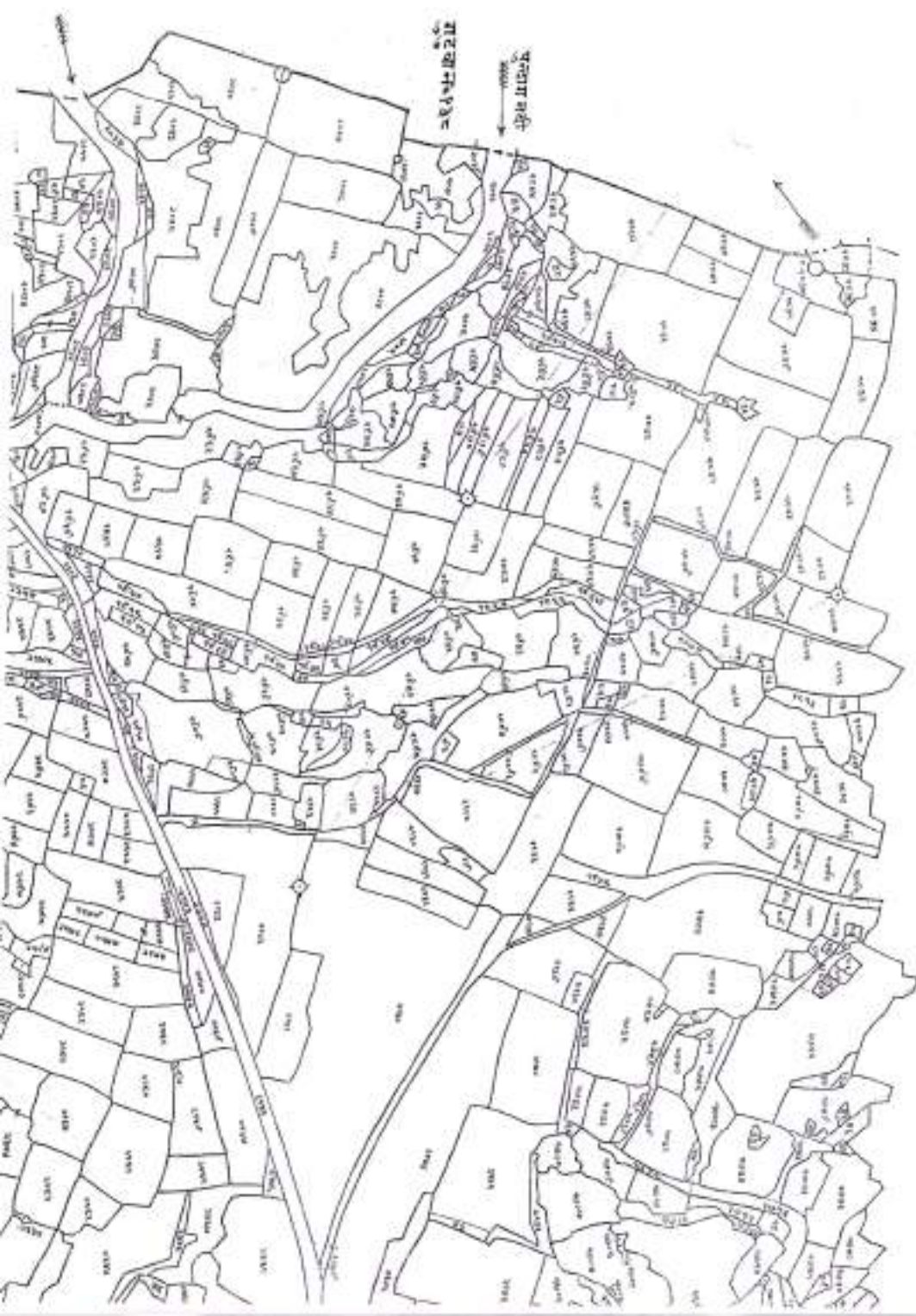




ग्रामांत वीर नमस्कार २

श्रीमान् श्रीमान्









झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
वडालाल कनदरप नाथ शाहदेव				मथुआ तेली, वन्द - जैनाथ तेली, , जाति- तेली, निवासी- शाकीन देह						
जिला का नाम	राँची	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	माँजा का नाम	पुन्दाग	खाता का प्रकार	रैयती	
खेवट नम्बर	2	खाता नम्बर	140	थाना का नाम	राँची	थाना नम्बर	228			
खाता नम्बर	खेसरा नम्बर	चाँहदी उत्तर 3 चाँहदी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक सगान/सेस	सगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)



175	अगात टाई हनी कुम्हार	टाई दो 2	0 (एकड़) 85 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नौ पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0	कायमी
549	टाई भीखु तेली टाई हगनु महतो	टाई तीन 1	1 (एकड़) 55 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नौ पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0	
1425	दोन मुशमात शोली वगैरह दोन हगनु महतो	दोन दो 2	0 (एकड़) 31 (डिसमील) ( )	वेर/1 लकडी लाह बकबजे रैयत कुल बकबजे कुल मौजा	माल 6-7-9छो रुपया सात आना नौ पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0	
1521	घमन तेली सडक	टाई दो 1	0 (एकड़) 10 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नौ पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0	
1563	नदी टाई भोशवातेली	दोन दो 3	0 (एकड़) 44 (डिसमील) ( )	करजं/1 कुल हक बकबजे रैयत	माल 6-7-9छो रुपया सात आना नौ पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0	
1564	नदी दोन भोशवा तेली	दोन दो 2	0 (एकड़) 33 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नौ पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0	
1565	नदी पक भोशमात	परती कदीम 1	0 (एकड़) 4 (डिसमील) ( )		माल 6-7-9छो रुपया सात	0	0	0	



	शेल्हीन				आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगीरह			
2665	टाइ शेख वदुल भंडारी वगीरह टाइ चमन तेली	टाइ दो 1	0 (एकड़) 92 (डिसमील) (1)		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगीरह	0	0	0
3668	सइक रास्ता	टाइ दो 1	0 (एकड़) 36 (डिसमील) (1)		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगीरह	0	0	0
2675	टाइ नेआलतेली दोन भीखुआ तेली	दोन तीन 1	0 (एकड़) 12 (डिसमील) (1)	वेआंइनी बकबजे भीखुआ तेली वो चुनी तेली पेशरान गेन्हुआ तेली कौम तेली शाकीन देह वहीशाबराबर वजरीए वदलेन खाता नम्बर 3757 मुत 9 साल से	माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगीरह	0	0	0
2696	दोन नीज वाग आम नागा तेली वगीह	दोन तीन 5	0 (एकड़) 33 (डिसमील) (1)		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगीरह	0	0	0
2697	दोन भीखुआ तेली वगीरह दोन नीज	दोन दो 3	0 (एकड़) 53 (डिसमील) (1)		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम	0	0	0



					हगनु महतो वगैरह			
2701	दोन जानकी तेली वगैरह रास्ता	दोन दो 1	0 (एकड़) 9 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
2734	रास्ता टाड़ चमन तेली	दोन तीन 1	0 (एकड़) 10 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3077	टाड़ नीज दोन महादेव तेली	दोन तीन 3	0 (एकड़) 13 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3078	टाड़ नीज दोन महादेव तेली	दोन दो 5	0 (एकड़) 25 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3079	टाड़ नीज दोन नीज	टाड़ तीन 1	0 (एकड़) 47 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3082	दोन वकाशत ईजुआ मुडा वगैरह दोन नीज	टाड़ दो 1	0 (एकड़) 2 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0



3084	दोन वकाशत नयुआ मुडां वगैरह दोन नीज	दोन तीन 3	0 (एकड) 12 (डिसमील) ()		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3093	दोन वकाशत नयुआ मुडां दोन मोगल तेली	दोन एक 6	0 (एकड) 47 (डिसमील) ()		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3362	मकान नीज टांड चमन तेली	टांड एक 2	0 (एकड) 8 (डिसमील) ()	करज/4 इमली/1 कुल हक बकबजे रैयत	माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3363	रास्ता टांड नीज	मकान/1,सहन/1 0	0 (एकड) 4 (डिसमील) ()		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3431	पक इगुन महतो वगैरह रास्ता	परती कदीम 1	0 (एकड) 6 (डिसमील) ()	करज/2 कुल हक बकबजे रैयत	माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3749	टांड नीज पोकलीपीन्ड	दोन तीन 1	0 (एकड) 28 (डिसमील) ()		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3750	टांड महगा तेली दोन	टांड दो 3	0 (एकड) 55 (डिसमील) ()		माल 6-7-9छो रुपया सात	0	0	0



	नीज				आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह			
176	अगात टाड मोशमात हुखली	टाड तीन ।	0 (एकड) 14 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0
3081	दोन शीवु कुरमी टाड नीज	टाड तीन ।	0 (एकड) 10 (डिसमील) ( )		माल 6-7-9छो रुपया सात आना नी पाइ मे लगान खाता नम्बर 121 वनाम हगनु महतो वगैरह	0	0	0

खाता मे कुल प्लोट संख्या	27	खाता का कुल मिजान	8 (एकड) 78 (डिसमील) ( )	खाता का कुल	0 0 0
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यह एक कंप्यूटर जनित प्रति है

10/14/2023 5:18:02  
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



## झारखंड सरकार

## राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP/1724281

2/28/2022



नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगरी	हुक्का	हुक्का-09			
इस्टेट का नाम	झारखण्ड	भाग	57	पृष्ठ संख्या वर्तमान	61	भाग नं.	228			
		वर्तमान(VOL)								
क्रमिक संख्या	केस नं	मौजों का नाम/ राजस्व धरान नं	धाता का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिष्टुत विसर्ग नामांतरण संबंधित है खाता भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता नं, प्लॉट नं, क्षेत्रफल	लगाव	रजिस्टर 2 मजबूत भाग अंगूठे	
24281	3470 /R27 2021 - 2022	पुन्दाण/ 228	राँची	16/02/2022	By Sale Registration Deed 6003 Dated 26/08/2021	140 55 140	140 2652 46 हिंसमील 140 2662 46 हिंसमील	150		
केला का नाम : (N K C P L TH Iis Dir Nisidh Kumar Keshkariपिता-Lane Nawal Kishore Keshari, जति-----, पता-HIG-21 Angora Housing Colony Angora Dornanda Ranchi)				जमाबंदी रैपत का नाम : नगुवा देवी -पिता- जयनाथ देवी				शिक्षिता का नाम : Chaita Maho, पिता-Mangal Maho, जति-----, पता-Pandug Jangraupur Ranchi वी Prensishila Choudhary, पिता-Ram Palarnuh Choudhary, जति-----, पता-Flat No 203 Vinayak Enclave Shukla Colony Hissoo Ranchi		
राजस्व कर्मचारी हुक्का-09 को आवश्यक कार्यवाही एवं सूचनाएं हस्तांतरित। यह एक कंप्यूटर जनित प्रति है यह पत्र केवल प्रार्थ की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में शक्य के रूप में नहीं किया जा सकता है।				<b>Signature valid</b> <i>Digitally signed by</i> Santosh Kumar Shukla अवलंबिकारी नगरी						

कोरोना के उद्धार प्राण, जब सड़क पर न जाएं इन्सान।

*with Kumar Sir.*





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

October 14, 2023

पंजी II प्रति

भाग वर्तमान	57	पृष्ठ संख्या	61												
जिला का नाम	राँची	अनुमंडल नाम	स्टार	अंचल का नाम	जगडी	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND						
शौजा का नाम	पुन्दाग	हॉलिंग संख्या	140	तौजी संख्या		घात नम्बर	228	घात का प्रकार	---						
N K C P L TH Its Dir Nishit Kumar Keshari , पिता- Late Nawal Kishore Keshari, जालि- ----															
घात नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						बराबत	सेस					
140	2665	0 ऐ 46 डि 0 हे	नामान्तरण मुकदमा संख्या 3470/2021 - 2022						150	0					
140	2665	0 ऐ 46 डि 0 हे													
कुल परिमाण		0 ऐ 92 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	आगत बकाया	आगत घातु साल	रोड सेस बकाया	रोड सेस घातु साल	विद्या सेस बकाया	विद्या सेस घातु साल	स्वाम्य सेस बकाया	स्वाम्य सेस घातु साल	कृषि सेस बकाया	कृषि सेस घातु साल		
05-07-2022	0684154961	2021-2022	2022-2023	150	150	37.5	37.5	75	75	75	75	30	30		

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

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति  
इस प्रश्न केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की शत्रुद्वियों के लिए सम्बन्धित अधिकारी से संपर्क करे  
प्लॉट पर नवकाश देखने के लिए प्लॉट नंबर क्लिक करें।

*Handwritten signature*



नगड़ी   पुन्दाग   228   N K C P L TH Its Dir Nisilh Kumar Keshari		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
140	2665	0 एकड़ 92 डिसमील 0 हेक्टर

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

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	150.00				150.00	150.00
गुजारी (भावली)	37.50				37.50	37.50
सेस	75.00				75.00	75.00
सूद	75.00				75.00	75.00
मुतफरकात	30.00				30.00	30.00
मौजान	367.50				367.50	367.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				150.00	150.00	
गुजारी (भावली)				37.50	37.50	
सेस				75.00	75.00	
सूद				75.00	75.00	
मुतफरकात				30.00	30.00	
मौजान अदायकारी				367.50	367.50	

(१) मौजान कुल (तफसील में) : Seven Hundred Thirty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 735.00

तारीख अमला तहसील कुनिन्दा : 07-05-2022

खास महाल का बकाया मालगुजारी पर (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 अंचलाधिकारी से संपर्क करें।

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

Print

*Nisilh Kumar Keshari*









झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

October 14, 2023

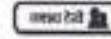
पंजी II प्रति

भाग वर्तमान	57	पृष्ठ संख्या	60												
जिला का नाम	दीदी	अनुसूचित नाम	सदर	अर्धक का नाम	मगड़ी	हल्का का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND						
मीला का नाम	पुन्दाग	इंजिनिंग संख्या	140	लॉजी संख्या		खाना नम्बर	228	खाना का प्रकार	---						
N K C P L TH Its Dir Nisith Kumar Keshari , पितल- Late Nawal Kishore Keshari, जाति- ---															
खाना नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए धारिकार					तमान	सेस				
140	2734	0 ऐ 5 डि 0 हे			शामलकरण मुकदमा संख्या 3488/2021 - 2022					40	0				
	कुल परिमाण	0 ऐ 5 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत धान् साल	रोड सेस बकाया	रोड सेस धान् साल	शिक्षा सेस बकाया	शिक्षा सेस धान् साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धान् साल	कृषि सेस बकाया	कृषि सेस धान् साल		
05-07-2022	0415295835	2021-2022	2022-2023	40	40	10	10	20	20	20	20	8	8		

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

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारी से संपर्क करें

पता का नक्शा देखने के लिए पता नंबर क्लिक करें

*Handwritten signature*



नगड़ी   पुन्दाग   228   N K C P L TH Its Dir Nisith Kumar Keshari		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
140	2734	0 एकड़ 5 डिसमील 0 हेक्टर

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	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	40.00				40.00	40.00
गुजारी (भावती)	10.00				10.00	10.00
सेस	20.00				20.00	20.00
सूद	20.00				20.00	20.00
मूलफरकात	20.00				20.00	20.00
मीजान	8.00				8.00	8.00
	<b>98.00</b>				<b>98.00</b>	<b>98.00</b>

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2022-2023)	फासिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				40.00	40.00	
गुजारी (भावती)				10.00	10.00	
सेस				20.00	20.00	
सूद				20.00	20.00	
मूलफरकात				20.00	20.00	
मीजान अदायकारी				8.00	8.00	
				<b>98.00</b>	<b>98.00</b>	

(१) मीजान कुल (तफसील में) : One Hundred Ninety Six Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 196.00

तारीख अमला तहसील कुनिन्दा : 07-05-2022

खास महाल का बकाया मालगुजारी पर (सियाय 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 अंचलाधिकारी से संपर्क करें।

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

Print

*Signature*



# Ranchi Municipal Corporation, Ranchi

Notice of property tax customized under section 152(3) of Jharkhand Municipal Act-2011

Memo No. : SAM/038/254432/2022-2023

Date : 07-06-2022

Effective: First Quarter 2022-2023

Mr/Mrs/Ms: NISITH KESHARI CONSTRUCTIONS PVT LTD THRO ITS DIRECTOR NISITH KUMAR KESHARI S/O  
LATE NAWAL KISHORE KESHARI

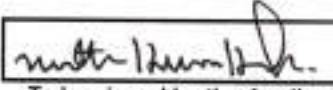
Address: PUNDAG JAGARNATHPUR RANCHI

You are hereby informed that your New Holding Number - 0380009962000Z0 in Ward No - 38 , New Ward No - 36 has been done, on the basis of your self-assessment declaration form, the annual rental price has been fixed at Rs 11178/- based on your self assessment declaration.

Accordingly the tax per quarter will be as follows.

Self assessment tax notice		
SL. No.	Particulars	Amount (in Rs.)
1.	House Tax	2794.5
2.	Water Tax	0
3.	Latrine Tax	0
4.	Additional Tax	0
5.	Education Cess	0
6.	Health Cess	0
Total Amount (per quarter)		2794.5



  
To be signed by the Applicant

**Note:-**

1. The tax assessment list is displayed on the website of Ranchi Municipal Corporation : For Details Please Visit : [udhd.jharkhand.gov.in](http://udhd.jharkhand.gov.in)  
OR Call us at 1800 8904115 or 0651-3500700
2. In the light of manual 11.4, additional house tax will be levied which will be 50% of the property tax due to lack of arrangement of rainwater harvesting.  
It is advised to inform the corporation by installing rainwater conservation structure and get relief from additional house tax.
3. Property tax will be paid quarterly in each financial year.
4. If the entire hourly tax for a year is paid before 30 June of the financial year, a rebate of 5% will be given to the taxpayer.
5. Simple Interest will be payable at the rate of 1% per month if any payable are not not paid within or before the specified time period (every quarter).
6. This tax assessment is being done on the basis of your self-determination and declaration made, this self-assessment-cum-declaration can be conducted by the local corporation in due course of time and if the facts are found to be incorrect, the penalty prescribed in accordance with manual Condica 13.2 (Fine) and difference amount will be payable.
7. The property is collected by Ranchi Municipal Corporation does not confer any legal status on these buildings and / or its owners / occupiers Confers any legal right to.
8. If the last digit of your new holding number is 5/6/7/8, then it will be considered under the category of specific structures.

**NOTE: This is a computer generated receipt. This receipt does not require physical signature.**







भारत सरकार  
GOVERNMENT OF INDIA



निसित कुमार केशरी

Nisith Kumar Keshari

जन्म तिथि/ DOB: 25/09/1971

पुरुष / MALE



9805 7064 7331



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

S/O: नवल किशोर केशरी,  
एचआईजी-21, अर्गोरा  
हाउसिंग कॉलोनी, अर्गोरा,  
डोरान्डा, रांची,  
झारखण्ड - 834002

S/O: Nawal Kishore  
Keshri, HIG- 21, Argora  
Housing colony, Argora,  
Doranda, Ranchi,  
Jharkhand - 834002



1947  
1800 200 1947

help@uidai.gov.in

www  
www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



भारत सरकार

INCOME TAX DEPARTMENT



भारत सरकार

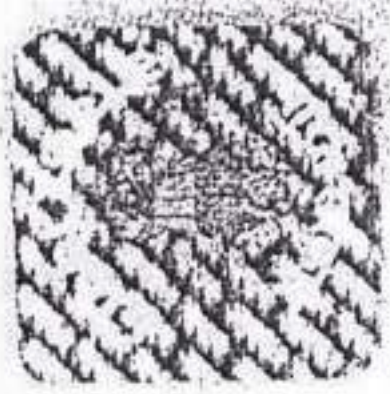
GOVT. OF INDIA

NISITH KESHARI CONSTRUCTIONS  
PRIVATE LIMITED

14/01/2010

Permanent Account Number

AADON2392Q



22042010



भारत सरकार  
GOVERNMENT OF INDIA

 रुद्रदेव कुमार  
Rudradeo Kumar  
जन्म वर्ष/YoB: 1971  
पुरुष Male

4033 3613 4122

आधार - आम आदमी का अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O: हृदय नाथ पाण्डेय,  
फ्लैट नं- 2 एबी, रामकृष्ण  
अपार्टमेंट शुक्ला कलोनी,  
हिन्दू डोरंडा, डोरंडा, राँची  
झारखण्ड, 834002

Address:  
S/O: Hriday Nath Pandey, Flat  
No- 2 AB, Ramkrishna Apartment,  
Shukla Colony, Hinoo, Doranda,  
Doranda, Ranchi  
Jharkhand, 834002

Aadhaar - Aam Aadmi ka Adhikar

*Aadhaar*



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AHOPK5460H



नाम /NAME

RUDRADEO KUMAR

पिता का नाम /FATHER'S NAME

HRIDAY NATH PANDEY

जन्म तिथि /DATE OF BIRTH

08-04-1971

हस्ताक्षर /SIGNATURE

*Bhagat*

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RAंची



अवर निबंधक का कार्यालय , शहरी क्षेत्र संख्या-03, काँके प्रक्षेत्र,राँची।

दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति।	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण-पत्र अथवा		
	(iii) शुद्धि-पत्र		
	(iv) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का 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 होने की स्थिति में )	✓	

जाँच लिपिक का हस्ताक्षर  
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित





## Pre Registration Docket

Date :- 17-10-2023 04:10 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 202300137419

Appoinment :- 17-Oct-2023 Time:- 12:55

Article	Development Agreement
Pre Registration Date	14-Oct-2023
No. Of Pages	100
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 23,43,262.

Property Id: **1086133**

Valuation No. : 1476560 / 2023	:- 2023-2024	Date : 17-October-2023 16:44:PM	
State : Jharkhand	District : Ranchi	Tahsil : Nagri	
Land Type : Urban	Corporation :	Village/City : Pundag	
Pundag Word No 36 - Other Road	-		
Khata Number - 140			
Plot Number - 2734			
Volume Number - 57			
Page Number - 60			
Holding Number - 0380009962000Z0			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹965054/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	5 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5 x 965054=4825270	₹48,25,270/-
A	Total		₹48,25,270/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹48,25,300/-
Total Amount in Words : Forty Eight Lakhs Twenty Five Thousands Three Hundred Rupees Only.			



Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Plot No. 2734/Part, 2767, West: Plot No. 2664, South: Plot No. 2735, 2738, 2663 & 2734/PART, North: Plot No. 2666 & 2767
Area	Land area : 5.00 Decimal
Other Description of the Property	Pin Code - 834004
Government/Market Value	4825270
Transaction Amount	0.00

Property Id: **1086134**

<b>Valuation No. :</b> 1476561 / 2023	<b>:-</b> 2023-2024	<b>Date :</b> 17-October-2023 16:45:PM	
<b>State :</b> Jharkhand	<b>District :</b> Ranchi	<b>Tahsil :</b> Nagri	
<b>Land Type :</b> Urban	<b>Corporation :</b>	<b>Village/City :</b> Pundag	
<b>Pundag Word No 36 - Other Road</b>	-		
<b>Khata Number - 140</b>			
<b>Plot Number - 2665</b>			
<b>Volume Number - 57</b>			
<b>Page Number - 61</b>			
<b>Holding Number - 0380009962000Z0</b>			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹965054/- Decimal			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
1	Land area	92 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 92 x 965054=88784968	<b>₹8,87,84,968/-</b>
A	Total		<b>₹8,87,84,968/-</b>
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			<b>₹8,87,85,000/-</b>
<b>Total Amount in Words : Eight Crore Eighty Seven Lakhs Eighty Five Thousands Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Plot No. 2734/Part, 2767, West: Plot No. 2664, South: Plot No. 2735, 2738, 2663 & 2734/PART, North: Plot No. 2666 & 2767
Area	Land area : 92.00 Decimal
Other Description of the Property	Pin Code - 834004
Government/Market Value	88784968
Transaction Amount	-



CLAIMANT	-Mr. Sarswati Consultancy And Construction Through Its Partner Rudradeo Kumar, ,Father/Husband Name Hriday Nath Pandey , PAN No.- Date Of Birth-01-Jan-1971,Permission Case No.- , Aadhaar No. *****4122, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Flat No. 2A/B, Ramkrishna Apartment, Shukla Colony, Hinoo, Doranda, PS-Doranda, Ranchi, Pin Code-834002
EXECUTANTS	-Mr. Nisith Keshari Construction Private Limited Through Its Director Nisith Kumar Keshari, ,Father/Husband Name Late Nawal Kishore Keshari , PAN No.- Date Of Birth-25-Sep-1971,Permission Case No.- , Aadhaar No. *****7331, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - HIG-21, Argora Housing Colony, PS-Argora, Ranchi, Pin Code-834002

Witness Information	Mr. Prashanto Kumar Das , Address - H.No.359, Prem Nagar, Hesag, Jagarnathpur, Hatiya, Ranchi-834003-, Father/Husband Name-Sudhir Chandra Das
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Identifier Details	Mr. Subodh Kumar Singh , Address - H.No.4664, Prakash Nagar, Birsa Chowk, Hinoo, PO-Hinoo, Ranchi-834002-, Father/Husband Name-Krishna Deo Singh
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	3,000
<b>Total</b>		<b>3,000</b>

Fee Rule:Development Agreement		
1	A1	23,40,258
2	LL	3
3	PR	1
<b>Total</b>		<b>23,40,262</b>

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

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



Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी





## Document Registration Summary 1

Date :-17-Oct-2023

- Government/Market Value: ₹93610300/-
- Transaction Amount: ₹0.00 /-
- Paid Stamp Duty: ₹50 /-

On Date 17-10-2023 Presented at SRO - Ranchi Urban3

Signature of Presenter

SRO - Ranchi Urban3

17/10/23

Receipt : 919671

Receipt Date : 17-10-2023

Presenter Name: - NISITH KUMAR KESHARI

PR ₹1  
SP ₹3000  
LL ₹2041  
A1 ₹2340258  
Stamp Duty ₹50

Total ₹2345350

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	SarswatiConsultancyAndConstructionThroughItsPartnerRudradeoKumar	• GRN Number : 2319776168 • DEPT Transaction Id : 0ede0a3ae0d95975b13b • Transaction Type :	50
PR	1	1	0	GRAS	SarswatiConsultancyAndConstructionThroughItsPartnerRudradeoKumar	• GRN Number : 2319776393 • DEPT Transaction Id : 4f425e3ce36175cc844 • Transaction Type :	1
SP	3000	3000	0	GRAS	SarswatiConsultancyAndConstructionThroughItsPartnerRudradeoKumar	• GRN Number : 2319776393 • DEPT Transaction Id : 4f425e3ce36175cc844 • Transaction Type :	3000
A1	2340258	2340258	0	GRAS	SarswatiConsultancyAndConstructionThroughItsPartnerRudradeoKumar	• GRN Number : 2319776393 • DEPT Transaction Id : 4f425e3ce36175cc844 • Transaction Type :	2340258
LL	3	2041	-2038	GRAS	SarswatiConsultancyAndConstructionThroughItsPartnerRudradeoKumar	• GRN Number : 2319776393 • DEPT Transaction Id : 4f425e3ce36175cc844 • Transaction Type :	2041
Sub Total	2343266	2345350	-2084				

Article : Development Agreement Number of Pages : 200

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

1. Introduction

2.1.1





**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 202300137419

Deed Type	Development Agreement
Number of Pages	200
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 3000, A1 :- Rs. 2340258, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4825270/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 36 Property Boundaries :- East: Plot No. 2734/Part, 2767, West: Plot No. 2664, South: Plot No. 2735, 2738, 2663 & 2734/PART, North: Plot No. 2666 & 2767 Khata Number - 140Plot Number - 2734Volume Number - 57Page Number - 60Holding Number - 0380009962000Z0 Area Of Land :- 5.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.88784968/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 36 Property Boundaries :- East: Plot No. 2734/Part, 2767, West: Plot No. 2664, South: Plot No. 2735, 2738, 2663 & 2734/PART, North: Plot No. 2666 & 2767 Khata Number - 140Plot Number - 2665Volume Number - 57Page Number - 61Holding Number - 0380009962000Z0 Area Of Land :- 92.00 Decimal

Sh./Smt.Nisith Keshari Construction Private Limited Through Its  
Director Nisith Kumar Keshari s/o/d/o/w/o Late Nawal Kishore Keshari  
has presented the document for registration in this office  
today dated :- 17-Oct-2023 Day :- Tuesday Time :- 17:11:34 PM



Nisith Keshari Construction  
Private Limited Through Its  
Director Nisith Kumar  
Keshari(Individual)

Party Name	Document Type	Document Number
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Nisith Keshari Construction Private Limited Through Its Director Nisith Kumar Keshari

PAN/UID

980570647331

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>Nisith Keshari Construction Private Limited Through Its Director Nisith Kumar Keshari</b> <b>Address1 -</b> HIG-21, Argora Housing Colony, PS-Argora, Ranchi, <b>Address2 -</b> Ranchi ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Nisith Kumar Keshari <b>Address:-</b> HIG-21, Argora Housing colony, , Argora, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:52			 Nisith Kumar 17/10/23



—

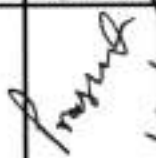
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>Sarswati Consultancy And Construction Through Its Partner Rudradeo Kumar</b> <b>Address1 -</b> Flat No. 2A/B, Ramkrishna Apartment, Shukla Colony, Hinoo, Doranda, PS-Doranda, Ranchi, <b>Address2 -</b> Ranchi ... Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	<b>Rudradeo Kumar</b> <b>Address:-</b> Flat No- 2 AB, Ramkrishna Apartment, , , Shukla Colony, Hinoo, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:52			 17/10/23

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>Subodh Kumar Singh</b> <b>S/o-D/o Krishna Deo Singh</b> <b>Address1 -</b> H.No.4664, Prakash Nagar, Birsa Chowk, Hinoo, PO-Hinoo, Ranchi-834002, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			 17/10/23

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Prashanto Kumar Das</b> <b>Address1 -</b> H.No.359, Prem Nagar, Hesag, Jagamathpur, Hatiya, Ranchi-834003, <b>Address2 -</b> , , , Jharkhand			 17/10/23



Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **Nisith Keshari Construction Private Limited Through Its Director Nisith Kumar Keshari**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Subodh Kumar Singh**) Son/Daughter/Wife of (**Krishna Deo Singh**) resident of (**H.No.4664, Prakash Nagar, Birsa Chowk, Hinoo, PO-Hinoo, Ranchi-834002**) and by occupation (**Business**).



Signature of Registering Officer



Date:- 17-Oct-2023

Seal and Signature of Registering Officer





Token No.: 202300137419

## CERTIFICATE

**Office of the SRO - Ranchi Urban3**

This **Development Agreement** was presented before the registering officer on date **17-Oct-2023** by **Nisith Keshari Construction Private Limited Through Its Director Nisith Kumar Keshari, S/O, D/O, W/O Late Nawal Kishore Keshari** resident of HIG-21, Argora Housing Colony, PS-Argora, Ranchi, Ranchi.  
This deed was registered as Document No:- **2023/RANU3/3014/BK1/2808** in Book No :- **BK1**, Volume No :-  
344 from Page No :- 183 to 382 at, office of **SRO - Ranchi Urban3**

Date:- **17-Oct-2023**

  
Registering Officer



Sale Deed of Chita Mahata  
also included with this Development  
Agreement.