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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 663d7685d11c29d343fa

**Receipt Date :** 25-Mar-2022 07:54:03 am

**Receipt Amount :** 50/-

**Amount In Words :** Fifty Rupees Only

**Token Number :** 20220000037656

**Office Name :** SRO - Ranchi Urban2

**Document Type :** Development Agreement

**Payee Name :** SHREYANSH CONSTRUCTION Through Its  
Managing Partner VISHAL WADHWANI ( Vendeo )

**GRN Number :** 2210481223



नियम 21 के अधीन ग्राहक भारतीय स्टाम्प अधिनियम  
1899 की अनुसूची 1 या 1 क्रम सं०... :- For Office Use :-  
अधीन दस्तावेज स्टाम्प-सहित (या स्टाम्प शुल्क से  
विमुख या स्टाम्प शुल्क अपेक्षित नहीं)

अधर निबंधक, रांची

शहरी क्षेत्र-2, (डोरण्डा) प्रमेत्र

25/3/2022

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।

Vishal Wadhwa  
25/03/22

श्रीपा  
25/03/22



AMIT

Civil Court Ranchi  
E. No- JH213/13

Handwritten signature and date: 25/3/22

**REGISTERED DEVELOPMENT AGREEMENT**

**THIS REGISTERED DEVELOPMENT AGREEMENT is made and enters into at Ranchi on this 25<sup>th</sup> day of March 2022.**

**BETWEEN**

**SMT. DEEPA KUMARI DAUGHTER OF SRI ASHOK SINGH GRAND DAUGHTER OF LATE SURAJ DEO SINGH, ( AADHAAR NO. XXXX XXXX 2693, Mobile no. 9199852935 ), by occupation-Housewife, ( Belongs to by General Caste which does not affected under the caste category comes under CNT Act 1908), resident of Village & Post- Dawath, P.S- Dawath, District-Rohtas in the State of Bihar, Indian citizen, hereinafter referred to as **LAND OWNER** (which expression or terms unless excluded by or repugnant to the subject or context shall mean and include his legal heirs, successors, assigns, legal representatives, administrators and authorized persons) of the **FIRST PART.****

**AND**

**SHREYANSH CONSTRUCTION, a partnership firm, having its office at Trishul, Kanke Road, P.S- Gonda, District-Ranchi (Jharkhand), represented through its Managing Partner **SRI.****



Handwritten text: CIVIL COURT RANCHI 25/3/22

Handwritten notes in Hindi: किरायेदार/सहकारिता, 19/03/22, 25/3/22

Handwritten notes in Hindi: 808874/परिच, मुद्रांक 50/022, 25/3/22

प्रतिबंधित सूचि से मिलान किया दस्तावेज प्रतिबंधित सूचि से मुक्त है।

Handwritten signature and date: 25/3/22



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Civil  
E. No- JH213/13

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दीपा कुमारी  
25/03/22



श्री. .... दीपा कुमारी .....  
 पिता / पति ..... श्री. ....  
 दयाच .....  
 .....  
 सं. .... के अधीन लघु कारियों या  
 दावेदारों में से एक श्री. .... के प्रधिकर्ता है  
 ने ता. 02.5/3/22 को पूर्वाहन ..... या  
 ..... में निबंधन के लिए पेश किया।

अधर निबंधक, राँची  
 शहरी क्षेत्र-2, (होरण्डा) पंचायत  
 25/3/2022



**VISHAL WADHWANI SON OF LATE KISHORE WADHWANI  
GRAND SON OF LATE C. N. WADHWANI** (UID NO. 8625 6154  
6088. PAN NO. AAHPW9947K, MOBILE NO. 9431173213),  
D.O.B- 24.03.1975, by Occupation-Business, ( Belongs to by General  
Caste which does not affected under the caste category comes under  
CNT Act 1908) resident of Trishul, Kanke Road, P.S-Gonda District-  
Ranchi in the State of Jharkhand an Indian Citizen, hereinafter  
referred to as **DEVELOPER/BUILDER** (which expression or terms  
unless excluded by or repugnant to the subject or context shall  
mean and include his legal heirs, successors, assigns, legal  
representatives, administrators and authorized persons) of the  
**SECOND PART.**

In this present unless it be contrary to or repugnant to the  
expression, LANDOWNERS and Developers /Builder shall mean and  
include their respective representative, legal heirs , successors  
executors administrators , legal representative's and/or assigns.

**WHEREAS** the above named First Party is the absolute  
OWNER of the land comprising of R.S.Plot no. 810 Sub Plot no.  
810/Part area 12.50 decimal & R.S.Plot no. 811 Sub Plot no. 811/Part  
area 3.75 decimal both under Khata no. 97 total area 16.25 decimal  
corresponding to Holding no.0540005164000Z0 within ward no.54  
situated at Mouza-Hesag, P.S-Jagamathpur (247) , District- Ranchi in  
the state of Jharkhand more fully described in Schedule A.

**AND WHEREAS** the land of R.S. Plot no. 810 area 52 decimal &  
R.S. Plot no. 811 under Khata no. 97 area 54 decimal situated at  
village Hesag, P.S- Jagamathpur (247), District- Ranchi was recorded  
in R.S. records of right in the name of Balbhadar Singh and others as  
kaymi land. Later on among the recorded tenant a family partition  
took place and in that partition the land in question was allotted to  
Balbhadar Singh who came in possession over his allotted share of  
land and remained in possession till his life time.

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**AND WHEREAS** later on Balbhadar Singh died leaving behind him his only son Chhedi Singh and four grandson namely Rajendra Singh, Sukhdeshwar Singh, Maheshwar Singh, Dhruv Narayan Singh all son of Chhedi Singh as his legal heirs and successors who inherited and succeeded the properties after the death of recorded tenant Late Balbhadar Singh and they jointly came in possession over the land inherited and succeeded.

**AND WHEREAS** later on, while in possession Sri Chhedi Singh son of Late Balbhadar Singh, Sri Rajendra Singh, Sri. Sukhdeshwar Singh, Sri. Maheshwar Singh, Sri. Dhruv Narayan Singh all son of Chhedi through their power of attorney holder Sri Rama Rajwar son of late Jagdish Rajwar vide Power no. IV-722 dated 187.04.2006 duly entered in Book no. IV Volume no. 19 Page no. 17 to 34 of the year 2006 in the Office of District Sub Registrar Ranch had sold the land comprising of land area 16.25 decimal out of 106 decimal of R.S.Plot no. 810 Sub Plot no. 810/Part area 12.50 decimal & R.S.Plot no. 811 Sub Plot no. 811/Part area 3.75 decimal both under Khata no. 97 total area 16.25 decimal situated at Mouza-Hesag, P.S-Jagarnathpur (247) , District- Ranchi to Smt. Deepa Kumari daughter of Sri Ashok Singh through registered sale deed no. 4149/3554 dated 03.07.2017 duly entered in Book no. I Volume no. 375 Page no. 421 to 462 of the year 2017 in the Office of District Sub Registrar Ranch and put her in possession over land covered under sale deed. After came in possession Smt. Deepa Kumari daughter of Sri Ashok Singh had mutated her names in government srishta vide mutation case no. 2393R27/17-18 and started paying rent on grant of rent receipt. Smt. Deepa Kumari daughter of Sri Ashok Singh had also mutated her name in Ranchi Municipal corporation, Ranchi vide holding no. 0540005164000Z0 within ward no.54 and started paying rent on grant of holding tax receipt. Thus the landowner become the

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absolute Owner and in possession over the said land more fully schedule – A below.

**AND WHEREAS** the above named Owners hereby has declared that the Schedule A land is free from all encumbrances , charges, liens, demands whatsoever and the above named Owner has got full subsisting right to transfer the Schedule A land by way of sale, and/or to execute DEVELOPMENT AGREEMENT or any agreement.

**AND WHEREAS** the Owners has further declared that the Schedule A land has not been acquired, requisitioned, surrendered, restored, mortgaged, etc.

**AND WHEREAS** the Owner is interested in getting multi storied building complex over the schedule "A" property for a valuable consideration and to receive the consideration as defined in schedule "B" in lieu of the same as consideration or in exchange for full and final value of land.

**AND WHERAS** for making Development of Schedule A land, the Land OWNERS and Developer have mutually agreed to enter into this agreement.

**NOW THIS AGREEMENT WITNESSETH** and it is herby agreed by and the LAND OWNERS AND DEVELOPER hereto as follows:

1. **LAND OWNERS** means **SMT. DEEPA KUMARI DAUGHTER OF SRI ASHOK SINGH** and her respective successors in interest.
2. **DEVELOPER** Shall means the above named person and its legal representative, successors, executors, administrators and/ or assigns.
3. **ADVOCATE** shall means **KEDAR NATH AMBASTHA** having Office at Flat no. 3A, SONA APARTMENT, Badri Bhawan Lane, Ratu Road Ranchi or such other Advocates whom the parties may from time to time appoint as the Advocates for the Projects.

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4. **ARCHITECT** shall mean such Architect or Architects as be appointed by the DEVELOPER from time to time for the Project at the said premises.
5. **LAND PROPERTY** means land which more fully desired in schedule -A below.
6. **BUILDING/COMPLEX** shall mean the multi stored building consisting of several units in the name and style of "ASHOK PURAM" to be constructed on the schedule-A land by the developer at its own cost and expense as per plan sanctioned by competent authority.
7. **UNIT/FLAT shall** mean a covered area available for independent use and occupation, that is entire covered areas as be sanctioned by RMC and /or any other competent authority and shall include the plinth area of the Unit.
8. **PARKING SPACE** shall mean any place in covered area reserved for motor car, scooter or any vehicle or any other area as specified.
9. **COMMON PART shall** mean common all areas of passage, corridor staircase, passage ways, lifts, common lavatories, pump room, tub well over head water pumps and common facilities and amenities for common use and enjoyments and all fixture and fitting.
10. **SUPER BUILT-UP AREA** shall mean the total covered area to comprise in the said unit/flat as certified by the architect for the time being of the building plus proportionate share of the common facility area and the aggregate of the same shall be deemed to be the built-up area of the unit or the flat.
11. **CARPET AREA** Shall means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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12. **OWNERS SHARE which** means the valuable consideration as defined in schedule "B" in lieu of the same as consideration or in exchange for full and final value of land.
13. **DEVELOPER SHARE** it shall mean the remaining Flat in the building/complex together with the right, title, interest in common facilities and amenities including the right to the user there of parking space together with undivided share of land after providing OWNERS share more fully described in schedule "C".
14. **BUILDING PLAN** it shall mean the plan prepared by the qualified Architect appointed by the DEVELOPER for the construction of multi storied building on the said property more fully described in Schedule 'A' land and get it sanctioned by **Ranchi Municipal Corporation Ranchi** Vide B.P. Case no. RMC/BP/1029/W51/2021 or any subsequent revised map plan approved by any other competent authority at the cost of the DEVELOPER.
15. **TRANSFER** with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the terms as given in the Transfer of Property Act or other enactments.
16. **TRANSFeree** shall include any natural or juristic person like Company, Association or persons competent to enter into contract and to whom any space in the building has been transferred.
17. **FORCE MAJEURE** shall describe flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and / or any other act or commission beyond the control of the developer.
18. Words importing singular shall include plural and vice versa.
19. Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall

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include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

20. That this Development Agreement is being executed between the Land OWNERS/First Party Members 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.
21. 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 owners 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.
22. AND WHEREAS certain terms and conditions were agreed to by and among the OWNERS and developer with regards to be construction, transfer of the said building and the parties here to and desirous of recording into writing the terms of such agreement hereunder;-

22.1 That the developer will develop and construct multi storied residential complex/building over the schedule A land as per the plan to be prepared by the architect appointed by the DEVELOPER and to be approved by the **RANCHI MUNICIPAL CORPORATION Ranchi** on its own cost and responsibilities. That the building / apartments will be constructed within 36 month from the date of sanction of

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map plan and handover of the delivery of possession of property whichever is later, with six month grace period and extended by such period lost by any force MAJEURE and Owner also agreed for the same. (However the period stipulated herein above may be extended mutually in extra ordinary situation for such further period as the parties may deem fit proper).

22.2 The Developer agrees and undertake to construct and complete the construction of multi storied residential complex/building over the schedule- A land. In respect of the Developer Share, the DEVELOPER will be free to dispose of the same to any other person or persons on such term and condition as it may decide in its sole discretions.

22.3 That the OWNER do here agree to handed over all the relevant original documents relating to the property described in schedule A below at the time of signing of this development agreement.

22.4 That the land OWNER do here by put the developer in actual physical possession of land and developer have right to put the sign board over the said land for construction.

23. In furtherance of the intention of the agreement the OWNER do hereby entrust and empower the developer to do all or any to the following acts, deeds, matters and things:-

23.1 To appoint Architect Surveyor, Engineers and constructors and other person or persons. All expenses will be borne by the developer.

23.2 To make application to the appropriate authorities for electrical/water connection and permit for quotas for cement steel and other building materials.

23.3 To accept service of any writ summons or other legal process or notice and to appear and represent the OWNER

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in any court or before any Magistrate, Judicial Tribunal or other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before / at any public office or tribunal relating to the development of the property or parts and for any purpose aforesaid to assign execute or deliver or file necessary court Vakalatnamas , claim, complains orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the OWNER arising after the execution of the agreement between the OWNER and the developer. The developer shall take all measures at the cost of OWNER to protect the title, interest and the right of the OWNER against any cause of action arising due to the development work.

23.4 To enter into agreement for sale or otherwise allot flats in the aforesaid Building/buildings to purchasers with respect to developer share and be entitled to received the consideration thereof.

23.5 To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.

23.6 The developer shall maintain and provide ancillary electric generation and supply for the benefit of the prospective purchasers of the proposed building complex.

23.7 The developer shall install and maintain for the benefit of the prospective purchasers of the proposed building deep tube well over head storage tank.

24. That the Developer will liberty free to book developer share without the consent of land OWNER.

25. It is hereby made clear the developer shall act as independent party and not as an agent of the OWNER for the purpose of the

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construction of the proposed building over the schedule "A" property and shall pay and keep the OWNER indemnified from and against all claim penalties costs demands arising out of all construction of proposed building or other works envisaged by this agreement.

26. The OWNER hereby covenant with the developers as follows: -

26.1 That the property is freehold and the OWNER have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the developer respect of the schedule-A property in this developer for proper confirming of title of the OWNER.

26.2 That OWNER have not created any encumbrance on the said property or any part thereof by way or sale mortgage, exchange lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrance what so ever and same is not acquired by the government for any purpose and the OWNER have not entered into any agreement in respect of the schedule-A property with any person partnership firm, company or any proprietorship concern prior to this development agreement . If in future any encumbrance or litigation what so ever shall be found in respect of the schedule land in the event the land OWNER shall alone be responsible and in such case they refund all the advance money received from developer/Builder along with 12% interest P.A within one month from the date of demand.

26.3 That there are no statutory claims, demands, attachment or prohibitory order made or issued by the taxation authorities Revenue authorities, municipal authorities or any other government or other local bodies or affecting the said property or any part thereof.

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- 26.4 That there are no attachment either before or after judgment and there are no claims, demand, suits, decree, injunctions orders, lispendence notice, insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- 26.5 That apart from the OWNER no one else are entitled to or have any share, right, title, or interest in the said property or any part thereof either as a partner or any partnership or company or in any joint family or otherwise.
- 26.6 That all outgoing, demands, rates, taxes, etc. arising from the date of this agreement shall be paid by the developer alone and the OWNER shall be liable for such amounts remaining unpaid till the date of this agreement.
- 26.7 That the Land OWNER will remain present and ready whenever required to sign any papers and documents related to the land in question for the purpose of development of the said land from any legal authority which are required from time to time during the development and construction of proposed multistoried residential complex.
27. That in consideration for the conveyance of the property described in schedule A herein below and in exchange of the facilities stated herein above the developer shall do and perform the following acts, deeds, matters and things:-
- 27.1 The developer shall indemnify the OWNER from and in respect of all claims, compensations or expenses payable in consequence of any persons or demand of what so ever nature from any authority arising from any act of omission or negligence on the part of developer shall also indemnify the OWNER against any claim, action or proceeding which may be brought, or taken against the OWNER in respect of any damage caused to adjoining ground, building, electric

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poles etc by the developer in performance of the work envisaged in this agreement. The developer shall also indemnify the OWNER against any claim, compensation, actions or proceeding which may brought or taken against the OWNER in respect of any accident to work men related to or in connection with execution of the work . All cases legal litigations, dispute regarding advances from purchasers or complain (if any) by the purchaser relating to the project shall be the liability of the developer and the OWNER shall not be liable in any circumstances.

28. That the OWNER hereby agree to co-operate with the developer in assisting them in all lawful act to implement the development agreement. The OWNER further agrees that with respect to the share assigned to the Developer as mentioned in the Schedule C herein-below the OWNER will not interfere in any manner and also undertakes that as and when required the owner will present before Office of District sub Registrar for execution of registered development agreement or any other documents which is required under law.
29. That the OWNER will receive the consideration as mentioned in Schedule B. The OWNER shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer's share.
30. In case any GST, VAT, IDS, Service Tax or any other Govt. Tax and duties is payable in relation to all units of the said project/apartment to be constructed on the Schedule A land, the same shall be on the account of the developer and their nominees of their share and the landowner also born the same with respect of their share of flat.
31. That this Development Agreement is being Executed between the Land OWNER/First Party member and the Developer/Second

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Party under the provision of Section 5(1) of the Jharkhand Apartment(Flat) Ownership Act,2011.

32. SCHEDULE FOR MANAGEMENT: A schedule for management a schedule shall be formed by the parties herein due coerce for the management/administration of the new building complex including the portion in common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the occupant of the new building including the OWNER allocation and the developers allocation shares.
33. BREACH OF DEVELOPMENT AGREEMENT: In the event of breach of this development agreement or abuse /misuse of general power of attorney or any others dispute arise between the parties in respect of this development agreement, shall be decided by the sole arbitrator appointed by the Builder.
34. This agreement shall be deemed to have commenced with effect from the date of execution of this agreement by the parties.

**SCHEDULE-A**

All that piece and parcel of land measuring **16.123** decimal after adjusting the road widening land area of 0.1270 decimal land gifted to Ranchi Municipal Corporation out of total land measuring an area of 16.25 decimal of land comprising of R.S.Plot no. 810 Sub Plot no. 810/Part area 12.373 decimal & R.S.Plot no. 811 Sub Plot no. 811/Part area 3.75 decimal both under Khata no. 97 total land area 16.123 decimal corresponding to Holding no. 0540005164000Z0 within ward no. 54 situated at Mouza-Hesag, P.S-Jagarnathpur (247) , District- Ranchi in the state of Jharkhand which is butted and bounded as follow :-

North: R.S.Plot no. 812 & 797

South: Part of Plot no. 810 & 811 & 20 Ft Wide Road

East: R.S.Plot no. 809

West: 20 Ft Wide Road and Part of R.S.Plot no. 811

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**VALUTAION OF LAND (FOR THE PURPOSE OF REGSITRATION)**

LAND AREA 16.123 DECIAMLS @ RS. 8,08,874/- PER DECIMALS TOTAL VALUE OF PROPERTY WORTH RS., RS.1,30,41,500/-

**SCHEDULE "B"**  
**(LANDOWNERS SHARE)**

That in lieu of the land provided by the land owner to the Developer for constructing the multi storied residential building in the name & style of ASHOK PURAM, the developer shall give the undernoted Flat to the landowner:-

Sr No	Flat No.	Floor	Carpet Area (Sq.ft)	Super Built Up Area (Sq.ft)	Land Area (Sq.ft)
1.	B-302	3 <sup>rd</sup>	998	1515	657

**SCHEDULE "C"**  
**(DEVELOPERS SHARE)**

The developer will get the undernoted flats in the proposed multi storied building ASHOK PURAM:

Sr No	Flat No.	Floor	Carpet Area (Sq.ft)	Super Built Up Area (Sq.ft)	Land Area (Sq.ft)
1.	B-101	1 <sup>st</sup>	815	1165	505
2.	B-102	1 <sup>st</sup>	998	1515	657
3.	B-103	1 <sup>st</sup>	948	1450	629
4.	B-104	1 <sup>st</sup>	830	1270	550
5.	B-201	2 <sup>nd</sup>	815	1165	505
6.	B-202	2 <sup>nd</sup>	998	1515	657
7.	B-203	2 <sup>nd</sup>	948	1450	629
8.	B-204	2 <sup>nd</sup>	830	1270	550
9.	B-301	3 <sup>rd</sup>	815	1165	505
10.	B-303	3 <sup>rd</sup>	948	1450	629
11.	B-304	3 <sup>rd</sup>	830	1270	550

The roof right/car parking space and undivided land shall be in the same ratio in respect of flat share.

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**SCHEDULE ABOVE REFERRED TO SPECIFICATION**  
**FOR CONSTRUCTION OF FLAT**

**SPECIFICATIONS**

**FOUNDATION:**

- a) R.C.C foundation as per design of structural Consultants

**STRUCTURE**

- a) R.C.C. frame structure

**WALLS**

- a) Walls shall be constructed with first class RED Brick/Fly Ash brick. External wall thickness will be 10" /8" and Internal wall thickness will be 5"

**PLASTERING**

- a) 12mm, thick inside plaster with sand cement mortar in (6:1) ratio  
b) 12mm, thick outside plaster with sand cement mortar

**BRICKS WORK**

- a) 200 MM Thick Brickwork will be done on outside wall in Cement and Mortar in (1:6) ratio.  
b) 75MM thick inside partition wall and 100 MM or 125MM thick partition wall between the units, will be done by Hollow Bricks or Red bricks or Sand & Lime Bricks in Cement and Mortar in (1:4) ratio.

**ENTRANCE DOOR**

- a) Shutter of 32MM thick ISI Mark.

**OTHER DOOR**

- a) 30MM thick ISI Mark Flush door shutters painted with 2 coats of synthetic enamel on a coat of primer.

**WINDOWS**

- a) Aluminum Two Tracks Sliding Windows will be provided.

**FLOORS**

- a) Vitrified tiles flooring in all residential area of the flats.

**PAINTING**

- a) Waterproof cement-based paint will be used on outside walls.  
b) Inside walls of Individual flats shall be finished with P.O.P on plastered surface

**KITCHEN**

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- a) Flooring :- Floor Tiles (Anti Skid).
- b) Working Platform :- Granite /Green Slab Platform
- c) Dado :- Premium quality printed 18" high glazed tiles
- d) Sink :- Stainless Steel Sink

**BATHROOM**

- a) Flooring:- Floor Tiles (Anti Skid).
- b) Walls :- Glazed tiles upto 7' height.
- c) Sanitary Ware : White glazed vitreous Sanitary ware of Standard Mark.
- d) Fitting :- Chromium plated C.P. fittings.
- e) Cistern :-Acrylic/PVC cistern in white Colour.

**ELECTRICLAS**

- a) Concealed or semi concealed wiring, built-in switch-board, Modular switch will be provided.
- b) Two light points, one fan points and one 5AMP plug point in each bedroom.
- c) Three light points, two fan points, one calling bell points, one fridge points, one telephone and one T.V. Points in living cum dining room.
- d) One light point, one exhaust point and one power point in Kitchen.
- e) One light point and one Exhaust fan point in toilet.
- f) One light point in balcony.
- g) Electric Connection for Individuals Flats OWNERS name from J.S.E.B will be provided at extra cost.

**WATER SUPPLY**

- a) Adequate water supply shall be provided.

**LIFT**

- a) 6 Passenger lift of ISI mark.

**POWER BACK UP**

- a) Providing Generator of adequate capacity for common area lightning and in residential unit

**MISCELLANEOUS**

- a) Car and scooter parking at Extra Cost.
- b) Registration & Work Contract Tax or any other Tax (if any) shall be borne by Purchaser

25/03/22  
 25/03/22

- c) The purchaser will pay to the DEVELOPER extra cost for any work done beyond the above specification.

**CERTIFICATE**

This is to certify that the land which is a subject matter of these presents is not a Government land. The aforesaid land has neither been acquired by the Government for civil or military purposes nor is a Bhudaan land. It is further certified that the aforesaid land has not been acquired by any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L. and that it does not belong to C.C.L., B.C.C.L., H.E.C. or E.C.L.

It is further certified that the said land does not presently belong to the members of schedule tribe and is also not a land belonging to scheduled caste or backward castes or any other caste or community who come under the preview of the C.N.T. Act.







The aforesaid land is not a forest land and is outside the limit of forest area and is free from ceiling and is not the land of any math, temple, church, mosque, gurudwara and is also not khas mahal, khunt katti, sama, masna, hargarhi and is also not connected to fodder scam or land scam. It is also certified that the said land has not been mortgaged with any institution or person, whomsoever.

**IN WITNESS WHEREOF** the VENDOR has set and subscribed their respective hand on this DEVELOPMENT AGREEMENT and have executed these presents at Ranchi in presence of witnesses on the day, month and year first above written.

FINGER IMPRESSION OF LEFT HAND OF LAND OWNER SMT. DEEPA KUMARI				
				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
 21/03/22 <b>SIGNATURE OF LANDOWNER SMT. DEEPA KUMARI</b>				

Smt. Deepa Kumari  
 21/03/22

**DEVELOPER SIGNATURE, THUMB IMPRESSION  
WITH PHOTO**

<p><i>Vishal Wadhwa</i> 25/03/22</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>AMIT C E. No- JH213/13</p> </div>  <div style="text-align: center;"> <p><i>Hosted</i> <i>Kalyan</i> <i>25/3</i></p> </div> </div>				
<p><b>FINGER IMPRESSION OF LEFT HAND OF THE DEVELOPER SHREYANSH CONSTRUCTION THROUGH MANAGING PARTNER VISHAL WADHWANI</b></p>				
				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

WITNESS No.1	WITNESS No.2
<p><i>Anurag Singh</i> 25/03/22</p>	<p><i>Prem Singh</i> 25/03/22</p>
<p>Anurag Singh Son of Jagatpratap Singh, resident of Village- Murwe, P.S- Simariya, District-Chatra</p>	<p>Prem Singh son of Mathura Singh, , resident of Trishul House , Kanke Road Ranchi</p>

Certified that the photographs of the LANDOWNER and DEVELOPER affixed on the Development agreement is identified by me and all the signatures of the LANDOWNER and DEVELOPER and WITNESSES as well as the finger impressions of the left hand of the LANDOWNER and EXECUTANT have been put on this document before me.

Typed and Composing by :- *Mamraj*

Drafted By :- *Amit Singh*  
**AMIT SINGH**  
 Civil Court, Ranchi  
 E. No- JH213/13

*Hosted*  
*Kalyan*  
*25/3*





झारखण्ड सरकार  
राजस्व एवं भूमि सुधार विभाग

पृष्ठ II प्रति

भाग वर्तमान	37	पृष्ठ संख्या	81
जिला का नाम	राँची	अनुमंडल नाम	सुंदर अंचल का नाम
मौजा का नाम	ईसाग	होन्डिंग संख्या	97
		तौजी संख्या	
		नामकुन	हलका का नाम
		शाना नम्बर	हलका-04
			247

Deepa Kumari, पिता-Ashok Singh, जति- राजपूत

खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन ं लिए
97 /	810 /	0 ए 12.5 डि 0 हे	नामान्तरण मुकदमा संख्या 2393/2017 - 2018
97 /	811 /	0 ए 3.75 डि 0 हे	
	कुल परिमाण	0 ए 16.25 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	रु
02-12-2022	0304315530	2017-2018	2021-2022	60	15	15	3.75	30	7.5	30

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

Mutation Cases Not Found !!

List Of Case Status Details

Verifying  
Renu  
25/03/2022

यह एक कम्प्यूटर जनित प्रति

यह पत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वी थाना नम्बर

V

फरद मलकी । फरद रैयती Page No. : 81

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 37

वो सकुनत नम्बर । Receipt No. : 0304315530

नामकुम । हेसाग । 247 । Deepa Kumari

खाना संख्या	खेसरा संख्या	रकबा (एकड़ में)
97	810,811	0 एकड़ 16.25 डिसमील 0 हेक्टर

भराडी नकदी	भराडी भावली	तफसील हिसाब लगान भावली

खेत का सालाना मांग मय तफसील (बकाया वी हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (2017-2018) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
माल (नकदी)	15.00	15.00	15.00	15.00	15.00	15.00
गुजारी (भावली)	3.75	3.75	3.75	3.75	3.75	3.75
सेस	7.50	7.50	7.50	7.50	7.50	7.50
सूद	7.50	7.50	7.50	7.50	7.50	7.50
मूतफरकात	3.00	3.00	3.00	3.00	3.00	3.00
मौजान	36.75	36.75	36.75	36.75	36.75	36.75

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतलक हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा (2017-2018) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
माल (नकदी)	15.00	15.00	15.00	15.00	15.00	
गुजारी (भावली)	3.75	3.75	3.75	3.75	3.75	
सेस	7.50	7.50	7.50	7.50	7.50	
सूद	7.50	7.50	7.50	7.50	7.50	
मूतफरकात	3.00	3.00	3.00	3.00	3.00	
मौजान अदायकारी	36.75	36.75	36.75	36.75	36.75	

(१) मौजान कुल (लफजों में) : One Hundred Eighty Three Rupees and Seventy Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 183.75

तारीख अमला तहसील कुनिन्दा : 12-02-2022

बायस म्हाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिया जात है।



*Handwritten signature*  
25/03/2022

यह एक कम्प्युटर जनित प्रति है।

यह प्रयत्न 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।

Print



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. **5417122021014413**Date : **17-12-2021**

Department / Section : Revenue Section

Ward No : **54**

Account Description : Holding Tax &amp; Others

New Ward No. : **51**Holding No : **054000516400020**Received From Shri / Smt. **DEEPA KUMARI W/O ASHOK SINGH**Address : **HESAG**A Sum of Rs. **1940.00** (in words) **One Thousand Nine Hundred Fourty Rupees Only**towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No .....

Dated ..... Drawn on .....

Place Of The Bank .....

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

### HOLDING TAX DETAILS

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

**Total**  
**Advance**  
**Amount Received**

For Details Please Visit : [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
OR Call us at 18008904115 OR 0651-3500700

In Association with  
Sri Publication & Stationers Pvt. Ltd.

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



**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Ranchi Urban2

District Name :- Ranchi

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20220000037656

Deed Type	Development Agreement
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 326038, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.10008198/- ,Transaction Amount :- Rs.13041500/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Hesag Location :- Other Road, Hesag Word No 54 Property Boundaries :- East: R.S.Plot no. 809, West: 20 Ft Wide Road and Part of R.S.Plot no. 811, South: Part of Plot no. 810 & 811 & 20 Ft Wide Road, North: R.S.Plot no. 812 & 797 Volume Number - 37Page Number - 81Holding Number - 0540005164000ZOKhata Number - 97Plot Number - 810 Area Of Land :- 12.37 Decimal
Property No.	2
Valuation Details	Value :- Rs.3033278/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Hesag Location :- Other Road, Hesag Word No 54 Property Boundaries :- East: R.S.Plot no. 809, West: 20 Ft Wide Road and Part of R.S.Plot no. 811, South: Part of Plot no. 810 & 811 & 20 Ft Wide Road, North: R.S.Plot no. 812 & 797 Volume Number - 37Page Number - 81Holding Number - 0540005164000ZOKhata Number - 97Plot Number - 811 Area Of Land :- 3.75 Decimal



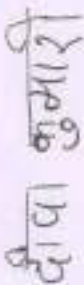



Sh./Smt. DEEPA KUMARI s/o/d/o/w/o SRI ASHOK SINGH has presented the document for registration in this office

today dated :- 25-Mar-2022 Day :- Friday Time :- 14:38:20 PM






DEEPA KUMARI(Individual)

Party Name	Document Type	Document Number
DEEPA KUMARI	PAN/UID	822862812693

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	DEEPA KUMARI Address1 - Village and Post- Dawath, P.S- Dawath, District- Rohtas in the State of Bihar, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Deepa Kumari Address:- , , , dawath, Dawath, , Rohtas, 802226, , Bihar, India		EXECUTANTS Age:30			
2	SHREYANSH CONSTRUCTION Through Its Managing Partner VISHAL WADHWANI Address1 - Trishul, Kanke Road, P.S- Gonda, District- Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	VISHAL WADHWANI Address:- TRISHUL, OPPOSITE AREOPLANE HOUSE, KANKE ROAD, , RANCHI, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:47			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ANURAG SINGH S/o-D/o JAGATPRATAP SINGH Address1 - Village- Murwe, P.S- Simariya, District-Chatra, 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
-------	------------------------	-------	-------	-----------

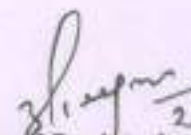
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p style="text-align: center;"><b>Prem Singh</b></p> <p>Address1 - Trishul House Kanke Road Ranchi, Address2 -  , , , Jharkhand</p>			

  
Signature of Operator

  
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **DEEPA KUMARI**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **ANURAG SINGH**) Son/Daughter/Wife of ( **JAGATPRATAP SINGH**) resident of ( **Village- Murwe, P.S- Simariya, District-Chatra**) and by occupation ( **Service**).

  
Signature of Registering Officer

Date:- 25-Mar-2022

  
Seal and Signature of Registering Officer



Article : Development Agreement Number of Pages : 68

Signature of Operator 

  
25.3.22  
Signature of Head Clerk

  
25/03/2022  
Signature of Registering Officer



## Pre Registration Docket

Date :- 25-03-2022 07:41 am

Office Name :- SRO - Ranchi Urban2

Token No:- 20220000037656

Appointment :- 25-Mar-2022 Time:- 11:12

Article	Development Agreement
Pre Registration Date	24-Mar-2022
No. Of Pages	34
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,27,062.

Property Id: 706008

Valuation No. : 950440 / 2022	:- 2021-2022	User Id : 6220	Date : 25-March-2022 07:35:AM
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hesag	Village/City : Hesag	
Hesag Word No 54 - Other Road			
Volume Number - 37			
Page Number - 81			
Holding Number - 0540005164000Z0			
Khata Number - 97			
Plot Number - 810			
Valuation Rule : Commercial land			
Property Details			
1	Land area	12.37 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.373 x 808874=10008198.002	₹1,00,08,198/-
A	Total		₹1,00,08,198/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,00,08,200/-
Total Amount in Words : One Crore Eight Thousand Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S.Plot no. 809, West: 20 Ft Wide Road and Part of R.S.Plot no. 811, South: Part of Plot no. 810 & 811 & 20 Ft Wide Road, North: R.S.Plot no. 812 & 797
Area	Land area : 12.37 Decimal

Other Description of the Property	Pin Code - 834003, Building Name - ASHOK PURAM
Government/Market Value	10008198.002
Transaction Amount	13041500

Property Id: **706009**

<b>Valuation No.</b> : 950441 / 2022	<b>:-</b> 2021-2022	<b>User Id</b> : 6220	<b>Date</b> : 25-March-2022 07:35:AM
<b>State</b> : Jharkhand	<b>District</b> : Ranchi		<b>Tahsil</b> : Namkum
<b>Land Type</b> : Urban	<b>Corporation</b> : Ranchi Municipal Corporation Hesag		<b>Village/City</b> : Hesag
<b>Hesag Word No 54</b> - Other Road		-	
<b>Volume Number</b> - 37			
<b>Page Number</b> - 81			
<b>Holding Number</b> - 0540005164000ZO			
<b>Khata Number</b> - 97			
<b>Plot Number</b> - 811			
<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area	3.75 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.75 x 808874=3033277.5	₹30,33,278/-
A	Total		₹30,33,278/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹30,33,300/-
<b>Total Amount in Words</b> : Thirty Lakhs Thirty Three Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S.Plot no. 809, West: 20 Ft Wide Road and Part of R.S.Plot no. 811, South: Part of Plot no. 810 & 811 & 20 Ft Wide Road, North: R.S.Plot no. 812 & 797
Area	Land area : 3.75 Decimal
Other Description of the Property	Pin Code - 834003, Building Name - ASHOK PURAM
Government/Market Value	3033277.5
Transaction Amount	-

CLAIMANT	<b>-Ms. SHREYANSH CONSTRUCTION Through its Managing Partner VISHAL WADHWANI, Address - Trishul, Kanke Road, P.S-Gonda, District-Ranchi- ,Father/Husband Name LATE KISHORE WADHWANI , PAN No.- ,Permission Case No.- , Aadhaar No. *****6088</b>
----------	---

EXECUTANTS	<b>-Mrs. DEEPA KUMARI, Address - Village and Post- Dawath, P.S- Dawath, District-Rohtas in the State of Bihar- ,Father/Husband Name SRI ASHOK SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****2693</b>
------------	--

Witness Information	<b>Mr. Prem Singh , Address - Trishul House Kanke Road Ranchi-, Father/Husband Name-Mathura Singh</b>
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Identifier Details	<b>Mr. ANURAG SINGH , Address - Village- Murwe, P.S- Simariya, District-Chatra-, Father/Husband Name-JAGATPRATAP SINGH</b>
--------------------	--


<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4


1	SP	1,020
<b>Total</b>		<b>1,020</b>

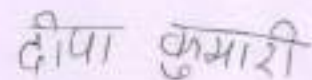
<b>Fee Rule:Development Agreement</b>		
1	A1	3,26,038
2	LL	3
3	PR	1
<b>Total</b>		<b>3,26,042</b>

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 डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Token No.: 20220000037656

## CERTIFICATE

### Office of the SRO - Ranchi Urban2

This **Development Agreement** was presented before the registering officer on date **25-Mar-2022** by **DEEPA KUMARI, S/O, D/O, W/O SRI ASHOK SINGH** resident of Village and Post- Dawath, P.S- Dawath, District-Rohtas in the State of Bihar ..

This deed was registered as Document No:- **2022/RANU2/643/BK1/592** in Book No :- **BK1**, Volume No :- 64 from Page No :- 37 to 104 at, office of **SRO - Ranchi Urban2**

Date:- **25-Mar-2022**

  
Registering Officer



VILLAGE - HESAG

THANA NO - 247

P.S. JAGANNATHPUR, DIST - RAJENDR

R.S. PLOT NO - 810 & 811

SHOWN IN RED WASH

SUB PLOT NO	Area
810/PART	0-12.373
811/PART	0-3.75
TOTAL →	0-16.123



दीपा कुमारी  
25/03/22

वही बंधु  
25/03/22