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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3e778c3c56e7826083ae

Receipt Date : 02-Nov-2023 02:18:55 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300144655

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : R S Constrction Thro Its One Of The Partner Mohammad Aftab Ahmad (Vendee)

GRN Number : 2320000856



अनुसूचित न्याय अधिनियम, 1908 की धारा 1908 के अन्तर्गत भारतीय स्टाम्प अधिनियम 1899 के अन्तर्गत का सं. 5 के अधीन बंधनकारी स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क नगरे कि ली।

शुद्ध प्रमाणिका
श्री एच.डी. कर्माकर

Shammi Akhtar
2-11-2023
Shahid
2-11-2023

2-11-2023

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

प्रमाणित किया जाता है कि इस रसीद के माध्यम से पुनः प्रिन्ट करने में किसी प्रकार की रोक नहीं ली गई है।
A. Ahmad

Rizwan

D. Agreement

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यह प्रमाणित है कि
राजि-7094 अर्थात् निम्न
निर्दिष्ट अर्थात् अर्थात् निम्न
अर्थात्

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DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made at Ranchi on this 2nd day of Nov, 2023 of the Christian Era;

BETWEEN

(1) MOHAMMAD SHAHID ALI, UID No.-xxxx-xxxx-9475, PAN : AIFPA4643Q, Mobile No.-7209911964 son of Mohammad Hashim Ali, Grandson of Late Mohammad Yasin, by faith Muslim, by category (Uncovered U/S 46 of the C. N. T. ACT 1908), by occupation Housewife, Residents of 3, Green Compound, Baragain, P. S. Sadar, District, Ranchi, (Jharkhand) – 834009, Indian Citizens,

(2) SHAMMI AKHTAR, UID No.-xxxx-xxxx-5275, PAN : DJWPA1891K, Mobile No. 7209911964 wife of Mohammad Shahid Ali & Daughter of Late M.N. Akhtar, Granddaughter of Late Abdul Majid, by faith Muslim, by category (Uncovered U/S 46 of the C. N. T. ACT 1908), by occupation Housewife, resident of 3, Green Compound, Baragain, P.S.-Sadar, District-Ranchi, (Jharkhand) 834009, Indian Citizens, hereinafter called the **LAND OWENRS** (which terms and expressions unless expressly excluded by or repugnant to the subject or context shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

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निबंधन पदाधिकारी
नगरी क्षेत्र-3, कानि ...
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AND

R.S. Construction, PAN : AAUFR9492B Its Office At Shop No. 21 & 22 Vardhman Market Complex Line Tank Road Ranchi, District Ranchi (Jharkhand) - 834009, Indian Citizen, through its one of the partners, **MOHAMMAD AFTAB AHMAD, *UID No.-xxxx-xxxx-4671, Mobile No.-9431357352**, son Late Haji Abid Khan, by faith Muslim, by caste (Uncovered U/S 46 of the C. N. T. ACT 1908), by occupation Business, resident of Hill View Road Bariatu Basti, Ranchi P.O. + P.S.- Bariatu, District-Ranchi, hereinafter called the **DEVELOPER** (which expression of unless expressly excluded by or repugnant to the subject or context shall mean and include it/his partners, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**;

WHEREAS the land bearing R. S. Plot No. 1260 and 1262 along with other plots of land under Khata No. 94 situated at Mauza-Baragain, Thana No. 184, P.S. Sadar, District-Ranchi stands recorded in Revisional Survey record of rights as Kaymi in the name of Sheikh Mohiuddin, Sheikh Hatim and Sheikh Salim both sons Sheikh Gandaury Ohdar & others.

AND WHEREAS these recoded tenants are amicable partitioned this particular Plots 1060 and 1062 is allotted to Sheikh Hatim and after the said amicable family partitioned said Sheikh Hatim become absolute owner of the aforesaid land and came in peaceful and physical possession of the same without any let or hindrance from anybody whomsoever.

AND WHEREAS the aforesaid legal heirs of Sheikh Hatim, Md. Abul Wafa sold the aforesaid land to Naila Akhtar wife of Rizwan Ahmad being 12371 duly registered in Book No. 1, Volume No. 482 Running from pages 91 to 112 in the year of 2007 at Ranchi and after the aforesaid purchase the said Naila Akhtar came in peaceful possession of her purchased land without any let or hindrance from anybody whomsoever.

ANDWHEREAS the aforesaid Naila Akhtar sold the aforesaid land bearing R.S. Plot No. 1260, Sub Plot No. 1260/22 under Khata No. 94 measuring 04 Katha 08

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Chatak to Mohammad Shahid Ali (Present Land Owner No. 01) by a registered deed of sale dated 21-11-2022 which has been duly registered as Deed No. 2840, Serial No. 3112, entered in Book Number 01, Volume Number 322, running from Page No 143 to 202 in the Office of District Sub Registrar, Urban 3 Ranchi and after the aforesaid purchase the said Mohammad Shahid Ali (Present Land Owner No. 01) came in peaceful possession of his said purchased land and got his name mutated in respect of his aforesaid purchased land in the Revenue Record of the State of Jharkhand through the Circle Office Baragain Anchal, Ranchi vide Mutation Case No. 2657 R27/2022-2023 which stands recorded in Volume No. 42 at Page No. 28 of Register - II of the Circle Office, Baragain Anchal, Ranchi and he has been paying rent thereof regularly in his name.

AND WHEREAS the aforesaid Md. Abul Wafa sold another portion of the aforesaid land bearing R.S. Plot No. 1260, Sub Plot No. 1260/21, under Khata No. 94 measuring 03 Katha 14 Chatak and R.S. Plot No. 1262, Sub Plot No. 1262/21, under Khata No. 94 measuring 10Chatak aggregating to 04 Katha 08 Chattak to Shammi Akhtar (Present Land Owner No. 02) by a registered deed of sale dated 20-07-2007 which has been duly registered as Deed No. 12376, Serial No. 13552, entered in Book Number 01, Volume Number 482, running from Page No.45 to 66 in the Office of District Sub Registrar, Ranchi and after the aforesaid purchase the said Shammi Akhtar (Present Land Owner No. 02) came in peaceful possession of her said purchased land and got her name mutated in respect of her aforesaid purchased land in the Revenue Record of the State of Jharkhand through the Circle Office Baragain Circle, Ranchi vide Mutation Case No. 2086 R27/2007-2008 which stands recorded in Volume No. 09 at Page No. 150 of Register - II of the Circle Office, Baragain Circle, Ranchi and he has been paying rent thereof regularly in her name.

AND WHEREAS the Land Owners have absolute right, title and interest and are coming in peaceful possession over their respective land which is more particularly detailed and described in the FIRST SCHEDULE herein below.

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AND WHEREAS the LAND OWNERS are absolute owners and is in peaceful possession of their land of the FIRST SCHEDULE below and being interested to develop their aforesaid land by getting a residential multistoried building constructing thereon, amalgamated their land into one unit and approached the DEVELOPER and after a detailed negotiation held between the LAND OWNERS and the DEVELOPER it is mutually agreed by and between the LAND OWNERS and the DEVELOPER that a residential multistoried building shall be constructed in and over the below mentioned land of the First Schedule on the terms and condition herein below: -

1. And WHEREAS in term of formal Development agreement as referred here in above the developer got the building plan prepared by qualified architect and submitted before the Ranchi municipal corporation hereinafter called the concerned authority which is provisionally SANCTIONED AND APPROVAL by RMC Ranchi vide BC Case No. RMC/BP/0473/ WO4/2023 For construction of multi storied (G+4) Building and communicated to the land owner through letter vide letter and directed to the parties to submit registered development agreement under the provision of section 5(1) of the Jharkhand apartment (flat) Ownership act 2011.
2. That the Developer will develop and construct Multistoried Residential complex in and over the below mentioned land of the First Schedule at his own cost, efforts and expense strictly as per plan prepared by the Developer and approved by RMC, Ranchi at the time of preparing the plan, Second Party will achieve the maximum possible F.A.R. sanctioned by RMC. All the obligatory action will be completed by the Developer in respect of development, construction and transfer of proportionate share of land, flats and Residential space except the share of the Land Owners. The Land Owners will not bear any cost or changes for the above mentioned jobs.
3. It is also agreed between the Land Owners and the Developer that Developer will strictly adhere to and abide by rules and norms of the

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JHARERA (Real Estate Regulatory Authority, 2016 Act) corresponding to Jharkhand Real Estate Regulatory Rules, 2017.

4. During construction of the proposed building the developer shall provide proper safety to the manpower/personnel and if any accident takes place and cause injury/death of any manpower, the developer shall alone be responsible for claim.
5. The Developer shall have discretion to name the apartment /building to be constructed in the schedule "A" property and the premises name shall always be SHAYAN HILLCREST.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- A. The LAND OWNERS do hereby nominate, constitute and appoint the DEVELOPER to develop the land of the Land Owners which is more particularly detailed and described in the First Schedule herein below at its/his own costs, efforts and expenses, by constructing building/s thereon as per approved and/or sanctioned plans/specification of Ranchi Municipal Corporation, Ranchi or other competent authority as the case may be.
- B. In consideration of the LAND OWNERS permitting the DEVELOPER to develop the land of the First Schedule below (apart from LAND OWNER'S allocation), the DEVELOPER will pay a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) through Cheque No. 298267 and 298268 dated 02.11.2023, Indian Bank as refundable earnest money to the LAND OWNERS as per MEMO OF EARNEST MONEY given herein below. The same amount i.e. 10,00,000/- (Rupees Ten Lakh only) will be returned by LAND OWNERS to the developer after completion of the building in all the respects after handover the possession letter to the land owner.
- C. The LAND OWNERS further declare and covenant with the DEVELOPER that the land of the First Schedule, given hereunder is free from all litigation, charges, lispendance, lien of any court or person whomsoever and they have perfect right, title and interest in and over the land of the

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First Schedule and no person other than the LAND OWENRS have any right, title and interest in and over the same. And further terms and conditions are as follows:-

ARTICLE – 1 : DEFINITIONS

- 1.1. **LAND OWNERS** shall mean the aforesaid MOHAMMAD SHAHID ALI and SHAMMI AKHITAR which shall mean and include their respective heirs, successor-in-interest, executors, administrators and legal representatives.
- 1.2. **DEVELOPER** shall mean the aforesaid R.S. Construction a partnership concern, represented through one of its partner, MOHAMMAD AFTAB AHMAD as well as its all partners, administrators, legal, successors-in-interest, representatives and assign.
- 1.3. **THE LANDED PROPERTY** shall mean all that piece and parcel of land which is more particularly described in the First Schedule herein below.
- 1.4. **BUILDING** shall mean the proposed Residential multistoried building to be constructed in and over the land of the First Schedule in accordance with the plan to be sanctioned by the R.M.C., Ranchi, And the building shall be named with the mutual consent of the Land Owners and the Developer.
- 1.5. **SUPER BUILT-UP AREA** shall mean the area consisting of living room, dining room, bed rooms, toilets, kitchen, balcony cup board, partition wall, proportionate area of common lobby, lift, stair etc.
- 1.6. **PARKING SPACE** shall mean the place in covered area reserved for parking of motor cars and two wheelers.
- 1.7. **COMMON FACILITIES** shall mean and include corridors, half ways, stairways, passage ways, lifts, drive ways, common lavatories, pump room, generator room, tube well, overhead tank, water pumps and other facilities which may be mutually agreed upon between the parties

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which are required for the establishment, location, enjoyment, provisions, maintenance and management of the building including the roof and terrace of the building more particularly described in the THIRD SCHEDULE herein below.

- 1.8. **COMMON EXPENSES** shall mean and include a proportionate share of the cost, charges, and expenses for maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and landed property more particularly described in the FIFTH SCHEDULE.
- 1.9. **SALEABLE SPACE** 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.
- 1.10. **LAND OWNERS' ALLOCATION** shall mean **45% (Forty-five percent)** finished constructed super built up area in the form of residential flats, **45% (Forty-five percent)** parking space, **45% (Forty-five percent)** of the roof right, **45% (Forty-five percent)** in the proposed multistoried building with indivisible and un-demarcated proportionate share of land of the First Schedule together with all the common facilities and amenities more particularly described in the SECOND SCHEDULE herein below of the aforesaid proposed multistoried building as per specifications mentioned in FOURTH SCHEDULE appended herewith and agreed upon by the LAND OWNERS and the DEVELOPER as to be exclusively allocated to the Land Owners and/or their nominee/nominees.
- 1.11. **DEVELOPER'S ALLOCATION** shall mean scheduled space allocated to the Developer in the proposed multistoried building together with all the common facilities and amenities more particularly described in THIRD SCHEDULE herein below to be shall mean **55% (Fifty-five percent)** finished constructed super built up area in the form of

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residential flats, 55% (Fifty-five percent) parking space, 55% (Fifty-five percent) of the roof right, 55% (Fifty-five percent) indivisible and un-demarcated proportionate share of land of the First Schedule together with all the common facilities and amenities more particularly described in the SECOND SCHEDULE herein below of the aforesaid proposed multistoried building as per specifications mentioned in FOURTH SCHEDULE appended herewith and agreed upon by the LAND OWNERS and the DEVELOPER as to be exclusively allocated to the Developer and/or their nominee/nominees.

- 1.12. **TRANSFER** with its grammatical variation shall mean transfer by voluntary handing over of possession and by any other means, adopted for effecting what is understood as a transfer of space in the multistoried building to purchaser (s) thereof, although the same may not be within the definition of the terms as given in the transfer of property Act or the other enactment.
- 1.13. **TRANSFeree** shall mean any natural and juristic persons like company, Association of Persons competent to enter into contracts and to whom any space in the proposed multistoried building shall be transferred.
- 1.14. **FLAT** shall mean the area consisting of living room, dining room, bed rooms, toilets, kitchen, balcony cup board etc.
- 1.15. **R.MC. Ranchi** shall mean Ranchi Municipal Corporation, Ranchi.
- 1.16. Words importing singular shall include plural and vice versa.
- 1.17. Words importing masculine gender shall include feminine & neuter gender, likewise words importing feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

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ARTICLE - 2 : COMMENCEMENT

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

ARTICLE - 3 : THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the LAND OWNERS, provide as under: -

- 3.1 The DEVELOPER shall get a plan of the building prepared by a competent architect, according to modern taste, design, architecture and relevant rules/bylaws.
- 3.2 The DEVELOPER shall get the plan/map sanctioned by the R.M.C., Ranchi at its/his own costs, efforts and expenses and the LAND OWNERS hereby further authorize and empower the DEVELOPER to sign any document required for development and construction of the said proposed multistoried building.
- 3.3 The DEVELOPER shall also get permission for construction of the multistoried building from any other authority required under any law, regulation, order etc. at his own cost.
- 3.4 The DEVELOPER would/may approach, invite, select and procure person (s) or purchaser (s) agreeing to acquire on ownership basis flat(s)/Shops parking space(s) in the said proposed multistoried building to the extent of DEVELOPER'S share only. The DEVELOPER shall construct flat(s)/ Shops and parking space(s) together with common parts, common facilities and amenities pertaining to the same.
- 3.5 It shall be the job of the DEVELOPER to make the land ready and suitable for development at its own cost and expenses and any material or thing retrieved or otherwise recovered in the process shall be the property of the LAND OWNERS.
- 3.6 The DEVELOPER would be entitled to charge such amount/ amounts as may be agreed upon between the DEVELOPER and its customer(s)/ intending purchaser(s) for costs, charges and expenses of and incidental to the construction of flat(s), unit(s) and parking space(s) and also for the proportionate share of the costs, charges and expenses of and

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ARTICLE - 2 : COMMENCEMENT

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- 3.3 The DEVELOPER shall also get permission for construction of the multistoried building from any other authority required under any law, regulation, order etc. at his own cost.
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incidental to the construction, erection & completion of the common parts, the common conveniences and common facilities appertaining thereto from its customers or its intending purchaser with respect to DEVELOPER'S share, more particularly described in Second Schedule hereinafter. The DEVELOPER shall be at liberty to fix the terms and conditions of construction and mode and manner of payment by the intending purchaser (s) with respect to DEVELOPER share only adhering to the Rules of RERA and Rules and regulation of the Government of Jharkhand.

- 3.7 In pursuance of the said scheme, the LAND OWNERS hereby appointed the DEVELOPER as their construction agent for the said proposed multistoried building and for executing other works incidental thereto fully and totally at the cost and expenses of the DEVELOPER.
- 3.8 After delivery of peaceful possession of Land Owners share of flats/Shops and parking spaces in finished condition as per specification mentioned herein below in the aforesaid multistoried building to the LAND OWNERS, the purchaser or purchasers of the flat/s, shop/s shall enjoy all rights and privileges and shall be subjected to the same liabilities as provided in the agreement or otherwise.
- 3.9 Upon handing over peaceful possession of the Flats and Parking Spaces to the LAND OWNERS as OWNERS' Allocation and to the prospective purchasers including Occupancy Certificate, they shall pay to the DEVELOPER the proportionate share of common expenses of all taxes, outgoings and other charges, specified in the fifth schedule hereunder, written from and after the date, the said flats and parking spaces become ready for occupation, till the DEVELOPER hands over the possession and management of the common parts to "any society, or association" of the residents to be formed for the purpose.

ARTICLE-4 : DEVELOPER'S RIGHT

- 4.1 The LAND OWNERS hereby grant, subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said proposed multistoried building and to

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commercially exploit the same by entering into agreements for sale and/or transfer and/or construction in accordance with the plan sanctioned by the

R.M.C. Ranchi or other competent as the case may be with or without amendments and modifications made or caused to be made by the DEVELOPER after getting proper approval of R.M.C, Ranchi.

- 4.2 The DEVELOPER shall be entitled to prepare, modify or alter the plan and to submit the same to R.M.C. Ranchi or any other authority in the name of the LAND OWNERS or as may be required under the Acts, Rules, Regulations and bye-laws of R.M.C. Ranchi. The DEVELOPER shall bear the cost and expenses required to be paid or deposited for obtaining sanction of the plan from R.M.C. Ranchi and the fees of Architect.

ARTICLE-5 : BUILDING/APARTMENT CONSIDERATION

- 5.1 On the assurance of and on the LAND OWNERS representation and disclosures about their title and possession over land of schedule A of the First Schedule and relying upon the LAND OWNERS' personal guarantee that they have made full and correct disclosure and they have full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit 'the land' and construct, erect and to complete the building on the said land as a whole within a period of three (03) years or 36 months plus a grace period of 06 (Six) months from the date of approval and sanction of map/plan by the R. M. C or the competent authority and the DEVELOPER agrees:
- 5.2 The DEVELOPER shall get the map/plan for constructing the aforesaid proposed multistoried residential or commercial building in & over the aforesaid land mentioned hereunder by the competent authority at its/his own costs and expenses.
- 5.3 To bear all costs, charges and expenses for construction of the proposed multistoried building in and over the land of the FIRST SCHEDULE.

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- 5.4 To allocate the "LAND OWNERS' allocation" of the constructed super built-up area in finished condition in the proposed multistoried building to be constructed in accordance with the plan to be sanctioned by the R. M. C. Ranchi and the applicable laws and bye-laws.
- 5.5 To give possession of the LAND OWNERS' allocation within three (03) years from the date of approval/sanction of map/plan by R. M. C, Ranchi with a grace period of further 06 (Six) months and if the DEVELOPER fails to complete the proposed multistoried building within the stipulated period of three (03) years from the date of approval/sanction of map/plan by R.M.C. Ranchi with a grace period of further 06 (Six) months then the Developer shall be liable to pay a sum of Rs. 50,000/- (Rupees Fifty Thousand only) per month to the Land Owners as compensation until the Developer hands over Land Owners share of allocation to the Land Owners in finished condition with possession letter.
- 5.6 The difference of share allocation around 500 sq.ft. (super built up area) to be adjusted by both party @ Rs. 2,000/- Per Square feet if there is area above than 500 sq.ft. (Super Built up area) in the case both party will pay @ Rs. 3,000/- per square feet of the rest area.
- 5.7 The construction of the said building shall be completed within three (03) years plus a grace period of six (06) months but delay, if any, shall be caused by any litigation or case shall not be counted and if counted same shall be counted afresh after resolution of such dispute and litigation.

ARTICLE-6: OWNER'S & DEVELOPER'S SHARE OF ALLOCATION: -

It shall be the constructed area in the form of such Residential Area, Flats, along with parking space (more particularly described in the Second Schedule) in the aforesaid building complex as per specifications mentioned in the fourth schedule and agreed upon by the LAND OWNERS and DEVELOPER being exclusively allocable to the LAND OWNERS and / or their nominee or nominees.

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- 6.1 The DEVELOPER shall at his/its own costs construct, create and complete in all respects, the said multistoried Residential Complex and shall allocate to the LAND OWNERS of the area of the Residential Flats and parking spaces as follows: -
- 6.2 That out of total constructed area, the LAND OWNERS will get 45% of super built up area or Saleable space with car parking space as well as 45% of roof of the Top Floor except common area remaining 55% of super built up area along with 55% roof of the Top Floor of the said multistoried building shall be the share of the DEVELOPER in the said multistoried building complex.
- 6.3 It is clearly understood that the purchasers of the flats and parking spaces (allocated to the DEVELOPER) shall pay all the costs to the DEVELOPER, although the sale deeds shall be executed by the LAND OWNERS in favour of the purchasers, who shall be the nominee of the DEVELOPER.
- 6.4 In consideration of the LAND OWNERS' having entrusted, giving license to the DEVELOPER to enter in the said land, develop the same by constructing thereon a residential multistoried building at his/its own cost and money and conferring on it the rights, powers, privileges and benefits mentioned herein.
- 6.5 It is clearly understood that all the cost including the cost of the Flats/Shops proportionate share of land, cost of parking space or any other cost whatever shall be paid by the DEVELOPER.
- 6.6 a) GST or any govt. tax if applicable to be born by land owner of his share.
b) Expenses in electric connection in said building to be share proportionally.

ARTICLE-7 : DEVELOPER'S RIGHT

- 7.1 In consideration of the above, the DEVELOPER shall be entitled to enter into agreement or agreements for sale and transfer with intending purchaser or purchasers for the DEVELOPER'S allocation and to receive

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realize and collect all money 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 OWENRS and this agreement by itself shall be treated as consent by the LAND OWENRS.

- 7.2 The DEVELOPER shall be entitled to charge, or to deal with the DEVELOPER'S allocation and right, title and interest under this development agreement.

ARTICLE- 8 : FORCE MAJEURE

- 8.1 The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations may be prevented temporarily by the existence of force majeure and shall be exempted from the obligation during the period of Force Majeure.
- 8.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, and/or any other act or omission beyond the control of the DEVELOPER.

ARTICLE-9 : MISCELLANEOUS

- 9.1 The LAND OWENRS and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe, a partnership between the DEVELOPER and the LAND OWENRS or as a joint venture between the parties hereto in any manner, nor shall the parties hereto constitute as an association of persons.
- 9.2 It is agreed and understood that from time to time to facilitate the construction of the building by DEVELOPER and transfer of Flats, Shop, Parking Space and proportionate share of land by various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the LAND OWENRS and various application and other documents may be required to be signed or made by the LAND OWENRS relating to which the specific provisions may not have been mentioned herein. The LAND

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OWNERS hereby undertake to do all such, acts, deeds and things that may be reasonably required by the DEVELOPER to be done in the matter and the LAND OWENRS also undertake to sign and execute all such additional applications and other documents, as the case may be. **PROVIDED** that all such deeds, matters and things do not in any way infringe the right of the LAND OWENRS and/or go against the spirit of this development agreement.

- 9.3 That if needs/requires, the LAND OWENRS shall execute a General Power of Attorney in favour of the DEVELOPER or his/its nominee to sell DEVELOPER'S share of allocation in the flats/shops parking spaces of the proposed multistoried building to be constructed in and over the aforesaid land and indivisible un-demarcated proportionate share of land of the First schedule.
- 9.4 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served to the LAND OWENRS if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.
- 9.5 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the LAND OWENRS of the land of the First Schedule or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof to the DEVELOPER other than an exclusive license to the DEVELOPER to commercially exploit the same in terms thereof, provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned buildings without encumbering the LAND OWNERS' share in the proposed residential multistoried building.
- 9.6 From the date of completion of the proposed multistoried building including obtaining Occupancy Certificate the DEVELOPER and/or its

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transferee and the LAND OWENRS and/or their transferees, if any, shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the spaces.

- 9.7 There is no existing agreement regarding the development or sale of the land of the First Schedule and any other arrangements, if any, exists prior to this development agreement stands cancelled and determinate by this development agreement at the cost and instance of the LAND OWENRS.
- 9.8 The LAND OWENRS assure and guarantee that the land mentioned hereunder in the First schedule is free from all encumbrances, attachments, charge, claim or demand whatsoever by or from anyone whatsoever and that the LAND OWNERS have absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the DEVELOPER.
- 9.9 The DEVELOPER shall carry on the construction work from start to finish in a regular manner and achieve the maximum F. A. R. in accordance with the sanctioned/approved map/plan by the competent authority and the DEVELOPER shall not leave construction of the building in the middle of the project.
- 9.10 After laying down foundation of the aforesaid proposed multistoried building, the DEVELOPER may start necessary processing and advance booking for the sale of DEVELOPER'S Allocation.
- 9.11 It is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall have full right, title, ownership and interest over the super built-up area whatever shall be allotted to the LAND OWNERS as their share with right to use all the common facilities and amenities connected with and attached thereto more specifically described in the LAND OWNERS' allocation. The LAND OWENRS shall fully be entitled to enjoy the built up area and shall be fully entitled to transfer, convey, grant, otherwise, alienate their interest in any manner as deemed fit by the LAND OWENRS to any person, association or persons, firm, company, corporate body etc. on such terms and conditions as may be decided by the LAND OWENRS.
- 9.12 The LAND OWENRS or their heirs, successors, nominee or nominees and transferee shall have the same right, title and interest to the use and

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enjoyment of all the common facilities as the DEVELOPER or his/its nominee (s) and transferees shall have.

- 9.13 After completion of construction of the proposed multistoried building FLAT OWNERS ASSOCIATION or SOCIETY shall be formed by owners or occupiers of the flats of the said proposed residential multistoried building. That duty of the Association/Society shall be to repair and maintain the said multistoried building and shall also be liable to pay all the charges or various government taxes/duties and any other outgoing relating to the said property and the Association/ Society shall also be the apex body, relating to all the interests of the flat OWNERS and shall work for the peaceful living of all the residents/members.
- 9.14 The LAND OWENRS from the date of taking possession of their share of allocation shall be liable to pay all the charges or various government taxes/duties and any other outgoing relating to the their share of allocation.
- 9.15 The DEVELOPER can appoint any person/persons as contractor for the construction of the proposed multistoried buildings in and over the land of the First Schedule and for which the LAND OWENRS shall have no objection.
- 9.16 It is mutually agreed by and between the LAND OWENRS and the DEVELOPER that the name of the said proposed residential multistoried building shall be given by mutual consent of the LAND OWENRS and the DEVELOPER.
- 9.17 That the DEVELOPER will pay a sum of Rs. 10,00,000/- (Ten Lakh only) as refundable advance earnest or security deposit to the LAND OWNERS which will be refunded back by the LAND OWNERS to the DEVELOPER without any interest thereon as and when the DEVELOPER shall hand over peaceful possession Letter of LAND OWNERS' share in the proposed multistoried building in finish condition according to specification mentioned herein.
- 9.18 The LAND OWENRS shall hand over all the Xerox copies of all the original documents of the land of First Schedule to the DEVELOPER to continue the construction working smooth manner, however original document shall be assigned to the Developer as and when necessarily

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required with a condition that same shall be handed over back to the LAND OWNERS in due course.

- 9.19 The government taxes and land revenue shall be borne by the DEVELOPER from the date of taking possession of the land till the handing over possession of LAND OWNERS' share of Allocation to them. During the construction, the electricity bills shall be paid by the DEVELOPER.

ARTICLE-10 : LEGAL PROCEDURES

- 10.1 It is hereby expressly agreed that after ensuring that all the legalities and formalities are complied, the DEVELOPER shall be the sole responsible to defend all actions, litigations and proceedings in respect of the title and/or possession of the land of the First Schedule before any authority/ courts/ tribunal at their own cost, expenses, charges and risks.
- 10.2 The LAND OWNERS by this agreement empower/authorize the DEVELOPER to develop the land, according to feasibility and carry all the necessary activities, required for the purpose of construction of the proposed residential multistoried building as per the sanctioned/sanctioned plan/map and disposal of flats to the advantage and convenience of the DEVELOPER.
- 10.3 The Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of and concerning this project.
- 10.4 Both the parties shall abide by all the terms and conditions mentioned herein and if any terms and conditions shall be required to be amended or added in this development agreement same shall be added or amended with the mutual consent of both the parties.

ARTICLE-11 : ARBITRATION CLAUSE

- 11.1 It is hereby agreed by the parties that if any dispute or difference arises out of and in relation to these presents, then the same shall be referred to the Arbitral Tribunal for decision.
- 11.2 One of the Arbitrators shall be appointed by the LAND OWNERS and another one by the DEVELOPER. The Arbitrators so appointed will jointly nominate a third Arbitrator. The decision of majority will be binding on the parties and the proceeding of arbitration shall be governed as per the Arbitration and Conciliation Act, 1996.

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- 11.3 The venue of arbitration will be at Ranchi and the cost will be borne equally (half and half) by the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(THE LAND)

All that piece and parcel of land situated at Mauza - Baragain, Thana No.-184, P.S.-Sadar, District - Ranchi under Municipal Ward No. 4, Holding No. 0040001025800Z0 And 0040001031302Z0 within the jurisdiction of District Registrar and District Sub Registrar, Ranchi under R.S.

Khata No.	Plot No.	Sub Plot No.	Area
<u>94</u>	1260	1260/22	6.98 Decimals
<u>94</u>	1260	1260/21	5.75 Decimals
<u>94</u>	1262	1262/21	1.24 Decimals
Total Area			13.97 Decimals

Butted and Bounded :-

- NORTH : SUB Plot No. 1260/23
SOUTH : SUB Plot No. 1260, 1261/20
EAST : R.S. Plot No. 1264
WEST : 20 Feet Wide Road

SECOND SCHEDULE ABOVE REFERRED TO
(THE BUILDING)

The builder shall at its own cost construct, create and complete in all respect the said building complex and shall allocate to the Owner 45% of the area of Flats and Car Parking Space as per the drawing sanctioned by R.M.C./R.R.D.A., Ranchi and also provision will be made for fire safety if required by R.M.C./R.R.D.A., Ranchi.

REVIEW CONTINUES FROM HERE ONWARD....

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

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrance and exists. Terrace of the roof which shall be utilized by the DEVELOPER and the prospective PURCHASERS have right to access. Whenever it will necessary for the purpose of repair

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maintenance etc. of common amenities. Later on if further construction on the top of the roof of the proposed residential multistoried building shall be allowed by the competent authority in that event the DEVELOPER shall have right to construct the same but share of allocation of LAND OWENRS and DEVELOPER shall be decided on sanction/approval of map from the competent authority.

2. Pumps installations, pump room and for staff or workers, if any.
3. Common Passages, driveways, excepting car parking spaces, if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical Wiring, meters and fixtures (excluding those as are installed for any particulars flat).
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer side walls of the said building and the main gate.
8. Life arrangement alongwith suitable generator and Generator Room.
9. Such other common parts, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as necessary for passage to use and occupancy of flat or flats in common and as are easement or necessity for the building but car parking space area shall be excluded.

THE FORTH SCHEDULE ABOVE REFERRED TO :-

(SPECIFICATION)

OWNER ALLOCATION

Number of flat allotted

S.L. NO.	FLAT NO.	FLOOR	SUPER BUILT UP AREA	UNDIVIDED LAND SHAIR	BHK
1.	A	1 ST	1460	506	3BHK
2.	A	2 ND	1460	506	3BHK
3.	B	3 RD	1450	503	3BHK
4.	C	3 RD	1480	513	3BHK
5.	C	4 TH	1480	513	3BHK

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DEVELOPER ALLOCATION

Number of flat allotted

S.L. N.O.	FLAT NO.	FLOOR	SUPER BUILT UP AREA	UNDIVIDED LAND SHAIR	BHK
1.	B	1 ST	1450	503	3BHK
2.	C	1 ST	1480	513	3BHK
3.	B	2 ND	1450	503	3BHK
4.	C	2 ND	1480	513	3BHK
5.	A	3 RD	1460	506	3BHK
6.	A	4 TH	1460	506	3BHK
7.	B	4 TH	1450	503	3BHK

THE FIFTH SCHEDULE ABOVE REFERRED TO : (COMMON EXPENSES).

Once the building has been completed and handed over to the land owners, purchasers of DEVELOPER portion, occupants, the following shall be taken into consideration:

1. The expenses of administration, maintenance repair, replacement of the common parts and equipment and accessories, common area and facilities including whitewashing, painting and decorating the exterior portion of the said building, the boundary walls, entrance staircase, landings gutters, rain water pipes, motor pumps, tube well, wiring and installation, sewers, drains and all other common parts, fixtures, fittings and requirement is under or upon the building enjoyed or used in common by the Owners, intending purchasers, co-purchasers or occupier thereto.
2. The cost of leasing, maintenance and lighting the maintenance, passage, landing, staircase and other parts of the building as enjoyed or used in the common by the occupiers of the said building.

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Shahid
22/11/20

3. The salaries of managers, clerks, bill collectors, chowkidar, plumbers, electrician, sweepers etc. if any, shall be borne by the society.
4. The cost of working repairs, replacement and maintenance of pumps, tube well and other plumbing including all other services charges for services rendered in common to all occupants i.e. lift maintenance, Generator maintenance. etc.
5. Municipal Taxes and other taxes.
6. Insurance of building against earthquake, fire, mob, damages and civil common etc.
7. All electrical payable in common for the common portions of the said building.
8. All other expenses including printing & stationery, also expenses incurred in respect of any dispute with Ranchi Municipal Corporation, R.R.D.A. or any other local authority, Government Insurance Company or any other persons in relation to or be deemed by the DEVEOPER or any adhoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep the said building.

THE SIXTH SCHEDULE ABOVE REFERRED TO :

1. The intending purchaser shall be entitled to all right, privileges, vertical and lateral supports, easement, appendages whatsoever belonging to the said building or therewith usually held, used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule thereof.
2. The right way in common as aforesaid in, to and upon all the common passages, driveways entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and/or, his/her. their/its servants and employees invites and/or customer to obstruct in any way by vehicle, deposit or materials,

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rubbish and any other thing, free passage, driveways and entrance as aforesaid.

3. The right of protection of the said flat by or from all other parts of building and property so as for they protect same.

THE SEVENTH SCHEDULE ABOVE REFEREED TO :-

The under mentioned rights, easements and privileges to the said flats shall be expected and be reserved up to the other co-purchasers and/or occupiers of other part of the said residential multistoried building.

1. The right of flow in common with the purchaser and any part (other than the said flats) to the other part of the said building through pipes, drains, wires, or conduits lying or being in under through or over the said flats and so for as may be reasonable for the beneficial use, occupation and enjoyment of other parts of the building.
2. The right of protection of other parts of the said building or all parts of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or to diminish any support enjoyed by other parts of the said building.

SPECIFICATION OF RESIDENTIAL BUILDING

Location	Floor	Door	Window	Fixtures & Fitting	Walls
Living	Vitrified Tiles/	30 mm Thick flash Door with polish	Aluminum Window with three track sliding	Lights, Fans, Telephone, cable & T.V. Points etc.	P.O.P
Dining	Vitrified Tiles/ Marble	30 mm Thick flash Door with Synthetic enamel paints.	Aluminum Window with three track sliding	Lights, Fans, & Fridge, Points etc.	P.O.P

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Master Bedroom	Vitrified Tiles.	30 mm Thick flash Door with Synthetic enamel paints.	Aluminum Window with three track sliding	Lights, Fans, Telephone, cable & T.V. Points etc.	P.O.P.
Bed Room	Vitrified Tiles.	30 mm Thick flash Door with Synthetic enamel paints	Aluminum Window with three track sliding	Lights, Fans, & Points etc.	P.O.P.
Kitchen	Vitrified Tiles.	Open Kitchen	Aluminum Window with three track sliding	Lights, Micro-oven water purifier, & Exhaust Fans, Points Green Slab Counter with match ceramic tiles up to 5 feet height etc.	P.O.P.
Toilets.	Ceramic tiles	ACP Alumunium door.	Aluminum ventilator with lower 2'0"x2'0'	Lights, Geyser & Exhaust Fans, Points and white Sanitary fitting with match ceramic tiles up to 5 ft. height etc.	P.O.P.
Balconies	Vitrified Tiles.	30 mm Thick flash Door with Synthetic enamel paints	-	Lights and washing Machine points in any one Balcony.	P.O.P.
Passage & Staircase	Granite with Verified tiles	-	-	Steel Rolling Fitting and Light points	P.O.P.
Exterior will be weather coat					

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ADDITIONAL SPECIFICATIONS:**List of Items/material to be used:**

Material/Equipment	Description / Type / Brand
Structure	
Reinforcement	Rungta, Prestige
Cement	ACC, Lafarge, Ultratech, Konark, Shree cement
Stone Chips	Black chips (Chuttu Palu)
MEP Items	
3", 4" & 6" PVC Pipe	Supreme, Prince, Ashirvad, Jindal, Astral
CPVC 1", 2" & 2.5"	Supreme, Prince, Ashirvad, Jindal, Astral
UPVC	Supreme, Prince, Ashirvad, Jindal, Astral
Concealed Cock	Supreme/Jaquar/Grohe concealed cock for each flat supply water shall be provided so that other floor bathrooms aren't disturbed during an untoward situation
Bathroom Fittings	All fixtures shall be heavy duty including shower, taps, floor drains etc. Brands: JaquarEssco / Grohe Artist (All Wash Basin)
Toilet pan commode	Hindware Cera 71 x 39 x 23 inch
CP fittings	Brands: JaquarEssco / Grohe Artist Hot/cold mixture tap: For kitchen, both washrooms basin plus shower
Wiring Cables	Anchor Polycab
Electrical fittings	MS Box Greatwhite, other fittings Anchor Roma
Switches	L&T, Legrand Blitz, Anchor
Miscellaneous	
Floor tiles & wall tiles	Simpolo, Orient Bell, Cera, Color or any other acceptable brand to both parties
Staircase Railings	Changed from Jindal SS304 to Jindal / SS202 . Removed – Not Required: With toughened glazed panels
Balcony	Stainless steel Jindal 304 (with pillars of Jindal SS 304)
Windows	Three track aluminum powder coated
External walls	Rustic
Internal paint	Three coats of P.O.P.
Parking area / Driveway	Similar to KC Palace – Housing Colony (1 ft X 1 ft paver blocks & tiles)
Bathroom Downslab	Waterproofing required
Roof and open terrace	Waterproofing required
Lift	Fully automatic Johnson / Kone (408KG capacity / 6 persons) fully automatic Ropeway: Usha Martin, Motor: Sharp, PC

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Lobby area	False ceiling work – all floors
Door	Door eye hole, door viewer
Exhaust Fans	Washrooms and kitchens shall have provision of exhaust fans
Parking	CCTV camera with installation of required hardware
Outer Walls	As per drawing(to be discussed)
Partition walls	As per drawing(to be discussed)
Granite Fitting	Kitchen Granite& Corridor/Staircase
Only land owner's one 4BHK flat as agreed dated 27-Aug	1) False ceiling and wooden cabinets only for drawing-cum-dining. 2) Additional modifications including choice of accessories & tiles 3) Bathroom: Bathroom accessories – Brand & design of land owners' choice 4) Kitchen: Modular kitchen and cabinets, double sink, granite, and accessories of land owners' choice 6) Windows: Three track UPVC, larger window sizes

Valuation of the property

Total Area 13.97 Decimals of land Ward No. 4 @ 7,01,360/- (Rupees Seven Lakhs One Thousand Three Hundred Sixty) only per decimals is Rs. 97,98,000/- (Rupees Ninety Seven Lakhs Ninety Eighty Thousand) only.

IN WITNESS WHEREOF the Land Owners and the Developer have put their respective signature at Ranchi after fully understanding the contents of this development agreement on the day, month and year first above mentioned.

WITNESSES:-

1. *Seratin Alan s/o
Sajjad Alan Baria
Basti Ranchi
02/11/2023*

SIGNATURE OF THE LAND OWNER

*Shahid
02/11/2023*

*Shammi Akhtar
02/11/2023*

2. *Rizwan Ahmed
s/o Late Sultan Ahmed Khan
Millat Colony Baria
P.S. Baria Dist. Raipur
02/11/2023*

Finger Impression of left Hand, Photograph & Signature of the
DEVELOPER

A. Ahmed,
02/11/2023



Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the left of the parties whose photographs are affixed in the document has been obtained by me/ before me.

R. Ahmed
(Adv)
2/11/2023

Typed by : *Salwan*

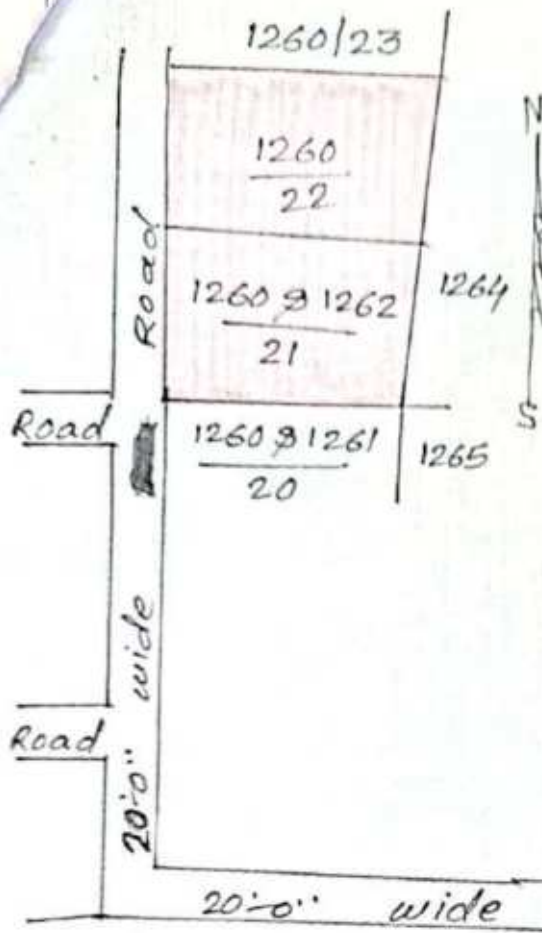
Drafted by :

Shammi
(Adv)
2/11/2023

Akhtar

Shammi
2.11.2023

Shahid
2.11.2023



Village: → Basogain - Thama no-184, P.S. Sadar Dist Ranchi
 Ward no-4, H.No-0040001025800
 ZO & 004000103180220
 Area shown in red wash-□
 Khatano R.S. Plot no. Sub Plot no. Area

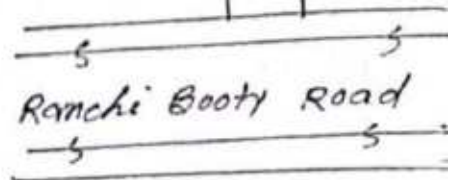
	R.S. Plot no.	Sub Plot no.	Area
94 -	1260 - 1260/22	- 0 - 6.98	A-DEC
94 -	1260 - 1260/21	- 0 - 5.75	
94 -	1262 - 1262/21	- 0 - 1.24	
Total			0 - 13.97



A. Hunda
 2.11.2023

Shahin
 21/11/2023

Shani Adwal
 21/11/2023



Copied by
 Admin



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

शेयत का नाम, अभिभावक का नाम, रिश्ता

सेख आलम, पेशरान - सेख गनहोरा, वहिस्सा बराबर, जाति- सेख, निवासी- साकीन देह व सेख महीउदीन, पेशरान - सेख गनहोरा, वहिस्सा बराबर, जाति- सेख, निवासी- साकीन देह

खिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम बड़ागाँई	खाता का प्रकार	शेयती
खेवट नम्बर	3	खाता नम्बर	94	थाना का नाम	राँची	थाना नम्बर	184	

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभुक्ति	हाकिम के तहकीकात मुताविक लगान/सेस	लगान			खास शर्त	
				कियारी संख्या (5)				रो (10)	आ (11)	पे (12)		(13)
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	1181	? पीड पोखर ? दोन सेख खपरान	दोन दो 1	0 एकड़	15 डिसमील							
	1260	? दोन सेख मंगल ? दोन सेख बसीरुदीन	दोन दो 15	1 एकड़	23 डिसमील							
	1262	? दोन नीज ? दोन नीज	परती कदीम 1	0 एकड़	1 डिसमील			0	0	0	कायमी	
	1263	? दोन नीज ? दोन सेख आसीरुदीन	परती पत्थर 1	0 एकड़	1 डिसमील							
	1595	? रास्ता ? टाई नीज	दोन तीन 1	0 एकड़	45 डिसमील							
	1596	? दोन नीज ? मकान सेख नजु	टाइ एक 1	0 एकड़	34 डिसमील							
	2193	? टाई जीतनात साहु ? रास्ता	टाइ एक 3	2 एकड़	6 डिसमील	आम/2 बेर/1 लकडी वकवजे कुल वकवजे कुल मौजा						

खाता मे कुल प्लोट संख्या 8
खाता का कुल मिजान (खतियान के अनुसार) 11 20
खाता का कुल लगान 0 0 0

यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

11/1/2023

Shammi

Shammi Akhtar

F.No. 180v

V

फरद मलकी / फरद रेयती Page No. : 150
 नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 9
 वो सकुनत नम्बर। Receipt No. : 0112823550

अराजी नकदी			अराजी भावली			तफसील हिसाब लगान भावली		
खाता संख्या			खेसरा संख्या			रकबा (एकड़ में)		
94			1260,1262			4 कठा 8 छटाक 0 वर्गफीट		

जोत का साताना मांग मय तफसील (बकाया वॉ हाल) मौजूदा साल का।

मांग बावत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	4.00					4.00
गुजारी (भावली)	1.00					1.00
सेस	2.00					2.00
सूद	2.00					2.00
मुतफरकात	0.80					0.80
मीजान	9.80					9.80

तफसील अदायकारी

अदायकारी बावत	साताना	बकाया				मौतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)	4.00					4.00	
गुजारी (भावली)	1.00					1.00	
सेस	2.00					2.00	
सूद	2.00					2.00	
मुतफरकात	0.80					0.80	
मीजान अदायकारी	9.80					9.80	

(१) मीजान कुल (तफ्जों में) : **Nine Rupees and Eighty Paise**

(२) नाम देहिन्दा -

तारीख अमला तहसील कुनिन्दा : 21-09-2023

(३) कुल बकाया- 9.80

खस महात 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 अंयलधिकारी से संपर्क करें।

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

Print

Shahid

Shamni Akhtar

बड़ागाँई | बड़ागाँई | 184 | MOHAMMAD SHAHID ALI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	1260	0 एकड़ 7.43 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 (2022-2023)	
माल (नकदी)	20.00				20.00	20.00
गुजारी (भावली)	5.00				5.00	5.00
संस	10.00				10.00	10.00
सूद	10.00				10.00	10.00
मुतफरकात	4.00				4.00	4.00
मौजान	49.00				49.00	49.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालवा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				20.00	20.00	
गुजारी (भावली)				5.00	5.00	
संस				10.00	10.00	
सूद				10.00	10.00	
मुतफरकात				4.00	4.00	
मौजान अदायकारी				49.00	49.00	

(१) मौजान कुल (तफजों में) : Ninety Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 12-06-2023

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Shamini

Shamini Akhtar

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी ॥ प्रति

November 1, 2023

भाग वर्तमान	9	पृष्ठ संख्या	150
जिला का नाम	रौंची	अनुमंडल नाम	सदर
पौवा का नाम	बड़ागाई	होस्टिंग संख्या	94
अवंत का नाम	तौजी संख्या	बड़ागाई	0
हस्ता का नाम	घाना नम्बर	हस्ता-04	184
इस्टेट का नाम	खाता का प्रकार		146

राम्मी अख्तर, पति-सहिद अख्तर, जति: —					
खाता नम्बर	फ्लोट संख्या	रकबा	परिवर्तन के लिए प्रापिकार	लगान	सेस
94	1260	4 कटछ छ. 0 वर्गफीट	दा खा वाद स. 2086R27/07-08	4	5.8
94	1262	0 कटछ छ. 0 वर्गफीट			
	कुल परिमाण	4 कटछ छ. 0 वर्गफीट			

तारीख	प्रापि पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
27/03/2013	5110419	2008-09	2013-14	0	4	0	1	0	2	0	2	0	0.8
05-03-2017	1493810214	2007-2008	2017-2018	40	4	10	1	20	2	20	2	8	0.8
05-02-2018	0644847962	2018-2019	2018-2019	0	4	0	1	0	2	0	2	0	0.8
08-16-2022	0649661685	2019-2020	2022-2023	12	4	3	1	6	2	5	2	2.4	0.8
09-21-2023	0112823550	2023-2024	2023-2024	0	4	0	1	0	2	0	2	0	0.8

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

Mutation Cases Not Found !!

List Of Case Status Details

जारी पत्र

प्रिंट

BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रापि की जानकारी के लिए है
किसी भी प्रकार की असुविधाओं के लिए सम्बन्धित अधिकारिकारी से संपर्क करे
प्रपत्र का नक्शा देखने के लिए प्रपत्र नंबर जितक करे।

Shahar

Shammi Akhtar



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

November 2, 2023

भाग वर्तमान	42	पृष्ठ संख्या	28												
जिला का नाम	रोही	अनुमंडल नाम	सदर	अंचल का नाम	बढ़ागाँई	हलका का नाम		डिन्डी-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	बढ़ागाँई	लॉटिंग संख्या	94	तौली संख्या		धाना नम्बर	184	खाता का प्रकार	—						
MOHAMMAD SHAHID ALI, पिता-MOHAMMED HASHIM ALI, जाति- —															
खाता नम्बर	प्लोट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस				
94	1260	0 ए 7.43 डि 0 हे				नाम्नारण मुकदमा संख्या 2057/2022 - 2023				20	0				
कुल परिमाण		0 ए 7.43 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चातु साल	रोड सेस बकाया	रोड सेस चातु साल	शिक्षा सेस बकाया	शिक्षा सेस चातु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु साल	कृषि सेस बकाया	कृषि सेस चातु साल		
06-12-2023	0836585844	2022-2023	2023-2024	20	20	5	5	10	10	10	10	4	4		

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

Mutation Cases Not Found !!

List Of Case Status Details

जारी है



BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Shamini

<https://harbhoomi.jharkhand.gov.in/MISRegister2/fmRegister2Report?distcode=14&circlecode=23>

1/1

Shamini Akhota

Baragaon

नामसौजा बड़ागाँई

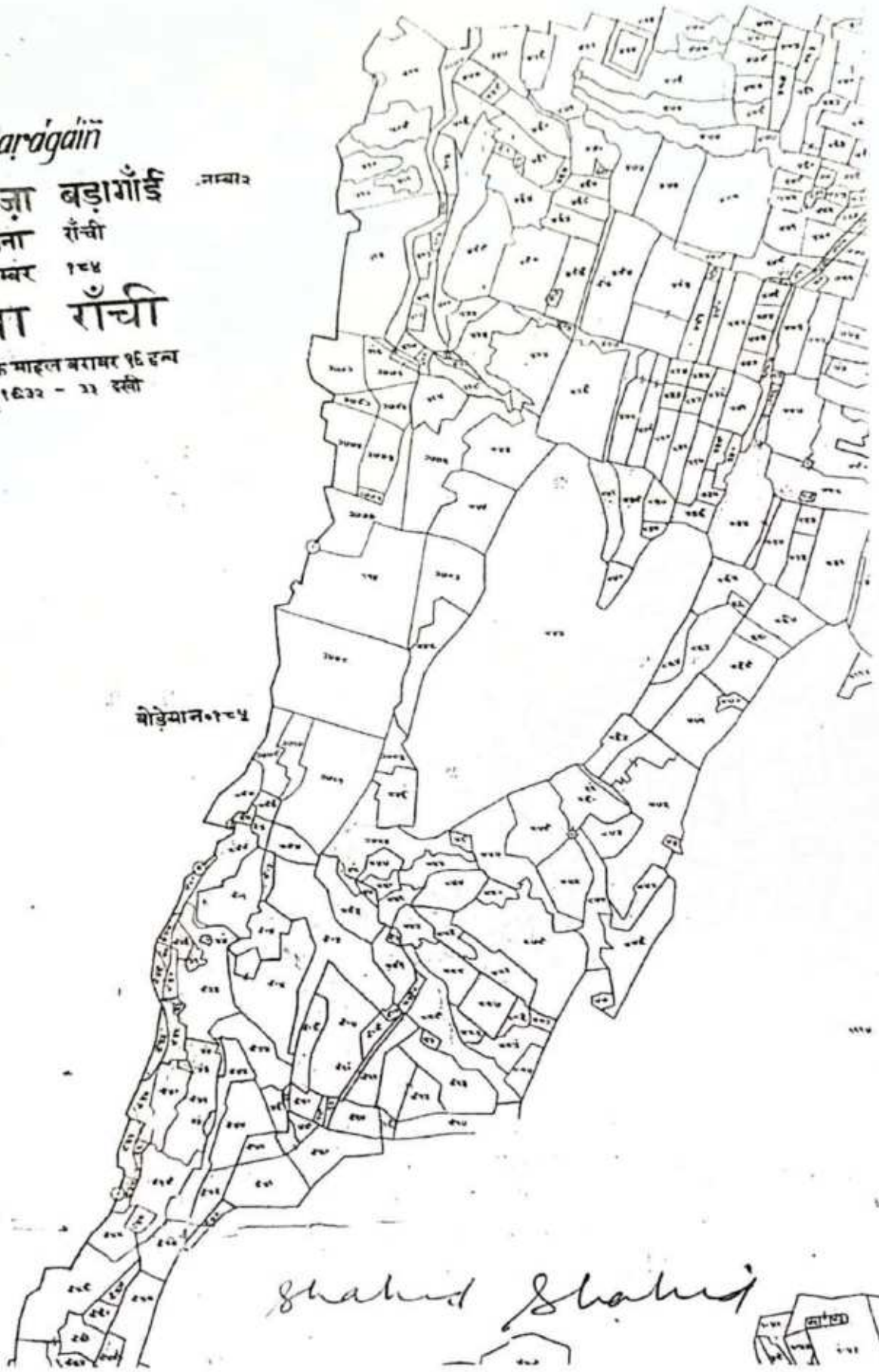
नम्बर

नाम बाना राँची
पाना नम्बर १८५

ज़िला राँची

खेल एक माहल बरामर १६ इन्च
सन १९३२ - ३३ इली

बोडेमान ०१८५



Shahid Shahid

Shamui Akhtar

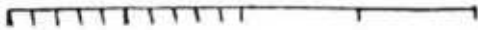


परिचालन नं० १८३

Shahid

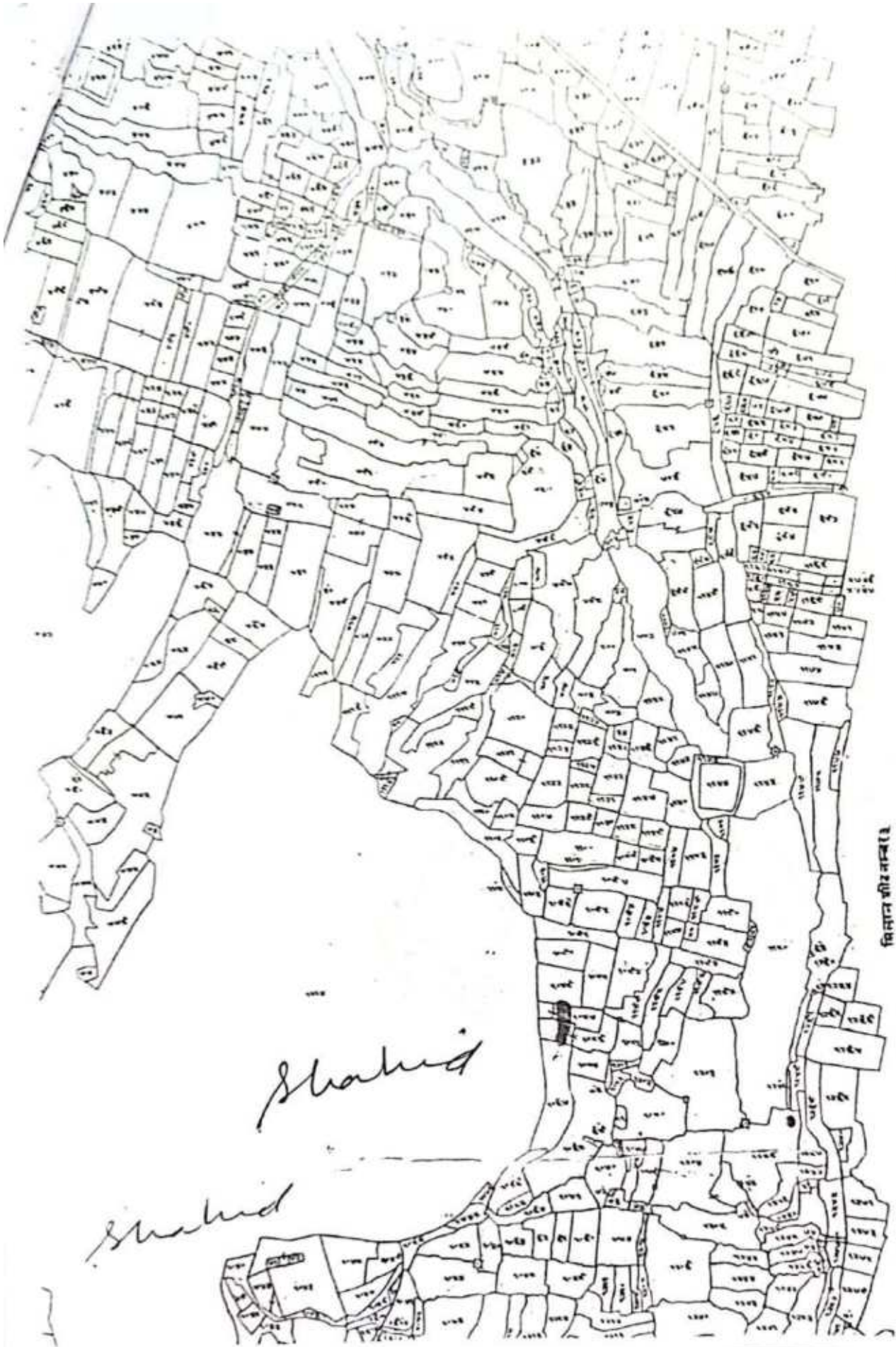
Shahid

Scale 16 Inches = 1 Mile.



Shamni Akhter

Small, illegible text at the bottom left, possibly a legend or additional notes.

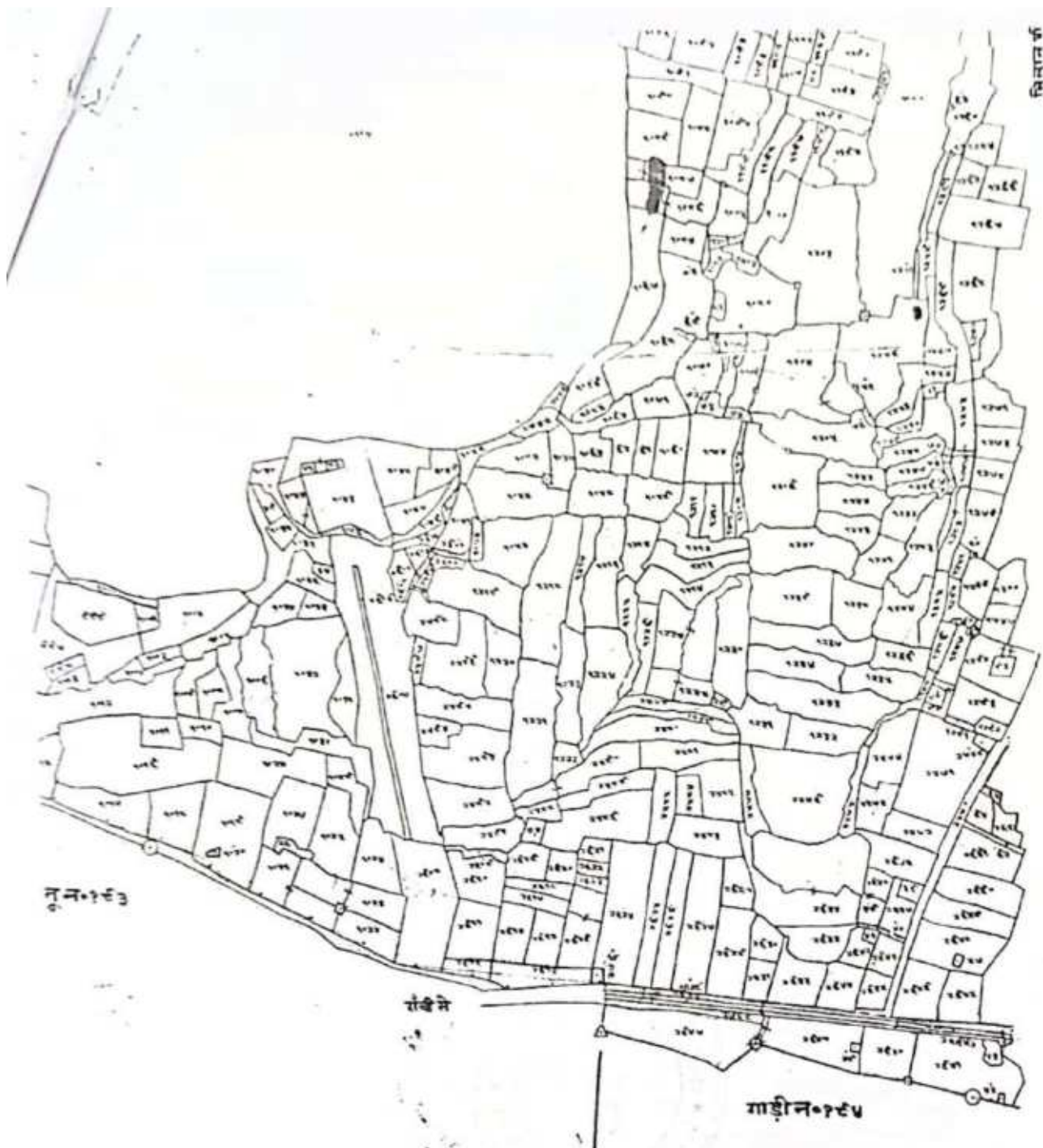


विमान पीठ नक्शा

Shahid

Shahid

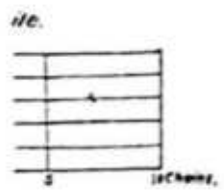
Shamir Akhla



नं० १८३

संविने

गाडी नं० १८५



Shahid Shahid

Mode and published under the authority of Government.

Shamir Akhtar

RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

To: Mr. Ms.
SHAMMI AKHTAR W/O MOHAMMAD SHAHID ALI
Address: **BARGAIN BARIYATU RANCHI**

Memo No. : **FAM/004/259201/2022-2023**
Effective: **First Quarter 2022-2023**

You are hereby informed that your new Holding No -

0 0 0 0 0 0 1 0 2 5 8 0 0 2 0

The actual rent value of this holding is Rs. 902.745/- after local check made by Ranchi Municipal Corporation in the light of self assessment declaration letter made by you for assessment of tax for Ward No. 4 (Old Ward No. 4), 902.745/- fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the 01/01/2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1			3	4	5	6
1	holding Tax @ 2%	Quarter: 1/ Year: 2016-2017	451.36	451.36	0	0
2	holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	902.76	902.76	0	0
	Total amount		1354.12	1354.12	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi.

- If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this Assessment Memo can file an objection in the prescribed form.
- The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
- As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
- This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on those buildings / structures and / or quest to confer any legal rights to its owners / occupiers.

Shammi Akhtar

Shahid
Shammi Akhtar



Ranchi Municipal Corporation, Ranchi
(Revenue branch.)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr./Mrs./Ms
MOHAMMAD SHAHID ALI S/O MOHAMMAD HASHIM ALI
Address: NEAR LAIBA TOWER RANCHI RANCHI

Memo No. FAM/994/356663/2022-2023

Effective First Quarter 2022-2023

You are hereby informed that your new Holding No. -

0 0 4 0 0 0 1 0 3 1 3 0 2 2 0

The annual rent value of this holding is Rs. 902.75 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 4 (Old Ward No. 4), 902.75 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the first quarter will be taxed in writing with effect from the year 2022-2023

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of U.R. Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Working Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	902.75	902.75	0	0
	Total amount		902.75	902.75	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupants.

PRINT

Shahid

Shahid
Shammi Akhtar

Candidate: **SHAMMI** Roll Number: **926**
 Name of the Candidate: **SHAMMI**
 Date of Examination: **12/12/2015**
 Name of the Institute: **SHAMMI**
 Address of the Candidate: **SHAMMI**
 City: **SHAMMI** State: **SHAMMI** Pin Code: **SHAMMI**

Sl. No.	Part	Question	Answer	Mark
1	1	Write the meaning of the following terms: (a) ... (b) ...	...	...
2	2	...	...	...
3	3	...	...	...
4	4	...	...	...
5	5	...	...	...
6	6	...	...	...
7	7	...	...	...
8	8	...	...	...
9	9	...	...	...
10	10	...	...	...
11	11	...	...	...
12	12	...	...	...
13	13	...	...	...
14	14	...	...	...
15	15	...	...	...
16	16	...	...	...
17	17	...	...	...

REPRODUCED BY THE
 DIRECTOR GENERAL OF
 EXAMINATIONS
 U.P. BOARD
 Lucknow

Shami Akhtar
 12/12/2015

Shami

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

दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति।	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त-		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण-पत्र अथवा		
	(iii) शुद्धि-पत्र		
	(iv) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 02-11-2023 01:46 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 202300144655

Appoinment :- 02-Nov-2023 Time:- 11:40

Article	Development Agreement
Pre Registration Date	02-Nov-2023
No. Of Pages	45
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,46,307.

Property Id: 1097045

Valuation No. : 1488577 / 2023	:- 2023-2024	Date : 02-November-2023 13:19:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Baragain	Village/City : Baragain	
Baragain Word No 4 - Other Road	-		
Khata Number - 94			
Plot Number - 1260			
Holding Number - 0040001025800Z0,0040001031302Z0			
Volume Number - 9,42			
Page Number - 150,28			
Property Rates			
Commercial Land (Y)			
₹701360/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	12.73 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.73 x 701360=8928312.8	₹89,28,313/-
A	Total		₹89,28,313/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹89,28,400/-
Total Amount in Words : Eighty Nine Lakhs Twenty Eight Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R S Plot No. 1264, West: 20 ft. Wide Road, South: Sub Plot No. 1260, 1261/20, North: Sub Plot No. 1260/23
Area	Land area : 12.73 Decimal
Other Description of the Property	Pin Code - 834009, Flat Number/Commercial Space Number - -, Building Name - -
Government/Market Value	8928312.8
Transaction Amount	0.00

Property Id: 1097048

Valuation No. : 1488578 / 2023	:- 2023-2024	Date : 02-November-2023 13:20:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Baragain	Village/City : Baragain	
Baragain Word No 4 - Other Road	-		
Khata Number - 94			
Plot Number - 1262			
Volume Number - 9			
Page Number - 150			
Holding Number - 0040001025800Z0			
Property Rates			
Commercial Land (Y)			
₹701360/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	1.24 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.24 x 701360=869686.4	₹8,69,686/-
A	Total		₹8,69,686/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹8,69,700/-
Total Amount in Words : Eight Lakh Sixty Nine Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R S Plot No. 1264, West: 20 ft. Wide Road, South: Sub Plot No. 1260, 1261/20, North: Sub Plot No. 1260/23
Area	Land area : 1.24 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	869686.4
Transaction Amount	-

CLAIMANT	-Ms. R S Constrction Thro Its One Of The Partner Mohammad Aftab Ahmad, ,Father/Husband Name Late Haji Abid Khan , PAN No.- Date Of Birth-01-Jan-1975,Permission Case No.- , Aadhaar No. *****4671, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Bariatu, Ranchi,Address - Hill View Road, Bariatu Basti, Thana- Bariatu, Dist.- Ranchi, Pin Code-834009
EXECUTANTS	-Mr. Mohammad Shahid Ali, ,Father/Husband Name Mohammad Hashim Ali , PAN No.- Date Of Birth-20-May-1973,Permission Case No.- , Aadhaar No. *****9475, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Baragain, Ranchi,Address - 3 Green Compound, Baragain, ThanaSadar, Dist.- Ranchi, Pin Code-834009
	-Mrs. Shammi Akhtar, ,Father/Husband Name Late M N Akhtar , PAN No.- Date Of Birth-01-Sep-1978,Permission Case No.- , Aadhaar No. *****5275, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Baragain, Thana- Sadar, Dist.- Ranchi,Address - 3 Green Compound, Baragain, ThanaSadar, Dist.- Ranchi, Pin Code-834009

Witness Information	Mr. Shabir Alam , Address - Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009-, Father/Husband Name-Sajjad Alam
---------------------	---

Identifier Details	Mr. Shabir Alam , Address - Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009-, Father/Husband Name-Sajjad Alam
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,350
Total		1,350

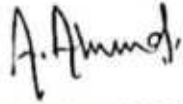
Fee Rule:Development Agreement		
1	A1	2,44,953
2	LL	3
3	PR	1
Total		2,44,957

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

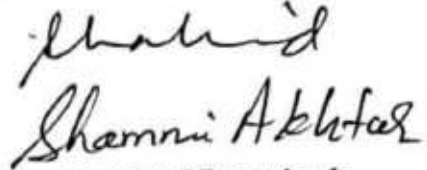
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



Document Registration Summary 1

Date :-02-Nov-2023

- Government/Market Value: ₹9798100/-
- Transaction Amount: ₹0.00 /-
- Paid Stamp Duty: ₹100 /-

On Date 02-11-2023 Presented at SRO - Ranchi Urban3
Signature of Presenter *Shahid*

SRO - Ranchi Urban3

Receipt : 926472

Receipt Date : 02-11-2023

Presenter Name: - *Mohammad Shahid Ali*

PR ₹1
SP ₹1350
LL ₹3
A1 ₹244953
Stamp Duty ₹100

Total ₹246407

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RSConstrctionThroltsOneOfThePartnerMohammadAftabAhmad	• GRN Number : 2320000856 • DEPT Transaction Id : 3e778c3c56e7826083ae • Transaction Type :	100
PR	1	1	0	GRAS	RSConstrctionThroltsOneOfThePartnerMohammadAftabAhmad	• GRN Number : 2320000431 • DEPT Transaction Id : 475e5d7d2ff7315065f2 • Transaction Type :	1
SP	1350	1350	0	GRAS	RSConstrctionThroltsOneOfThePartnerMohammadAftabAhmad	• GRN Number : 2320000431 • DEPT Transaction Id : 475e5d7d2ff7315065f2 • Transaction Type :	1350
A1	244953	244953	0	GRAS	RSConstrctionThroltsOneOfThePartnerMohammadAftabAhmad	• GRN Number : 2320000431 • DEPT Transaction Id : 475e5d7d2ff7315065f2 • Transaction Type :	244953
LL	3	3	0	GRAS	RSConstrctionThroltsOneOfThePartnerMohammadAftabAhmad	• GRN Number : 2320000431 • DEPT Transaction Id : 475e5d7d2ff7315065f2 • Transaction Type :	3
Sub Total	246311	246407	-96				

Article : Development Agreement Number of Pages : 90

Signature of Operator *[Signature]*

Signature of Head Clerk *[Signature]*

Signature of Registering Officer *[Signature]*



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300144655

Deed Type	Development Agreement
Number of Pages	90
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1350, A1 :- Rs. 244953, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8928313/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Baragain Location :- Other Road, Baragain Word No 4 Property Boundaries :- East: R S Plot No. 1264, West: 20 ft. Wide Road, South: Sub Plot No. 1260, 1261/20, North: Sub Plot No. 1260/23 Khata Number - 94Plot Number - 1260Holding Number - 0040001025800Z0,0040001031302Z0Volume Number - 9,42Page Number - 150,28 Area Of Land :- 12.73 Decimal
Property No.	2
Valuation Details	Value :- Rs.869686/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Baragain Location :- Other Road, Baragain Word No 4 Property Boundaries :- East: R S Plot No. 1264, West: 20 ft. Wide Road, South: Sub Plot No. 1260, 1261/20, North: Sub Plot No. 1260/23 Khata Number - 94Plot Number - 1262Volume Number - 9Page Number - 150Holding Number - 0040001025800Z0 Area Of Land :- 1.24 Decimal





Sh./Smt.Mohammad Shahid Ali s/o/d/o/w/o Mohammad Hashim Ali has presented the document for registration in this office



today dated :- 02-Nov-2023 Day :- Thursday Time :- 16:51:41 PM





Mohammad Shahid Ali(Individual)

Party Name	Document Type	Document Number
Mohammad Shahid Ali	PAN/UID	964433849475

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Mohammad Shahid Ali Address1 - 3 Green Compound, Baragain, ThanaSadar, Dist.- Ranchi, Address2 - Baragain, Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Mohammad Shahid Ali Address:- , Behind Church, Habib Lane, Resaldar Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:50			<i>Mohammad Shahid Ali</i>
2	Shammi Akhtar Address1 - 3 Green Compound, Baragain, ThanaSadar, Dist.- Ranchi, Address2 - Baragain, Thana- Sadar, Dist.- Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Shammi Akhtar Address:- 3 Green Compound Baragain, Ayesha Residncy Complex, Baragain Road, Vill- Baragain Ps Sadar, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:45			<i>Shammi Akhtar</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	RS Constrction Thro Its One Of The Partner Mohammad Aftab Ahmad Address1 - Hill View Road, Bariatu Basti, Thana- Bariatu, Dist.- Ranchi, Address2 - Bariatu, Ranchi , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Mohammad Aftab Ahmad Address:- , , HILL VIEW ROAD, BARIATU BASTI, Bariatu, , Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:48			A. Ahmad

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Shabir Alam S/o-D/o Sajjad Alam Address1 - Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009, Address2 - , , , Jharkhand PAN No.:			Shabir Alam

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shabir Alam Address1 - Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009, Address2 - , , , Jharkhand			Shabir Alam

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Mohammad Shahid Ali , Shammi Akhtar**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Shabir Alam**) Son/Daughter/Wife of (**Sajjad Alam**) resident of (**Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009**) and by occupation (**Business**).




Signature of Registering Officer

Date:- 02-Nov-2023


Seal and Signature of Registering Officer

Token No.: 202300144655

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **02-Nov-2023** by **Mohammad Shahid Ali, S/O, D/O, W/O Mohammad Hashim Ali** resident of 3 Green Compound, Baragain, ThanaSadar, Dist.- Ranchi, Baragain, Ranchi.

This deed was registered as Document No.: **2023/RANU3/3174/BK1/2955** in Book No :- **BK1**, Volume No :- **363** from Page No :- **209** to **298** at, office of **SRO - Ranchi Urban3**

Date:- **02-Nov-2023**


Registering Officer

3175

2956



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7b0e1c1a770fe96cb3fd

Receipt Date : 02-Nov-2023 01:48:18 pm

Receipt Amount : 10169/-

Amount In Words : Ten Thousands One Hundred And Sixty Nine Rupees Only

Token Number : 202300144650

Office Name : SRO - Ranchi Urban3

Document Type : Gift

Payee Name : Shammi Akhtar (Vendor)

GRN Number : 2320000214



For Official Use
सेन्सी एक्ट 1908 की धारा 46 के अर्थात्
भारतीय स्टाम्प अधिनियम 1899 के अ
। भा। का सं-33 के अधीन बचावत
स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क
नयेकि 4.4.

निर्वाह अधिकारी
बहरी क्षेत्र-3, कोडि, राँची

Shammi Akhtar
2-11-2023
2-11-2023

2-11-2023

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

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

2-11-2023

RIZWAN

Gift

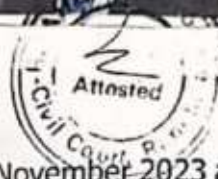
₹ 1,61,404/-

₹ 10,169/-

₹

350680 x 0.46 =

हिसाब खर्चा के लिए के अनुसार - अमुक
यदि या अमुक - अमुक - के अनुसार
१. १५ अमुक अमुक



GIFT DEED

2-11 THIS DEED OF GIFT IS MADE on this 2nd day of November 2023 at Ranchi.

BETWEEN

(1) **MOHAMMAD SHAHID ALI**, UID No.- xxxx xxxx 9475, PAN: - AIFPA4643Q, Mobile No.- 7209911964 son of Mohammad Hashim Ali, Grandson of Late Mohammad Yasin, by faith Muslim, Category - General (Uncovered from C.N.T. ACT 1908), by occupation Business, Residents of 3, Green Compound, Baragain, P. S. Sadar, District, Ranchi, (Jharkhand) - 834009, Indian Citizens and (2) **SHAMMI AKHTAR**, UID No.- xxxx xxxx 5275, PAN: - DJWPA1891K, Mobile No. - 7209911964) wife of Mohammad Shahid Ali & Daughter of Late M.N. Akhtar, Grand daughter of Late Abdul Majid, by faith Muslim, Category - General (Uncovered from C.N.T. ACT 1908), by occupation Housewife, resident of 3, Green Compound, Baragain, P. S. Sadar, District, Ranchi, (Jharkhand) - 834009, Indian Citizens, (hereinafter called the DONORS) of the ONE PART.

Shammi Akhtar
2.11.2023

Shahid
2.11.2023





Shahid
2-11-2023



2-11-2023
 क पुगइ/न/आपराहन 10/11/23
 वर निबंधन कार्यालय कावे श्री
 रता- नो- नित्रीकी
 तति- पेशा- जो लक्ष्यकारी, दवेदोष
 " वर निबंधक द्वारा प्रमाणिकृत
 (अज्ञाना सं- सन के अवीव
 रंभकारीयो वा दावेदारो मे से एक श्री
 व अधिकारी हे ने मे निबंधन के लिए पेश किया



4
 निबंधन कार्यालय
 राँची सं-3
 2-11-2023

AND

THE MUNICIPAL COMMISSIONER, RANCHI MUNICIPAL CORPORATION through its representative **SRI NARESH KUMAR VERMA** son of Late Chhedi Ram, Grand Son of Late Jadish Ram, Category - Schedule Caste Covered from CNT Act, 1908, by occupation - Service (Ranchi Municipal Corporation), resident of Harmu Basti, Road No. 1, Karam Chowk, Harmu, Ranchi, Doranda, P.S. Sukhdeonagar, District Ranchi, Jharkhand, (hereinafter called the DONEE) of the OTHER PART.

UID - XXXX XXXX 1876

WHEREAS the said DONORS are the absolute owner in possession of land, tenements and premises situated at Village - Baragain, P.S. - Sadar, Thana No. - 184, District - Ranchi, being Revisional Survey Plot No. - 1260, Sub Plot No. 1260/22, under Khata No. 94, Measuring Area 04 Katha 08 Chatak and R.S. Plot No. - 1260, Sub Plot No. 1260/21, under Khata No. 94, Measuring Area 03 Katha 14 Chatak and Plot No. - 1262, Sub Plot No. 1262/21, under Khata No. 94, Measuring Area 10 Chatak, aggregating to total area 09 Katha i.e. 14.87 decimals, Holding No. - 0040001025800Z0 and Holding No. - 0040001031302Z0, Ward No. 4 of Ranchi Municipal Corporation, **Area 18.48 sq. mt. = 199 sq. ft. (i.e. 0.46 Decimals)**, out of area (12.73 decimals) under Side Road Residential, valuation is Rs. 1,61,400/- (Rupees One Lakhs Sixty One Thousand Four Hundred) only.

WHEREAS the land bearing R. S. Plot No. 1260 and 1262 along with other plots of land under Khata No. 94 situated at mauza Baragain, Thana No. 184, P. S. Sadar, District Ranch stands recorded in Revisional Survey record of rights as Kaimi in the name of Sheikh Mohiuddin, Sheikh Hatim and Sheikh Salim both sons Sheikh Gandauri Wohdar & others.

AND WHEREAS in an amicable family partition held among the heirs and successors of recorded tenant the land bearing R. S. Plot No. 1660 and 1662 along with other plots of land was allotted to Sheikh Hatim and after the said amicable family partition said Sheikh Hatim become absolute owner of the aforesaid land and came in peaceful possession of the same without any let or hindrance from anybody whomsoever.

Shammi Akhtar
2-11-2023

Shehina
2-11-2023

AND WHEREAS the aforesaid legal heirs of Sheikh Hatim namely Md. Abul Wafa son of Late Md. Abid Hussain sold the aforesaid land to Naila Akhtar wife of Rizwan Ahmad being No. 12371, duly registered and entered in Book No. I, Volume No. 482, Page No. 91 to 112 in the year 2007 at Ranchi and after the aforesaid purchase the said Naila Akhtar came in peaceful possession of her purchased land without any let or hindrance from anybody whomsoever.

AND WHEREAS the aforesaid Naila Akhtar sold the aforesaid land bearing R.S. Plot No. 1260, Sub Plot No. 1260/22 under Khata No. 94 measuring 04 Katha 08 Chatak to Mohammad Shahid Ali (Donor No. 01) by a registered deed of sale dated 21-11-2022 which has been duly registered as Deed No. 2840, Serial No. 3112, entered in Book Number 01, Volume Number 322, running from Page No. 143 to 202 in the Office of District Sub Registrar, Urban 3 Ranchi and after the aforesaid purchase the said Mohammad Shahid Ali (Donor No. 01) came in peaceful possession of his said purchased land and got his name mutated in respect of his aforesaid purchased land in the Revenue Record of the State of Jharkhand through the Circle Office Baragain Circle, Ranchi vide Mutation Case No. 2657R27/2022/2023 which jamabandi is entered in Volume No. 42 at Page No. 28 of Register - II of the Circle Office, Baragain Anchal, Ranchi and he has been paying rent thereof regularly in his name.

AND WHEREAS the aforesaid Md. Abul Wafa son of Late Md. Abid Hussain sold another portion of the aforesaid land bearing R.S. Plot No. 1260, Sub Plot No. 1260/21, under Khata No. 94 measuring 03 Katha 14 Chatak and R. S. Plot No. 1262, Sub Plot No. 1262/21, under Khata No. 94 measuring 10 Chatak aggregating to 04 Katha 08 Chattak to Shammi Akhtar (Donor No. 02) by a registered deed of sale dated 20-07-2007 which has been duly registered as Deed No. 13553, Serial No. 12376, entered in Book Number 01, Volume Number 482, running from Page No. 45 to 66 in the Office of District Sub Registrar, Ranchi and after the aforesaid purchase the said Shammi Akhtar (Donor No. 02) came in peaceful possession of her said purchased land and got her name mutated in respect of her aforesaid purchased land in the Revenue Record of the State of Jharkhand through the Circle Office Baragain

Shammi Akhtar
2-11-2023

Shahid
2-11-2023

Circle, Ranchi vide Mutation Case No. 2086R27/2007-2008 which jamabandi is entered in Volume No. 09 at Page No. 150 of Register - II of the Circle Office, Baragain Anchal, Ranchi and he has been paying rent thereof regularly in his name.

AND WHEREAS the Donors have absolute right, title and interest and are coming in peaceful possession over their respective land which is more particularly detailed and described in the Schedule herein below.

AND WHEREAS in order to construct a building over the land mentioned hereinabove the DONORS have got a building plan sanctioned by the **THE MUNICIPAL COMMISSIONER, RANCHI MUNICIPAL CORPORATION** Ranchi, vide B.P. Case No. RMC/BP/0473/W04/2023, dated 02.10.2023 for grand of License on dated 18.10.2023.

AND WHEREAS in order to construct a building over the land indicate in approved drawing the DONORS have left a strip of land for Road Widening and is ready to Donate the said strips of land to the State mentioned in schedule below as per condition mentioned in Appendix - 'E'/Bye laws clause no. 7.1 of letter of The Municipal Commissioner, Ranchi Municipal Corporation for sanction of plan submitted for G+3 storied building.

NOW this Deed of Gift witnesses as follows :-

1. That in pursuance of the said condition mentioned Appendix - 'E'/Bye laws clause no. 7.1 of Ranchi Municipal Corporation, Ranchi WE hereby convey, grant, transfer and confirm unto the said DONEE "The State" all that strips of land measuring an area **Area 18.48 sq. mt. = 199 sq. ft. (i.e. 0.46 Decimals)**, out of area (12.73 decimals) under Side Road Residential, fully described in schedule below and shown in the map attached herewith forming part of this Deed. The value of land is Rs. 1,61,400/- (Rupees One Lakhs Sixty One Thousand Four Hundred) only.
2. And that the said Donee i.e. the state shall and may from time to time and at all times hereafter peaceably and quietly use the said strip of land as a public property and shall have liberty to construct the road etc.

Shammi Akhtar
2-11-2023

Shahid
2-11-2023

And that the Donors hereby declares that neither the DONORS nor their legal heirs, shall claim any right, title or interest over the schedule land and shall not encroach the said strip of land after the final sanction of plan submitted by the DONORS for the proposed G+3 storied building.

Note :- That strip of land is vacant and there is no kutchha or pucca structure on the vacant land which is being donated to Ranchi Municipal Corporation for road widening as per aforesaid condition of RMC Ranchi.

SCHEDULE

All that piece and parcel of land situated at Village - Baragain, P.S. - Sadar, Thana No. - 184, District - Ranchi, Holding No. - 0040001025800Z0 and Holding No. - 0040001031302Z0, Ward No. 4 of Ranchi Municipal Corporation within the jurisdiction of District Sub Registrar, Ranchi under R.S.

<u>Khata No.</u>	<u>Plot No.</u>	<u>Sub Plot No.</u>	<u>Area</u>	<u>Out of Area</u>
94	1260	1260/22	0.24 decimals	<u>K - Ch</u> 04 - 08
94	1260	1260/21	<u>0.22 decimals</u>	03 - 14
Total			<u>0.46 decimal</u>	

Total measuring an **Area 18.48 sq. mt. = 199 sq. ft. (i.e. 0.46 Decimals)**, under Side Road Residential, in the District of Ranchi, in the state of Jharkhand butted and bounded as follows :-

Boundary

North : Sub Plot No. 1260/23
South : Sub Plot No. 1260, 1261/20
East : R.S. Plot No. 1264
West : 20 feet wide Road

Shammi Akhtar
2-11-2023

Shammi
2-11-2023

IN WITNESS WHEREOF the said DONORS have hereto set and subscribed his signature and delivered in the presence of witnesses as present the day, month and year first above written.

Witnesses

1. *Shahid Alam s/o Sajjad Alam Bariatu Bosti Ranchi 02/11/2023*

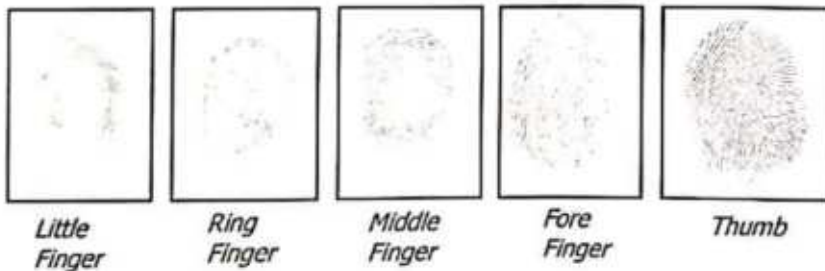
2. *Rizwan Ahmed s/o Late Sultan Ahmed Khan, nullat Colony Bariatu P.S. Bariatu Dist. Ranchi 02/11/2023*

DONORS

Shahid
2.11.2023

Shammi Akhter
21/11/2023

[Signature]
21/11/2023
Signature of the Donee

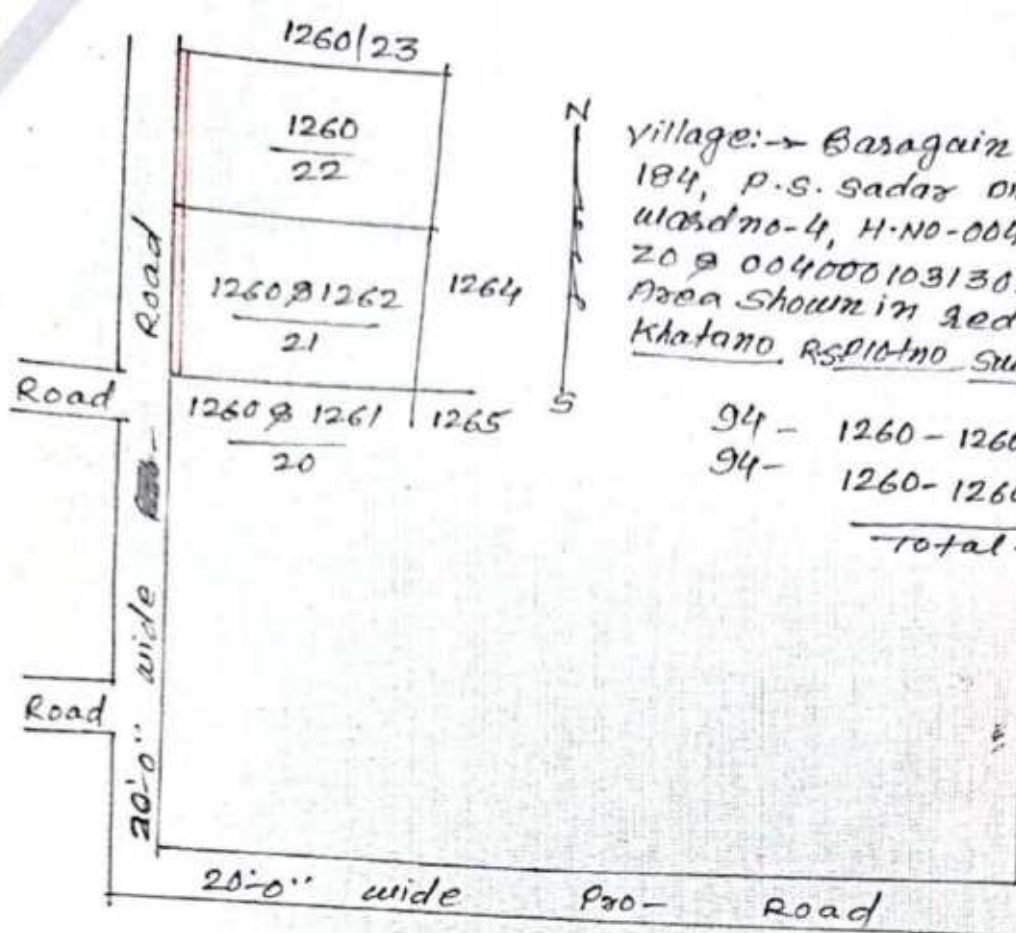


Certify that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the gift deed have been taken before me.

R. Ahmed (Adv)
21/11/2023

Typed By : Rizwi Hassan

Drafted By:
[Signature]
21/11/2023



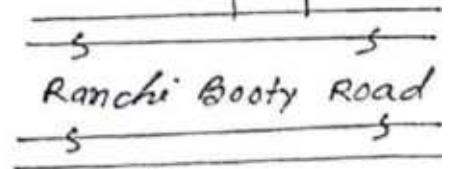
village: → Baragain thana no-184, P.S. Sadar Dist Ranchi ward no-4, H.No-0040001025800
 20 & 004000103130220
 Area shown in red wash-□
 Khatano, RSPID No Sub Plot No Area

A-Dec
 94 - 1260 - 1260/22 - 0-0.24
 94 - 1260 - 1260/21 - 0-0.22

 Total - 0-0.46



2.11.2023
 [Signature]
 Ranchi, Jharkhand



2.11.2023
 [Signature]

Copied by
 Admin



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख



रैयत का नाम, अभिभावक का नाम, रिश्ता											
सेख आतम, पेशरान - सेख गनहौरा, वहिस्सा बराबर, जाति- सेख, निवासी- साकीन देह व सेख महीउदीन, पेशरान - सेख गनहौरा, वहिस्सा बराबर, जाति- सेख, निवासी- साकीन देह											
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	बड़ागाँई	खाता का प्रकार	रैयती		
खेवट नम्बर	3	खाता नम्बर	94	थाना का नाम	राँची	थाना नम्बर	184				
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)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
94	1180	१. दोन सेख अबदुल १. दोन हरगनु महतो	दोन एक 39	6	95	एकड़ डिसमील					
	1181	१. पींड पोखर १. दोन सेख खपरान	दोन दो 1	0	15	एकड़ डिसमील					
	1260	१. दोन सेख मंगल १. दोन सेख वसीरुदीन	दोन दो 15	1	23	एकड़ डिसमील					
	1262	१. दोन नीज १. दोन नीज	परती कदीम 1	0	1	एकड़ डिसमील		0	0	0	कायमी
	1263	१. दोन नीज १. दोन सेख आसीरुदीन	परती पत्थर 1	0	1	एकड़ डिसमील					
	1595	१. रास्ता १. टाड नीज	दोन तीन 1	0	45	एकड़ डिसमील					
	1596	१. दोन नीज १. मकान सेख नजु	टाड एक 1	0	34	एकड़ डिसमील					
	2193	१. टाड जीतनात साहु १. रास्ता	टाड एक 3	2	6	एकड़ डिसमील	आम/2 बेर/1 लकड़ी वकवजे कुल वकवजे कुल मौजा				
खाता मे कुल प्लोट संख्या	8	खाता का कुल मिजान (खतियान के अनुसार)	11	20	खाता का कुल लगान	0	0	0			

यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

11/1/2023

Shammi Akhtar

बहागई | बहागई | 184 | MOHAMMAD SHAHID ALI

साता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	1260	0 एकड़ 7.43 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती

जोत का साताना मांग मय तफसील (बकाया वो हाल) मौजूदा सात का।

मांग बावत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	20.00				20.00	20.00
गुजारी (भावती)	5.00				5.00	5.00
सेस	10.00				10.00	10.00
सूद	10.00				10.00	10.00
मूतफरकात	4.00				4.00	4.00
मोजान	49.00				49.00	49.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				20.00	20.00	
गुजारी (भावती)				5.00	5.00	
सेस				10.00	10.00	
सूद				10.00	10.00	
मूतफरकात				4.00	4.00	
मोजान अदायकारी				49.00	49.00	

(१) मोजान कुल (लफजो में) : Ninety Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 12-06-2023

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी ॥ प्रति

November 2, 2023

भाग वर्तमान	42	पृष्ठ संख्या	28
जिला का नाम	रोनी	अनुमंडल नाम	सदर
मौजा का नाम	बढ़गाई	होस्टिंग संख्या	94
अंचल का नाम	बढ़गाई	हस्ताका नाम	हस्ताका-04
तौजी संख्या		धाना नम्बर	184
इस्टेट का नाम	JHARKHAND	खाता का प्रकार	—
MOHAMMAD SHAHID ALI, पिता-MOHAMMED HASHIM ALI, जति: —			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
24	1252	0 ऐ 7.43 डि 0 हे	नामान्तरण मुकदमा संख्या 2657/2022-2023
	कुल परिमाण	0 ऐ 7.43 डि 0 हे	
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक
06-12-2023	0836585844	2022-2023	2023-2024
लागत बकाया	लागत चालू सात	रोड सेत बकाया	रोड सेत चालू सात
20	20	5	5
शिक्षा सेत बकाया	शिक्षा सेत चालू सात	स्वास्थ्य सेत बकाया	स्वास्थ्य सेत चालू सात
10	10	10	10
कृषि सेत बकाया	कृषि सेत चालू सात		
4	4		

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

Mutation Cases Not Found !!

List Of Case Status Details

अवकाश



BACK

यह एक कम्प्यूटर जनित प्रति
यह पत्र केवल पूर्ण की जानकारी के लिए है
किसी भी प्रकार की असुविधा के लिए सम्बंधित अंततधिकारी से संपर्क करें
पत्र का नक्सा देखने के लिए पत्र नंबर जिनक करें।

Shahid
Shammi Akhtar



खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	1260,1262	4 कठा 8 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

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)	4.00					4.00
गुजारी (भावती)	1.00					1.00
सेस	.....					2.00
सूद	.....					2.00
मुतफरकात	.....					2.00
मौजान	0.80					0.80
	9.80					9.80

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मौतालवा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)	4.00					4.00	
गुजारी (भावती)	1.00					1.00	
सेस	.....					2.00
सूद	.....					2.00
मुतफरकात	.....					2.00
मौजान अदायकारी	0.80					0.80	
	9.80					9.80	

(१) मौजान कुल (तफ्जों में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 21-09-2023

खानस 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।

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

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

Shammi Akhtar

Baragaon

नाममौजा बड़ागाँई

नाम चाना राँची

पाना नम्बर १८४

ज़िला राँची

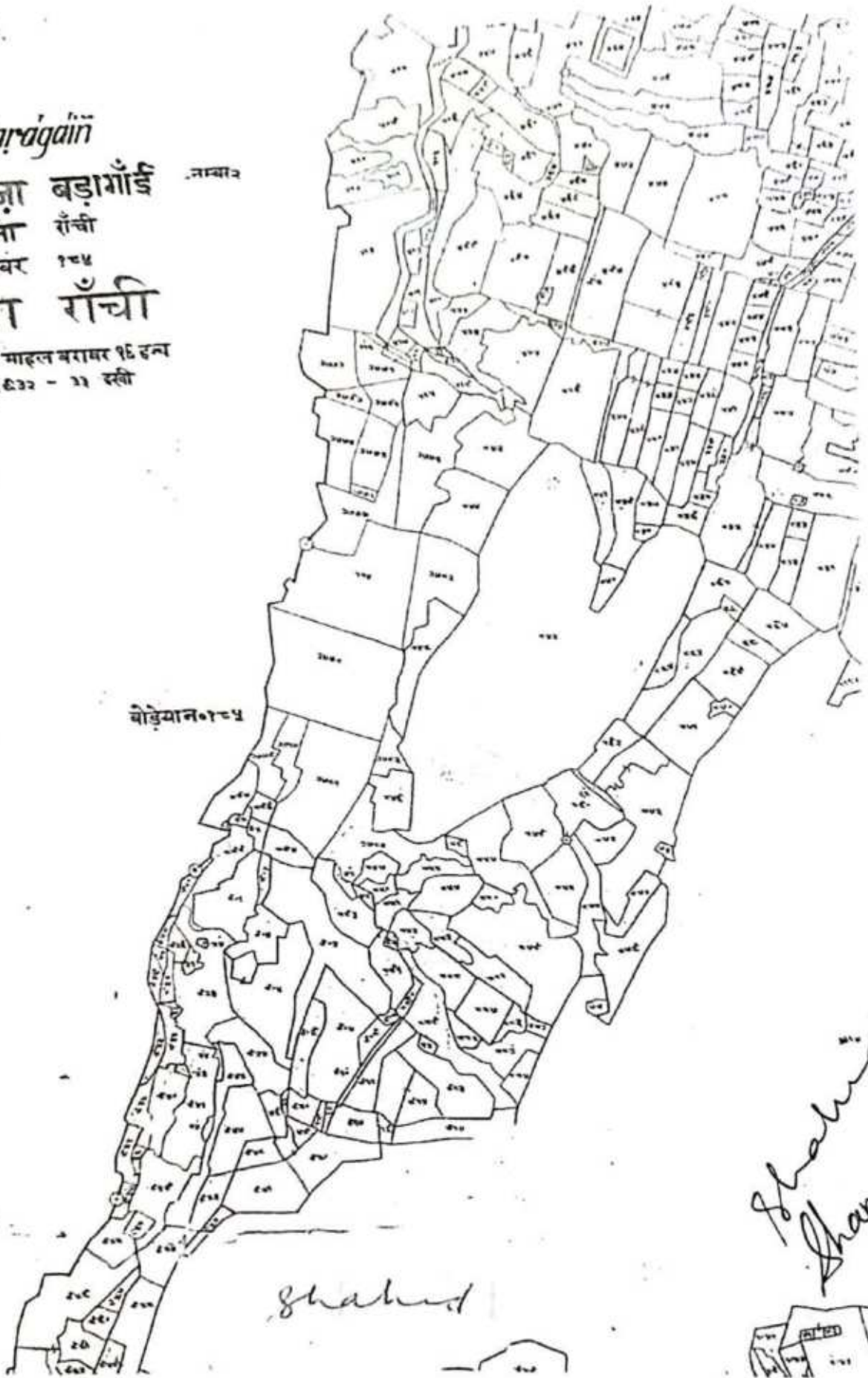
सेल एक माहल बराबर १६ इन्च
सन् १९३३ - ३३ स्की

नम्बर

बोडियान-१८५

Shahid

Shahid
Shammi Akhtar



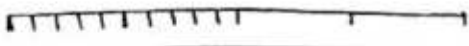


परिचय नं० १८३

Shahid

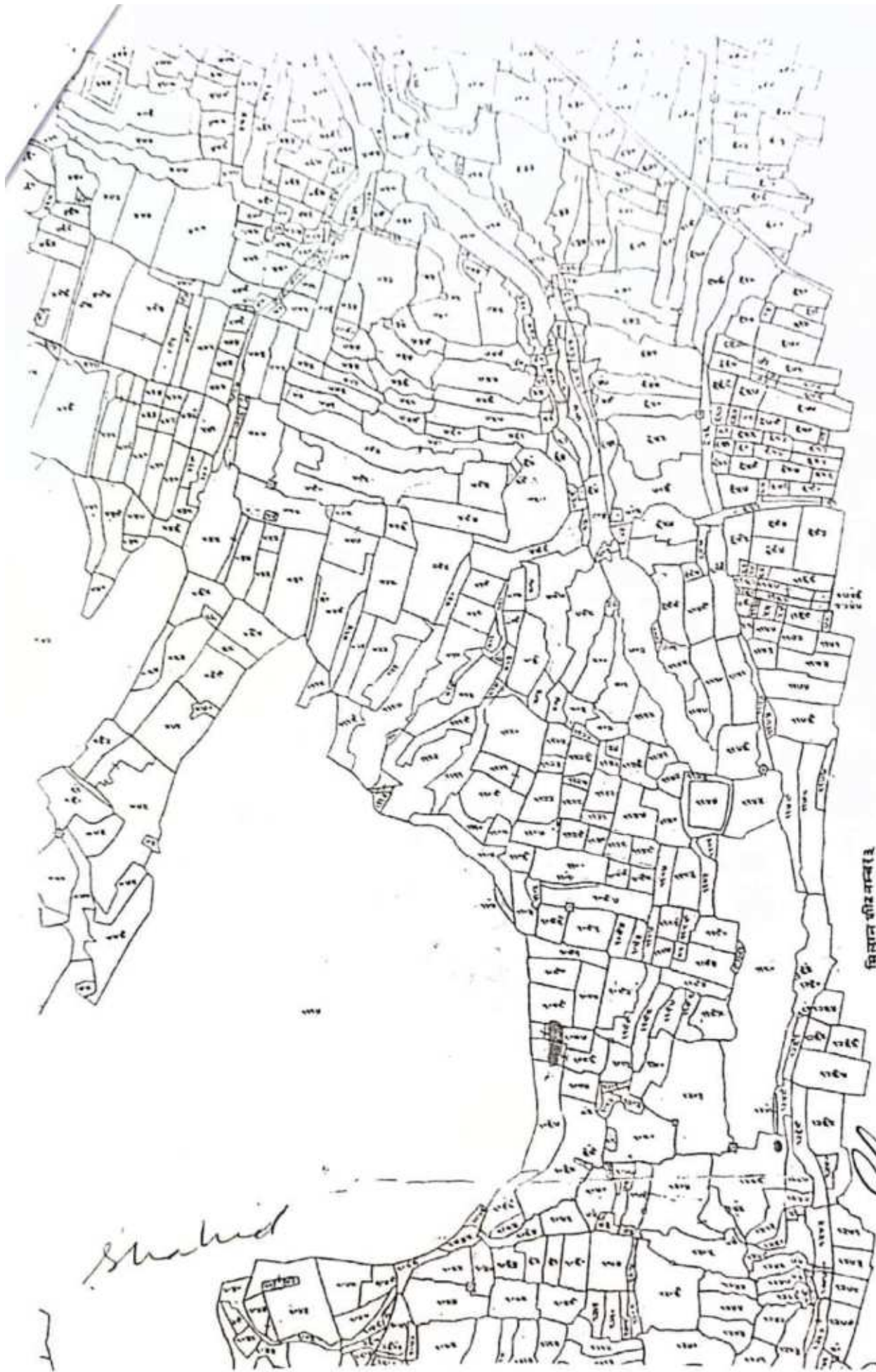
Shahid
Rami Akhtar

Scale 16 inches = 1 Mile.



Small text at the bottom left, likely a surveyor's note or title, written in Hindi.

Small text at the bottom left, likely a surveyor's note or title, written in Hindi.



Shahid

विमान पीठ मन्थर ३

Ramji Akhtar
Subhar

Made and published under the authority of Government.

Shammi

1/2



*Shammi Akhtar
Shahid*



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr./Mrs./Ms
MOHAMMAD SHAHID ALI S/O MOHAMMAD HASHIM ALI
Address: NEAR LAIBA TOWER RANCHI RANCHI

Memo No: FMM/004/35/063/2022-2023
Effective First Quarter 2022-2023

You are hereby informed that your new Holding No -

0 0 4 0 0 0 1 0 3 1 3 0 2 2 0

The annual rent value of this holding is Rs. 902.75/- after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 4 (Old Ward No. 4), 902.75/- is fixed at the place.
Based on the annual rent value determined by the corporation, the first quarter will be taxed in writing with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	902.76	902.76	0	0
	Total amount		902.76	902.76	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.

PRINT

RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr. / Ms.
SHAMMI AKHTAR W/O MOHAMMAD SHAHID ALI
Address: **BARGAIN BARIYATU RANCHI**

Memo No. : FAM/004/259201/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No -

2 0 4 0 0 0 1 0 2 5 8 0 0 Z 0

The annual rent value of this holding is Rs. 902,745/- after local check made by Ranchi Municipal Corporation in the light of a self assessment declaration letter made by you for assessment of tax for Ward No. 4 (Old Ward No. 4) . 902,745/- entered at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the 1st 10/22-2023.

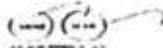
Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
			3	4	5	6
	Holding Tax @ 2%	Quarter: 1/ Year: 2016-2017	451.36	451.36	0	0
	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	902.76	902.76	0	0
	Total amount		1354.12	1354.12	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi.

- If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this Assessment Memo can file an objection in the prescribed form.
- The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
- As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
- This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupants.

Shammi Akhtar



Shammi Akhtar
Shammi Akhtar

Candidate Name: **SHAMMI KHAN**
 Roll Number: **1011111111**
 Date: **11/11/2024**
 Time: **10:00 AM**
 Page No: **1**

Sl. No.	Question	Answer	Mark
1	Q1. Define the term 'Business'.	Business is the activity of buying and selling goods and services for profit.	5
2	Q2. List the characteristics of business.	1. Profit-making 2. Exchange of goods and services 3. Risk-taking 4. Uncertainty 5. Competition	5
3	Q3. Explain the importance of business.	Business is important because it provides employment, produces goods and services, and contributes to the national income.	5
4	Q4. Differentiate between business and industry.	Business is a broader term that includes all economic activities, while industry is a specific sector of business.	5
5	Q5. What are the types of business?	1. Sole proprietorship 2. Partnership 3. Joint venture 4. Company	5
6	Q6. Define 'Business Plan'.	A business plan is a written document that outlines the goals, objectives, and strategies of a business.	5
7	Q7. Explain the importance of a business plan.	A business plan is important because it helps in identifying opportunities, assessing risks, and securing financing.	5
8	Q8. List the components of a business plan.	1. Executive Summary 2. Business Description 3. Market Analysis 4. Financial Projections 5. Management Team	5
9	Q9. What is the role of a business plan?	The role of a business plan is to provide a clear roadmap for the business and to communicate the business's vision and goals to stakeholders.	5
10	Q10. Explain the importance of a business plan in the current market.	In the current market, a business plan is crucial for identifying market trends, assessing competition, and developing effective marketing strategies.	5



Certified to be true copy
 Director, Board of Intermediate and Secondary Education, Islamabad

Handwritten notes and signatures in the left margin, including a signature at the bottom left.

Shanni Akhter,
 Student

अवर निबंधक का कार्यालय, शहरी क्षेत्र संख्या-3, काँके प्रक्षेत्र, राँची।

दस्तावेजों की जाँच हेतु चेक लिस्ट

क्रम संख्या	चेक लिस्ट का विषय	YES	NO
1.	खतियान की सत्यापित प्रति। खतियान उपलब्ध ना होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त- (i) अंचलाधिकारी द्वारा प्रमाणित-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 वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 02-11-2023 03:45 pm

Office Name :- SRO - Ranchi Urban3

Token No:- 202300144650

Appoinment :- 02-Nov-2023 Time:- 11:35

Article	Gift
Pre Registration Date	02-Nov-2023
No. Of Pages	32
Stamp Duty	10169
Paid Stamp Duty	0
Total Fees	₹ 5,806.

Property Id: **1097041**

Valuation No. : 1488639 / 2023	:- 2023-2024	Date : 02-November-2023 15:48:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Baragain	Village/City : Baragain	
Baragain Word No 4 - Other Road	-		
Khata Number - 94			
Plot Number - 1260			
Page Number - 150,28			
Volume Number - 9,42			
Holding Number - 0040001025800Z0,0040001031302Z0			
Property Rates			
Residential Land (Y)			
₹350680/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	0.46 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.46 x 350680=161312.8	₹1,61,313/-
A	Total		₹1,61,313/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,61,400/-
Total Amount in Words : One Lakh Sixty One Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R 5 Plot No. 1264, West: 20 Feet Wide Road, South: Sub Plot No. 1260,1261/20, North: Sub Plot No. 1260/23
Area	Land area : 0.46 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	161312.8
Transaction Amount	0.00

DONEE	The Municipal Commissioner Ranchi Municipal Corporation Ranchi , Representative Name :- Naresh Kumar Verma, .Father/Husband Name , , PAN No.- ,Permission Case No.- , Aadhaar No. *****1876,Address - R M C Ranchi
DONER	-Mrs. Shamli Akhtar , .Father/Husband Name Late M N Akhtar , PAN No.- Date Of Birth-01-Sep-1978,Permission Case No.- , Aadhaar No. *****5275, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Baragain, Ranchi,Address - 3 Green Compound, Baragain, Thana-Sadar, Dist.- Ranchi, Pin Code-834009
	-Mr. Mohammad Shahid Ali , .Father/Husband Name Mohammad Hashim Ali , PAN No.- Date Of Birth-20-May-1973,Permission Case No.- , Aadhaar No. *****9475, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Baragain, Ranchi,Address - 3 Green Compound, Baragain, Thana- Sadar, Dist.- Ranchi, Pin Code-834009

Witness Information	Mr. Shabir Alam , Address - Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009-, Father/Husband Name-Sajjad Alam
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Identifier Details	Mr. Shabir Alam , Address - Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009-, Father/Husband Name-Sajjad Alam
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Fee Rule:Gift Deed		
1	Stamp Duty	10,169

1	SP	960
Total		960

Fee Rule:Gift Deed		
1	A1	4,842
2	LL	3
3	PR	1
Total		4,846

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

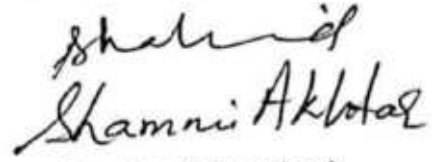
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



Document Registration Summary 1

Date :-02-Nov-2023

- Government/Market Value: ₹161400/-
- Transaction Amount: ₹0.00 /-
- Paid Stamp Duty: ₹10169 /-

On Date 02-11-2023 Presented at SRO - Ranchi Urban3

Signature of Presenter *shahid*

SRO - Ranchi Urban3

Receipt : 926470

Receipt Date : 02-11-2023

Presenter Name: - *Mohammad Shahid Ali*

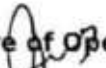
PR	₹1
SP	₹960
LL	₹3
A1	₹4842
Stamp Duty	₹10169


Total ₹15975

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	10169	10169	0	GRAS	ShammiAkhtar	• GRN Number : 2320000214 • DEPT Transaction Id : 7b0e1c1a770fe96cb3fd • Transaction Type :	10169
PR	1	1	0	GRAS	ShammiAkhtar	• GRN Number : 2320000264 • DEPT Transaction Id : 27b9d2e5bb6f8f7478cb • Transaction Type :	1
SP	960	960	0	GRAS	ShammiAkhtar	• GRN Number : 2320000264 • DEPT Transaction Id : 27b9d2e5bb6f8f7478cb • Transaction Type :	960
A1	4842	4842	0	GRAS	ShammiAkhtar	• GRN Number : 2320000264 • DEPT Transaction Id : 27b9d2e5bb6f8f7478cb • Transaction Type :	4842

LL	3	3	0	GRAS	ShammiAkhtar	<ul style="list-style-type: none"> • GRN Number : 2320000264 • DEPT Transaction Id : 27b9d2e5bb6f8f7478cb • Transaction Type : 	3
Sub Total	15975	15975	0				

Article : Gift Number of Pages : 64

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300144650

Deed Type	Gift
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 10169, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 4842, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.161313/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Baragain Location :- Other Road, Baragain Word No 4 Property Boundaries :- East: R S Plot No. 1264, West: 20 Feet Wide Road, South: Sub Plot No. 1260,1261/20, North: Sub Plot No. 1260/23 Khata Number - 94Plot Number - 1260Page Number - 150,28Volume Number - 9,42Holding Number - 0040001025800Z0,0040001031302Z0 Area Of Land :- 0.46 Decimal







Sh./Smt.Mohammad Shahid Ali s/o/d/o/w/o Mohammad Hashim Ali has presented the document for registration in this office today dated :- 02-Nov-2023 Day :- Thursday Time :- 16:31:59 PM






Mohammad Shahid Ali(Individual)

Party Name	Document Type	Document Number
Mohammad Shahid Ali	PAN/UID	964433849475

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Shammi Akhtar Address1 - 3 Green Compound, Baragain, Thana- Sadar, Dist.- Ranchi, Address2 - Baragain,	Yes	Shammi Akhtar Address:- 3 Green Compound Baragain, Ayesha Residncy Complex, Baragain		DONER Age:45			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
	Ranchi , , , Jharkhand PAN No.: , Permission Case No.-		Road, Vill- Baragain Ps Sadar, Bariatu, , Ranchi, 834009, , Jharkhand, India					
2	Mohammad Shahid Ali Address1 - 3 Green Compound, Baragain, Thana- Sadar, Dist.- Ranchi, Address2 - Baragain, Ranchi , , , Jharkhand PAN No.: , Permission Case No.-	Yes	Mohammad Shahid Ali Address:- , Behind Church, Habib Lane, Resaldar Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India		DONER Age:50			
3	Naresh Kumar Verma Address1 - R M C Ranchi, Address2 - , , , Jharkhand PAN No.: , Permission Case No.-	Yes	Naresh Kumar Verma Address:- , Karam Chowk Harmu, Harmu Basti Road No. 01, Ranchi, Doranda, , Ranchi, 834002, , Jharkhand, India		DONEE Age:			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Shabir Alam S/o-D/o Sajjad Alam Address1 - Bariatu Basti, Thana- Bariatu, Dist.- Ranchi- 834009, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

NO	Party Name and Address	Photo	Thumb	Signature
1	Shabir Alam Address1 - Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009, Address2 , , , Jharkhand			Shabir Alam

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Mohammad Shahid Ali , Shammi Akhtar), has/have admitted the execution before me. He/ She/ They has / have been identified by (Shabir Alam) Son/Daughter/Wife of (Sajjad Alam) resident of (Bariatu Basti, Thana- Bariatu, Dist.- Ranchi-834009) and by occupation (Business).



Signature of Registering Officer

Date:- 02-Nov-2023

Seal and Signature of Registering Officer

Token No.: 202300144650

CERTIFICATE

Office of the SRO - Ranchi Urban3

This Gift was presented before the registering officer on date **02-Nov-2023** by **Mohammad Shahid Ali, S/O, D/O, W/O Mohammad Hashim Ali** resident of 3 Green Compound, Baragalin, Thana- Sadar, Dist.- Ranchi, Baragalin, Ranchi.

This deed was registered as Document No:- **2023/RANU3/3175/BK1/2956** in Book No :- **BK1**, Volume No :- **363** from Page No :- 299 to 362 at, office of **SRO - Ranchi Urban3**

Date:- **02-Nov-2023**


Registering Officer