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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c252b4f18bf9abbce5c1

Receipt Date : 05-Apr-2024 12:53:08 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202400043656

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : SHREE TRIVENI DEVELOPERS PRIVATE
LIMITED Through Its Authorized
Signatory SINTU KUMAR (Vendee)

GRN Number : 2401508742



:- For Office Use :-

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

Vaibhav Mani Tripathi
DSR, Ranchi

निबंधन पदाधिकारी
05/04/2024

Raj Kumar Mishra
05/04/2024

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

Date of measurement
 सम्पत्ति का मूल्य -
 मुद्रांक - 50/-
 T.D.S. -
As per



Prabhakar Nayal Singh
 Civil Court, Ranchi
 Enrol. No. - 19762

मार्ग दर्शिका पंजी से मिलान किया
 जमीन का दर/डी० 69.7282 x 7.90000
 कच्चा कमान का दर/वर्ग फीट
 पक्का कमान का दर/वर्ग फीट
 प्लैट का दर/वर्ग फीट
As per

प्राप्त पशुपालन व भूमि घोटेला
 एवं खाशमहल लीज की सूची
 में वर्णित प्लॉट एवं नाम दर्ज
 नहीं है।
As per

अभिनन्दन बन भूमि
 में दर्ज नहीं है।
 05/04/24

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 05 Day
 of April, 2024 (Two Thousand and Twenty Four) at Ranchi.

BETWEEN

TURNIP BUSINESS VENTURES PRIVATE LIMITED, (previously known as Abhinandan Advisory Services Private Limited) a company registered under Company Act (CIN : U51109WB2007PTC118535), (PAN-AAGCA6294B), having its registered office Block – BA, 139, Regent Estate, 176/14/139, Raipur Road, Kolkata – 700092 through its authorized signatory **Raj Kumar Mishra** son of Late Nathmal Mishra, Grandson of Late Govardhan Mishra, by Category- General (Not covered under CNT Act 1908), by occupation-Business, by faith Hindu, resident of 2K/102 Bariyatu Housing Colony, Bariyatu P.S- Bariyatu, District- Ranchi, State-Jharkhand Indian Citizen hereinafter called and referred as **LAND OWNER** (which expression shall unless excluded their administrators, successors-in-interest and assigns) of the FIRST PART.

UID NO.- XXXX XXXX 0385, MOBILE No. -9199282828

Raj Kumar Mishra
 05/04/2024



गैर मजबूत प्रतिबंधित सूचि से
 खाता 10, 54 प्लॉट 304, 305
 का मिलान किया दर्ज नहीं पाया
As per



Prabhu Dayal Singh
 P.D. Mishra
 Civil Court, Ranchi
 Enrol.No.- 197/92

Raj Kumar Mishra
 09/09/2024



दिनांक 09/09/24 समय 10/10/24
 एडिस्ट्रेसन अधिनियम 1908 धारा 52 के निबन्ध 35
 श्री. Raj Kumar Mishra
 पिता श्री/स्व. N. Mishra
 निवास स्थान B.P. Sonechda, पेशा B.P. Sonechda जो लेख्यकारी के दावेदार या
 अवर निबंधन द्वारा प्रमाणित
 मुख्तारनामा सं. वर्ष के अधीन
 लेख्यकारिणों या दावेदारों में से एक श्री.
 के अभिकर्ता ने दि. के पुर्याहन/अपराहन
 में अवर निबंधन कार्यालय में
 निबंधन के लिए पेश किया

निबंधन पदाधिकारी का हस्ताक्षर
 09/09/2024

Vaibhav Mani Tripathi
 DSR, Ranchi

दि ईसू कलिकातीर कलकाम प्रां
 केंद्र

AND

SHREE TRIVENI DEVELOPERS PRIVATE LIMITED, a company registered under Company Act (CIN: U45200WB2010PTC184102), (PAN-AAPCS0869K), having its registered office at 139, Regent Estate, Jadavpur, Kolkata – 700 032, West Bengal, Correspondence Address – Triveni House, Club Road, Ranchi – 834001, Jharkhand through its Authorized Signatory **SINTU KUMAR** son of Late Damodar Prasad Sharma, Grandson of Late Hulasdeo Singh, by Faith - Hindu, by Caste-General (Not covered under CNT Act 1908), by Occupation - Pvt. Job, Resident of Divine House, Club Road, Ranchi, Jharkhand (hereinafter called the **BUILDER/ DEVELOPER/ PROMOTOR**) which expression shall include and mean his representatives, his heirs, agents etc. of the **SECOND PART**).
UID -XXXX XXXX 2347, MOB - 8797000197

WHEREAS First Parties/**Landowner** is absolute owner and is in peaceful possession over land measuring area 3 Katha 12 Chhatak 32 Sq.ft or 6.25 Decimal being portion of Plot No. 304, Sub Plot No. 304/A-1 Under Khata No 10 **AND** land measuring 1 Katha or 1.65 Decimal being portion of Plot No. 305, Sub Plot No. 305/1-A under Khata No 54 **Total Area 7.90 Decimal** both Property Situated at Mauza Dumardaga, Thana - Sadar, at Present Thana- Khelgaw, Thana No. 181, District - Ranchi morefully and particularly described in the schedule below.

AND WHEREAS the portion of land measuring 3 Katha 12 Chhatak 32 Sq.ft or 6.25 Decimal being portion of Plot No. 304, Sub Plot No. 304/A-1 Under Khata No 10 situated at Village - Situated at Mauza Dumardaga, Thana - Sadar, at Present Thana- Khelgaw, Thana No. 181, District - Ranchi in Revisional Survey Record of Right in the name of Koka Lohar.

AND WHEREAS after death Khatiyani Raiyat as his legal heir and Successor Bhart Lohar son of Manrkhan Lohar and Sukhdeo Lohar son of Santosh Lohar sold and transfer the said Property to Sadhunath Ohdar & Ratan Lal Ohdar Both son of Dhaneshwar Nath Ohdar by virtue of Registered sale deed being Deed No 5426 dated 01-04-1972 which is Registered in the office of District sub Registrar Ranchi.

AND WHEREAS after Purchased said Property Sadhunath Ohdar & Ratan Lal Ohdar Both son of Dhaneshwar Nath Ohdar sold and transfer the said Property to Baijanti Devi wife of Sri Niranjan Singh by virtue of Registered sale deed being Deed No 12301 dated 14-11-2002 which is Registered in the office of District sub Registrar Ranchi.

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AND WHEREAS after Purchased said Property Baijanti Devi wife of Sri Niranjan Singh through her constituted attorney sri Jitendra Kumar Singh son of Late G. N. Choudhary vided Power No IV-503 entered in book no IV, Volume No 13 Page 73 to 86 dated 06-04-2010 Registered in the office of District sub registrar Ranchi and she has been sold and transfer the said Property to Sri Rajesh Pandey son of Sri Ramdeo Pandey by virtue of Registered sale deed being Deed No 13072/11257 dated 13.05.2005 which is Registered in the office of District sub Registrar Ranchi.

AND WHEREAS after Purchased said Property Sri Rajesh Pandey son of Sri Ramdeo Pandey sold and transfer the said land measuring area 3 Katha 12 Chhatak 32 Sq.ft or 6.25 Decimal being portion of Plot No. 304, Sub Plot No. 304/A-1 Under Khata No 10 Situated at Mauza Dumardaga, Thana - Sadar, at Present Thana- Khelgaw, Thana No. 181, District - Ranchi to **TURNIP BUSINESS VENTURES PRIVATE LIMITED**, (previously known as Abhinandan Advisory Services Private Limited) a company registered under Company Act (CIN : U51109WB2007PTC118535), (PAN-AAGCA6294B), having its registered office Block – BA, 139, Regent Estate, 176/14/139, Raipur Road, Kolkata – 700092 Through Detractor **Raj Kumar Mishra** son of Late Nathanmal Mishra, (**Land Owner**) by virtue of a registered Deed of Sale being Deed No. 2019/RAN/4133/BK1/3652 dated 31-05-2019 entered in Book No. BK1, Volume No. 430, Pages from 301 to 348 of Office of the District Sub Registrar, Ranchi and after purchase of the said land they got their name mutated in Circle office Kanke District Ranchi in respect of said land vide Mutation Case No. 3021R27//2021-2022 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle office Kanke entered in Register II, Volume No. 16, Page No.42 and Paid rent receipt No. 0383542017 dated - 12.10.2023 is issued by Circle Office for the year 2023-24 in their name. and LAND OWNER/FIRST PARTY become the absolute owner and in possession over the said land.

AND WHEREAS the portion of land measuring land measuring 1 Katha or 1.65 Decimal being portion of Plot No. 305, Sub Plot No. 305/1-A under Khata No 54 Situated at Mauza Dumardaga, Thana - Sadar, at Present Thana- Khelgaw, Thana No. 181, District - Ranchi in Revisional Survey Record of Right in the name of Bharth Karmali & Aklu Karmali & Kadira Karmali son of Manrakan Karmali by caste Lohar.

AND WHEREAS after death Khatiyani Raiyat as his legal heir and Successor Sri Mangal Lohar & Jangal Lohar & Sunil Lohar all sons of

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Late Siril Lohar through their constituted attorney Babu Ram Mahto & Amanat Ansari vided Power No IV-804 entered in book no IV, Volume No 11 Page 299 to 306 dated 08-06-2002 Registered in the office of District sub registrar Ranchi and he has been sold and transfer the said Property to Niranjn Singh son of Sri Ram Prasad Singh by virtue of Registered sale deed being Deed No 6524 dated 13.05.2003 which entered in Book No. 1, Volume No. 161, Pages from 369 to 386 registered in the Office of the District Sub Registrar, Ranchi

AND WHEREAS Niranjn Singh son of Sri Ram Prasad Singh after Purchased said property through their constituted attorney Sri Arun Kumar Singh son of Nand Kishor Singh vided Power No 937 entered in book no IV, Volume No 25 Page 117 to 128 dated 30-04-2008 Registered in the office of District sub registrar Ranchi and he has been sold and transfer the said land measuring 1 Katha or 1.65 Decimal being portion of Plot No. 305, Sub Plot No. 305/1-A under Khata No 54 Situated at Mauza Dumardaga, Thana - Sadar, at Present Thana-Khelgaw, Thana No. 181, District - Ranchi to Sri Rajesh Pandey son of Sri Ramdeo Pandey by virtue of Registered sale deed being Deed No 13382/11709 dated 30.04.2008 which entered in Book No. 1, Volume No. 433, Pages from 325 to 350 registered in Office of the District Sub Registrar, Ranchi.

AND WHEREAS after Purchased said Property Sri Rajesh Pandey son of Sri Ramdeo Pandey sold and transfer the said land measuring 1 Katha or 1.65 Decimal being portion of Plot No. 305, Sub Plot No. 305/1-A under Khata No 54 Situated at Mauza Dumardaga, Thana - Sadar, at Present Thana- Khelgaw, Thana No. 181, District - Ranchi to **TURNIP BUSINESS VENTURES PRIVATE LIMITED**, (previously known as Abhinandan Advisory Services Private Limited) a company registered under Company Act (CIN : U51109WB2007PTC118535), (PAN-AAGCA6294B), having its registered office Block - BA, 139, Regent Estate, 176/14/139, Raipur Road, Kolkata - 700092 **Raj Kumar Mishra** son of Late Nathanmal Mishra, (**Land Owner**) by virtue of a registered Deed of Sale being Deed No. 2019/RAN/4132/BK1/3651 dated 31-05-2019 entered in Book No. BK1, Volume No. 253, Pages from 253 to 300 of Office of the District Sub Registrar, Ranchi and after purchase of the said land they got their name mutated in Circle office Kanke District Ranchi in respect of said land vide Mutation Case No. 2971R27//2021-2022 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle office Kanke entered in Register II, Volume No: 16, Page No.40 and Paid rent receipt No. 0103802392 dated - 12.10.2023 is issued by Circle Office for the year 2023-24 in their name. and **LAND OWNER/FIRST PARTY**

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become the absolute owner and in possession over the said land.

AND WHEREAS the **landowner** their purchased land and they desire to develop their land area aforesaid mentioned in the Schedule- 'A' property by constructing a residential multistoried building namely "**GODAVARI**" over it on the conversion basis with the help of the developer of this development agreement through which the owners shall get as per **schedule-B** of super built area of the building to be constructed over the schedule- 'A' property and Developer shall get as per **schedule-C** of super built area of the building to be constructed over the schedule- 'A' property.

AND WHEREAS as per approved plan a multistoried building comprising several independent flats on different floors where constructed by DEVELOPER on over the landed property described in Schedule -"A" below. The said Multistoried Residential Building is named as "**GODAVARI**".

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER HERETO AS FOLLOWS:-

ARTICLE-I DEFINITIONS:

1.1 LAND OWNER shall mean **SHREE TRIVENI DEVELOPERS PRIVATE LIMITED**, a company registered under Company Act (CIN: U45200WB2010PTC184102), (PAN-AAPCS0869K), having its registered office at 139, Regent Estate, Jadavpur, Kolkata - 700 032, West Bengal, Correspondence Address - Triveni House, Club Road, Ranchi - 834001, Jharkhand through its Directors Suman Singh Son of Sri Himmatlal Daftary, by Occupation - Business, by Caste - General (Not Covered under CNT-ACT-1908), Resident of Flat No. 304, Trivenipuram, Booty Road, Dumardagga, Ranchi - 835217 District- Ranchi Jharkhand Indian Citizen the Land Owner of the LAND PROPERTY mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.

1.2 DEVELOPER shall mean **SHREE TRIVENI DEVELOPERS PRIVATE LIMITED**, a company registered under Company Act (CIN: U45200WB2010PTC184102), (PAN-AAPCS0869K), having its registered office at 139, Regent Estate, Jadavpur, Kolkata - 700 032, West Bengal, Correspondence Address - Triveni House, Club Road, Ranchi - 834001, Jharkhand

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through its Directors Suman Singh Son of Late Krishna Nand Singh, by Occupation – Business, by Caste - General (Not Covered under CNT-ACT-1908), Resident of Flat No. 304, Trivenipuram, Booty Road, Dumardagga, Ranchi - 835217, Indian Citizen and their executors, administrators, representatives, heirs, successors in interest.

1.1 LAND PROPERTY shall mean all that piece and parcel of land together with the house standing there on more particularly described in the SCHEDULE -A.

1.2 BUILDING shall mean the Multi Storied residential building "GODAVARI" to be constructed on the LAND PROPERTY in accordance with the plan sanctioned by RMC/RRDA, Ranchi.

1.3 FLATS shall mean the super built up area, carpet area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony, verandah, common area more particularly described in part one of SCHEDULE-B and SCHEDULE-C.

1.4 PARKING SPACE shall mean the place or area reserved for parking of the motor cars & two wheeler parking.

1.5 COMMON FACILITIES - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, overhead tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the SCHEDULE-D.

1.6 COMMON EXPENSES -shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of property taxes if any, and other taxes and levies related to or connected with the said building and LAND PROPERTY" more particularly described in SCHEDULE-D.

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1.7 SALEABLE SPACE - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof. However, the consent of the flat owners may be desirable.

1.8 LAND OWNER' ALLOCATION - Shall mean **25% (Twenty Five Percent) more or less** residential flats, parking space and undivided share of land as F.A.R achieved (morefully described in Schedule-B).

1.9 DEVELOPER'S ALLOCATION - Shall mean 75% (**Seventy Five Percent) more or less** residential flats, parking space and undivided share of land as F.A.R achieved (morefully described in Schedule-C).

1.10 SUPER BUILT UP AREA shall mean and include the carpet area of flats, wall area, verandah/balcony/cupboard area, the proportionate area of the staircase, guardroom and generator room and similar other common spaces/ utilities etc.

ARTICLE II - COMMENCEMENT

This agreement shall be deemed to have commenced from the date of execution of this development agreement.

ARTICLE III-THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the **LAND OWNER** provides as follows:

- 1) The DEVELOPER will invite and select purchaser(s) agreeing on an OWNERSHIP basis flat/s in the building on the property, more specified in the SCHEDULE-A. The DEVELOPER will construct flats along with other common parts, common amenities and common facilities pertaining to the same.
- 2) The DEVELOPER shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the DEVELOPER would have entered into a formal agreement to transfer its (DEVELOPER'S) share of property as per

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DEVELOPER'S Allocation hereinabove.

- 3) After the delivery of the possession of the respective flat/s and parking spaces in the aforesaid building to the OWNERS, the purchaser shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER agreement or otherwise.
- 4) **Landowner** have to pay maintenance charges to society of his own share.

ARTICLE-IV-DEVELOPER'S RIGHTS

- 1) The **LAND OWNER** hereby grants, subject to what has been herein after provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said apartments and the same by entering into agreements or sale and/or transfer and/or construct in accordance with the plan.
- 2) That after the completion of construction of the building the respective share of OWNERS i.e. DEVELOPER/promoter and the **land owner** shall be absolute owners of their respective shares and they will also be entitled to sell/transfer their shares separately.

ARTICLE V- APARTMENT CONSIDERATION

1. On the **LAND OWNER** representation about his title to and "possession over the LAND PROPERTY and relying upon the **LAND OWNER** personal guarantee that he has made full and correct disclosures including the fact of acquisitions as aforesaid, and that he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the **LAND OWNER** having agreed to permit the DEVELOPER to construct, erect and complete the building on the premises as a whole within a period of **03 (Three)** years with a grace period of **06 months** from the date of sanction of map and extended by such period lost by any force MAJEURE and owners also agreed for the same. However the period stipulated herein above may be extended mutually in case of force majeure for such period as the parties may deem fit and as above defined. However, for any undue delay due to negligence of the developer, the

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developer will be responsible for compensating the loss , if any, suffered by the owners.

2. The DEVELOPER shall pay all costs of supervision of the development and construction of the OWNERS' allocation in the building at the said premises as consideration.
3. The DEVELOPER shall allocate the **LAND OWNER'** allocation of the constructed area in the building to be constructed at the said premises (herein called the **LAND OWNER'** allocation).

ARTICLE VI- LANDLORD/ OWNERS' ALLOCATION

It shall be the constructed area in the form of such residential flats along with parking space (more particularly described in the SCHEDULE below) in the aforesaid building complex, as per specifications mentioned in the SCHEDULE- D and agreed upon by the **LAND OWNER** and DEVELOPER, being exclusively allocable to the OWNERS and/or his nominee or nominees.

- 1) For the OWNERS and in consideration of their land, the DEVELOPER shall at his own costs or purchaser cost construct, create and complete in all respects and parking space.
- 2) It is agreed between the parties that the **LAND OWNER** shall have no interest in the land or the building, except the fully constructed flats and common space, utilities, along with the undivided proportionate share of land more particularly described in the **LAND OWNER'** allocation. It is clearly understood that the purchaser of the flats allotted to the DEVELOPER shall pay all the costs to the DEVELOPER of his proportionate share of land.
- 3) It is agreed that during construction the **LAND OWNER** and/or his authorised persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction and/or verification thereof in respect of the **LAND OWNER'** allocation.

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ARTICLE VII- BUILDERS'S /DEVELOPER'S ALLOCATION

1. In consideration of the above the DEVELOPER shall be

entitled of the residential building to be constructed on the landed property together with the undivided proportionate share on the said land and Parking space and facilities and other service area in the said building, after providing OWNERS' allocation as provided in Schedule below herein above and the DEVELOPER shall be entitled to enter into an agreement for sale and transfer for the DEVELOPER'S ALLOCATION and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNER and this agreement by itself shall be treated as consent by the LAND OWNER.

2. The DEVELOPER shall be at liberty to obtain loans or, advances from Bank or other financial institutions or prospective buyers In respect of his allocation in connection with the work of construction of the new buildings but the OWNERS shall have no liability whatsoever for default or non payment of any such loan or advance by the DEVELOPER. Provided that no portion of land described in the SCHEDULE - A herein or the constructions thereon shall be kept by way of security, by the DEVELOPER. However a prospective buyer may keep his undivided proportionate share along with the booked flat as security to obtain loan from Banks and or similar financial institutions at their own risk cost and responsibility and the LAND OWNER AND DEVELOPER will have no responsibility whatsoever in this regard.

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ARTICLE VIII- FORCE MAJEURE

- 1) The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
- 2) Force Majeure shall mean flood, earthquake, riot, war, storm, pestilence, civil commotion, strike, lockout, and /or such other act or omission beyond the control of the

DEVELOPER.

ARTICLE IX- MISCELLANEOUS ARTICLE

1. The **LAND OWNER** and the **DEVELOPER** have entered into this agreement purely on contractual basis.
2. As and from the date of full completion of the buildings and handing over **DEVELOPER** and/or his transferee and the **LAND OWNER** and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes.
3. There is no existing agreement regarding the development or sale of the said land and premises and that all other arrangement, if any, prior to this agreement, stand cancelled and are being superseded by this agreement.
4. The **LAND OWNER** assures and guarantees that the landed property is free from any encumbrance attachment, charge, claim for demand whatsoever by or from any one whatsoever. The **LAND OWNER** will bear the responsibility if in future any legal complication arises regarding the right title of schedule 'A' land.
5. The name of the residential building shall be "**GODAVARI**".
6. That **LAND OWNER** or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities as the **DEVELOPER** or his nominees.
7. That the **LAND OWNER** will hand over the following original documents to the **DEVELOPER** pertaining to Schedule -A land for verification and immediate return :-
 - (I) All ORIGINAL SALE DEED.
 - (ii) MUTATION AND REVENUE RECEIPT.
 - (iii) LATEST Regional Development TAX RECEIPT.
 - (iv) Khatiyani
8. That after execution of this agreement the **DEVELOPER**

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will start necessary processing, planning advance booking for the sale of proportionate share of schedule -A land and flats and car-parking space of the Multi-storied apartments to be constructed on Schedule-A land out of Developer share (as per schedule - C).

9. 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**.
10. 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/lease/Mortgage/Gift** 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/ PROMOTOR 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.

ARTICLE X- LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the **LAND OWNER** to defend all actions and proceedings in respect of the title and/or possession of the **LAND PROPERTY**.
2. The **LAND OWNER** are herewith handing over all the relevant copies documents regarding the title of possession, receipts and other legal papers concerning the **LAND PROPERTY** referred above. The **LAND OWNER** further assures and confirms the **DEVELOPER** that any other document required in connection with the said **LAND PROPERTY** shall be handed over for inspection within a reasonable time at his expense.
3. Courts of Ranchi will alone have the jurisdiction in all-legal

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matters, arising out of or concerning this Development Agreement.

4. That the DEVELOPER and/or its transferees and the **Landowner** and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes (GST, Capital Gain Tax, any leviable tax(s), Society Maintenance Tax(s), etc.) and other impositions payable in respect of their share.

SCHEDULE-A above referred to: "Landed Property"

ALL THAT PIECE AND PARCEL of land measuring area 3 Katha 12 Chhatak 32 Sq.ft or 6.25 Decimal being portion of Plot No. 304, Sub Plot No. 304/A-1 Under Khata No 10 AND land measuring 1 Katha or 1.65 Decimal being portion of Plot No. 305, Sub Plot No. 305/1-A under Khata No 54 **Total Area 7.90 Decimal** both Property Situated at Mauza Dumardaga, Thana - Sadar, at Present Thana- Khelgaw, Thana No. 181, District - Ranchi which is bounded and butted as follows :-

Boundary of Land measuring an area area 3 Katha 12 Chhatak 32 Sq.ft or 6.25 Decimal

North :- proposed Road & R.S Plot No 303

South :- Trivenipurram

East :- Proposed Road & Plot No 304/B-1

West :- R.S Plot No 305 & Trivenipurram

Boundary of Land measuring an area area 1 Katha or 1.65 Decimal

North :- proposed Road

South :- R.S Plot No 306

East :- R.S Plot No 304

West :- Smt. Kamla Devi

Raj Kumar Mishra

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

Value of land measuring 7.90

Decimal (Commercial Rate)

- Rs. 55,11,000/-

SCHEDULE - "B" (Land owner' 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 **25% (Twenty Five Percent)** more or less out of the total super built up area alongwith undivided proportionate share in land to the **land owner** and car parking shall be as per the ratio of owners and all common area facilities and amenities of the said proposed building.

SCHEDULE - "C" (DEVELOPER's Share)

The DEVELOPER shall be in the remaining portion of super built up area alongwith undivided proportionate share in land of the proposed multi-storied residential building after allotment of the OWNERS' share as mentioned in schedule B above and car parking shall be same ratio and all common area facilities and amenities of the said proposed building.

The SCHEDULE 'D' above referred to: 'Specification'

The Specification of the Building will be as follows:

1.	Foundation	:	R.C.C. Column both in foundation and plinth with cement and steel with ISI mark.
2.	Structure	:	R.C.C. Column/Beams/Slabs as per structural design.
3.	Walls	:	Red Chimney bricks / flyash bricks/AAC Blocks with cement Plaster (1:6) & 1:4 for 250/125 mm thick "walls i.e. external walls will be of 10 inches and internal partitioned wall will be 5 inches as per architect design.
4.	Wall Finish	:	AU external walls shall be wall putty painted with 2 coats of waterproof cement based paint over a coat of primer. All internal walls, ceiling shall P.O.P with Primer coted only.
5.	Floors	:	Fully Vitrified tiles.

Raj Kumar Mishra.

6.	Doors	:	Flush door.
7.	Windows	:	Two track aluminum window and integrated M.S. grills duly painted.
8.	Water Arrangement	:	Connection with deep bore well with overhead Tank and connected by electric pump and ISI mark PVC Pipe.
9.	Toilets	:	Flooring in anti skid tiles and dado in ceramic tile up to height of 7' 0".
10.	Sanitary Fittings	:	All CP. fittings of Standard Company
11.	Kitchen	:	Marble platform with ceramic tiles dado up to 24" height of kitchen platform. Stainless sink in kitchen.
12.	Electrical	:	Wire (R.R. Kabel, Polycab) Switches of Standard Company Leaving space for provision of additional points.
13.	Generator & Lift	:	Generator and Lift of standard quality ISI mark

CERTIFICATE

It is certified that the land mentioned in the schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., or E.C.L. It is further certified that the said land is not a Schedule Tribes land or Forest Land and free from Ceiling and do not fall under the land of Math, Mandir, Masjid, Girja, Gurudwara, Hargari, Sarna or Pahnai.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

Ref Number Mithra

That **Landowner** and the Developer are executing this Development Agreement with free consent of all the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

IN WITNESSES WHEREOF THE **Landowner**/First Party AND THE Developer/Second Party/Promotor put their respective signature on the day, month and year first above written after understanding the contents of the above.

Witnesses :-

1. ~~Rameshwar~~ Kumar
S/o Hiralal
AOD. morabadi Ranchi

2. ~~Vijay~~ Mohan
S/O U. Mahul Mohan
W/O morabadi Ranchi

SIGNED AND DELIVERED
BY THE **LANDOWNER** / FIRST PARTY

Raj Kumar Mishra.

SECOND PARTY/DEVELOPER/PROMOTOR



Prabhu Dayal Singh
Advocate
Civil Court, Ranchi
Enrol.No. - 197/92

[Handwritten signature]

Raj Kumar Mishra

Little	Ring	Middle	Fore	Thumb

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

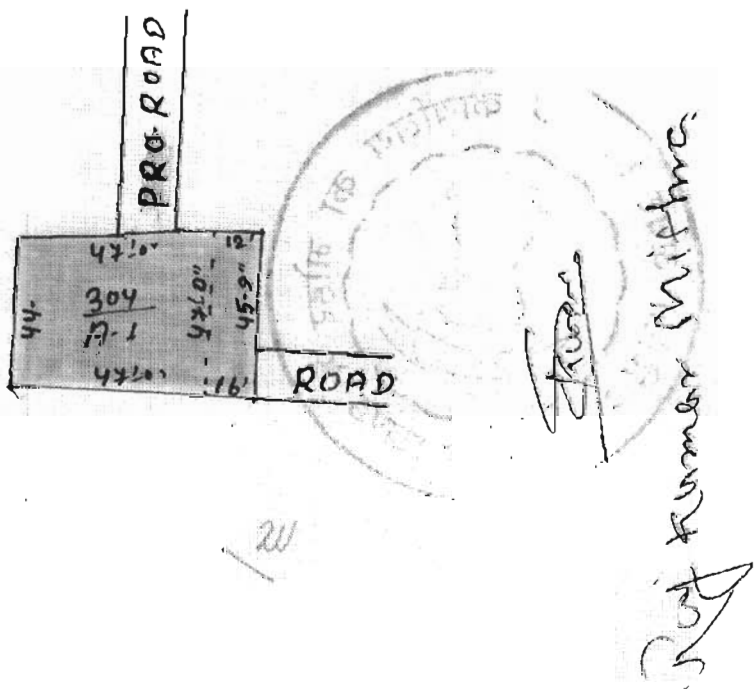
Drafted by :-

P.D. Singh
Prabhu Dayal Singh
Advocate
Civil Court, Ranchi
Enrol.No. - 197/92

N
S

VILLAGE- DUMARDAGA
THANA BADAR
THANA No- 181
DIST- RANCHI
R. S. PLOT No- 304
SUB PLOT No- 304/A-1
AREA SHOWN IN RED WASH

AREA
A-DEC
0-6-25
OR
K-CH 5FT
03-12-32



COPY BY
SKP

N
5

VILLAGE- DUMARDAGA

THANA- BADAR

THANA No- 181

DIST- RANCHI

R.S. PLOT No- 305

SUB PLOT No- 305/1A

AREA SHOWN IN RED WASH

AREA

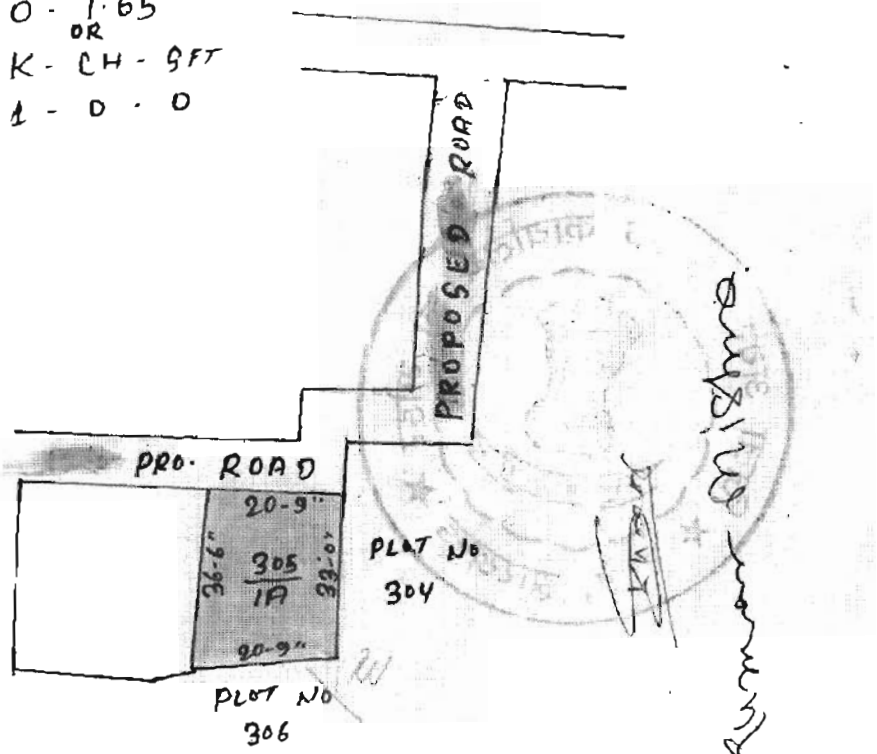
A - DEC

O - 1.65

OR

K - CH - 9FT

L - 0.0



copy by
SAI

KHATTIARI Form (Lower half)

Gr. Village: **Ch. retnanpur**
 No. of Villages: **1**
 No. of Khattis: **18**
 Name of landholder: **...**
 No. of Khattis: **...**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
...
<p>मुल खतिमान से मिलान किया</p> <p>05/04/24</p>																



...

...

...

...

...

See also VI MR Form No.
Ch. Chengapur Settlement

KHATAI

Form (Lower Hill)

18



of Village
District of Village
No. of Vill

Thana

Thana Number

Name of landholder
of this village

Number of Kanals
of this

Record of this family record
No. 5 of 1911 and section 27 of
the Act of 1900 and by act 2000 of

Page

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

Handwritten notes in the first few columns of the table, including '11/11/22' and other illegible text.

Handwritten note: '1/11/22'

Handwritten notes in column 10: '1/11/22', '1/11/22', '1/11/22'

Handwritten note: '3'

Handwritten note: '29'

Handwritten note: '89'

Handwritten note: '1'

RECEIVED
11/11/22

RECEIVED
11/11/22

RECEIVED
11/11/22

Large block of handwritten text and signatures, including '11/11/22' and '11/11/22'.

RECEIVED
11/11/22



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता								
भूनेसर नाथ ओहदार		कोका लोहार, वल्द - फगुवा लोहार, , जाति- लोहार, निवासी- साकिन बुटी								
जिला का नाम	राँची	अंचल का नाम	काँके	हल्का का नाम	हल्का-09	मौजा का नाम	डूमरदग्गा	खाता का प्रकार	रैयती	
खेवट नम्बर	2	खाता नम्बर	10	थाना का नाम	राँची	थाना नम्बर	181			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)

अधिकार अभिलेख

10	291	दोन नीज बालु लोहार	परती कदीम 1	0 (एकड़) 4 (डिसमील) ()			0	0	0	कायमी
	292	दोन जगु महतो बालु लोहार	दोन दो 3	1 (एकड़) 3 (डिसमील) ()			0	0	0	
	304	बीगना महतो बोधनाथ ओहदार	दोन दो 3	0 (एकड़) 31 (डिसमील) ()			0	0	0	
	791	दोन मसरु लोहार सनतोख लोहार	दोन एक 3	0 (एकड़) 49 (डिसमील) ()			0	0	0	
	000	बिगलाहा मुन्डा दोन मसरु लोहार	दोन दो 1	0 (एकड़) 23 (डिसमील) ()			0	0	0	
	885	दोन बाबुलाल महतो दोन बाबुलाल महतो	दोन दो 2	0 (एकड़) 13 (डिसमील) ()			0	0	0	
खाता मे कुल प्लोट संख्या		6	खाता का कुल मिजान	2 (एकड़) 23 (डिसमील) ()	खाता का कुल		0 0 0			

यह एक कंप्यूटर जनित प्रति है

4/5/2024
12:42:41
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
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
भूनेसर नाथ ओहदार	अकलु करमाली, पेशरान - रखन करमाली, वहिस्सा बराबर, जाति-लोहार, निवासी- साकीन बुटी व कहीरा करमाली, पेशरान - रखन करमाली, वहिस्सा बराबर, जाति- लोहार, निवासी- साकीन बुटी व भरथ करमाली, पेशरान - रखन करमाली, वहिस्सा बराबर, जाति- लोहार, निवासी- साकीन बुटी

जिला का नाम	राँची	अंचल का नाम	काँके	हलका का नाम	हल्का-09	मौजा का नाम	डूमरदग्गा	खाता का प्रकार	रैयती
खेवट नम्बर	2	खाता नम्बर	54	थाना का नाम	राँची	थाना नम्बर	181		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
	13	अघनु लछुमन	टाइ दो 2	0 (एकड़) 45 (डिसमील) ()			0	6	0	
	215	सुखर रवि महतो	दोन तीन 1	0 (एकड़) 25 (डिसमील) ()			0	6	0	
	216	सुखर रवि	टाइ दो 3	0 (एकड़) 78 (डिसमील) ()			0	6	0	
54	249	सरना अजात	टाइ तीन 1	0 (एकड़) 28 (डिसमील) ()			0	6	0	कायमी
	305	सेख भीखन बोधनाथ	दोन दो 1	0 (एकड़) 22 (डिसमील) ()			0	6	0	
	880	लोहराइन सनतोक	दोन दो 3	0 (एकड़) 23 (डिसमील) ()			0	6	0	

खाता मे कुल प्लोट संख्या	6	खाता का कुल मिजान	2 (एकड़) 22 (डिसमील) ()	खाता का कुल	0 6 0
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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 5, 2024

पंजी II प्रति

भाग वर्तमान	16	पृष्ठ संख्या	40										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	कोँके	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	इमरदगगा	होल्डिंग संख्या	54	तौजी संख्या		धाना नम्बर	181	खाला का प्रकार	—				
Ms. TURNIP BUSINESS VENTURES PRIVATE LIMITED THRO . पित्त-LATE LATHMAL MISHRA. जाति- ब्रह्मण													
खाला नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस			
54	305/A	0 ए 1.65 डि 0 हे		नामान्तरण मुकदमा संख्या 2971/2021 - 2022					5	0			
	कुल परिमाण	0 ए 1.65 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
2021-12-02 13:21:31	0982150289	2021-2022	2021-2022	0	5	0	1.25	0	2.5	0	2.5	0	1
11-16-2022	0635194490	2022-2023	2022-2023	0	5	0	1.25	0	2.5	0	2.5	0	1
10-12-2023	0103802392	2023-2024	2023-2024	0	5	0	1.25	0	2.5	0	2.5	0	1

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

List Of Case Status Details

अपना टैग

BACK

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

8



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 5, 2024

पंजी II प्रति

भाग वर्तमान	16	पृष्ठ संख्या	42											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	काँके	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	डूमदगगा	होलिडिंग संख्या	10	तौजी संख्या		थाना नम्बर	181	खाता का प्रकार	—					
TURNIP BUSINESS VENTURES PRIVATE LIMITED DIR RAJ K , पिता-LATE NATHMAL MISHRA, जति- ब्रह्मण														
खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस				
10	304/14	0 ए 6.25 डि 0 हे	नामान्तरण मुकदमा संख्या 302/1/2021 - 2022						10	0				
	कुल परिमाण	0 ए 6.25 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
2021-12-02 13:26:34	0309713387	2021-2022	2021-2022	0	10	0	2.5	0	5	0	5	0	2	
11-16-2022	0289057222	2022-2023	2022-2023	0	10	0	2.5	0	5	0	5	0	2	
10-12-2023	0383542017	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2	

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

List Of Case Status Details

अवकाश देते हैं

← BACK

यह एक कम्प्यूटर जनिमि प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
प्लॉट का अवकाश देखने के लिए प्लॉट नंबर विलोक करें।

4



कॉक डूमरदग्गा 181 TURNIP BUSINESS VENTURES PRIVATE LIMITED DIR RAJ K		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
10	304/14	0 एकड़ 6.25 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावली)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मीजान अदायकारी					24.50	

(१) मीजान कुल (तफजों में) : Twenty Four Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 12-10-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह पत्र केवल प्राथमिकी की जानकारी के लिए है।

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

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



कॉक्रे डूमरदग्गा 181 Ms. TURNIP BUSINESS VENTURES PRIVATE LIMITED THRO		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
54	305/A	0 एकड़ 1.65 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	5.00					5.00
गुजारी (भावली)	1.25					1.25
सेस	2.50					2.50
सूद	2.50					2.50
मुतफरकात	1.00					1.00
मीजान	12.25					12.25

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					5.00	
गुजारी (भावली)					1.25	
सेस					2.50	
सूद					2.50	
मुतफरकात					1.00	
मीजान अदायकारी					12.25	

(१) मीजान कुल (तफजों में) : Twelve Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 12.25

तारीख अमला तहसील कुनिन्दा : 12-10-2023

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



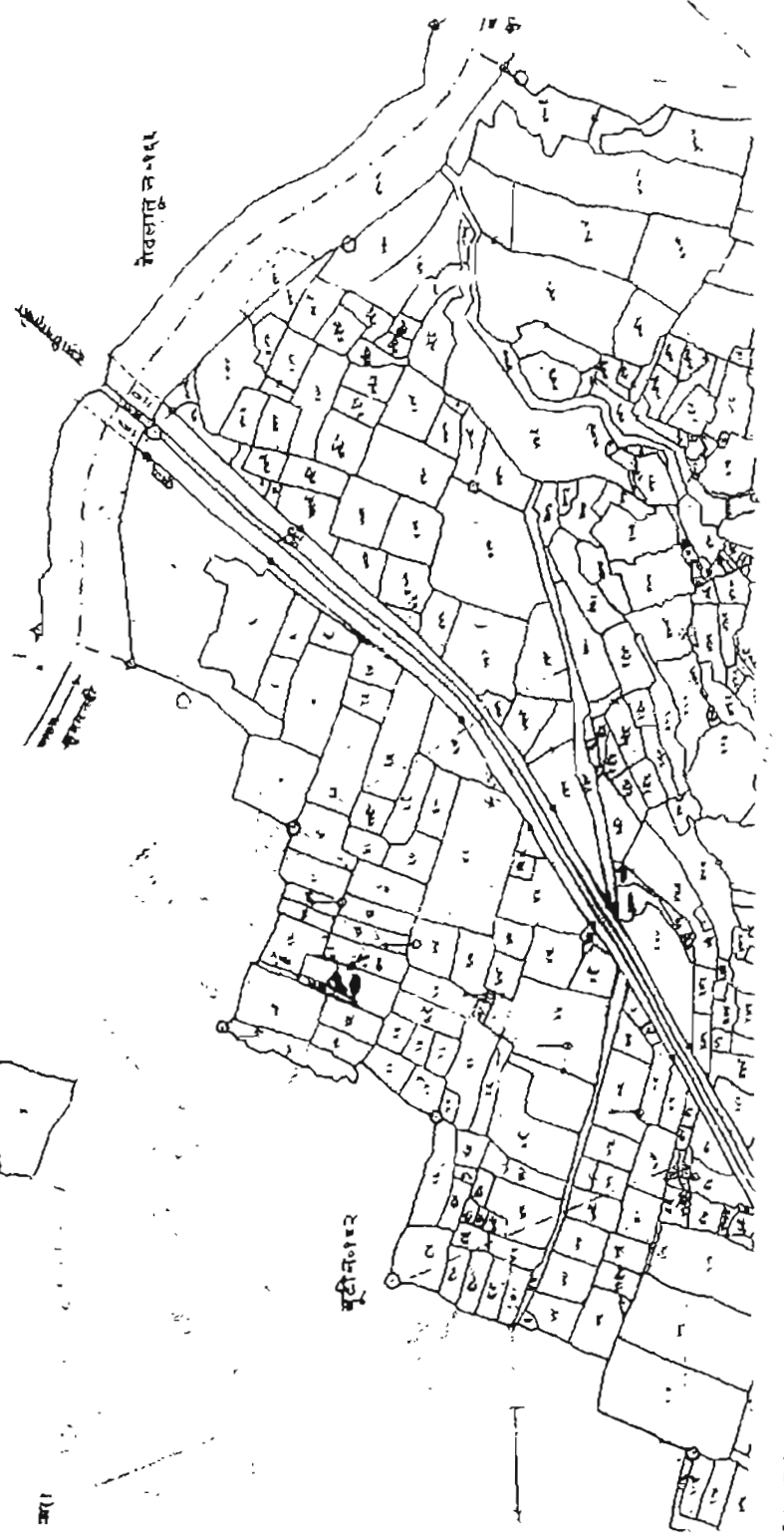
यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

10



मोवादा नगर



11



Map and published under the authority of

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2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

此係在菲律賓海峽殖民地

Scale 1/50,000 - 1/100,000



निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

05/04/24
Dooman Chandra
HDC, Ranchi
जाँच लिपिक का हस्ताक्षर
तिथि सहित



W
निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित
Vaibhav Mani Tripathi
DSR, Ranchi

Copy



Pre Registration Docket

Date :- 05-04-2024 12:22 pm

Office Name :- SRO - Ranchi

Token No:- 202400043656

Appoinment :- 05-Apr-2024 Time:- 15:3

| | |
|-----------------------|-----------------------|
| Article | Development Agreement |
| Pre Registration Date | 05-Apr-2024 |
| No. Of Pages | 42 |
| Stamp Duty | 4 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 1,41,042. |

Property Id: 1197536

| Valuation No. : 1628672 / 2024 | : - 2024-2025 | Date : 05-April-2024 10:24:AM | |
|--|---------------------|--------------------------------|--------------|
| State : Jharkhand | District : Ranchi | Tahsil : Kanke | |
| Land Type : Census | Corporation : | Village/City : Dumardaga-181 ✓ | |
| Dumardaga Halka No 9 Village Code 181 - Other Road | | | |
| Khata Number - 10 ✓ | | | |
| Plot Number - 304 ✓ | | | |
| Volume Number - 16 | | | |
| Page Number - 42 | | | |
| Property Rates | | | |
| Commercial Land (Y) | | | |
| ₹697582/- Decimal | | | |
| Valuation Rule : Commercial land | | | |
| Property Details | | | |
| 1 | Land area | 6.25 Decimal ✓ | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 6.25 x 697582=4359887.5 | ₹43,59,888/- |
| A | Total | | ₹43,59,888/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹43,59,900/- |
| Total Amount in Words : Forty Three Lakhs Fifty Nine Thousands Nine Hundred Rupees Only. | | | |

| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries
East: PROPOSED ROAD AND R S PLOT NO 303, West: R S PLOT NO 305 AND TRIVENIPURAM, South: TRIVENIPURAM, North: PROPOSED ROAD AND PLOT NO 303 |
| Area | Land area : 6.25 Decimal |
| Other Description of the Property | Pin Code - 835217 |
| Government/Market Value | 4359887.5 |
| Transaction Amount | 5511000 |

Property Id: **1197540**

| Valuation No. : 1628907 / 2024 | : - 2024-2025 | Date : 05-April-2024 14:20:PM | |
|--|--------------------------|--------------------------------------|--------------|
| State : Jharkhand | District : Ranchi | Tahsil : Kanke | |
| Land Type : Census | Corporation : | Village/City : Dumardaga-181 | |
| Dumardaga Halka No 9 Village Code 181 - Other Road | | - | |
| Khata Number - 54 | | | |
| Plot Number - 305 | | | |
| Volume Number - 16 | | | |
| Page Number - 40 | | | |
| Property Rates | | | |
| Commercial Land (Y) | | | |
| ₹697582/- Decimal | | | |
| Valuation Rule : Commercial land | | | |
| Property Details | | | |
| 1 | Land area | 1.65 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 1.65 x 697582=1151010.3 | ₹11,51,010/- |
| A | Total | | ₹11,51,010/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹11,51,100/- |
| Total Amount in Words : Eleven Lakhs Fifty One Thousands One Hundred Rupees Only. | | | |

| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries
East: R S PLOT NO 304, West: SMT. KAMLA DEVI, South: R S PLOT NO 306, North: PROPOSED ROAD |
| Area | Land area : 1.65 Decimal |
| Other Description of the Property | Pin Code - 835217 |
| Government/Market Value | 1151010.3 |
| Transaction Amount | - |

| | |
|------------|--|
| CLAIMANT | -Mr. SHREE TRIVENI DEVELOPERS PRIVATE LIMITED Through Its Authorized Signatory SINTU KUMAR, ,Father/Husband Name LATE DAMODAR PRASAD SHARMA , PAN No.- Date Of Birth-01-Jan-1983,Permission Case No.- , Aadhaar No. *****2347, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-Ranchi,Address - Divine House, Club Road,Chutia Ranchi, Pin Code-835217 |
| EXECUTANTS | -Mr. TURNIP BUSINESS VENTURES PRIVATE LIMITED Through Its Authorized Signatory Raj Kumar Mishra, ,Father/Husband Name LATE NATHMAL MISHRA , PAN No.- Date Of Birth-01-Jan-1955,Permission Case No.- , Aadhaar No. *****0385, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-ranchi,Address - 2K/102 Bariyatu Housing Colony, Bariyatu P.S Bariyatu Ranchi, Pin Code-834009 |

| | |
|---------------------|---|
| Witness Information | Mr. VIKRAM MAHTO , Address - MORABADI RANCHI-, Father/Husband Name-LATE MAHIPAL MAHTO |
|---------------------|---|

| | |
|--------------------|---|
| Identifier Details | Mr. VIKRAM MAHTO , Address - MORABADI RANCHI-, Father/Husband Name-LATE MAHIPAL MAHTO |
|--------------------|---|

| Fee Rule:Development Agreement | | |
|--------------------------------|------------|---|
| 1 | Stamp Duty | 4 |

| | | |
|--------------|----|--------------|
| 1 | SP | 1,260 |
| Total | | 1,260 |

| Fee Rule:Development Agreement | | |
|--------------------------------|----|-----------------|
| 1 | A1 | 1,37,775 |
| 2 | E | 2,000 |
| 3 | LL | 5 |
| 4 | PR | 2 |
| Total | | 1,39,782 |

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

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

P. D. Singh

Deed Writer / Advocate

[Signature]

Vendee / Claimant

Raj Kumar Mishra.

Vendor / Executant



Document Registration Summary 1

Date :-05-Apr-2024

- Government/Market Value: ₹5511000/-
- Transaction Amount ₹5511000 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 1002140

Receipt Date : 05-04-2024

Presenter Name: -

On Date 05-04-2024 Presented at SRO - Ranchi
Signature of Presenter

| | |
|------------|---------|
| E | ₹2000 |
| PR | ₹2 |
| SP | ₹1260 |
| LL | ₹5 |
| A1 | ₹137775 |
| Stamp Duty | ₹50 |

SRO - Ranchi

Raj Kumar Mishra

| | |
|--------------|----------------|
| Total | ₹141092 |
|--------------|----------------|

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|---|--|----------------|
| Stamp Duty | 4 | 50 | -46 | GRAS | ShreeTriveniDevelopersPrivateLimitedThroughItsAuthorizedSignatorySintuKumar | GRN Number :
2401508742
DEPT Transaction Id :
c252b4f118bf9abbce5c1
Transaction Type : | 50 |
| E | 2000 | 2000 | 0 | GRAS | ShreeTriveniDevelopersPrivateLimitedThroughItsAuthorizedSignatorySintuKumar | GRN Number :
2401510048
DEPT Transaction Id :
e828be59292321a84bf9
Transaction Type : | 2000 |
| PR | 2 | 2 | 0 | GRAS | ShreeTriveniDevelopersPrivateLimitedThroughItsAuthorizedSignatorySintuKumar | GRN Number :
2401510048
DEPT Transaction Id :
e828be59292321a84bf9
Transaction Type : | 2 |
| SP | 1260 | 1260 | 0 | GRAS | ShreeTriveniDevelopersPrivateLimitedThroughItsAuthorizedSignatorySintuKumar | GRN Number :
2401510048
DEPT Transaction Id :
e828be59292321a84bf9
Transaction Type : | 1260 |
| A1 | 137775 | 137775 | 0 | GRAS | ShreeTriveniDevelopersPrivateLimitedThroughItsAuthorizedSignatorySintuKumar | GRN Number :
2401510048
DEPT Transaction Id :
e828be59292321a84bf9
Transaction Type : | 137775 |
| LL | 5 | 5 | 0 | GRAS | ShreeTriveniDevelopersPrivateLimitedThroughItsAuthorizedSignatorySintuKumar | GRN Number :
2401510048
DEPT Transaction Id :
e828be59292321a84bf9
Transaction Type : | 5 |

| | | | | | | | |
|-----------|--------|--------|-----|--|--|--|--|
| Sub Total | 141046 | 141092 | -46 | | | | |
|-----------|--------|--------|-----|--|--|--|--|

Article : Development Agreement Number of Pages : 84

Signature of Operator



G. S. S. S. S.
Signature of Head Clerk

WF
Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400043656

| | |
|-------------------|---|
| Deed Type | Development Agreement |
| Number of Pages | 84 |
| Fee Details | Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1260, A1 :- Rs. 137775, LL :- Rs. 5, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.4359888/- ,Transaction Amount :- Rs.5511000/- |
| Property Details | District :- Ranchi , Tehsil :- Kanke , Village Name :- Dumardaga-181 Location :- Other Road, Dumardaga Halka No 9 Village Code 181
Property Boundaries :- East: PROPOSED ROAD AND R S PLOT NO 303, West: R S PLOT NO 305 AND TRIVENIPURAM, South: TRIVENIPURAM, North: PROPOSED ROAD AND PLOT NO 303
Khata Number - 10Plot Number - 304Volume Number - 16Page Number - 42
Area Of Land :- 6.25 Decimal |
| Property No. | 2 |
| Valuation Details | Value :- Rs.1151010/- ,Transaction Amount :- Rs.0/- |
| Property Details | District :- Ranchi , Tehsil :- Kanke , Village Name :- Dumardaga-181 Location :- Other Road, Dumardaga Halka No 9 Village Code 181
Property Boundaries :- East: R S PLOT NO 304, West: SMT. KAMLA DEVI, South: R S PLOT NO 306, North: PROPOSED ROAD
Khata Number - 54Plot Number - 305Volume Number - 16Page Number - 40
Area Of Land :- 1.65 Decimal |







Sh./Smt.TURNIP BUSINESS VENTURES PRIVATE LIMITED Through Its Authorized Signatory Raj Kumar Mishra s/o/d/o/w/o LATE NATHMAL MISHRA has presented the document for registration in this office today dated :- 05-Apr-2024 Day :- Friday Time :- 15:20:09 PM






TURNIP BUSINESS
VENTURES PRIVATE LIMITED
Through Its Authorized Signatory
Raj Kumar Mishra(Individual)

| Party Name | Document Type | Document Number |
|------------|---------------|-----------------|
|------------|---------------|-----------------|

| | | |
|--|---------|-----------|
| TURNIP BUSINESS VENTURES PRIVATE LIMITED Through Its Authorized Signatory Raj Kumar Mishra | PAN/UID | *****0385 |
|--|---------|-----------|

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|---|--------------------|---|-------------------|----------------------|---|---|---|
| 1 | TURNIP BUSINESS VENTURES PRIVATE LIMITED
Through Its Authorized Signatory Raj Kumar Mishra
Address1 - 2K/102 Bariyatu Housing Colony, Bariyatu P.S Bariyatu Ranchi,
Address2 - ranchi , , , Jharkhand
PAN No.: ,
Permission Case No.- | Yes | Raj Kumar Mishra
Address:- 2K/102, near temple, Bariatu housing colony, Bariatu, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India | | EXECUTANTS
Age:69 |  |  |  |
| 2 | SHREE TRIVENI DEVELOPERS PRIVATE LIMITED
Through Its Authorized Signatory SINTU KUMAR
Address1 - Divine House, Club Road, Chutia Ranchi,
Address2 - Ranchi , , , Jharkhand
PAN No.: ,
Permission Case No.- | Yes | Sintu Kumar
Address:- FLAT NO 501 GANGA -4, NH-33, TRIVENIPURAM, booty, Buti, Kanke, Ranchi, 835217, Buti, Jharkhand, India | | CLAIMANT
Age:41 |  |  |  |


Identification:


| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|---|--|---|---|
| 1 | VIKRAM MAHTO
S/o-D/o LATE MAHIPAL MAHTO
Address1 - MORABADI 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 | VIKRAM MAHTO
Address1 - MORABADI RANCHI, Address2 -
, , , Jharkhand | | | |

Signature of Operator 


 Seal and Signature of Registering Officer
Vaibhav Mani Tripathi
 DSR, Ranchi

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**TURNIP BUSINESS VENTURES PRIVATE LIMITED** Through Its Authorized Signatory **Raj Kumar Mishra**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VIKRAM MAHTO**) Son/Daughter/Wife of (**LATE MAHIPAL MAHTO**) resident of (**MORABADI RANCHI**) and by occupation (**Business**).


 Signature of Registering Officer

Date:- 05-Apr-2024


 Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
 DSR, Ranchi



Token No.: 202400043656

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date **05-Apr-2024** by **TURNIP BUSINESS VENTURES PRIVATE LIMITED** Through its Authorized Signatory **Raj Kumar Mishra**, S/O, D/O, W/O **LATE NATHMAL MISHRA** resident of 2K/102 Bariyatu Housing Colony, Bariyatu P.S Bariyatu Ranchi, ranchi.

This deed was registered as Document No.: **2024/RAN/3328/BK1/3032** in Book No :- **BK1**, Volume No :- **371** from Page No :- **61** to **144** at, office of **SRO - Ranchi**

WS
05/04

Date:- **05-Apr-2024**

Registering Officer
Vaidhwan Mishra
DSR, Ranchi

