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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6713c3d0a10e1a544952

Receipt Date : 27-Aug-2021 02:23:08 pm

Receipt Amount : 10/-

Amount In Words : Ten Rupees Only

Token Number : 20210000090812

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : DEVIKA CONSTRUCTION AND DEVELOPERS PVT LTD THRO ITS DIRECTOR BIRENDRA KUMAR SINGH (Vendee)

GRN Number : 2107208184



Sujata Shergal
Gautam Saha
Sharnida Saha
Dwijan

For Office Use:
 वर्ष 1928 की धारा 5
 की भांति प्रमाणित है। तबसे ही
 इसकी कमुतियुक्ति का। क
 निपटारा वा स्तम्भ पुस्तक
 28/08/2021

K. Sinha
A/vinita Sinha
Sangita Prakash
 28/8/21

Surbhi Sinha

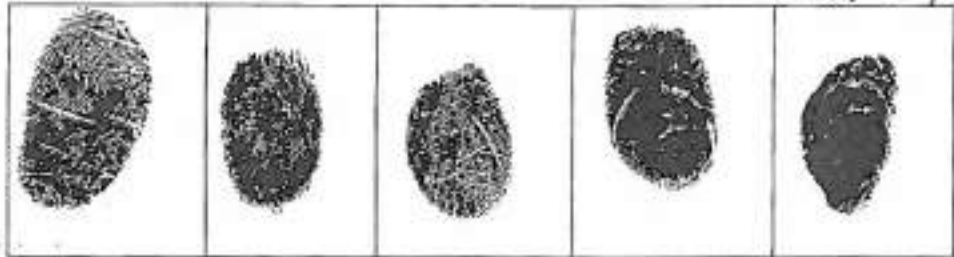
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

Dr. Sanjay Sahay
B.K. Jha

सम्पत्ति का मूल्य

स्वाम्य.....10/-.....रुपये

मान वहीका पंजी से मिलाया किना
जमीन का दर/डी०.....760382.00
वाक्या कमान का दर/वर्ग फीट.....
पानल कमान का दर/वर्ग फीट.....
पौट का दर/वर्ग फीट.....



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प्राप्त पत्र... की... गोठाला एवं... की... में वर्धित प्लॉट दर्ज नहीं है।

नेर मजल्ला प्रतिबंधित सुवि से खाला... प्लॉट... का मिलाया किना दर्ज नहीं पाया



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THIS DEVELOPMENT AGREEMENT FOR CONSTRUCTION OF A MULTISTORIED BUILDING is made on this the 27th day of August, 2021 at Ranchi.

BETWEEN

- (1) **INDRANI SAHAY** (PAN. BNXPS 9890P) (UID No. 9195 9043 5436) (Mobile No. 94311-01480) (aged about 62 years), daughter of Late Brajnandan Prasad Sinha and granddaughter of Late Ganga Prasad Sinha, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation - Home Maker, resident of Yuvraj Enclave, Deputy Para, District Ranchi, Jharkhand, Indian Citizen,
- (2) **SUJATA BHAGAT** (PAN - ALAPD4766B, UID No. 4475 1904 8383) (Mobile No. 88640-90246) (aged about 61 years), daughter of Late Brajnandan Prasad Sinha and granddaughter of Late Ganga Prasad Sinha, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation - Home Maker, resident of Ratanpura, P.O. Gobindpur, Dhanbad, Jharkhand, Indian Citizen.

D Datta Construction & Developers (Pvt.) Ltd.
B.K. Sinha
Director

Gautam Sinha
Indrani Sahay
Surbhi Bhagat
Sujata Bhagat

Sinha Sharmila Sinha



Sudhrami Sahay

27/08/2021



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Sudhrami Sahay

Case B. P. Sahay

Deputy P. P. (9252)

Home Dept

27/08/2021



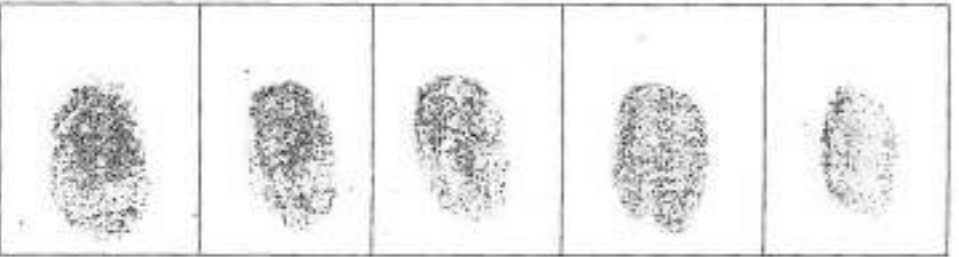
Vinodh Sinha



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K. Simha Sharmila Sharan. Sangita Baskash



Bhaya Anand Karim
P.E. Private
20/04/2014



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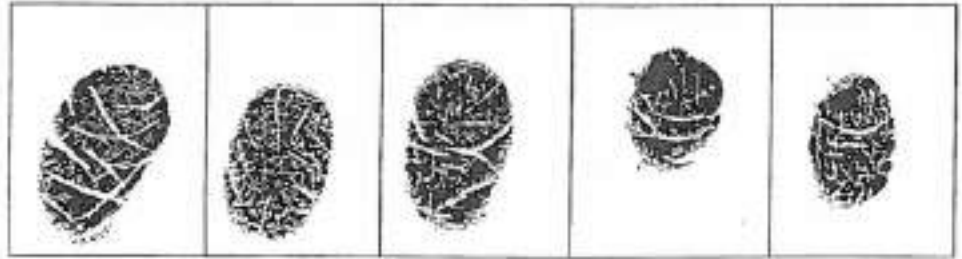
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Construction & Developers (Pvt) Ltd.

B. S. M
Director

Surbhi Sinha

Gautam Sinha
Indrani Pachay Sujata Bhagat

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D Devta
Construction & Developers (Pvt.) Ltd.

R.K. Jha
Director

Sangita Podkash Vinita Sinha

Sushmi Sena

Sanjay Kulkarni
Instrani Sahay
Sujata Bhogal

Sharmila Sharan

Sinha
29/8/22



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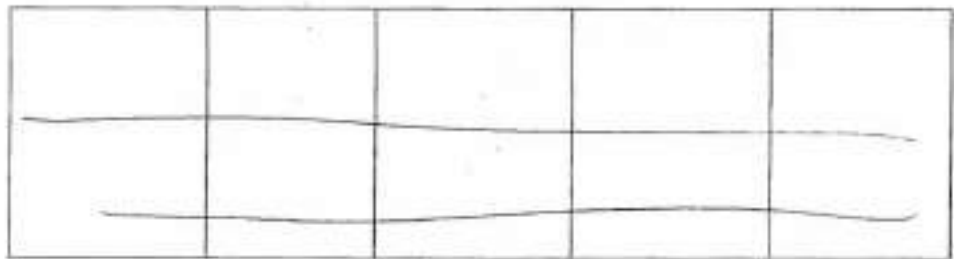
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(3) **VINITA SINHA** (PAN - CTVPS750IN, UID NO - 9166 7043 2989) (Mobile No. 70043-68807) (aged about 57 years), wife of Late Manoj Kumar Sinha and daughter of Late S.C.P. Sinha, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation - Home Maker, resident of Bhimkinali, Baghmara, Dhanbad, Jharkhand, Indian Citizen,

(4) **SURBHI SINHA** (PAN CUOPS 9285H) (UID 6024 2554 6672) (Mobile No. 98863-89798) (aged about 33 Years), daughter of Late Manoj Kumar Sinha and granddaughter of Late Brajnandan Prasad Sinha, by faith Hindu, by caste

Dewko Construction & Developers (Pvt.) Ltd.

Signature: Surbhi Sinha, Director

Signature: Gaurom Saha

Signature: Indrani Saha, Sujata Bhagal, Page 4 of 22

Vertical handwritten notes: Sangita Prakash, Sharmila Sharan, Vinita Sinha, K. Sinker, 28/8/21

General (Did not come under CNT Act, 1908), by occupation – Home Maker, resident of B-15, U.S. Villa Swami Narayan Nagar Mundra, Gujarat,

(5) **SANGITA PRAKASH** (PAN ANTPP 4537B) (UID No 5308 9736 1616) (Mobile No. 94304-88415) (aged about 58 years), daughter of Late Brajnandan Prasad Sinha and granddaughter of Late Ganga Prasad Sinha, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation – Home Maker, resident of H. No. 17, R.No. 8, East Patel Nagar, Patna,

(6) **RAJESH KUMAR SINHA** (PAN No. EUXP54506J, UID No – 6617 6157 2098) (Mobile No. 74638-82616) (aged about 53 years), son of Late Brajnandan Prasad Sinha and Grandson of Late Ganga Prasad Sinha, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation - Service, resident of 2A, Ganpati Enclave, Rameshwaram, Ranchi,

(7) **MRS KIRAN SINHA** (UID No 5676 5496 6372) (Mobile No. 94311-87559) (aged about 82 years), wife of Late Ganesh Prasad Sinha and Daughter of Late Nageshwar Dayal, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation Home Maker, resident of 3K-73 Bariatu Housing Colony, Ranchi,

(8) **JAYANT SINHA** (PAN ACEPS3561N, UID No 7331 4345 3541) (Mobile No. 94311-87559) (aged about 61 years) son of Late Ganesh Prasad Sinha and Grandson of Late Ganga Prasad Sinha, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation – Service, Resident of 3K-73, Bariatu Housing Colony, District Ranchi,

(9) **SHARMILA SHARAN** (PAN BOSPS 5498P, UID No 8450 1442 8352) (Mobile No. 73871-74821) (aged about 58 years) daughter of Late Ganesh Prasad Sinha and Granddaughter of Late Ganga Prasad Sinha, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation – Home Maker, Resident of 101, Pioneer Sunshine-01, Katol Road, K.T. Nagar, Katolroad, Nagpur, Maharashtra-440013,

(10) **GAUTAM SINHA** (PAN No. AVIPS5755K, UID NO 8852 5148 1268) (Mobile No. 79036-77747) (aged about 46 years), son of Late Shivaji Prasad Sinha and Grandson of Late Ganga Prasad Sinha, by faith Hindu, by caste General (Did not come under CNT Act, 1908), by occupation – Service, resident of Flat No.AI, Maa Laxmi Apartment, SBI Towers, Harihar Singh Road, Ranchi.

(11) **DIVYA RANJAN** (PAN BQHPR 5594Q) (UID No 9925 9908 3296) (Mobile No. 93502-17479) (aged about 45 years), daughter of Late Shivaji Prasad Sinha and Granddaughter of Late Ganga Prasad Sinha, by faith Hindu,

Vivita Sinha
Somjiti Prakash
Sharmila Sharan
K. Sijtha

by caste General (Did not come under CNT Act, 1908), by occupation Home Maker, resident of Jairam Niwas, Shukla Colony, Hinoo, District Ranchi, (hereinafter jointly called the **LANDOWNERS/FIRST PARTY**) of the **FIRST PART**;

AND

DEVIKA CONSTRUCTION AND DEVELOPERS PVT LTD (PAN-AACCD0673K), a company incorporated under the company act, having its registered office at 315, 3rd Floor Panchwati Plaza, Kutchery Road, Ranchi-834001, P.S. Kotwali, Jharkhand represented through its Director **SRI BIRENDRA KUMAR SINGH** (Aadhar No. 8578 5544 1364) (Mobile No. 94311-06257) (aged about 60 years), son of Late Shyam Bihari Singh, by occupation Business, by faith Hindu, by caste Rajput, resident of Neel Kunj, Sukhdeonagar, Ratu Road, P.S. Sukhdeonagar, District Ranchi-834005, Jharkhand (hereinafter called the **DEVELOPER / SECOND PARTY**) of the **OTHER PART**;

The terms or expressions unless excluded by or repugnant to the subject or context shall mean and included by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns.

WHEREAS the above named First party are the absolute owners and in possession of land under C.S Khata No.89, C.S Plot No.749 and 750, corresponding to R.S. Khata No.33, R.S Plot No.1010, Having total area 17 Decimals situated at Village Hatma, Thana No.200, P.S. Ranchi now Bariatu, District Ranchi more fully described in the Schedule-A below .

AND WHEREAS the Revisional Survey record of right of R.S. Plot No. 1010 alongwith other plots under Khata No.33 of Village- Hatma, Thana No. 200, P.S. Ranchi, District Ranchi is recorded in the name of Daswa Oraon, Nanku Oraon, Madroo Oraon all sons Somra Oraon.

AND WHEREAS the said recorded tenant Daswa Oraon and others got the said land converted into Chhaparbandi in the year 1934 by the Ex-landlord Khan Bahadur Moulvi Habibur Rahman, by virtue of a Registered Deed being Deed No. 2464, dated 08.12.1934, entered in Book No. 1, Volume No. 34, Page No. 168 to 178 for the year 1934 of the office of DSR, Ranchi;

AND WHEREAS after conversion of the said land into Chhaparbandi, the aforesaid Daswa Oraon and others sold the said land to One Munsii Sundar Bihari Lal by virtue of a Registered Deed of Sale being Deed No. 2576 dated

Vinita Sinha

Subbhi Sinha
Sharmila Sharon
Sangita Prakash

K. Sindha
2/18/14

B.K. Singh
Director

Indrani Sahay
Sugata Bhagat
4/1/14

Gautam Saha

21.12.1934, entered in Book No.1, Volume No. 36, Page No. 27 to 33, for the year 1934 of the office of DSR, Ranchi and put him in peaceful possession thereof.

AND WHEREAS the said Munsif Sundar Bihari Lal also sold the said land having an area 17 Decimal out of R.S. Plot No. 1010, under Khata No.33 of Village Hatma, Thana No. 200, Dist. Ranchi to Smt. Krishna Kumari Devi wife of Babu Ganga Prasad by virtue of Registered Sale Deed being Deed No. 4893 dated 18.12.1940 entered in Book No.1, Volume No. 33, Pages 322 to 325 for the year 1940 of the office of DSR, Ranchi and by rectification Deed No.1590 dated 25.02.2000, entered in Book No.1, Vol. No.38, Page No. 181 to 186 for the year 2000 of the office of DSR, Ranchi and put her in peaceful possession thereof.

AND WHEREAS after purchase the said land, the aforesaid Krishna Kumari Devi got her name mutated with regard of aforesaid land before the office of Circle Officer, Town Anchal, Ranchi and accordingly paid revenue rent to the State as well as Ranchi Municipal Corporation Ranchi and paid taxes to the concerned office at Ranchi.

AND WHEREAS the said Krishna Kumari Devi and her husband Babu Ganga Prasad died leaving behind three sons namely Brajnandan Prasad Sinha, Ganesh Prasad Sinha, Shivaji Prasad Sinha and after death of Krishna Kumari Devi and her husband, the said legal heirs Brajnandan Prasad Sinha and others inherited the land of their mother and came in peaceful possession thereof.

AND WHEREAS Brajnandan Prasad Sinha also died leaving behind two sons namely (1) **Manoj Kumar Sinha** and (2) **Rajesh Kumar Sinha** and three daughters namely (1) **Indrani Sahay**, (2) **Sujata Bhagat** and (3) **Sangita Prakash**, and **Manoj Kumar Sinha** died leaving behind his wife **Vinita Sinha** and one daughter **Surbhi Sinha**, and **Ganesh Prasad Sinha** also died leaving behind his wife **Mrs Kiran Sinha**, one son **Jayant Sinha** and one daughter **Sharmila Sharan**, and **Shivaji Prasad Sinha** also died leaving behind his son **Gautam Sinha** and one daughter **Divya Ranjan** (the **FIRST PARTY/LAND OWNERS** hereto).

AND WHEREAS after death of the said three brothers Brajnandan Prasad Sinha, Ganesh Prasad Sinha & Shivaji Prasad Sinha their respective legal heirs and successors above named Rajesh Kumar Sinha, Jayant Sinha, Gautam Sinha, Indrani Sahay, Sujata Bhagat, Sangita Prakash, Vinita Sinha,

Vinita Sinha.
Surbhi Sinha
Sharmila Sharan.
Sangita Prakash
K. Linita
27/1/14

Surbhi Sinha, Kiran Sinha, Sharmila Sharan and Divya Ranjan inherited the said land and become the absolute owners thereof.

AND WHEREAS the said First Party alongwith other co-owners got their names mutated before the Circle Officer, Town Anchal, Ranchi and also mutated their names in the office of Ranchi Municipal Corporation Ranchi Vide Holding Number 0210002756000A2 and accordingly paid revenue rent and taxes to the concerned office Ranchi .

AND WHEREAS, the First Party said all legal heirs jointly interested to develop the said land by constructing multistoried building complex as per plan sanctioned by the competent authority of Ranchi through reputed Developer and for which the First Party being the authorized of the other said land owners approached and requested to the Second Party and Second Party accepted the request of the First Party and agreed to develop the said land by constructing multi storied building as per plan sanctioned by the competent authority of Ranchi

AND WHEREAS, all the LAND OWNERS (i.e. **FIRST PARTY hereto**) are in exclusive possession with absolute right, title, interest and possession over their respective portion of land and in marketable condition and they have themselves good right, full power and absolute authority having perfect title to develop the Schedule A property

AND WHEREAS the LAND OWNERS (i.e. **FIRST PARTIES**) have decided in getting a Multistoried Building Complex develop and construct over Schedule A land along with common facilities and amenities and to acquire a part of built up area in the same as subsequently mentioned as absolute owner in exchange for full and final value of the Schedule A property;

AND WHEREAS the LAND OWNERS/FIRST PARTIES AND the DEVELOPER/SECOND PARTY have decided for Develop of area of Schedule A land;

AND WHEREAS on satisfaction of **LAND OWNERS/FIRST PARTIES' Title**, the DEVELOPER/SECOND PARTY have agreed to Develop Schedule-A land by way of constructing a Multistoried Residential cum Commercial Building Complex, comprising of Basement, Ground Floor and Upper Floors as per plan to be sanctioned by the Authority/RMC, Ranchi, according to modern taste and Architecture.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the LAND OWNERS and the DEVELOPER hereto as follows:-


Davitto
Construction & Developers (Pvt.) Ltd.
B. C. Singh
Director

Indrani Saha
Sujata Bhagat
Gautam Sinha
Divya Ranjan

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Vinita Sinha
Surbhi Sinha
Sharmila Sharan
K. Divya
22/8/22

ARTICLE I:-

1. "LAND OWNERS" shall mean the LAND OWNERS/FIRST PARTIES above named along with their Power of Attorney Holder(s) and their successor-in-interest, legal heirs, executors, administrators, legal representatives and /or assigns.
2. "DEVELOPER" shall mean the DEVELOPER/SECOND PARTY above named and its successor-in-interest, executors, administrator, legal representatives and assigns.
3. "LAND PROPERTY" shall mean all that piece and parcel of land more particularly mentioned in **Schedule-A property**.
4. "BUILDING" shall mean and include the proposed multistoried residential cum commercial building to be constructed over the land more fully described in **Schedule-A**, hereunder in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation, Ranchi.
5. (a) "FLAT/UNIT" shall mean a covered space consisting of bed rooms, living room, Balcony/Verandah, etc. more particularly described in appended with common area.
(b) "PARKING SPACE" shall mean any place in covered area or open area reserved for parking of motor car as per plan to be sanctioned at Ground/Basement Floor.
6. "COMMON FACILITIES" - common facilities and amenities shall include corridors, hall ways, stair ways, passage ways, drive ways, common lavatories, tube-wells, over head tanks, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for establishment, location enjoyments, provisions, maintenance and/or management of the building including the roof and terrace of the building, more particularly described in Schedule -"D".
7. "COMMON EXPENSES" - shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep, repairs, proportionate share of Municipal and property tax and other taxes and levies and related to or connected with the said building and land property, more particularly described in "Schedule- E".
8. "SALEABLE SPACE"- shall mean and include the space in the multistoried building complex available for independent use and

Vinita Sinha
Subhi Sinha
Sharmila Sheenan
Sangita Prakash
K. Singh
27/8/21

- occupant by the owner/Co-owner(s) after making due provisions for common facilities and the space required thereof.
9. "LAND OWNERS' ALLOCATION"- Is mentioned in Schedule-B along with common facilities, roof right and amenities in the proposed multistoried building complex. If any construction is made in the roof on the building or any area is increased in residential part, the rights of the same will be distributed as per 45% to Landlord and 55% to Developer.
 10. "DEVELOPER'S ALLOCATION" - Is mentioned in Schedule-C along with common facilities, roof right and amenities in the proposed multistoried building complex. If any construction is made in the roof on the building, or any area is increased in residential part, the rights of the same will be distributed as per 45% to Landlord and 55% to Developer .
 11. "SECURITY MONEY"- the Second Party has deposited to the First Party namely Mr. Rajesh Kumar Sinha, Mr. Jayant Sinha and Mr. Gautam Sinha as advance a sum of amount Rs.3,66,666/- (Rupees Three Lakhs Sixty Six Thousand Six Hundred and Sixty Six only) each totaling a sum of Rs.11,00,000.00 (Rupees Eleven Lakh only) against the said Land morefully described in schedule-A below and agreed to provide the said land to the Second Party for construction of multi storied building complex (residential-cum-commercial). The Second Party shall also pay further advance of Rs. 13,33,334.00 (Rupees Thirteen Lakh Thirty Three Thousand Three Hundred and Thirty Four only) to Mr. Gautam Sinha and a sum of Rs. 20,66,666.00 (Rupees Twenty Lakh Sixty Six Thousand Six Hundred and Sixty Six only) to Mr. Rajesh Kumar Sinha at the time of registration of Development Agreement. The Total Advance which has been paid by Developer/Second party to various members of First party amounts a sum of Rs 45,00,000.00(Rupees Forty Five Lakh only), Out of which a sum of Rs 28,99,200 will be Adjusted by the Second Party against Excess area of Developer and the Balance sum of Rs. 9,67,733.00 will be Refunded by Mr. Rajesh Kumar Sinha and a sum of Rs.65,867.00 by Mr. Jayant Sinha and Rs. 5,67,200.00 by Mr. Gautam Sinha. A total Refundable money shall be Rs.16,00,800.00 which shall be refunded by Mr Rajesh Kumar Sinha, Mr. Gautam Sinha and Mr. Jayant Sinha in 3 Equal Installment after the period of 9 months, 12 months and 15 months. Further the Second Party shall Pay a monthly rent a sum of Rs.3,000/- (Rupees Three Thousand) to Mrs. Vinita Sinha and Rs.7,500/- (Rupees Seven Thousand Five Hundred) to Mr. Gautam Sinha and Rs.7,500/-

Vinita Sinha

Sharmila Sharan. *Songita Prakash*

Rajesh Sinha

K Sinha
2/2/2014

(Rupees Seven Thousand Five Hundred) to Mr. Rajesh Kumar Sinha after sanction of till handover of flats. Further the Second party shall handover the flats in a period of 36 months from the date of sanction of map (subject to force majeure conditions, pandemics or reason which are beyond the control of Developer). However First party shall refund full money of Rs. 45,00,000.00 in case there is in defect in title of the said land.

12. "PLAN" - shall mean the plan for construction of the proposed multistoried building complex to be sanctioned by the authority/RMC, Ranchi.
13. "PROJECT" - shall mean the work of development, undertaken to be done by the DEVELOPER in pursuance hereof till the development of the premises be completed and possession of the units is taken over by the unit/flat owners.
14. "PROPOSED MULTISTORIED BUILDING COMPLEX"-shall mean the building proposed to be constructed, at the said premises in accordance with the plan to be sanctioned by the RMC, Ranchi.
15. "PROPORTIONATE" - with all its cognate variations shall mean such ratio the covered area of any unit(s) is in relation to the covered area of all the unit(s) in the proposed multistoried building complex.
16. "UNIT" - shall mean any flat or other covered area in the proposed multistoried building complex which is capable of being exclusively owned, used and/or enjoyed by any Unit Owner which is not the common portion.
17. "UNIT OWNER" - shall mean any person who acquires, holds and/or owns and/or agrees to acquire, hold and/or own any unit in the proposed multistoried building and shall include the LANDOWNERS/OWNERS and the DEVELOPER for the units hold by them from time to time.
18. "TRANSFER" - with its grammatical variations shall include transfer by voluntary handing of possession and by any other means adopted for effecting what is understood as a transfer of space/unit/flat in multistoried building complex to purchaser thereof, although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactment's.

Ninita Sinha

Songila Prakash

Surbhi Sinha

Sharmila Sharan.

K. Sinha
29/8/24

19. "FORCE MAJEURE"- shall described Flood, Earthquake, riot, war, storm, tempest, civil commotion, strike, lock out and/or other act or commission beyond the control of the Developer (this period will not calculate in completion period).
20. "TRANSFEEEE" - shall include any natural or juristic person like Company, Association or persons competent to enter into contract and to whom any space in the building has been transferred.
21. Words importing singular shall include plural and vice versa.
22. Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

vinita Sinha
 Sushli Sinha
 Sharmila Chavan
 K. Sunde
 21/8/24

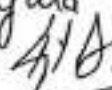
ARTICLE I - THE SCHEME

The scheme as formulated by the DEVELOPER and agreed by the LAND OWNERS (FIRST PARTY and SECOND PARTY) provides as follows:-

1. That the DEVELOPER will invite and select purchaser(s) agreeing to acquire on ownership basis flat/flats in the Schedule-C, the DEVELOPER would construct flats along with other common amenities and common facilities pertaining to the same with regards to the DEVELOPER'S Allocation.
2. That after earmarked/mark for possession of the shares between the parties (Landowners and the Developer) and the Developer shall enjoy all the rights and privileges and will be subject to the same liabilities as other flat owners or the prospective Purchaser(s) as provided in the DEVELOPER'S SALE AGREEMENT or otherwise which is according to law.
3. That the LAND OWNERS (FIRST PARTY) shall pay applicable GST to the authority or the Developer with regard of construction to the Land Owners' Share and the Developer shall pay the GST to the authority with regard to the Developer's Share.


 Davitto
 Construction & Developers (Pvt.) Ltd.

 Director

Indrani Sahaey
 Sujata Bhagat

 Gautam Sahaey


ARTICLE II-DEVELOPER'S RIGHTS AND DUTIES:-

1. That the LAND OWNERS (FIRST PARTY) hereby grant subject to what has been here-in-after provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially dispose off the DEVELOPER'S Share by entering into agreement for sale and/or transfer and/or construction in accordance with the plan sanctioned by Ranchi Municipal Corporation, Ranchi.
2. That the project must be registered under RERA and the Developer shall construct the building as per bye-laws of the RERA.
3. That the Developer is sole responsible for completion of the proposed building.
4. That the Developer shall be solely responsible for safety and Security of the Men Power, Materials at the aforesaid construction site.

ARTICLE III- MISCELLANEOUS

1. That the LAND OWNERS (FIRST PARTY) and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein, shall be deemed to construct as partnership between the DEVELOPER and the LAND OWNERS(FIRST PARTY as a joint venture between the parties hereto in any manner or shall the parties hereto constitute as an association of persons.
2. That it is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of its shares flats/units in 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 OWNERS (FIRST PARTY) and various applications and other documents may be required to be signed or made by the LAND OWNERS (FIRST PARTY) to which specific provision may not have been mentioned herein. The LAND OWNERS hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the LAND OWNERS also undertake to sign and execute all such additional applications and

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Suaboli Sinha
Sharmila Sharan
K Sinha
22/8/22

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Construction & Developers (Pvt.) Ltd.

B. K. Singh
Director

Indrani Salway
Sejata Bhagat

Gautam Laha
Page 13 of 22

- other documents as the case may be provided that all such deeds, matters and things do not in any way infringe on the rights of the LAND OWNERS (FIRST PARTY) and/or go against the spirit of this agreement.
3. That any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the LAND OWNERS (FIRST PARTY), if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER by the Landowners, if delivered by hand or sent by prepaid registered post to the Registered office of the DEVELOPER.
 4. That nothing in these present shall be construed as a demise or assignment or conveyance in law by the LAND OWNERS (FIRST PARTY) of the land property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in 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 without creating any financial liability of the LAND OWNERS (FIRST PARTY) of affecting their estate and interest in the land property and building and it being expressly agreed and understood that in no event the LAND OWNERS shall be responsible and/or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the DEVELOPER shall keep the LAND OWNERS (FIRST PARTY) indemnified against all actions, suit proceedings and costs, charges and expenses if arises due to construction or development work.
 5. LAND OWNERS TO BE INDEMNIFIED - That nothing withstanding anything contained in these presence the DEVELOPER shall indemnify and keep indemnified the Land Owners (FIRST PARTY) against and from all causes, claims, damages that may be made, incurred or suffered by the LAND OWNERS (FIRST PARTY) in relation to the said property and for any breach of any contract by the DEVELOPER or for violation of any permission rules, regulations or by-laws or arising out of any accident or otherwise.

Susheli Sinha
 Swarnita Charan. Sonigitar Prakesh
 K. Sanyal
 29/8/17

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Construction & Developers (Pvt.) Ltd.

B.K. Nay
Director

Vinita Sinha.

Indrani Sahay
Sujata Bhagat


Gautam Saha
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6. That as and from the date of completion of the building, the DEVELOPER and/or its transferees and the LAND OWNERS (FIRST PARTY) and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space/units/flats.
7. That there is no existing agreement regarding the development of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being suspended by this agreement.
8. That it shall be obligatory on the part of the UNIT HOLDERS be it Land Owners and/or Developer to become member of the FLAT OWNERS' ASSOCIATION or Society formed by the members staying in the said building and this association of the flat owner will repair and maintain the property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property and the building shall be payable by all the flat owner. The Flat OWNERS' Association shall be the Apex Body relating to interest if all the Flat OWNERS and shall work for the peaceful living of the members. The OWNERS will be liable to pay their proportionate respective charges against maintenance of building.
9. That the LAND OWNERS (FIRST PARTY) shall from the date of taking possession, maintain the said flats at their own cost in a good and tenantable condition and shall do or cause to do anything in or to the said building or part thereof which may be against the bye-laws of local authority or any of the statutory bodies which may cause hardship to other co-occupants, alter or make addition in or about the said building/flat or part thereof.
10. That the building shall be completed within 36 months from the date of sanction plan and delivery of possession over the same (whichever is later) subject to the Grace Clause above. extension
11. That the Municipal taxes, Land revenue and Electricity etc. will be borne by the DEVELOPER from the date of vacant possession of the land of the existing house by the LAND OWNERS (FIRST PARTY) till the possession of flats will be given.

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Surekhi Senta
Sharmila Sharan.

K. Cingde
28/8/17

 **Domo**
Construction & Developers (Pvt.) Ltd.

B.K. Singh
Director

Vinita Sinha

Indrani Sahay
Sujata Bhagat
4/8/17
Gaur City


12. That it has been agreed between the parties that the LAND OWNERS (FIRST PARTY) shall pay GST or other taxes which will be charges/levied lawfully by any authority with respect to the Land Owners' share (FIRST PARTY) and the Developer shall pay GST with regard of Developer's Share. No other illegal demands will be meet or borne by the LAND OWNERS what-so-ever in nature it may be.
13. That the Developer will not construct and install or get installed any tower or commercial sign board on the roof of the building.

ARTICLE IV – LEGAL PROCEDURES

1. That it is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the LAND OWNERS (FIRST PARTY and SECOND PART) and DEVELOPER jointly to defend all actions and proceedings in respect of the title of the aforesaid land property, if circumstances require for same.
2. That the LAND OWNERS (FIRST PARTY) are herewith handing over copy of all relevant documents regarding title, possession, municipal taxes and other legal papers concerning the land confirm to provide to the DEVELOPER any other document required in connection with the said land property within a reasonable time at their expenses.
3. That this agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein. Provided that the construction made is as per the sanctioned plan and the transaction made is as per the terms and conditions entered into between the LAND OWNERS (FIRST PARTY) and the DEVELOPER.
4. That if any deviation within approval of RMC will be made for construction of the building, the excess area will be divided proportionately as per shelter fees paid.
5. That the parking area should be allotted mutually.
6. That the Developer shall get the project registered under RERA and shall follow bye-laws of the RERA.
7. That the Landowners and the Developer shall initially form the society after completion of the building and shall transfer the corpus fund amount to the society.

K. Cumber
 27/8/20
 Sharmila Sharan.
 Sushli Saha
 Sangita Prakash


 Devika
 Construction & Developers (Pvt.) Ltd.
 B. C. Jais
 Director

Vinita Sinha,

Indrani Sahay
 Sujata Bhagat
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8. That the name of building should be decided mutually by the Landowners and the Developer as earlier possible.

SCHEDULE - "A" PROPERTY

ALL THAT PIECE AND PARCEL OF land measuring an area of 17 Decimal being R.S. Plot No.1010, under Khata No.33 of Village Hatma, Thana No.200, P.S. Ranchi now Bariatu, District Ranchi, corresponding to Municipal Holding No.0210002756000A2, in ward no.21 of Ranchi Municipal Corporation, Ranchi, butted and bounded as follows:-

North :- House belongs to Ramni Mukherjee

South :- S. Road

East :- House belongs to Bindvashini Devi and Vimal Boss

West:- House of Pradip Pandey and other

VALUATION

For purpose of Registration Fee, commercial value of property as per norms of Govt. is as follows:-

Land having an area 17 Decimal ... Rs.1,29,26,494.00

SCHEDULE "B" LAND OWNERS' SHARE/PORTION OF THE PROPOSED MULTISTORIED BUILDING COMPLEX

ALL THAT PIECE AND PARCEL OF Following Constructed area in shape of Flats and 45 % in Commercial Shop and Parking Space in Basement Floor of proposed multi storied building complex will be constructed over the Schedule-A land and the Landowners also right of 45% over the roof of the building.

I.e. as follows:-

<u>Flat No.</u>	<u>Floor</u>	<u>Super Built Up Area</u>	<u>NAME</u>
203	Second	1441	KIRAN SINHA
204	Second	1419	KIRAN SINHA
303	Third	1441	GAUTAM SINHA
301	Third	1158	GAUTAM SINHA
402	Fourth	1419	RAJESH KUMAR SINHA
102	First	1077	VINITA SINHA

Surbhi Sinha
Shermida Sharan
Sameer Prakash
K. K. Singh
28/8/22

With 6 nos. of parking space in Basement Floor of the proposed multi storied building complex.

COMMERCIAL SHOP

15% in the name of Mrs. KIRAN SINHA

15% in the name of Mr. Gautam SINHA

15% in the name of Mrs. INDRANI SAHAY

SCHEDULE "C" DEVELOPER'S SHARE/PORTION OF THE PROPOSED MULTISTORIED BUILDING COMPLEX

ALL THAT PIECE AND PARCEL OF 55% Constructed area in shape of Commercial Shop and 55% of Parking Space in Basement Floor and Ground Floor of proposed multi storied building complex will be constructed over the Schedule-A land and the Developer is also right of 55% over the roof of the building.

<u>Flat No.</u>	<u>Floor</u>	<u>Super Built Up Area</u>
101	FIRST	1158
103	FIRST	1441
104	FIRST	1419
201	SECOND	1158
202	SECOND	1077
302	THIRD	1077
304	THIRD	1419
401	FOURTH	1569
403	FOURTH	1419

With 9 nos. of parking space in Basement Floor & Ground Floor and of the proposed multi storied building complex. Along with terrace space available in Fourth Floor

COMMERCIAL SHOP

55% in the name of Developer namely DEVIKA CONSTRUCTION AND DEVELOPERS PVT LTD.

 **Devika**
Construction & Developers (Pvt.) Ltd.
B.K. Singh
Director

Indrani Sahay
K. Lunde
Gautam Singh
Sujata Bhagat
Dijve

K. Lunde
Surbhi Sinha
Sharmila Sharan
Sangita Prakash

THE SCHEDULE-D (SPECIFICATION)

(Specification and Facilities)

- Structure : RCC frame structure
- Flooring : Vitrified tiles floor Somani or equivalent
- Kitchen : Green Marbal Counter with steel sink and tiles upto 2' in height.
- Doors : Flush Doors.
- Windows : 3 Track Aluminum windows.
- Bathrooms : Anti skid floor tiles with upto 7' height wall tiles and good quality C.P. fittings with hot and cold water connection. Hind ware or equivalent
- T.V. Antenna: Provision for cable T.V. in master bed room and drawing room.
- Generator : Ashok Leyland or Equivalent
- Lift : Lift facility will be provided Johnsson or Equivalent
- Deep Tube Well: Deep tube well will be provided for proper water facility.
- Electric Wiring: Concealed copper wiring with Moduler Switches.
- Telephone :
- Wiring : Concealed wiring in drawing room and master bed room.
- Painting : Waterproof cement based paint will be used on outside wall

Note:-The Developer shall use all of the building materials with ISI Marks only.

SCHEDULE-E (COMMON PARTS) – Common to the Co-Owners

1. Common paths, passages, drive ways and main entrance to the said premises and the multistoried building complex.
2. Common Boundary walls and main gates.
3. Drainage and sewerage and all pipes and other installations for the same (except only those as are installed within the exclusive area of any flat/shop/office and/or exclusively for its use).

 **Dentco**
Construction & Developers (Pvt.) Ltd.

Vineta Sinha
13.11.2018
Director

Indrani Sahay
Sujata Bhagat
Gautam Sinha

Page 19 of 22

K. C. Sinha
Subli Sinha
Swarnula Sharan.
Sangita Prakash
27/11/18

4. Electric installation and its room and/or meter room, Generator area and all electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any flat/shop/office).
5. Stair cases, stair case landings and/or mid-landing on all the floor without roof right of the building in the said Complex.
7. Lobbies on all the floors of the Building in the said Complex except the roof.
8. Water tanks without roof right, tube well and its installations, water reservoir tanks and all plumbing installations for carriage of water (save and except those as are exclusively within and for use any flat office).
9. Lift along with lift well, lift machine room, without roof right and all other electrical wiring, machinery and fitting if any.
10. Such other common parts, areas equipments or installations fittings and fixtures in or about the said building in the said housing complex as are necessary for passage, drive ways to and/or user of the flats in common by Co-owners.
11. Electrical Installations.
12. Common Electric connection for common area.
13. Common open area of the said Complex.

SCHEDULE-F (COMMON EXPENSES) – Common to the Co-Owners

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, re-decorating, rebuilding, reconstructing and lighting the Common portions in the said Complex including the outer walls of the said Complex.
2. The salary of all persons employed of the common purposes including darwans, security persons, sweepers, plumbers, liftmen, electricians, lift operators, pump operators etc. if any.
3. All charges and deposits for supplies of common utilities to the Co-owners in common.
4. Municipal taxes, water taxes and other levies in respect of the said building in the said Complex save those separately assessed.
5. Cost of formation and operation of the Association of Co-owners.
6. Cost of running, maintenance, repair and replacement of generator, lift, transformers (if any) pumps and other common installations, including their license fees, taxes and other levies (if any).

Subli Sinha
 Sharmila Sharan.
 Sangita Prakash
 K. Ciuba
 2/1/82

Vinita Sinha

Indrani Sahay
 Sujata Bhagat
 Gaurav Sinha
 Page 20 of 22

7. Electricity charges for electric energy consumed for the operation of the common services.
8. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common portions.
9. The office expenses incurred for maintaining a office for common purposes.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the OWNERS/DEVELOPER to be necessary or incidental or liable to be paid by the Co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the Common Portions.
11. Cost of Insurance of the buildings in the said Proposed Complex.

CERTIFICATE

This is to certify that the land, which is subject matter of these presents and mentioned in the Schedule, is not the Government land. The same was neither acquired by the Government for civil or military purposes nor it is Bhoodan Land. The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L or E.C.L. It is further certified that the land does not belong to Adivasi nor connected with any member of Scheduled Tribe and this land is free from Ceiling. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder scam, Land scam.

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on the date, month and year first mentioned above after fully understanding the contents of these presents.


WITNESSES:-

- | | |
|--|--|
| <p>1. Gauri Mahale
S/o Gauri Mahale
Shivshree Eureka
Ranchi</p> <p>2. Dny 27/8/21
Bhaiya Anand Kumar
S/o Late Bhanu Lal
R/o Ratan Road, Ranchi</p> | <p>1. Indrani Sahay
27/8/21</p> <p>2. Sujata Bhagat
27/8/21</p> <p>3. Vinata. Sinha.</p> <p>4. Suruchi Sinha</p> |
|--|--|


Mangita Prakash
 27/8/21

Gantam Suresh Sharnika Sharan.

5. Sanjay Prakash
 6. A/A 27/8/21
 7. K. Saha 27/8/21
 8. [Signature] 27/8/21
 9. Sharmila Sharma 27/8/21
 10. Gautam Singh 27/8/21
 11. Danjan 27/8/21
- Vinita Sinha
Sahay Prakash
Indrani
Sangita


 Bhaya Anand Kumar
 Advocate
 En No - 431705

FIRST PARTY / LAND OWNERS


Devtha
 Construction & Developers (Pvt.) Ltd.
 Director [Signature] 27/8/21

DEVELOPER/SECOND PARTY

Surbhi Sinha



Left Left Left Left Left
 Thumb Index Middle Ring Little

Drafted by [Signature] 27/8/21
 Bhaya Anand Kumar
 Advocate
 En No - 431705

Certified that the fingers print of left hand of each person whose photographs are affixed in this document has been obtained before me.

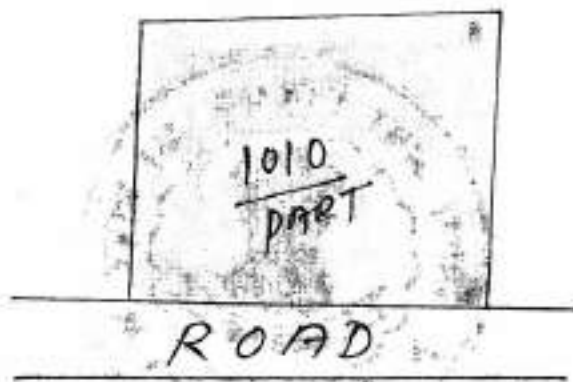
[Signature] 27/8/21
 Bhaya Anand Kumar
 Advocate
 En No - 431705



VILLAGE - HATMA
 THANA - RANCHI
 THANA NO - 200
 DIST - RANCHI
 R.S. PLOT NO - 1010
 SUB PLOT NO - 1010/PART
 AREA SHOWN IN RED WASH

AREA
 AC-DEC
 0-17

Bunubi Sinha



Gautam Sinha

Ranjit Prakash

Vinita Sinha

~~Signature~~

Sujata Bhagat

B.K. Singh

4/1/11

Anshu Sahay

K. Sinha

2/8/12

Sharmila Saran

~~Signature~~



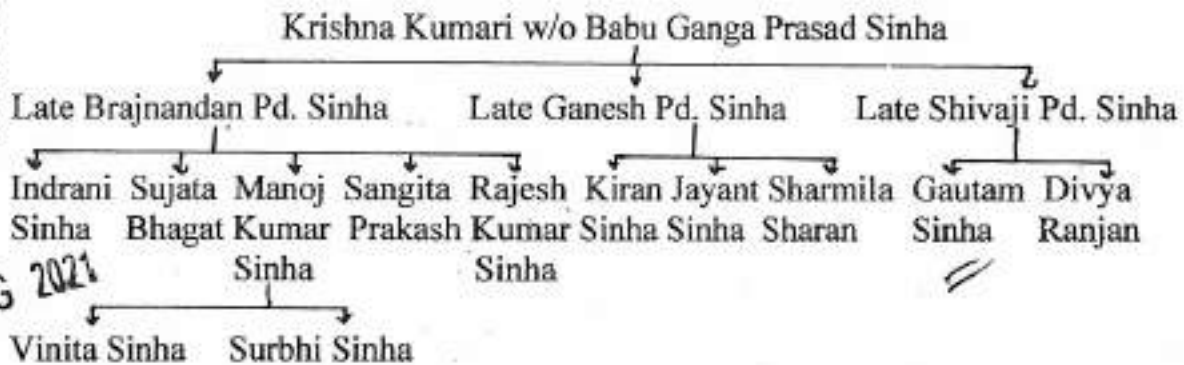
26587

AFFIDAVIT

Before,
The Notary Public, Ranchi.

I, **INDRANI SAHAY**, daughter of Late Brajnandan Prasad Sinha, resident of Yuvraj Enclave, Deputy Para, District Ranchi, Jharkhand, Indian Citizen, do hereby solemnly affirm and declare as follows:-

1) That transfer of land being portion of R.S. Plot No.1010, under Khata No.33 of Village Hatma, Thana Bariatu, Thana No.200, District Ranchi is as follows:



2) That the statement made hereinabove is true and correct to the best of my knowledge and belief.

Sworn and signed this affidavit on this the 27.08.2021 at Ranchi.

The Deponent who has been Identified by Sri. *Bhaishankar Kumar*, Advocate, Ranchi on Oath that the statements made above are true to the best of his knowledge and belief.

Indrani Sahay

Deponent
Identified by

[Signature]
27/8/21
Advocate, Ranchi



27 8 2021
**NOTARY
RANCHI**

Authorised under Notaries Act-1952
and Notaries Rules 1956 by
Government of Jharkhand, India

2.7 AUG 2021

Reference No. _____ Date _____

4988



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **RMC15072952020912**
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : **12-09-2020**
 Ward No : **21**
 Holding No : **0210002756000A2**

Received From Shri / Smt. **GAUTAM SINHA S/O LATE SHIVAJI PRASAD SINHA, JAYANT SINHA S/O LATE GANESH PRASAD SINHA, MR MANOJ KUMAR SINHA S/O LATE BRAJNANDAN PRASAD SINHA, RAJESH KUMAR SINHA S/O LATE BRAJNANDAN PRASAD SINHA**

Address : **NEAR SUGAL HARI ENCLAVE KARAMTOLI RANCHI**

A Sum of Rs. **1060.00** (in words) **One Thousand Sixty Rupees Only**

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

Dated _____ Drawn on _____

Place Of The Bank. _____

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2020-2021 I - 2020-2021 IV	1106.88
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 I - 2020-2021 IV	0.00
1105203	Health Cess	2020-2021 I - 2020-2021 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		Total	1107.00
		Amount Received	1060.00

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

In Association with
 Sri Publication & Stationers Pvt. Ltd.

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

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौज्जा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रेपती Page No. : 186
 नाम रेपत मय वलिदपत जमाबन्दी Vol. No. : 5
 वो सकुनत नम्बर। Receipt No. : 0896474789

शहर हातमा 200 शिवाजी प्रसाद सिन्हा, गौतम सिन्हा, जयन्त सिन्हा, मनोज कुमार सिन्हा, वृजनन्दन प्रसाद सिन्हा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
33	1010	0 एकड़ 17 डिसमील 0 हेक्टर

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

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	8.00					8.00
गुजारी (भावली)	2.00					2.00
सेस	4.00					4.00
सूद	4.00					4.00
मुतफरकात	1.60					1.60
मीजान	19.60					19.60

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतलबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					8.00	
गुजारी (भावली)					2.00	
सेस					4.00	
सूद					4.00	
मुतफरकात					1.60	
मीजान अदायकारी					19.60	

(१) मीजान कुल (लफ्जों में) : Nineteen Rupees and Sixty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 19.60

तारीख अमला तहसील कुनिन्दा : 27-06-2021

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर किं 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।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

August 26, 2021

भाग वर्तमान	5	पृष्ठ संख्या	186										
जिला का नाम	रोही	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
प्लॉट का नाम	इलाहा	होस्टिंग संख्या	32/186	टोपी संख्या	0	धाना नम्बर	200	खाना का प्रकार	—				
शिवजी प्रसाद सिन्हा, पिला-सय गोगा प्रसाद, जति: ----- एवं गौड़म सिन्हा, पिला-शिवजी प्रसाद सिन्हा, जति: ----- एवं जयन्ता सिन्हा, पिला-गणेश प्रसाद सिन्हा, जति: ----- एवं मनोज कुमार सिन्हा, कुजनचन प्रसाद सिन्हा, पिला-गणेश कुमार सिन्हा, जति: -----													
खाना नम्बर	प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार					समान	सेस		
33	10210		0 ऐ 17 डि 0 ई		ज. ख. नद सं. 444091-02 के आधार पर स्वीकृत।					8	11.6		
कुल परिवर्तन			0 ऐ 17 डि 0 ई										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
04/12/2006	346671	2006-2006	2006-07	8	8	2	2	4	4	4	4	1.6	1.6
09-28-2018	0547588911	2007-2008	2018-2019	88	8	22	2	44	4	44	4	17.6	1.6
11-04-2019	0782168202	2019-2020	2019-2020	0	8	0	2	0	4	0	4	0	1.6
09-13-2020	0862045481	2020-2021	2020-2021	0	8	0	2	0	4	0	4	0	1.6
08-27-2021	0080474788	2021-2022	2021-2022	0	8	0	2	0	4	0	4	0	1.6

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

List Of Case Status Details

बचत

यह एक कंप्यूटर जनित प्रति
यह प्राप्त केवल प्रती की जानकारी के लिए है
किसी भी प्रकार की अनुचितियों के लिए सम्बन्धित अंशाधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर दिखाएँ करें



Form 1

Maintenance of records Form of Continous Khatian to be maintained by the Anchal Adhikari under Section 3(1)

(See Rule 4)

Continous Khatian(Plot

wise)

Anchal- शहर Rev P.S- राँची State of- झारखण्ड Police Station- राँची R.T.No 200

खाता नम्बर	रियत का नाम, पिता का नाम एवम जाति	प्लॉट संख्या	चौहद्दी	ए	डे	हे	लगान	केफियत / अभ्युक्ति	भाग वर्तमान/ पृष्ठ संख्या																																			
33	श्री प्रदीप कुमार पाण्डे, हरिहर प्रसाद पाण्डे, पिता-स्व लक्ष्मण पाण्डे, जाति- —	1010		14 कठा	0 छ.	11 वर्गफीट	0.87	दाखिल खारिज वाद संख्या 258 आर 27/1984-85 दिनांक 3-3-86	1 / 547																																			
		1010		14 कठा	0 छ.	11 वर्गफीट				33	श्री प्रमोद कुमार पाण्डे, पिता-स्व. सुरेश प्रसाद शर्मा, जाति- —	1010		5 कठा	4 छ.	0 वर्गफीट	0.35	वाद संख्या 274 R27 /1985-86 दिनांक 20/8/86	2 / 472	1010		5 कठा	4 छ.	0 वर्गफीट	1010		5 कठा	4 छ.	0 वर्गफीट	33	शिवाजी प्रसाद सिन्हा, पिता-स्व. गोगा प्रसाद, जाति- — एवं गौतम सिन्हा, पिता-शिवाजी प्रसाद सिन्हा, जाति- — एवं जयन्त सिन्हा, पिता-गणेश प्रसाद सिन्हा, जाति- — एवं मनोज कुमार सिन्हा, वृजनन्दन प्रसाद सिन्हा, पिता-राजेश कुमार सिन्हा, जाति- —	1010		0 ऐ	17 डि	0 हे	8	दा. खा. वाद सं. 4440/01-02 के आधार पर स्वीकृत।	5 / 186	1010		0 ऐ	17 डि	0 हे
33	श्री प्रमोद कुमार पाण्डे, पिता-स्व. सुरेश प्रसाद शर्मा, जाति- —	1010		5 कठा	4 छ.	0 वर्गफीट	0.35	वाद संख्या 274 R27 /1985-86 दिनांक 20/8/86	2 / 472																																			
		1010		5 कठा	4 छ.	0 वर्गफीट																																						
		1010		5 कठा	4 छ.	0 वर्गफीट																																						
33	शिवाजी प्रसाद सिन्हा, पिता-स्व. गोगा प्रसाद, जाति- — एवं गौतम सिन्हा, पिता-शिवाजी प्रसाद सिन्हा, जाति- — एवं जयन्त सिन्हा, पिता-गणेश प्रसाद सिन्हा, जाति- — एवं मनोज कुमार सिन्हा, वृजनन्दन प्रसाद सिन्हा, पिता-राजेश कुमार सिन्हा, जाति- —	1010		0 ऐ	17 डि	0 हे	8	दा. खा. वाद सं. 4440/01-02 के आधार पर स्वीकृत।	5 / 186																																			
		1010		0 ऐ	17 डि	0 हे																																						
		1010		0 ऐ	17 डि	0 हे																																						

यह एक कंप्यूटर जनित प्रति है

8/26/2021

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क

दो रुपये

दो रुपये

TWO RUPEES भारत TWO RUPEES

1934

V.N. 34
Page No - 168
Serial No 2484

संख्या 3562
दिनांक

दिनांक 15/11/34

नाम मोकरि, श्री वल्लभ मोरवी स्वामी रामान मालगिरी, बंधु इत्यादि
परिवार के सदस्यों के नामों पर सती मरुम अर्थात् मरुम से श्री मरुम सुदरी
को लक्ष्मी देव को नाम देकर पैसा जारी करी

नाम मोरि, श्री वल्लभ इत्यादि श्री वल्लभ को मरुम देकर पैसा देकर
इत्यादि देकर मरुम एक नाम देकर पैसा देकर मरुम देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर

नाम मोरि, श्री वल्लभ इत्यादि श्री वल्लभ को मरुम देकर पैसा देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर

नाम मोरि, श्री वल्लभ इत्यादि श्री वल्लभ को मरुम देकर पैसा देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर

नाम मोरि, श्री वल्लभ इत्यादि श्री वल्लभ को मरुम देकर पैसा देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर

नाम मोरि, श्री वल्लभ इत्यादि श्री वल्लभ को मरुम देकर पैसा देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर

नाम मोरि, श्री वल्लभ इत्यादि श्री वल्लभ को मरुम देकर पैसा देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर
इत्यादि देकर मरुम देकर श्री वल्लभ देकर श्री वल्लभ देकर

INDIA

पाच
रुपये

पाच
रुपये

FIVE RUPEES

भारत

FIVE RUPEES

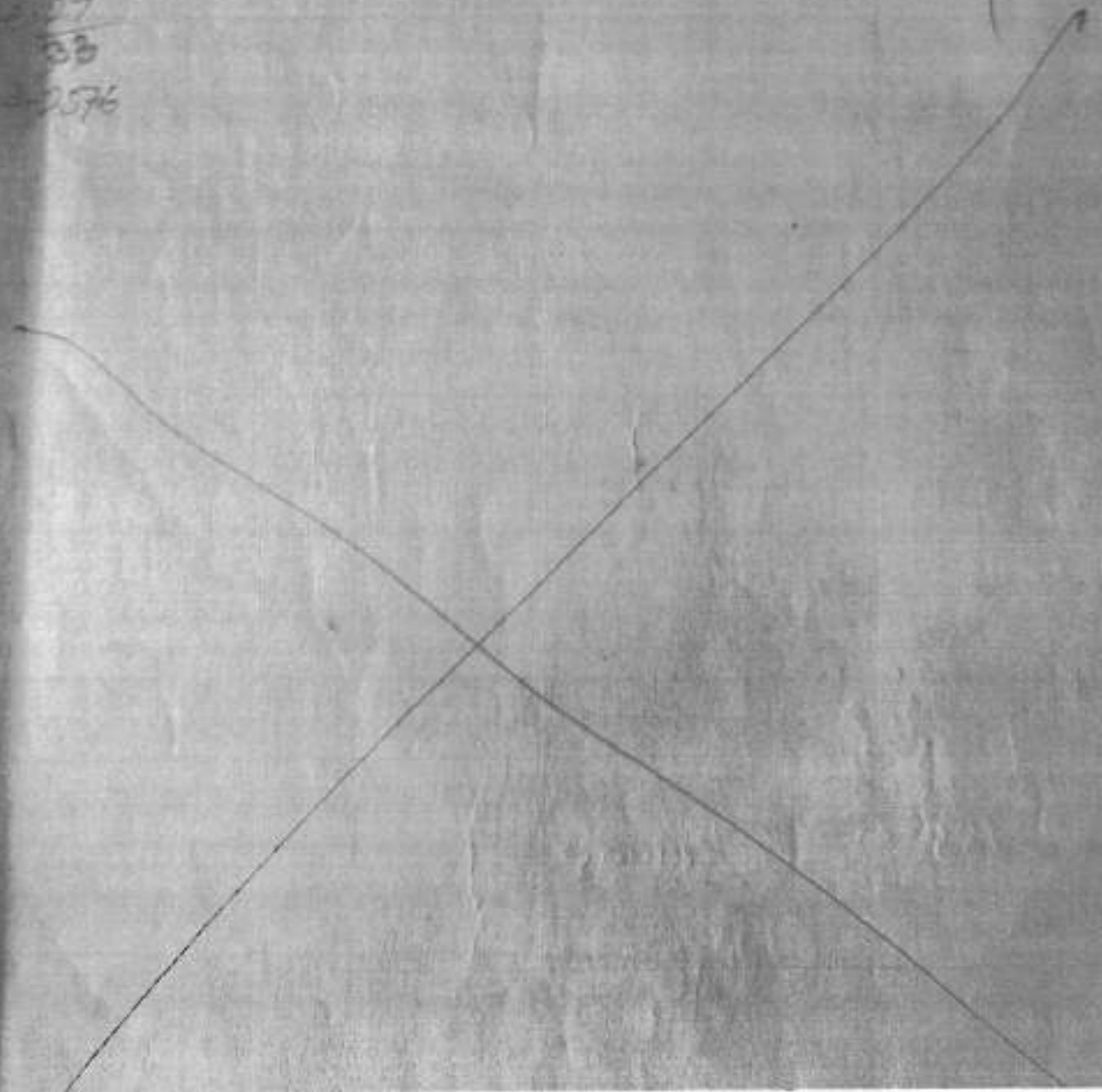


Recd
1976
10.6.04
Page 27
33
Dated 25/6

9721
9-6-04

सर्वप्रति कवि छाया प्रति

1976 10.6.04



4. Check space for each column. (Count lines of items with each unit)

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(2)
(3)

1. Budgetary Control



Ramela
1948
20/11
32-33
32-32

325

4893



18/11
6676
15/11/54

सूचीप्रतिलिपि की छायाप्र

15/11/54
15/11/54



Register Book No. 1, 3 or 4.

Control space for entry of specimens (Number lines of frames with index)

Form XII—Form No. 1

Left hand page for entry of numbers and characters.

10489
10490
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10516

Handwritten notes in a grid format, including dates like 11-12-12 and 11-12-13, and various illegible text entries.



Pre Registration Docket

Date :- 26-08-2021 04:39 pm

Office Name :- SRO - Ranchi

Token No:- 20210000090812

Appointment :- 27-Aug-2021 Time:- 11:9

Article	Development Agreement
Pre Registration Date	26-Aug-2021
No. Of Pages	57
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,26,877.

Property Id: 578554

Valuation No. : 774723 / 2021	:- 2021-2022	User Id : 13178	Date : 26-August-2021 16:26:PM
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatma	Village/City : Hatma	
Hatma Word No 21 - Other Road			
Volume Number - 5			
Page Number - 186			
Holding Number - 0210002756000a2			
Khata Number - 33			
Plot Number - 1010			
Ward Number - 21			

Valuation Rule : Commercial land

Property Details

1	Land area	17 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 17 x .760382=12926494	₹1,29,26,494/-
A	Total		₹1,29,26,494/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹1,29,26,500/-
---------------------	----------------

Total Amount in Words : One Crore Twenty Nine Lakhs Twenty Six Thousands Five Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: House belongs to vindavashini devi and vimal boss, West: House of pradip pandey and other, South: s road, North: house belongs to Ramni mukherjee
Area	Land area : 17.00 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	12926494
Transaction Amount	-

CLAIMANT	-Mr. DEVIKA CONSTRUCTION AND DEVELOPERS PVT LTD THRO ITS DIRECTOR BIRENDRA KUMAR SINGH, Address - NEEL KUNJ SUKHDEONAGAR RATU ROAD RANCHI- ,Father/Husband Name LATE SHYAM BIHARI SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****1364
EXECUTANTS	-Mrs. INDRANI SAHAY, Address - YUVRAJ ENCLAVE DEPUTY PARA RANCHI- ,Father/Husband Name LATE BRAJNANDAN PRASAD SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****5436
	-Mrs. VINITA SINHA, Address - BHIMKINALI BAGHMARA DHANBAD JHARKHAND- ,Father/Husband Name LATE S C P SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****2989
	-Mrs. SURBHI SINHA, Address - B 15 U 5 VILLA SWAMI NARAYAN NAGAR MUNDRA GUJARAT- ,Father/Husband Name LATE MANOJ KUMAR SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****6672
	-Mrs. SANGITA PRAKASH, Address - H NO 17 R NO 8 EAST PATEL NAGAR PATNA- ,Father/Husband Name LATE BRAJNANDAN PRASAD SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1616
	-Mr. RAJESH KUMAR SINHA, Address - 2A GANPATI ENCLAVE RAMESHWARAM RANCHI- ,Father/Husband Name LATE BRAJNANDAN PRASAD;SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****2098
	-Mrs. KIRAN SINHA, Address - 3K 73 BARIATU HOUSING COLONY RANCHI- ,Father/Husband Name LATE NAGESHWAR DAYAL , PAN No.- ,Permission Case No.- , Aadhaar No. *****6372
	-Mr. JAYANT SINHA, Address - 3K 73 BARIATU HOUSING COLONY RANCHI- ,Father/Husband Name LATE GANESH PRASAD SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****3541
	-Mrs. SHARMILA SHARAN, Address - 101 PIONEER SUNSHINE 01 KATOL ROAD K T NAGAR KATOLROAD NAGPUR MAHARASHTRA- ,Father/Husband Name LATE GANESH PRASAD SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****8352
	-Mr. GAUTAM SINHA, Address - MAA LAXMI APARTMENT SBI TOWERS HARIHAR SINGH ROAD RANCHI- ,Father/Husband Name LATE SHIVAJI PRASAD SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1268
	-Mrs. DIVYA RANJAN, Address - JAIRAM NIWAS SHUKLA COLONY HINOO RANCHI- ,Father/Husband Name LATE SHIVAJI PRASAD SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****3296

-Mrs. SUJATA BHAGAT, Address - RATANPURA GOBINDPUR DHANBAD JHARKHAND- ,Father/Husband Name LATE BRAJNANDAN PRASAD SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. ***8383**

Witness Information **Mr. GOKUL MAHTO , Address - DONADIH SONAHATU ERRAMHATU RANCHI-, Father/Husband Name-JITU MAHTO**

Identifier Details **Mr. GOKUL MAHTO , Address - DONADIH SONAHATU ERRAMHATU RANCHI-, Father/Husband Name-JITU MAHTO**

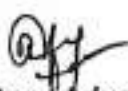
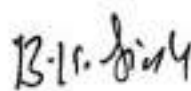
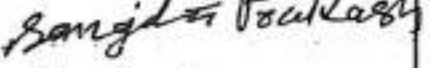
Fee Rule:Development Agreement		
1	Stamp Duty	4


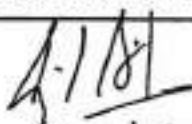

1	SP	1,710
Total		1,710

Fee Rule:Development Agreement		
1	A1	3,23,163
2	E	2,000
3	LL	3
4	PR	1
Total		3,25,167

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
--	---	---


 **Vinita Sinha**
Sujata Bhagat
Gouram Singh
Shashank Sharan




Document Registration Summary 1

Date : 27-Aug-2021

- Government/Market Value: ₹12929500/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹10/-

Receipt : 524752

Receipt Date : 27-08-2021

Presenter Name : -

E	₹2000
PR	₹1
SP	₹1710
LL	₹3
A1	₹323163
Stamp Duty	₹10

On Date 27-08-2021 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total	₹326867
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	10	-6	GRAS	DevikaConstructionAndDevelopersPvtLtdThroItsDirectorBirendraKumarSingh	GRN Number : 2107208184 DEPT Transaction Id : 6713c300a10e1a544952 Transaction Type :	10
E	2000	2000	0	GRAS	DevikaConstructionAndDevelopersPvtLtdThroItsDirectorBirendraKumarSingh	GRN Number : 2107207994 DEPT Transaction Id : 6eee55c7ad3a25d84ad3 Transaction Type :	2000
PR	1	1	0	GRAS	DevikaConstructionAndDevelopersPvtLtdThroItsDirectorBirendraKumarSingh	GRN Number : 2107207994 DEPT Transaction Id : 6eee55c7ad3a25d84ad3 Transaction Type :	1
SP	1710	1710	0	GRAS	DevikaConstructionAndDevelopersPvtLtdThroItsDirectorBirendraKumarSingh	GRN Number : 2107207994 DEPT Transaction Id : 6eee55c7ad3a25d84ad3 Transaction Type :	1710
A1	323163	323163	0	GRAS	DevikaConstructionAndDevelopersPvtLtdThroItsDirectorBirendraKumarSingh	GRN Number : 2107207994 DEPT Transaction Id : 6eee55c7ad3a25d84ad3 Transaction Type :	323163

LL	3	3	0	GRAS	DevikaConstructionAndDevelopersPvtLtdThroItsDirectoBirendraKumarSingh	GRN Number : 2107207994 DEPT Transaction Id : 6eee55c7ed3a25d84ed3 Transaction Type :	3
Sub Total	320881	325887	-6				

Article : Development Agreement Number of Pages : 114

Signature of Owner



Signature of Head Clerk



Signature of Registering Officer






OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 2021000090812

Deed Type	Development Agreement
Number of Pages	114
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1710, A1 :- Rs. 323163, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.12926494/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hatma Location :- Other Road, Hatma Word No 21 Property Boundaries :- East: House belongs to vindavashini devi and vimal boss, West: House of pradip pandey and other, South: s road, North: house belongs to Ramni mukherjee Volume Number - 5Page Number - 186Holding Number - 0210002756000a2Khata Number - 33Plot Number - 1010Ward Number - 21 Area Of Land :- 17.00 Decimal

Sh./Smt.INDRANI SAHAY s/o/d/a/w/o LATE BRAJNANDAN PRASAD SINHA
has presented the document for registration in this office

today dated :- 27-Aug-2021 Day :- Friday Time :- 17:44:50 PM






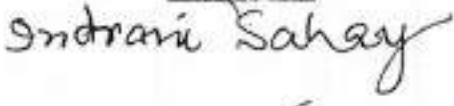


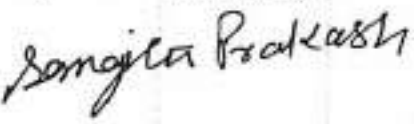







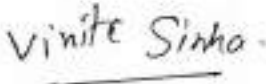


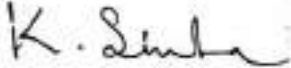


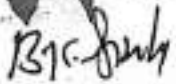
INDRANI SAHAY(Individual)

Party Name	Document Type	Document Number
INDRANI SAHAY	PAN/UID	919590435436

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SURBHI SINHA Address1 - B 15 U S VILLA SWAMI NARAYAN NAGAR MUNDRA GUJARAT, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Surbhi Sinha Address:- B-15, , U S Villa, Swami Narayan Nagar, Baroi, , Kachchh, 370421, , Gujarat, India		EXECUTANTS Age:33			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	JAYANT SINHA Address1 - 3K 73 BARIATU HOUSING COLONY RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Jayant Sinha Address:- Q.NO- 3K-73, , , BARIATU HOUSING COLONY PO- BARIATU,PS- BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:61			
3	SHARMILA SHARAN Address1 - 101 PIONEER SUNSHINE 01 KATOL ROAD K T NAGAR KATOLROAD NAGPUR MAHARASHTRA, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sharmila Sharan Address:- 101 Pioneer Sunshine-01, , Katol Road, K.T. Nagar, Katolroad, Nagpur, 440013, Maharashtra, India		EXECUTANTS Age:58			
4	SUJATA BHAGAT Address1 - RATANPURA GOBINDPUR DHANBAD JHARKHAND, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sujata Bhagat Address:- , , , PO - GOVINDPUR THANA - GOVINDPUR, Ratanpur, , Dhanbad, 828109, , Jharkhand, India		EXECUTANTS Age:61			
5	RAJESH KUMAR SINHA Address1 - 2A GANPATI ENCLAVE RAMESHWARAM RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Rajesh Kumar Sinha Address:- FLAT NO 2A, GANPATI ENCLAVE, RAMESHWARAM COLONY, BESIDE DR. KUMKUM, BARIYATU ROAD, RANCHI, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:53			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power	Party Type	Party_Photo	Finger Print	Signature
				Of Attorney				
6	DIVYA RANJAN Address1 - JAIRAM NIWAS SHUKLA COLONY HINOO RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Divya Ranjan Address:- Flat No-222, , Seemant vihar, Sector-14 Kaushambi, I.E.Sahibabad, , Ghaziabad, 201010, , Uttar Pradesh, India		EXECUTANTS Age:45			
7	INDRANI SAHAY Address1 - YUVRAJ ENCLAVE DEPUTY PARA RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Indrani Sahay Address:- Ground Floor Yuvraj Enclave, Near Katchery Chowk, , Deputy Para Ranchi, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:62			
8	SANGITA PRAKASH Address1 - H NO 17 R NO 8 EAST PATEL NAGAR PATNA, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sangita Prakash Address:- HOUSE NO- 17,ROAD NO-8, , EAST PATEL NAGAR, , Phulwari, , Patna, 800023, , Bihar, India		EXECUTANTS Age:58			
9	GAUTAM SINHA Address1 - MAA LAXMI APARTMENT SBI TOWERS HARIHAR SINGH ROAD RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Gautam Sinha Address:- CO.LATE S.P.SINHA ADVOCATE .H.NO.347, NEAR JUGAL HARI ENCLAVE, , KARAMTOLI PO.MORABADI PS.LALPUR, KARAM TOLI, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:46			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
10	VINITA SINHA Address1 - BHIMKINALI BAGHMARA DHANBAD JHARKHAND, Address2 - ... , Jharkhand PAN No.: ,Permission Case No.-	Yes	Vinita Sinha Address:- ... qwater no B/20,bhimkanali, Nadkharki, , Dhanbad, 828307, , Jharkhand, India		EXECUTANTS Age:57			
11	KIRAN SINHA Address1 - 3K 73 BARIATU HOUSING COLONY RANCHI, Address2 - ... , Jharkhand PAN No.: ,Permission Case No.-	Yes	Kiran Sinha Address:- 3K/73, ... , BARIYATU HOUSING COLONY, BARIYATU, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:82			
12	DEVIKA CONSTRUCTION AND DEVELOPERS PVT LTD THRO ITS DIRECTOR BIRENDRA KUMAR SINGH Address1 - NEEL KUNJ SUKHDEONAGAR RATU ROAD RANCHI, Address2 - ... , Jharkhand PAN No.: ,Permission Case No.-	Yes	Birendra Kumar Singh Address:- Neel kunj house, , sukhadev Nagar, Ratu Road, Hehal, , Ranchi, 834005, , Jharkhand, India		CLAIMANT Age:60			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	GOKUL MAHTO S/o-D/o JITU MAHTO Address1 - DONADIH SONAHATU ERRAMHATU RANCHI, Address2 - . . . Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GOKUL MAHTO Address1 - DONADIH SONAHATU ERRAMHATU RANCHI, Address2 - . . . Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**INDRANI SAHAY , SUJATA BHAGAT , VINITA SINHA , SURBHI SINHA , SANGITA PRAKASH , RAJESH KUMAR SINHA , KIRAN SINHA , JAYANT SINHA , SHARMILA SHARAN , GAUTAM SINHA , DIVYA RANJAN**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**GOKUL MAHTO**) Son/Daughter/Wife of (**JITU MAHTO**) resident of (**DONADIH SONAHATU ERRAMHATU RANCHI**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 27-Aug-2021

Seal and Signature of Registering Officer



Token No.: 20210000090812

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date **28-Aug-2021** by

INDRANI SAHAY, S/O, D/O, W/O LATE BRAJMANDAN PRASAD SINHA resident of YUVRAJ ENCLAVE DEPUTY PARA RANCHI .,

This deed was registered as Document No: **2021/RAN/6651/BK1/6007** in Book No :- **BK1**, Volume No :- 796 from Page No :- 421 to 534 at, office of **SRO - Ranchi**

Date:- **28-Aug-2021**


Registering Officer

