

859

786



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : dc10706bfd8aa649b906

Receipt Date : 27-Apr-2024 03:45:27 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400051752

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : RAMESHWARAM INDUSTRIES Through Its Partner DHANANJAY P RAIPAT (Vendee)

GRN Number : 2401830876



नियम 21 के अधीन ग्राहक भारतीय स्टाम्प अधिनियम

1899 की अनुसूची 1 या 1 क्रम सं. For Office Use के अधीन यथावत स्टाम्प-सहित (या स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क अपेक्षित नहीं)

अवर निबंधक, रांची

शहरी क्षेत्र-2, (डोरान्डा) प्रखण्ड, रांची
 DSR, URBAN-2
 BORANDA, RANCHI

Raj Ballekh Paswal Singh
 27.4.2024

Manish Singh
 27.4.2024

Manu Singh
 27.4.2024

Urmila Singh
 27.4.2024

For Rameshwaram Industries

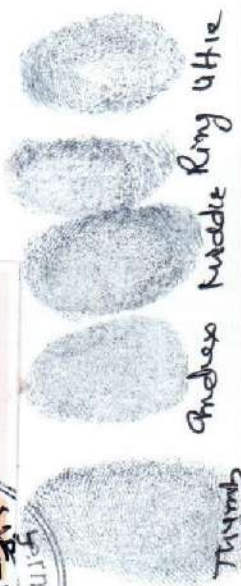
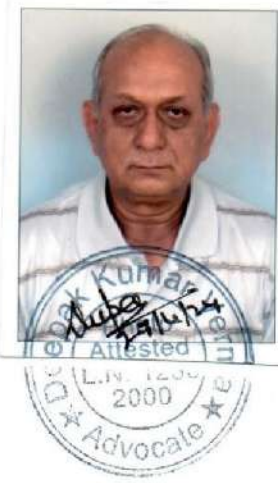
Partner

27.04.2024

27.04.2024

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

दस्तावेज के साथ संलग्न
अभिलेखों का ऑनलाईन
सत्यापन किया।
23/04/24



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on 27th April 2024

BETWEEN

- SRI RAJ BALLABH PRASAD SINGH (DOB 01-07-1947)**, son of Late Jagannath Singh, grandson of Late Basudeo Singh by faith Hindu by caste General (Excluded by CNT Act – 1908) by occupation retired having **PAN No. AKFPS2424R** and **AADHAAR No. XXXX XXXX 5359 (Mobile No. 9431578221)** resident of House No. 160, Road No. 3, Hawaii Nagar, P.O. Hatia, P.S Jagarnathpur, Dist – Ranchi, Jharkhand.
- SMT. MANJU SINGH (DOB 27-01-1970)**, wife of Sri Dip Narayan Singh, daughter of Ram Anugrah Singh, granddaughter of Late Narsingh Singh, by faith Hindu by caste General (Excluded by CNT Act – 1908) by occupation housewife having **PAN No. DXWPS0703J**, and **AADHAAR No. XXXX XXXX 1028 (Mobile No. 9334788826)** resident of Road No. 6, Prem Nagar, Latma Road, P.O. Hatia, P.S Jagarnathpur, Dist – Ranchi, Jharkhand.

For Rameshwaram Industries
[Signature]
Partner 27.4.24

Raj Ballabh Prasad Singh
27.4.24
and
Manju Singh
27.4.24

मुद्रा 100/-
02 मं. माता दशिका कंपनी
के मिलाया।
[Signature]
27.4.24

प्रतिबन्धित सूची के विना
किया दस्तावेज प्रतिबन्धित
सूची से मुक्त है।
[Signature]
27.4.24

विभागीय अधिकारी को
19.5.21 दि. 19.2.16
अनुपालन किया गया है।
[Signature]
27.4.24





Raj Ballabh Prasad Singh
27.04.2024



पतिस

राजबल्लभ प्रसाद सिंह

श्री. राज बल्लभ प्रसाद सिंह
पिता श्री. जगन्नाथ सिंह
हवाई सड़क दिगुति बेशा
खेननिबन्धन लेखकारों के बतार का बतार निबंधक
द्वारा उमेशकुमार पुडतार नामा सं० 20 के अधीन लेख कारियों या दावेदारों में से एक श्री. के प्रभिकर्ता है ने ता० २०२४ के पूर्वाहिन १० के में निबंधन के लिए पेश किया






अबर निबंधन
शहरी क्षेत्र-2, (डोरण्डा) रांची
27.04.2024
Salmiki Saha
DSR, URBAN-2
DORANDA, RANCHI



PHOTOGRAPH FINGER PRINTS & SIGNATURE OF THE OWNERS






Manjhi Singh
27.4.24



				
Thumb	Index	Middle	Ring	Little



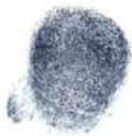


Manju Singh
27.4.24



				
Thumb	Index	Middle	Ring	Little

Urmila Singh
27.4.24



				
Thumb	Index	Middle	Ring	Little

- 3. SMT. MANJU SINGH (DOB 10-04-1968)**, wife of Sri Balwant Kumar Singh, daughter of Dashrath Singh, granddaughter of Late Gaya Singh, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation housewife having PAN No. **IXZPS9867R**, and **AADHAAR No. XXXX XXXX 1688 (Mobile No. 9471761580)** resident of House No. 101, Road No. 3, Hawai Nagar, P.O. Hatia, P.S Jagarnathpur, Dist - Ranchi, Jharkhand.
- 4. SMT. URMILA SINGH (DOB 11-03-1953)**, wife of Sri Raj Ballabh Prasad Singh, daughter of Basudeo Narayan Singh, granddaughter of Late Jamadar Singh, by faith Hindu by caste General (Excluded by CNT Act - 1908) by occupation housewife having **PAN No. BOLPS4923N** and **AADHAAR No. XXXX XXXX 4987 (Mobile No. 8210878534)** resident of House No. 160, Road No. 3, Hawai Nagar, P.O. Hatia, P.S Jagarnathpur, Dist - Ranchi, Jharkhand. (herein after called the "**OWNER**") (which expression shall, unless excluded by the subject or context below, mean and include their respective heirs, successors, legal representatives, executors and administrators) of the **FIRST PART**

AND

M/S RAMESHWARAM INDUSTRIES a Partnership firm having its registered office at 3rd Street, Shukla Colony, Hinoo, Ranchi - 834 002 represented through its Partner **SRI DHANANJAY P. RAIPAT (DOB 04.11.1967)**, son of Late Pratapsinh K. Raipat grandson of Late Khimji Laxmidas by faith Hindu, by caste General (Excluded by CNT ACT - 1908), by occupation Business having **PAN No. AAUPR7625Q & AADHAAR No. XXXX XXXX 8642**, resident of 3rd Street, Shukla colony Hinoo, P.S. Doranda District Ranchi, - 834 002 (**Mobile No. 7004048476**), who has been empowered to sign on behalf of M/s Rameshwaram Industries as per clause no. 15 of Partnership Deed dated 08.08.2021, an Indian Citizen hereinafter called the **BUILDER/PROMOTER** (which expression shall mean and includes its successors-in-interests and assigns) of the **SECOND PART.**

Raj Ballabh Prasad Singh
27.4.24

Manju Singh
27.4.24

Manju Singh
27.4.24

Urmila Singh
27.4.24

For Rameshwaram Industries

Sri Dhananjay P. Raipat
Partner 27.4.24

LAND HISTORY

AND WHEREAS Land in **R.S. plot no. 641** under **Khata No. 99**, at Village **Dungri**, Thana no. **294**, P.S. **Namkum** (Now **Dhurwa**), District Ranchi is recorded in Revisional Survey Records of Rights in the names of Bali Ahir son of Mangal Ahir and others.

AND WHEREAS R.S. Plot No. 641 under Khata No. 99 was acquired by Lal Randhir Nath Shahdeo from recorded khatiyani raiyat Bali Ahir son of Mangal Ahir by virtue of registered Deed of Sale dated 21.04.1973 being Deed of Sale No. 5988, which is entered in Book I, Volume No. 108, Pages 68 to 72 for the Year 1973 in the office of the D.S.R. Ranchi.

AND WHEREAS Lal Randhir Nath Shahdeo after purchasing the property aforesaid, got his name mutated in revenue records, vide Mutation Case No. 15R27of 1974-75 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State, which is entered in Volume 8, page no. 54 of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS SRI RAJ BALLABH PRASAD SINGH son of Late Jagannath Singh (**OWNER NO. 1**) was purchased the 10 decimals of land from Lal Randhir Nath Shahdeo by virtue of registered Deed of Sale being Deed No. **15327/13161** dated **09.06.2011**, which is entered in Book **I**, Volume No. **587**, Pages **593** to **612** for the Year **2011** and mutated his name vide mutation case no. **1636/R27/2011-12** dated 02.09.2011 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2024-25 vide receipt no. **0354389450** dated **23.04.2024**, which is entered in Volume **8**, page no. **64** of Panji II of the Circle Office, Namkum, Ranchi.


AND WHEREAS SMT. MANJU SINGH wife of Sri Deep Narayan Singh (**OWNER NO. 2**) was purchased the 5 decimals of land from Lal Randhir Nath Shahdeo by virtue of registered Deed of Sale being Deed No. **15325/13159** dated **09.06.2011**, which is entered in Book **I**, Volume No. **587**, Pages **547** to **566** for the Year **2011** and mutated her name vide mutation case no. **1634/R27/2011-12** dated 02.09.2011 in the office of the Circle Office, Namkum Anchal

Raj Ballabh Prasad Singh
27.04.2024

Manju Singh
27.04.2024

Urmila Singh
27.04.2024
Manju Singh
27.04.2024

For Rameshwaram Industries


Partner
27.04.2024

Ranchi. And paying rent to the State up to 2024-25 vide receipt no. **0897092796** dated **23.04.2024**, which is entered in Volume **8**, page no. **62** of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS SMT. MANJU SINGH wife of Sri Balwant Kumar Singh (**OWNER NO. 3**) was purchased the 5 decimals of land from Lal Randhir Nath Shahdeo by virtue of registered Deed of Sale being Deed No. **15329/13163** dated 09.06.2011, which is entered in Book **I**, Volume No. **588**, Pages **21** to **40** for the Year **2011** and mutated her name vide mutation case no. **1635/R27/2011-12** dated 02.09.2011 in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2024-25 vide receipt no. **0170512448** dated **24.04.2024**, which is entered in Volume **8**, page no. **63** of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS SMT. URMILA SINGH wife of Sri Raj Ballabh Prasad Singh (**OWNER NO. 4**) was purchased the 10.24 decimals of land from Masomat Binodni Devi wife of Late Lal Randhir Nath Shahdeo by virtue of registered Deed of Sale being Deed No. **623/468** dated **10.04.2013**, which is entered in Book **I**, Volume No. **20**, Pages **519** to **538** for the Year **2013** and mutated her name vide mutation case no. **2440/R27/2013-14** in the office of the Circle Office, Namkum Anchal Ranchi. And paying rent to the State up to 2024-25 vide receipt no. **0692051018** dated **24.04.2024**, which is entered in Volume **11**, page no. **62** of Panji II of the Circle Office, Namkum, Ranchi.

AND WHEREAS, **SRI BALLABH PRASAD SINGH, SMT. MANJU SINGH, SMT. MANJU SINGH, AND SMT. URMILA SINGH**, OWNERS of all amalgamated Plot no. **641** known as Sub Plot No. **641/A, 641/B, 641/C and 641/D**, under Khata No. **99** measuring **30.24** decimals (**10 + 5 + 5 + 10.24 = 30.24** decimals respectively) decided to develop their property. The LANDOWNERS have represented that they are absolutely seized and possessed of and otherwise well and sufficiently entitled to the LAND PROPERTY described in SCHEDULE "A"

AND WHEREAS in the facts and circumstances as aforesaid the **LANDOWNER** is interested in getting a low-rise residential building developed and constructed on Schedule land and to acquire a part of


Raj Ballabh Prasad Singh
27.04.2024

Urmila Singh
27.04.2024

Manju Singh
27.04.2024

Manju Singh
27.04.2024

For Rameshwaram Industries


Partner
27.04.2024

the super built-up area mentioned herein below as Land Owner's Allocation, as absolute owner as consideration in exchange for the full and final value of the Schedule land /property.

AND WHEREAS the map of the proposed apartment "**KESHAV KUNJ**" is already sanctioned by **Ranchi Regional Development Authority, Ranchi, vide B.C. case no. RRDA/BP/0355/2023** dated **05.03.2024**.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the **OWNER** and the **DEVELOPER**, hereto as follows:

ARTICLE-I DEFINITIONS

- 1.1. **OWNER** shall mean, **SRI RAJBALLAV PRASAD SINGH, SMT. MANJU SINGH, SMT. MANJU SINGH** and **SMT. URMILA SINGH** and their executors, administrators, representatives, heirs, successors in interest of their respective shares.
- 1.2. **BUILDER** shall mean the said **M/S RAMESHWARAM INDUSTRIES**, successor in interest and assigns.
- 1.3. **LAND PROPERTY** shall mean all that piece and parcel of land together with house standing thereon being more particularly described in **FIRST SCHEDULE**.
- 1.4. **BUILDING** shall mean the building to be constructed on the **LAND PROPERTY** in accordance with the plan sanctioned by the Ranchi Regional Development Authority or Ranchi Municipal Corporation or any other competent authority. The **BUILDER** shall take the approval of the proposed basic plan from the **OWNER**. However, the **BUILDER** is free to make modifications and corrections on the basic plan as required at the instance of the approving authorities under due intimation/knowledge to the **OWNER**.
- 1.5. **FLAT** shall mean super built up area and covered space consisting of bedrooms, living rooms, bathrooms, kitchen, balcony/verandah etc. more particularly described in part one of **SECOND SCHEDULE**.

Raj Ballabh Prasad Singh
27.04.2024

Urmila Singh
27.04.2024

Manju Singh
27.04.2024

Manju Singh
27.04.2024

For Rameshwaram Industries

[Signature]

Partner
27.04.2024

- 1.6. **PARKING SPACE** - It shall mean any place in covered area reserved for parking of motor car more particularly described in part two of **SECOND SCHEDULE**.
- 1.7. **COMMON FACILITIES** - Common facilities and amenities shall include corridors, lobbies, utility area, hall ways, stairways, passage ways, lifts, drive ways, common lavatories, pump room, tube well, overhead tank, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building including the roof and terrace of the building more particularly described in **THIRD SCHEDULE**.
- 1.8. **COMMON EXPENSES** - It shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property more particularly described in **FIFTH SCHEDULE**.
- 1.9. **SALEABLE SPACE** - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10. **OWNER'S ALLOCATION** - It shall be the constructed area in form of flats (more particularly described in second **SCHEDULE B**) in the aforesaid building as per specifications mentioned in **SCHEDULE B** herewith and agreed upon by the **OWNERS**.
- 1.11. **BUILDER'S ALLOCATION** - It shall mean the constructed area in the aforesaid building together with the right title interest in common facilities and amenities including the right to the use thereof and also the car parking space available at the said premises after providing for **OWNER'S** allocation.

Raj Ballabh Prasad Singh

27.04.2024

Manjiv Sinen

27.04.2024

Urmila Singh.

27.04.2024

Manju Singh

27.04.2024

For Rameshwaram Industries



Partner
27.04.2024

- 1.12. **TRANSFER** with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactments.
- 1.13. **TRANSFeree** - It shall include any natural or juristic person like Company, Association or persons competent to enter into contracts and to whom any space in the building has been transferred.
- 1.14. **SUPERBUILTUP AREA** shall mean and include the carpet area of flat, wall area, verandah/balcony/cupboard area, the proportionate area of staircase, guardroom and generator room or any other construction in the garden area or any underground construction.
- 1.15. **CARPET AREA** shall mean and include the carpet area as per definition provided by Real Estate (Regulation and Development) Act 2016 which includes internal walls, toilets etc but excludes exterior wall and balconies.
- 1.16. Words importing singular shall include plural and vice versa.
- 1.17. Words importing masculine gender shall include feminine and neuter genders. Likewise, words importing feminine genders shall include masculine and neuter genders and words importing neuter gender shall include masculine and feminine genders.
- 1.18. In case any construction is done post-handover of the building to the society/association due to enhancement of FAR/TDR or any other method, the sharing of the area shall be done between the OWNER and the BUILDER as per the present conditions and as per the provisions of this agreement for which a fresh agreement shall be entered between the parties.

Raj Ballabh Prasad Singh
27.04.2024

Mandir Singh
27.04.2024

Urmila Singh
27.04.2024

Manju Singh
27.04.2024

For Rameshwaram Industries


Partner

27.04.2024

ARTICLE-II- COMMENCEMENT & CONTINUATION

This Agreement shall be deemed to have commenced with immediate effect from the date of execution of this agreement.

The agreement shall be in force for a period of 36 months (Thirty-six) months from execution of this agreement or for a further period if revalidation is granted by RRDA and RERA authorities.

ARTICLE-III - THE SCHEME

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

1. The Developer, the Second party shall develop, and construct a **low-rise residential complex** containing a basement plus ground plus four floors along with all common facilities including bore wells, generator, lifts, water sump, etc. at his own cost and expenses on the scheduled land as described in **SCHEDULE A**.
2. The **DEVELOPER** will invite and select purchasers (s) agreeing to acquire on an ownership basis flat/flats in the building on the land property more specified in the **SCHEDULE A**. Rights of the Purchasers are mentioned in **FOURTH SCHEDULE**. **DEVELOPER** would construct flats along with other common parts, common amenities, and common facilities appertaining to the same.
3. The **DEVELOPER** shall, if it feels necessary, be entitled to nominate any such intending purchaser to the **OWNER** with whom the **DEVELOPER** would have entered into a formal agreement. The Intending Purchaser as the nominee of the **DEVELOPER** shall enter into an agreement of sale with the **OWNER** or their authorized attorney for purchase of an undivided proportionate share of LAND PROPERTY. The agreement of sale will be prepared, inspected, and approved by the **DEVELOPER** who may join as a confirming party. It shall be obligatory for the **OWNER** to enter into such an agreement with an intending purchaser who is the nominee of the **DEVELOPER**. All expenses, taxes duties, and liabilities on this shall be to the Developer's account.

Raj Ballabh Prasad Singh
27.04.2024

Manjiv Singh
27.04.2024

Jasnila Singh
27.04.2024

Mahnu Singh
27.04.2024

For Rameshwaram Industries


Partner

27.04.2024

4. After the delivery of the possession of the flats in the aforesaid building by the **DEVELOPER** to the **OWNER** they shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat **OWNERS** as provided in the **DEVELOPMENT** Agreement or otherwise.
5. Upon handing over of possession of flats to the **OWNER** or on the receipt of the Occupancy certificate by RRDA (whichever is earlier), it shall be their joint and several responsibilities to pay to the **DEVELOPER** the proportionate share of common expenses of all taxes, outgoing and other charges specified in the Third Schedule hereunder written from and after the date of said flat become ready for occupation till the **DEVELOPER** hands over possession and management of the common parts to any society or association to be formed for the purpose.
6. It shall be the work of the **DEVELOPER** to make the LAND PROPERTY ready and suitable for development at its own cost and any material or thing retrieved or anywise recovered in the process shall be property of the **DEVELOPER**.
7. The name of the residential complex shall be "**KESHAV KUNJ**".
8. The right of the roof area of the proposed complex shall be equal for all the flat owners/Purchasers/allotted to the proposed complex.

ARTICLE - IV: DEVELOPER RIGHT

1. The **OWNER** hereby grants subject to what has been hereinafter provided, the exclusive right to the **DEVELOPER** to build, construct, erect, and complete the said building and to commercially exploit the same by entering into an agreement for sale and/or transfer his (**Developer's**) allocation in the complex and/or construction in accordance with the plan to be sanctioned by the Ranchi Regional Development Authority by the **DEVELOPER**. The developer shall be responsible for all expenses and liabilities during the development and construction of the proposed multi-storied building.


Raj Ballabh Prasad Singh
27.04.2024

Urmila Singh
27.04.2024

Manoj Singh
27.04.2024

Manoj Singh
27.04.2024

For Rameshwaram Industries


Partner
27.04.2024

2. The **DEVELOPER** shall be entitled to modify or alter the plan and to submit the same to the RRDA in the name of the **OWNER** or as may be required under RRDA rules at its own costs and the **DEVELOPER** shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for obtaining the sanction of the RRDA and for the construction of the building on the LAND PROPERTY provided however that the **DEVELOPER** shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the **DEVELOPER**.

ARTICLE - V: APARTMENT CONSIDERATION

1. On the **OWNER's** representation about their title to and possession over the LAND PROPERTY and after relying upon **OWNER's** personal guarantee that they have made full and correct disclosures and they have full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the **OWNER** having agreed to permit the **DEVELOPER** to commercially exploit the LAND PROPERTY and construct, erect and complete the building on the premises as a whole, the **DEVELOPER** agrees:
- To prepare the plan and cause the said plan to be re-sanctioned (if required) and to incur and bear all costs charges and expenses for preparation design and re-sanction of the plan.
 - At its own costs to obtain all necessary permissions and/or approvals and/or consents.
 - To pay all costs of supervision of the development and construction of the **OWNERS'** allocation in the building at the said premises.
 - To bear all costs charges and expenses for the construction of the building at the said premises.
 - To allocate the **OWNERS'** allocation of the constructed area in the building to be constructed at the said premises (hereinafter called 'the said **OWNERS** allocation').


Raj Ballabh Prasad Singh
27.04.2024

Manjiv Singh
27.04.2024

Urmila Singh.
27.04.2024

Manjiv Singh
27.04.2024

For Rameshwaram Industries


Partner
27.04.2024

- f) To give possession of the **OWNERS'** allocation within thirty-six months from the date of this agreement.
- g) To indemnify the **OWNER** and to always keep them indemnified and harmless in respect of the all claims, damages, compensation, or expanses payable in consequence of any injury or accident sustained by any workman, artisan or invitees or other persons whether in the employment of the **BUILDER** or not while in or upon the said land during the period of demolition and construction of the said building thereon and take due precaution so that no damage is done to residents living around the said land.

The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LAND PROPERTY.

ARTICLE VI -LANDOWNER'S ALLOCATION

It shall be in the form of such **residential flats** along with parking space as per specification mentioned in Schedule and agreed upon between the parties. The **BUILDER** shall allocate to the both **LANDOWNER** residential flats as follows: -

Share of Sri Raj Ballabh Prasad Singh & Smt. Urmila Singh

Flat No.	Carpet area in sqft	Super built up area in sqft	Proportionate Share of land	Floor	Flat Handed over to
201	949	1585	585	Second	R.B.P. Singh
202	944	1500	582	Second	R.B.P. Singh
203	945	1500	583	Second	R.B.P. Singh & Urmila Singh
204	1079	1650	666	Second	Urmila Singh
304	1079	1650	666	Fourth	Urmila Singh

Land Owners shall pay 5% GST on **7885** sqft area as 394.25 sqft @ rate prevalent as per GST rules.

Raj Ballabh Prasad Singh
27.04.2024

Urmila Singh
27.04.2024

Manjiv Singh
27.04.2024

Manjiv Singh
27.04.2024

For Rameshwaram Industries
Partner
27.04.2024

Share of Smt. Manju Singh wife of Sri Dip Narayan Singh - **1**

Flat No.	Carpet area in sqft	Super built up area in sqft	Proportionate Share of land	Floor
105	849	1290	524	First
305	849	1290	524	Third

Land Owner shall pay 1% GST on **1991** sqft area as 19.91 sqft @ Rate prevalent as per GST rules (payable at the time of handover)

Differential area 1991 sqft - 2580 sqft = (-) 589 sqft

Differential amount in super-built-up area to be paid by **Land Owner** to the **Builder** as follows: -

589 sqft @ Rs. 2,660/sqft

589 sqft X 2,660 = Rs. 15,66,740/- + 1% GST = 15,82,407/-

Rs. 17,82,407 paid by the **LANDOWNER** to the **BUILDER** as per schedule below

Mode of Payment	Amount	GST Amount	Total Amount
At the time of Foundation	3,90,000/-	3,900/-	39,39,00/-
At the time of Second Slab	3,90,000/-	3,900/-	39,39,00/-
At the time of Fourth Slab	3,90,000/-	3,900/-	39,39,00/-
At the time of after Plaster	3,90,000/-	3,900/-	39,39,00/-
At handover	6,740/-	67/-	6,807/-
TOTAL	15,66,740/-	15,667/-	15,82,407/-

Share of Smt. Manju Singh wife of Sri Balwant Kumar Singh - **2**

Flat No.	Carpet area in sqft	Super built up area in sqft	Proportionate Share of land	Floor
205	849	1290	524	Second
405	849	1290	524	Fourth


Raj Bahlabh Prasad Singh
27.04.2024

Manju Singh
27.04.2024

Urmila Singh
27.04.2024

Manju Singh
27.04.2024

For Rameshwaram Industries


Partner
27.04.2024

Land Owner shall pay 1% GST on **1991** sqft area as 19.91 sqft @ Rate prevalent as per GST rules (payable at the time of handover)

Differential area 1991 sqft – 2580 sqft = (-) 589 sqft

Differential amount in super-built-up area to be paid by **Land Owner** to the **Builder** as follows: -

589 sqft @ Rs. 2,660/sqft

589 sqft X 2,660 = Rs. 15,66,740/- + 1% GST = 15,82,407/-

Rs. 17,82,407 paid by the **LANDOWNER** to the **BUILDER** as per schedule below

Mode of Payment	Amount	GST Amount	Total Amount
At the time of Foundation	3,90,000/-	3,900/-	39,39,00/-
At the time of Second Slab	3,90,000/-	3,900/-	39,39,00/-
At the time of Fourth Slab	3,90,000/-	3,900/-	39,39,00/-
At the time of after Plaster	3,90,000/-	3,900/-	39,39,00/-
At handover	6,740/-	67/-	6,807/-
TOTAL	15,66,740/-	15,667/-	15,82,407/-

All the flats will be with car parking spaces in the Ground floor

1. It is agreed between the parties that the **OWNER** shall have no interest in the land or the building except the flats more particularly described in Schedule "B". It is clearly understood that all the cost including the cost of the flats, proportionate share of land or any other cost shall be paid to the **BUILDER** by the purchasers of the flats although the sale deed shall be executed by the **OWNER** in favour of the purchasers who shall be nominee or nominees of the **BUILDER**.
2. Save and except in respect of OWNER' allocation in form of right over flat/flats the easements, quasi easements, benefits, privileges and advantages (more particularly described in Fifth Schedule) in common to be conferred in favour of the **OWNER**, the **OWNER** shall not have any claim or right of any nature in

For Rameshwaram Industries

Partner

27.04.2024

Raj Ballabh Prasad Singh
27.04.2024

Urmila Singh
27.04.2024

Manjhi Singh
27.04.2024


Manu Singh
27.04.2024

other flat, floor spaces and area of the said property and/or the said building adjoining above or beneath of his flat/flats.

3. In case any construction is done post-handover of the building to the society/association due to enhancement of FAR/TDR or any other method, the sharing of the area will be done between the **OWNER** and **BUILDER** as per provisions of this agreement only.

ARTICLE -VII : BUILDER'S ALLOCATION

In consideration of the above, the **BUILDER** shall be entitled to the saleable space in the building to be constructed at the land property together with the proportionate undivided share of the said land and also together with the proportionate undivided share in the common parts and facilities and other service area in the said building after providing to OWNERS' allocation as provided in Article - VI herein above .**The details of the residential flats in Developer's Allocation** are as follows :-

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Partner
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Flat No.	Carpet area in sqft	Super built up area in sqft	Proportionate Share of land	Floor	Direction
101	949	1585	585	First	South West
102	944	1500	582	First	North West
103	945	1500	583	First	North East
104	1079	1650	666	First	South East
301	949	1585	585	Third	South West
302	944	1500	582	Third	North West
303	945	1500	583	Third	North East
401	949	1585	585	Fourth	South West

Raj Ballabh Bhardwaj
27.04.2024

Manish Singh
27.04.2024

Urmila Singh
27.04.2024

Manish Singh
27.04.2024

402	944	1500	582	Fourth	North West
403	945	1500	583	Fourth	North East
404	1079	1650	666	Fourth	South East

All the flats will be with car parking spaces in the Ground floor


The **DEVELOPER** and / or the intending purchasers of flats in DEVELOPERS allocation shall be entitled to mortgage charge or to deal with the **DEVELOPER** allocation only and the right title interest under this agreement:-

ARTICLE - VIII: FORCE MAJEURE

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

ARTICLE - IX: MISCELLANEOUS

1. The **OWNER** and the **DEVELOPER** have entered into this agreement purely on a contractual basis and nothing contained herein shall construe as a partnership between the **OWNER** and **DEVELOPER** as a joint venture between the parties hereto in any manner or shall the parties hereto constitute as an association of persons.
2. It is understood that from time to time to facilitate the construction of the building by the **DEVELOPER** and transfer of flats 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 **OWNER** and

For Rameshwaram Industries

 Partner
 27.04.2017

Raj Ballabh Prasad Singh
 27.04.2024

Manjiv Singh
 27.04.2024

Urmila Singh
 27.04.2024

Manu Singh
 27.04.2024

various applications and other documents may be required to be signed or made by the **OWNER** relative to which specific provisions may not have been mentioned herein. The **OWNER** hereby undertakes to do all such acts, deeds, matters, and things that may be reasonably required to be done in the matter without infringing on his rights under this agreement or adding to his liability and the **OWNER** also undertakes 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 on the rights of the **OWNER** and/or go against the spirit of this agreement.

3. 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 on the **OWNER** if delivered by hand to any of them and duly acknowledged or sent by pre-paid registered post with acknowledgment 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**.
4. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the **OWNER** of the land property or any part thereof to the **DEVELOPER** or as creating any right title or interest in respect thereof in the **DEVELOPER** other than an exclusive license to the **DEVELOPER** to commercially exploit the same in terms hereof Provided, however, that the **DEVELOPER** shall be entitled to borrow money from any bank or banks or other financial institutions.
5. As and from the date of completion of the building the **DEVELOPER** and/or its transferees and the **OWNER** and/or his transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.

Raj Ballabh Prasad Singh
27.04.2024

Manjit Singh
27.04.2024

Urmila Singh
27.04.2024
Manjua Singh
27.04.2024

For Rameshwaram Industries


Partner

27.04.2024

6. There is no existing agreement regarding the development or sale of the said premises and all other arrangements if any, prior to this agreement have been cancelled and are being superseded by this agreement.
7. The **OWNER** assures and guarantees that the Land Property is free from any encumbrance, attachment, charge, claim, or demand whatsoever by or from anyone whosoever and that he has absolute authority, perfect right, and indefeasible title to enter into this Development Agreement with the **DEVELOPER** and it will be the responsibility of the OWNER and DEVELOPER to jointly defend all actions and proceedings in respect of the title of the aforesaid land property if circumstances require the same.
8. It is clearly agreed between the parties that in the sale deed executed by the **OWNER** in favour of the **DEVELOPER** or his nominee/nominees all the consideration amount for the flat/flats shall be actually paid to the **DEVELOPER**. In case the **DEVELOPER** asks the intending purchaser to pay to **OWNER** a certain amount at the time of execution of the sale deed or at any intermediate time the same amount shall be refunded by the **OWNER** to the **DEVELOPER**. Any taxes and duties as applicable on account of such transaction shall be solely on account of the Developer.
9. It shall be obligatory on the part of the **OWNER** to become a member of the flat **OWNERS** association or society formed by the members staying in the said building and this association of the flat **OWNERS** will repair and maintain the property and shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all these accounts or any other account relating to the said land property and the building shall be payable by all the flat **OWNERS**. The flat **OWNERS'** association shall be the apex body relating to the interest of all the flat **OWNERS** and shall work for the peaceful living of all members.

Raj Ballabh Bhardwaj
27.04.2024

Mamta Singh
27.04.2024

Urmila Singh
27.04.2024

Mamta Singh
27.04.2024

For Rameshwaram Industries



Partner

27.04.2024

10. The **OWNER** shall, from the date of taking possession, maintain the said flats at their own cost in a good and tenable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or any of the statutory bodies of which may cause hardship to other co-occupants nor shall the **OWNER** alter or make additions in or above the said building/flat or part thereof.
11. The building shall be completed within 36 months or for a further period if revalidation is granted by RRDA and RERA authorities from executing this agreement subject to the force majeure clause above.
12. The land revenue and electricity etc. will be borne by the **DEVELOPER** till the possession of **OWNER's** flats is given or Occupancy Certificate is received from RRDA (whichever is earlier).
13. The **LANDOWNER** further agreed to pay all the relevant taxes i.e. Property Tax, Income Tax, and other Taxes relating to **OWNER'S ALLOCATION** and **DEVELOPER** shall pay all the Taxes including those mentioned above relating to **DEVELOPER'S ALLOCATION**.

ARTICLE - X: LEGAL PROCEDURES

1. 1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the **OWNER** to defend all actions and proceedings in respect of the title and/or possession of the Land Property.
2. That this Development Agreement is being executed between the Land OWNERS/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.
3. That both parties have also agreed that under the provision of sub-Section 2 of Section 5 of the Jharkhand Apartment (Flat)

Raj Ballabh Prasad Singh
27.04.2024

Vermila Singh
27.04.2024

Mamta Singh
27.04.2024

Mamta Singh
27.04.2024

For Rameshwaram Industries



Partner

27.04.2024

OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift with respect to flat/units of their respective shares in favor of prospective purchasers as mentioned in the Schedule B for LAND OWNERS allocation and Schedule C for DEVELOPER/PROMOTOR allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

4. The **OWNER** gives Power of Attorney by this Agreement in favour of the directors of the said **DEVELOPER** Frontage Homes Private Limited through which the said **DEVELOPER** is authorized to develop land according to feasibility, fix up purchasers, and in general carry all the necessary activities required for the purpose of construction and disposal of flats as per sanctioned plan to the advantage and convenience of all the associated parties. An Irrevocable General Power of Attorney is being executed and the same shall be read along with this agreement.
5. The **OWNER** assures and confirms to provide to the **DEVELOPER** any other document required in connection with the said land property within a reasonable time at their expense.
6. This agreement is irrevocable and binding between the parties and both parties shall abide by all the terms and conditions mentioned herein.
7. Courts of Ranchi alone will have jurisdiction in all legal matters arising out of or concerning this transaction.

ARTICLE -- XI : SETTLEMENT OF DISPUTES AND ARBITRATION

1. That if any dispute or differences arising out of these presents and/or any misrepresentation of the terms and conditions of these presents, then the same

Raj Ballabh Prasad Singh

27.04.2024


Manjiv Singh
27.04.2024

Urmila Singh
27.04.2024

Manju Singh
27.04.2024

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For Ramashwaram Industries



Partner
27.04.2024

shall be referred to the decision of the Arbitrators one to be appointed by the **OWNERS** and another by the **DEVELOPER**. The Arbitrators so appointed may jointly nominate a third arbitrator and then jointly act as arbitral Committee and their decision shall be final and binding on the parties. The arbitral proceedings shall be conducted and shall be governed by the Arbitration and Conciliation Act, 1996.

2. The place of Arbitration shall be at Ranchi.

**The First Schedule above referred to:
(COMMON FACILITIES)**

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrances, and exists.
2. Pump installation, pump room, and room for staff or workers if any.
3. Common passages driveways except car parking areas if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Lifts, generators with all necessary fittings and connection meeting all relevant codes. Electrical wiring, meters and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and rain water pipelines, firefighting facilities.
7. Boundary including outer side walls of the said building and the main gate.
8. Such other common parts, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for the passage to user and occupancy of flat or flats in common and as are easement of necessity or the building but excluding car parking space and areas.

Raj Ballebt Prasad Singh
27.04.2024

Manika Singh
27.04.2024

Urmila Singh.
27.04.2024
Manika Singh
27.04.2024

For Rameshwaram Industries



Partner
27.04.2024

The Second Schedule above referred to: (SPECIFICATION)

The specifications of the flats shall be as follows:		
1.	FOUNDATION	: R.C.C. Column and pedestal as per provision of relevant code ensuring structural stability along with anti-termite treatment both in foundation and plinth along with earthquake protection.
2.	STRUCTURE & WALLS	: R.C.C. Columns/ Beams/ Slabs as per relevant codes in vogue. 8" thick external and 4"/6" thick internal partition concrete block masonry.
3.	WALL FINISH	: All external walls painted with waterproofing cement-based paint and all internal walls and ceiling shall have plaster of Paris finishes with a coat of cement primer and dry distemper over it.
4.	FLOORS	: Drawing & dining room and all bedroom Vitrified floor tiles in whole flat except toilets. Kitchen and Toilet floor - Anti Skid Ceramic Tiles.
5.	DOORS	: frame with flush/panel type shutters of wood painted with synthetic enamel over a coat of primer, Ultra locking in the main door and cylindrical lock in all bedrooms and toilet doors.
6.	WINDOWS	: Tree track sliding windows with two tracks glazed and one-track mosquito net provision, Grill in all windows.

For Rameshwaram Industries

Raj Ballabh Prasad Singh

Partner
27.04.2024

Raj Ballabh Prasad Singh

27.04.2024

Manjiv Singh

27.04.2024

Urmil Singh

27.04.2024

Manjiv Singh

27.04.2024

7.	WATER ARRANGEMENT	:	Connection with deep tube well with tank and connected by electric pump.
8.	TOILETS	:	Flooring and dado in white ceramic tiles up to 6' height. Corner basin will be provided in all toilets, pipes for hot & cold water provided in all toilets. (Geyser not provided).
9.	SANITARY FITTINGS	:	All C.P. or brass fittings of standard make. White glazed vitreous sanitary ware. Cistern of white acrylic fibre glass.
10.	KITCHEN	:	Granite working platform with ceramic tiles dado Up to 24" height, S.S. Sink.
11.	ELECTRICAL	:	Concealed copper wiring with standard makes Modular fittings and fixtures Fan Regulators, provision for AC, Washing Machine, Aqua guard point and T.V. Telephone point in Drawing room and Master Bedroom shall be provided (AC, Fan, Tube lights not provided) Intercom in all flats,
12.	STAIR CASE	:	Polished Marble/Granite with S.S. Railing.
13.	LIGHTNING ARRESTOR	:	Lightning Arrestor on the top of the building.
14.	RAIN WATER HARVESTING	:	Yes
15.	GENERATOR	:	Soundless Generator.

Raj Ballabh Prasad Singh

27.04.2024

Manish Singh

27.04.2024

Urmila Singh.

27.04.2024

Manju Singh

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For Rameshwaram Industries



Partner
27.04.2024

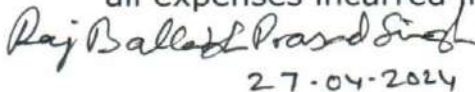
The Third Schedule above referred to : (COMMON EXPENSES)

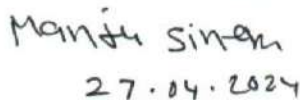
1. The expenses of administration, maintenance, repair, and replacement of the common parts and equipment and accessories in common areas and facilities including whitewashing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, staircase, landings, gutters, rainwater pipes, motor pump, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in, under or upon the building enjoyed or used in common by the **OWNER**, intending purchasers, co-purchaser or other occupiers thereto after the building has been completed and flats handed over.
2. The cost of cleaning, maintenance, and lighting the main entrance, passages, landings, staircase, and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidars, plumber's electricians, sweepers etc. if any.
4. The costs of working repairs, replacements and maintenance of pumps, tube wells and other plumbing works including all other service charges for services rendered in common to all occupiers.
5. Municipal taxes and other taxes and other outgoing etc.
6. Insurance of building against earthquake, fire, mob damages and civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.
8. All such other expenses including printing & stationery also all expenses incurred in respect of any dispute with, RRDA or

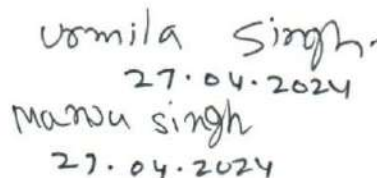
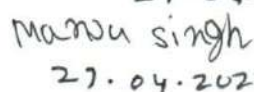
For Rameshwaram Industries


Partner

27.04.2024


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any other local authority, Government, insurance company, or any other persons in relation to or be deemed by the **DEVELOPER** or any ad-hoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

The Fourth Schedule (Rights of Intending Purchasers) :

1. The intending purchasers shall be entitled to all rights, privileges, vertical and lateral supports, easements, appendages, and appurtenances 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 schedule hereto.
2. The right of way in common as aforesaid in, to, and upon all common passages, driveways, entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and 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 invitees and/or customers to obstruct in any way by vehicle, deposit of materials, rubbish or any other thing, the free passage of other persons properly entitled to rights of way as aforesaid along with the common passages, driveways, and entrance as aforesaid.
3. The right of protection of the said flat by or from all other parts of the building and property so far as they protect the same.
4. The right of flow in common as aforesaid, of electricity, water, and waste or soil from lacing or cleaning any part or parts of the said flat so far as such rebuilding replacing, repairing or cleaning as aforesaid cannot be reasonably be carried out without such entry and in all such cases except in emergent

For Rameshwaram Industries



Partner
27.04.2024

Raj Ballesh Prasad Singh

27.04.2024

Urmila Singh.

27.04.2024

Manjit Singh

27.04.2024

Manju Singh

27.04.2024

situations upon giving 48 hrs. previous notice in writing of the purchaser's intention so to enter to the DEVELOPER /OWNERS / Co-purchaser / property entitled to the same.

The Fifth Schedule above referred to :

The under-mentioned rights, easements, quasi easements, and privileges appertaining to the said flat shall be expected and be reserved up to the **DEVELOPER** and other co-purchasers and/or occupiers of other parts of the said building

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

Raj Ballabh Prasad Singh

27.04.2024

Urmila Singh.

27.04.2024

Manika Singh

27.04.2024

Manju Singh

27.04.2024

For Rameshwaram Industries



Partner

27.04.2024

SCHEDULE "A" (LAND PROPERTY)

All that piece and parcel of land property situated at Village Dungri, details as follows

Khata no.	RS Plot no.	Sub Plot no.	Area	Village	Thana	Thana no.	District
99	641	641/A	10 decimals	Dungri	Dhurwa	294	Ranchi
		641/B	5 decimals	Dungri	Dhurwa	294	Ranchi
		641/C	5 decimals	Dungri	Dhurwa	294	Ranchi
		641/D	10.24 decimals	Dungri	Dhurwa	294	Ranchi
All amalgamated plots area			30.24 decimals				

An area of 3.24 decimal has been gifted from R.S. Plot No. 641, known as Sub Plot No. 641/A area 1.54 decimals, 641/B area 0.43 decimals, 641/C area 0.43 decimals and 641/D area 0.84 decimals as a strip of land for Road Widening in favour of Ranchi Regional Development Authority, Ranchi and remaining an area 27 decimals from R.S. Plot No. 641, known as Sub Plot No. 641/A area 8.46 decimals, 641/B area 4.57 decimals, 641/C area 4.57 decimals and 641/D area 9.40 total area of all four amalgamated plots of land are 27 decimals for development.

The abovementioned consolidated land of 27 Decimals is butted and bounded as follows: -

- East - R.S. Plot No. 630 and 644
- West - 9.1 mtr wide Road
- North - R.S. Plot No. 640
- South - 4.27 mtr proposed Road.


Raj Ballabh Prasad Singh
27.4.24

Manoj Singh
27.4.24

Manoj Singh
27.4.24

Urmila Singh
27.4.24

For Rameshwaram Industries


Partner
27.4.24

SCHEDULE "B" (LANDOWNER'S ALLOCATION)**Share of Sri Raj Ballabh Prasad Singh & Smt. Urmila Singh**

Flat No.	Carpet area in sqft	Super built up area in sqft	Proportionate Share of land	Floor	Flat Handed over to
201	949	1585	585	Second	R.B.P. Singh
202	944	1500	582	Second	R.B.P. Singh
203	945	1500	583	Second	R.B.P. Singh & Urmila Singh
204	1079	1650	666	Second	Urmila Singh
304	1079	1650	666	Fourth	Urmila Singh

Land Owners shall pay 5% GST on **7885** sqft area as 394.25 sqft @ rate prevalent as per GST rules.

Share of Smt. Manju Singh wife of Sri Dip Narayan Singh - 1

Flat No.	Carpet area in sqft	Super built up area in sqft	Proportionate Share of land	Floor
105	849	1290	524	First
305	849	1290	524	Third

Land Owner shall pay 1% GST on **1991** sqft area as 19.91 sqft @ Rate prevalent as per GST rules (payable at the time of handover)

Differential area 1991 sqft - 2580 sqft = (-) 589 sqft

Differential amount in super-built-up area to be paid by **Land Owner** to the **Builder** as follows: -

589 sqft @ Rs. 2,660/sqft

589 sqft X 2,660 = Rs. 15,66,740/- + 1% GST = 15,82,407/-

Rs. 17,82,407 paid by the **LANDOWNER** to the **BUILDER** as per schedule below

Mode of Payment	Amount	GST Amount	Total Amount
At the time of Foundation	3,90,000/-	3,900/-	39,39,00/-

Raj Ballabh Prasad Singh
27.04.2024

Urmila Singh
27.04.2024

Manju Singh
27.04.2024

manju singh
27.04.2024

At the time of Second Slab	3,90,000/-	3,900/-	39,39,00/-
At the time of Fourth Slab	3,90,000/-	3,900/-	39,39,00/-
At the time of after Plaster	3,90,000/-	3,900/-	39,39,00/-
At handover	6,740/-	67/-	6,807/-
TOTAL	15,66,740/-	15,667/-	15,82,407/-

Share of Smt. Manju Singh wife of Sri Balwant Kumar Singh - 2

Flat No.	Carpet area in sqft	Super built up area in sqft	Proportionate Share of land	Floor
205	849	1290	524	Second
405	849	1290	524	Fourth

Land Owner shall pay 1% GST on **1991** sqft area as 19.91 sqft @ Rate prevalent as per GST rules (payable at the time of handover)

Differential area 1991 sqft – 2580 sqft = (-) 589 sqft

Differential amount in super-built-up area to be paid by **Land Owner** to the **Builder** as follows: -

589 sqft @ Rs. 2,660/sqft

589 sqft X 2,660 = Rs. 15,66,740/- + 1% GST = 15,82,407/-

Rs. 17,82,407 paid by the **LANDOWNER** to the **BUILDER** as per schedule below

Mode of Payment	Amount	GST Amount	Total Amount
At the time of Foundation	3,90,000/-	3,900/-	39,39,00/-
At the time of Second Slab	3,90,000/-	3,900/-	39,39,00/-
At the time of Fourth Slab	3,90,000/-	3,900/-	39,39,00/-
At the time of after Plaster	3,90,000/-	3,900/-	39,39,00/-
At handover	6,740/-	67/-	6,807/-
TOTAL	15,66,740/-	15,667/-	15,82,407/-

All the flats will be with car parking spaces in the Ground floor

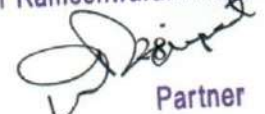
Raj Ballabh Prasad Singh
27.04.2024

Urmila Singh
27.04.2024

Manju Singh
27.04.2024

Manju Singh
27.04.2024

For Rameshwaram Industries


Partner

27.04.2024

SCHEDULE "C" (BUILDER'S ALLOCATION)

Flat No.	Carpet area in sqft	Super built up area in sqft	Proportionate Share of land	Floor	Direction
101	949	1585	585	First	South West
102	944	1500	582	First	North West
103	945	1500	583	First	North East
104	1079	1650	666	First	South East
301	949	1585	585	Third	South West
302	944	1500	582	Third	North West
303	945	1500	583	Third	North East
401	949	1585	585	Fourth	South West
402	944	1500	582	Fourth	North West
403	945	1500	583	Fourth	North East
404	1079	1650	666	Fourth	South East
405	849	1290	524	Fourth	South

VALUE OF PLOT

Circle rate of Commercial plot @ Rs. 2,81,746/decimal	27 decimals X Rs. 2,81,746 = Rs. 76,07,142
Valuation of total Commercial plot 27 decimals at Circle rate = Rs. 76,07,142 Rounded to Rs. 76,07,300/-	

Raj Ballabh Prasad Singh
27.04.2024

Manish Singh
27.04.2024

Manu Singh
27.04.2024

Urmila Singh.
27.04.2024

For Rameshram Industries

Partner

27.04.2024

CERTIFICATE

It is certified that the above referred schedule land is not a Tribal Land. It is not acquired by Government or for Government or Non-Government. Army Force or any other purposes, it is not a forest land, nor a land of C.C.L., H.E.C.L., B.C.C.L. There is no Temple, Mosque, and Church over the aforesaid land and land not comes under preview in u/s 46(1) (b) of C.N.T. Act.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the 17th day of June, 2023.

Witness: -

1. Drip Narayan Singh
S/O late P. N. Singh
Poem Nagar Road No. 6
Hata, Ranchi
27.04.2024

2. Badwint Kumar Jolly
S/O Late Rameshwar Singh
Land No. 3, Hata Ranchi
27.04.2024

LAND OWNERS

Raj Ballabh Prasad Singh
27.04.2024
Sri Raj Ballabh Prasad Singh

Manju Singh
Smt. Manju Singh
27.04.2024

Manju Singh
Smt. Manju Singh
27.04.2024

Urmila Singh
27.04.2024
Smt. Urmila Singh

For **M/S RAMESHWARAM INDUSTRIES,**

For Rameshwaram Industries
Dhananjay P. Raipat
27.04.2024
Partner
through its Partner
Dhananjay P. Raipat

Drafted & typed by

Deepak Verma

Deepak Verma
27.04.2024

Advocate, Ranchi
L. No. 1230/2000





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता								
राम प्रताप राठा नाएक वगैरह		बली अहीर, पेशरान - मंगल अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- साकिन देह व राम अहीर, पेशरान - मंगल अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- साकिन देह व लछन अहीर, पेशरान - मंगल अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- साकिन देह								
जिला का नाम	राँची	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	मौजा का नाम	डुंगरी	खाता का प्रकार	रैयती	
खेवट नम्बर	3/2	खाता नम्बर	99	थाना का नाम	नामकुम	थाना नम्बर	294			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
99	632	टांड बंधु उराँव टांड मंगल हजाम	टांड दो 1	0 (एकड़) 64 (डिसमील) ()			0	9	0	कायमी
	641	टांड मदरु घासी टांड एतवा उराँव	टांड दो 1	0 (एकड़) 66 (डिसमील) ()			0	9	0	
खाता मे कुल प्लोट संख्या	2	खाता का कुल मिजान	1 (एकड़) 30 (डिसमील) ()	खाता का कुल			0	9	0	

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

<script language="javascript">window.print();</script>

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27/04/24

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2:23:54
PM



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

April 24, 2024

भाग वर्तमान	8	पृष्ठ संख्या	64											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	डुंगरी	होलिग संख्या	99 मधे	तौजी संख्या	0	थाना नम्बर	294	खाता का प्रकार	रैयती					
श्री राजबल्लभ प्रसाद सिंह, पिता-स्व. जगन्नाथ सिंह, जाति- ---														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस
99	641	0 ए 10 डि 0 हे	दाखिल खारिज वाद संख्या 1636 R 27/2011-12 दिनांक 02-09-11 के अनुसार दर्ज किया गया पेज 63/3 से आया डीड 13161/09-06-11										2	2.9
कुल परिमाण		0 ए 10 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
08/09/2011	4184621	2011	2012	0	2	0	0.5	0	1	0	1	0	0.4	
12-02-2016	1480711445	2012-2013	2016-2017	8	2	2	0.5	4	1	4	1	1.6	0.4	
06-21-2021	0269708257	2017-2018	2021-2022	8	2	2	0.5	4	1	4	1	1.6	0.4	
12-08-2022	0391673902	2022-2023	2022-2023	0	2	0	0.5	0	1	0	1	0	0.4	
11-02-2023	0081299017	2023-2024	2023-2024	0	2	0	0.5	0	1	0	1	0	0.4	
04-23-2024	0354389450	2024-2025	2024-2025	0	2	0	0.5	0	1	0	1	0	0.4	

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

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Lowly
27/04/24

व्यप्रा देना



BACK

नामकुम हुंगरी 294 श्री राजबल्लभ प्रसाद सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
99 ✓	641 ✓	0 एकड़ 10 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 बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	2.00					2.00
गुजारी (भावली)	0.50					0.50
सेस	.....					1.00
सूद	.....					1.00
मुतफरकात	.....					0.40
मीजान	4.90					4.90

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					2.00	
गुजारी (भावली)					0.50	
सेस					1.00	
सूद					1.00	
मुतफरकात					0.40	
मीजान अदायकारी					4.90	

(१) मीजान कुल (लफजों में) : **Four Rupees and Ninety Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **4.90**

तारीख अमला तहसील कुनिन्दा : 23-04-2024

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



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Lone
23/04/24

यह एक कम्प्युटर 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

April 24, 2024

भाग वर्तमान	8	पृष्ठ संख्या	62																
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	इस्टेट का नाम	झारखण्ड	मौजा का नाम	हुंगरी	होल्लिंग संख्या	99 मधे	तौजी संख्या	0	थाना नम्बर	294	खाता का प्रकार	रैयती
श्रीमती मंजु सिंह, पति-श्री दीपनारायण सिंह, जाति- -----																			
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार															लगान	सेस
99 ✓	641 ✓	0 ए 5 डि 0 हे	दाखिल खारिज वाद संख्या 1634 R 27/2011-12 दिनांक 02-09-11 के अनुसार दर्ज किया गया पेज 63/3 से आया डीड 13159/09-06-11															1	1.45
कुल परिमाण		0 ए 5 डि 0 हे																	
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल						
08/09/2011	4184619	2011	2012	0	1	0	0.25	0	0.5	0	0.5	0	0.2						
12-02-2016	1480711859	2012-2013	2016-2017	4	1	1	0.25	2	0.5	2	0.5	0.8	0.2						
07-12-2022	0892109564	2017-2018	2022-2023	5	1	1.25	0.25	2.5	0.5	2.5	0.5	1	0.2						
11-02-2023	0667182253	2023-2024	2023-2024	0	1	0	0.25	0	0.5	0	0.5	0	0.2						
04-23-2024	0897092796	2024-2025	2024-2025	0	1	0	0.25	0	0.5	0	0.5	0	0.2						

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर विलक करे।

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27/04/24

कवशा देखें

BACK

नामकुम । डुंगरी । 294 । श्रीमती मंजु सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
99 ✓	641 ✓	0 एकड़ 5 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 बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	1.00					1.00
गुजारी (भावली)	0.25					0.25
सेस	.....					.....
सूद	0.50					0.50
मुतफरकात	.....					.....
मीजान	0.20					0.20
	2.45					2.45

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2024-2025)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)	1.00					1.00	
गुजारी (भावली)	0.25					0.25	
सेस	.....					.....
सूद	0.50					0.50	
मुतफरकात	.....					.....
मीजान अदायकारी	0.20					0.20	
	2.45					2.45	

(१) मीजान कुल (लफजों में) : **Two Rupees and Fourty Five Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **2.45**

तारीख अमला तहसील कुनिन्दा : **23-04-2024**

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



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20/04/24

यह एक कम्प्युटर 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

April 24, 2024

भाग वर्तमान	8	पृष्ठ संख्या	63						
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	इस्टेट का नाम	झारखण्ड
मौजा का नाम	डुंगरी	होस्टिंग संख्या	99 मधे	तौजी संख्या	0	थाना नम्बर	294	खाता का प्रकार	रैयती

श्रीमती मंजु सिंह, पति-श्री बलवंत कुमार सिंह, जाति- -----

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
99	641	0 ए 5 डि 0 हे	दाखिल खारिज वाद संख्या 1635 R 27/2011-12 दिनांक 02-09-11 के अनुसार दर्ज किया गया पेज 63/3 से आया डीड 13163/09-06-11	1	1.45
	कुल परिमाण	0 ए 5 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
08/09/2011	4184620	2011	2012	0	1	0	0.25	0	0.5	0	0.5	0	0.2
12-02-2016	1480711978	2012-2013	2016-2017	4	1	1	0.25	2	0.5	2	0.5	0.8	0.2
06-21-2021	0096252441	2017-2018	2021-2022	4	1	1	0.25	2	0.5	2	0.5	0.8	0.2
12-08-2022	0000264103	2022-2023	2022-2023	0	1	0	0.25	0	0.5	0	0.5	0	0.2
11-02-2023	0256151878	2023-2024	2023-2024	0	1	0	0.25	0	0.5	0	0.5	0	0.2
04-23-2024	0170512448	2024-2025	2024-2025	0	1	0	0.25	0	0.5	0	0.5	0	0.2

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

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Lonely
27/04/24

वपरा टैजी



BACK

नामकुम डुंगरी 294 श्रीमती मंजु सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
99	641	0 एकड़ 5 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 (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	1.00					1.00
गुजारी (भावली)	0.25					0.25
सेस	0.50					0.50
सूद	0.50					0.50
मुतफरकात	0.20					0.20
मौजान	2.45					2.45

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					1.00	
गुजारी (भावली)					0.25	
सेस					0.50	
सूद					0.50	
मुतफरकात					0.20	
मौजान अदायकारी					2.45	

(१) मौजान कुल (लफजों में) : Two Rupees and Fourty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 2.45

तारीख अमला तहसील कुनिन्दा : 23-04-2024

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



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27/04/24

यह एक कम्प्युटर 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

April 23, 2024

भाग वर्तमान	11	पृष्ठ संख्या	62												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	डुंगरी	होल्डिंग संख्या	99	तौजी संख्या		धाना नम्बर	294	खाता का प्रकार	रैयती						
श्रीमती उर्मिला सिंह, पति-श्री राजबल्लभ प्रसाद सिंह, जाति-राजपुत															
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस					
99	641	0 ए	10.24 डि	0 हे	नामान्तरण मुकदमा संख्या 2440/2013 - 2014					10	0				
कुल परिमाण		0 ए	10.24 डि	0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल		
12-02-2016	1480711656	2013-2014	2016-2017	30	10	7.5	2.5	15	5	15	5	6	2		
06-21-2021	0983801342	2017-2018	2021-2022	40	10	10	2.5	20	5	20	5	8	2		
12-08-2022	0726504528	2022-2023	2022-2023	0	10	0	2.5	0	5	0	5	0	2		
11-02-2023	0685452699	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2		
04-23-2024	0692051018	2024-2025	2024-2025	0	10	0	2.5	0	5	0	5	0	2		

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

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Lonly
22/04/24

नक्शा देखें



BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 23, 2024

पंजी II प्रति

भाग वर्तमान	11	पृष्ठ संख्या	62											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	हुंगरी	होलिडिंग संख्या	99	तौजी संख्या		थाना नम्बर	294	खाता का प्रकार	रैयती					
श्रीमती उर्मिला सिंह, पति-श्री राजबल्लभ प्रसाद सिंह, जाति-राजपुत														
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार						लगान	सेस			
99	641	0 ए 10.24 डि 0 हे		नामान्तरण मुकदमा संख्या 2440/2013 - 2014						10	0			
कुल परिमाण		0 ए 10.24 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
12-02-2016	1480711656	2013-2014	2016-2017	30	10	7.5	2.5	15	5	15	5	6	2	
06-21-2021	0983801342	2017-2018	2021-2022	40	10	10	2.5	20	5	20	5	8	2	
12-08-2022	0726504528	2022-2023	2022-2023	0	10	0	2.5	0	5	0	5	0	2	
11-02-2023	0685452699	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2	
04-23-2024	0692051018	2024-2025	2024-2025	0	10	0	2.5	0	5	0	5	0	2	

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

नक्शा देखें



BACK

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Ranchi Regional Development Authority (RRDA)

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMISSION

APPENDIX – 'E' /Bye Laws Clause No. 7.1

From,

The Vice Chairman
Ranchi Regional Development Authority (RRDA)

To,

Raj Ballabh Prasad Singh Manju Singh Manju Singh
Urmila Singh
House no. 160, Road no. 3, Hawai Nagar, PO Hatia, Ranchi,
834003

Re:sanction of your building plan case no. **RRDA/BP/0355/2023** dated **14/11/2023** for grant of license on Dated **5/3/2024** for the **Building Development Permission** in Khata No.: **99** on RS Plot no.: **641** Situated in Colony/Street: Mohalla/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Vice Chairman **Ranchi Regional Development Authority (RRDA)**, under clause no.37 of Jharkhand Regional Development Authority 2001[Adopted] with following conditions :

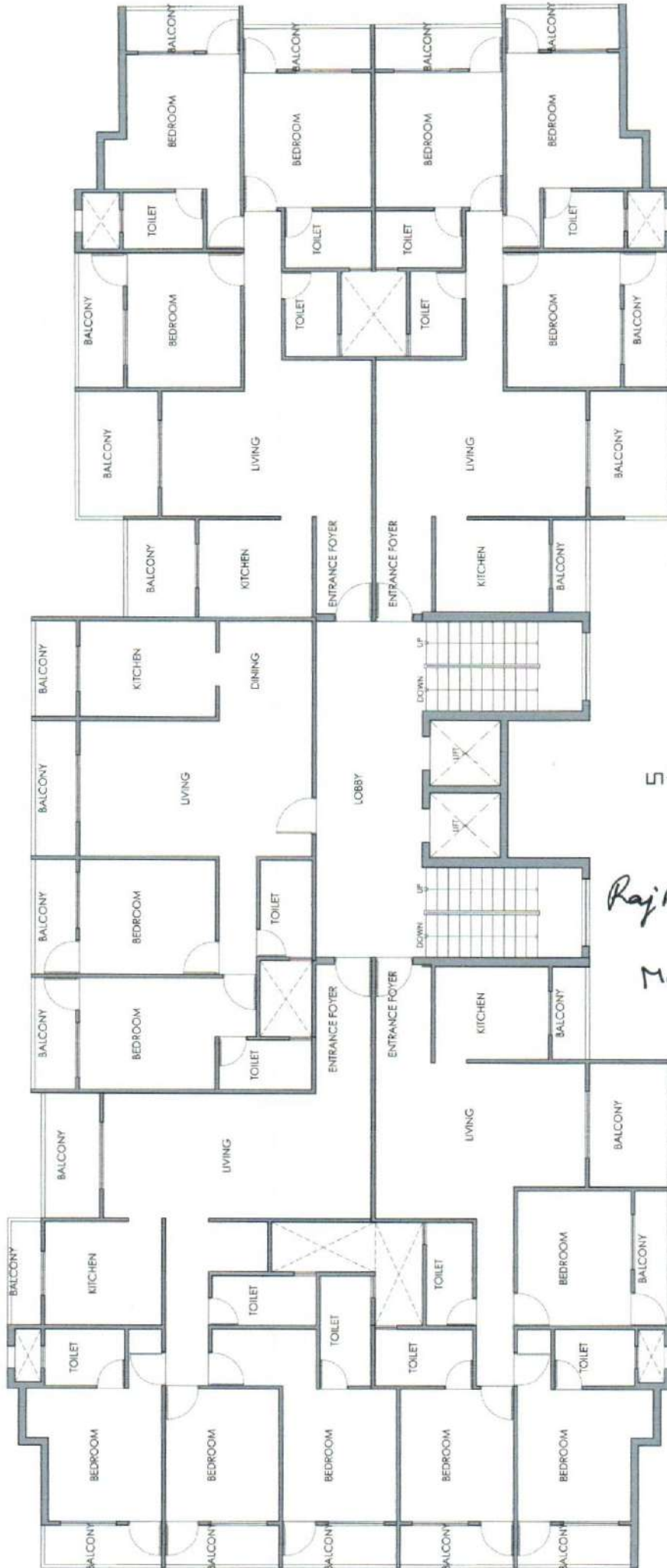
1. You have to pay the balance fee of **RS.34810.5/-**
2. You have to furnish & Deposit a Gift Deed of **131.15** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.152074/-** labour cess @ 1% of the project cost.

**Ranchi Regional Development
Authority (RRDA)**

Series 01

Series 05

Series 03



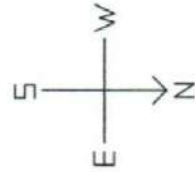
Series 02

For Rameshwaram Industries

Rajiv
Partner

27.04.2024

Original
B
27.4.24



Rajiv allabh Prasad Singh
27.04.2024

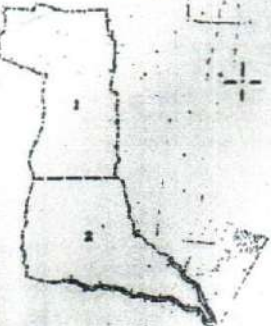
Manju Singh
27.04.2024

Manju Singh
27.04.2024

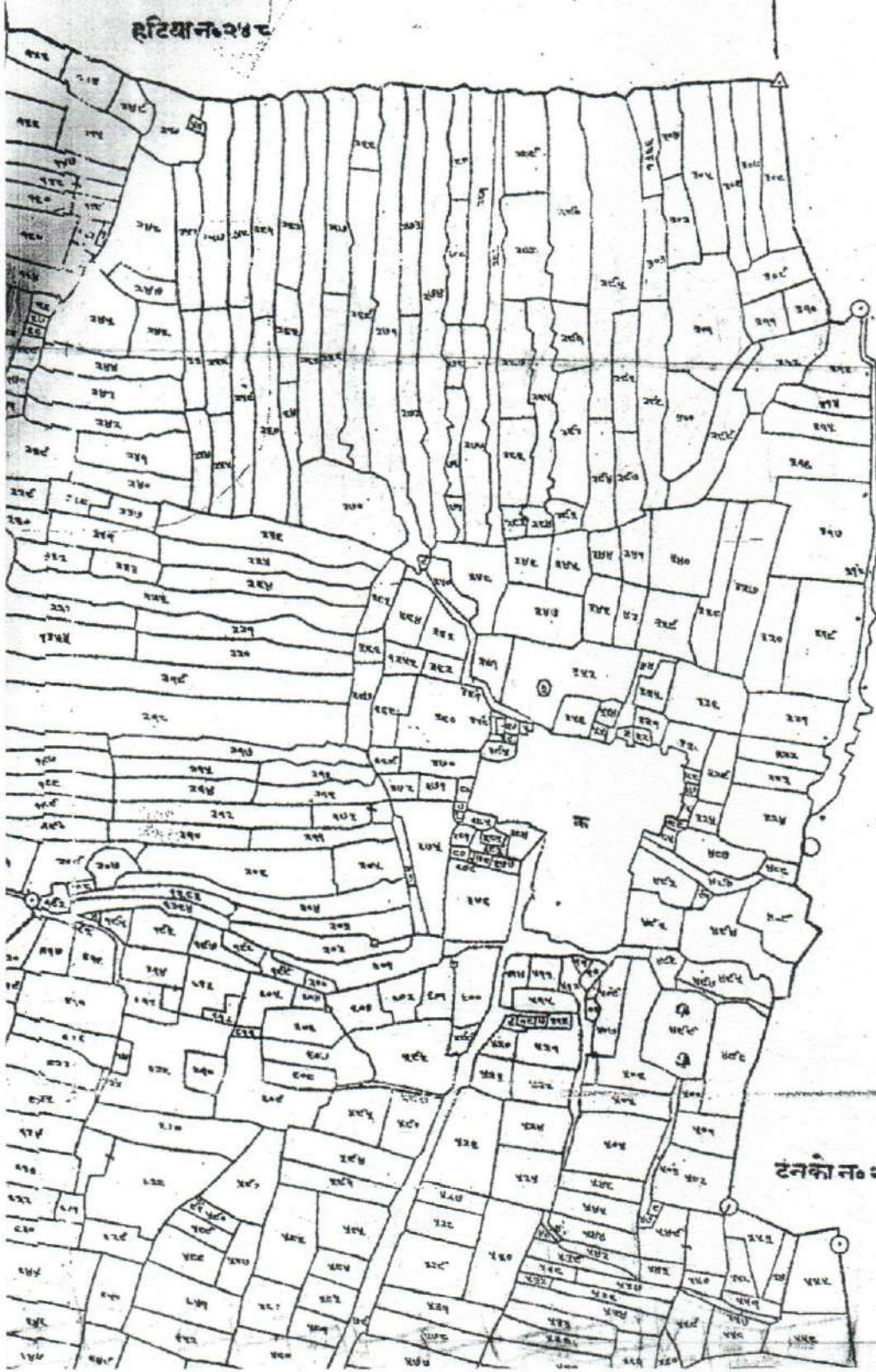
Umsila Singh,
27.04.2024

Series 03

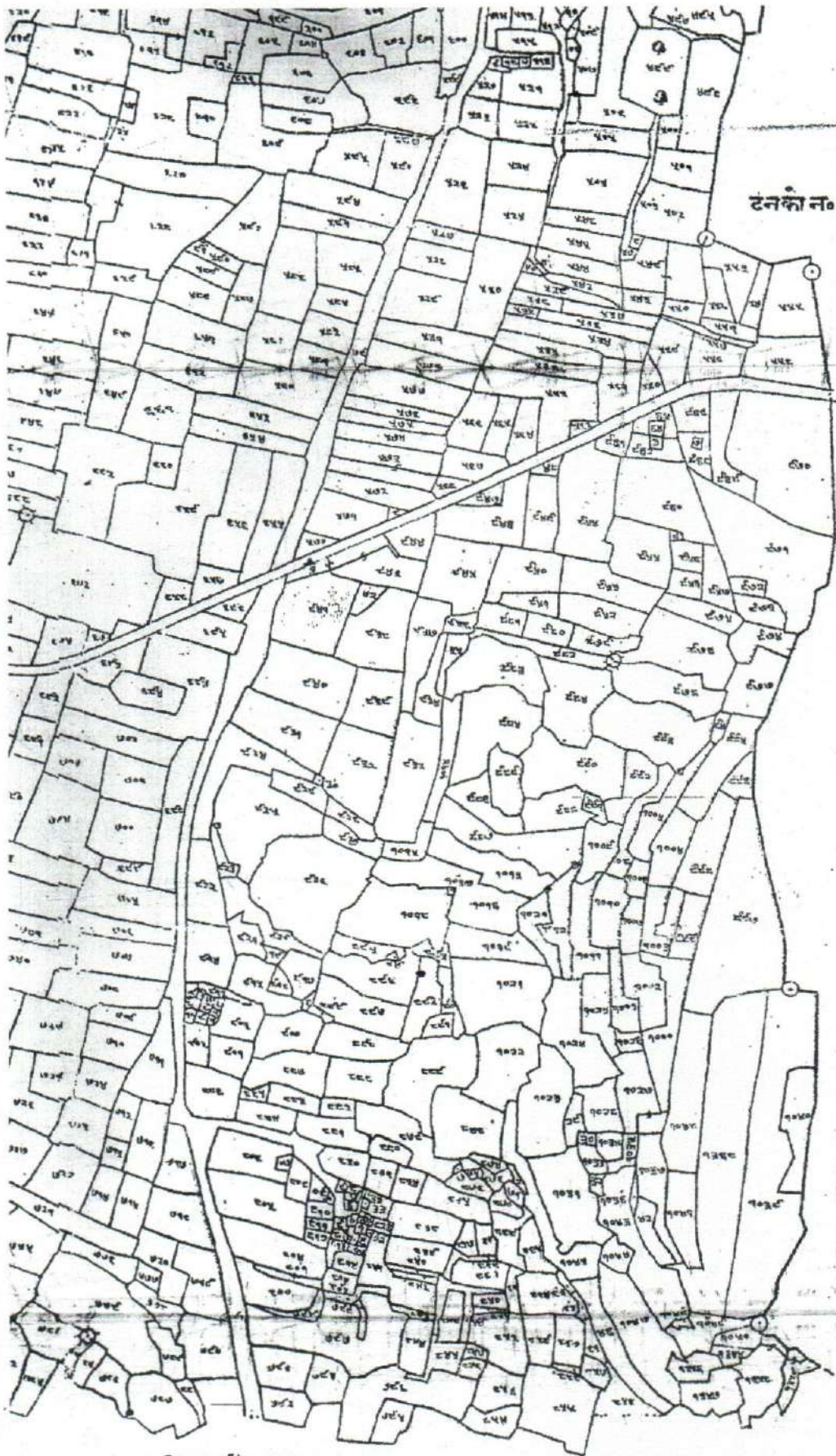
Index to sheets.



हदियान नं० २४८



टनको नं० २६५



टनको नं २६५

बसोवासे

विश्वज्योतिष मन्डल

Made and published under the authority of Government.

F. M. K. J.

Superintendent of Survey.



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban2

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400051752

Deed Type	Development Agreement
Number of Pages	126
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1890, A1 :- Rs. 190183, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2383571/- ,Transaction Amount :- Rs.7607300/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Dungari Location :- Other Road, Dungari Word No 6 Property Boundaries :- East: R. S. PLOT NO. 630 AND 644, West: 9.1 MTR WIDE ROAD, South: 4.27 MTR WIDE ROAD, North: R. S. PLOT NO. 640 Khata Number - 99Plot Number - 641Volume Number - 8Page Number - 64 Area Of Land :- 8.46 Decimal
Property No.	2
Valuation Details	Value :- Rs.1287579/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Dungari Location :- Other Road, Dungari Word No 6 Property Boundaries :- East: R. S. PLOT NO. 630 AND 644, West: 9.1 MTR WIDE ROAD, South: 4.27 MTR WIDE ROAD, North: R. S. PLOT NO. 640 Khata Number - 99Plot Number - 641Volume Number - 8Page Number - 62 Area Of Land :- 4.57 Decimal
Property No.	3
Valuation Details	Value :- Rs.1287579/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Dungari Location :- Other Road, Dungari Word No 6 Property Boundaries :- East: R. S. PLOT NO. 630 AND 644, West: 9.1 MTR WIDE ROAD, South: 4.27 MTR WIDE ROAD, North: R. S. PLOT NO. 640 Khata Number - 99Plot Number - 641Volume Number - 8Page Number - 63 Area Of Land :- 4.57 Decimal
Property No.	4
Valuation Details	Value :- Rs.2648412/- ,Transaction Amount :- Rs.0/-

Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Dungari Location :- Other Road, Dungari Word No 6
	Property Boundaries :- East: R. S. PLOT NO. 630 AND 644, West: 9.1 MTR WIDE ROAD, South: 4.27 MTR WIDE ROAD, North: R. S. PLOT NO. 640 Khata Number - 99Plot Number - 641Volume Number - 11Page Number - 62 Area Of Land :- 9.40 Decimal







Sh./Smt.**RAJ BALLABH PRASAD SINGH** s/o/d/o/w/o **LATE JAGANNATH SINGH** has presented the document for registration in this office today dated :- **27-Apr-2024** Day :- **Saturday** Time :- **17:09:33 PM**

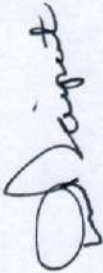


RAJ BALLABH PRASAD SINGH(Individual)



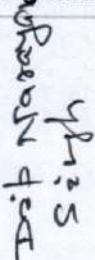
Party Name	Document Type	Document Number
RAJ BALLABH PRASAD SINGH	PAN/UID	*****5359

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAJ BALLABH PRASAD SINGH Address1 - HOUSE NO. 160, ROAD NO. 3, HAWAI NAGAR, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, Address2 - HAWAI NAGAR , , , Jharkhand PAN No.: Permission Case No.-	Yes	Raj Ballabh Prasad Singh Address:- House no 160, , Road no 3, HAWAI NAGAR, RANCHI, Hatiya, , Ranchi, 834003, Hatia, Jharkhand, India		EXECUTANTS Age:76			<i>Raj Ballabh Prasad Singh</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	URMILA SINGH Address1 - HOUSE NO. 160, ROAD NO. 3, HAWAI NAGAR, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, Address2 - HAWAI NAGAR , , , Jharkhand PAN No.: Permission Case No.-	Yes	Urmila Singh Address:- House No- 160, , , Hawaii Nagar Road - 3,, Hatia, , Ranchi, 834003, Hatia, Jharkhand, India		EXECUTANTS Age:71			Urmila Singh.
3	MANJU SINGH Address1 - HOUSE NO. 101, ROAD NO. 3, HAWAI NAGAR, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, Address2 - HAWAI NAGAR , , , Jharkhand PAN No.: Permission Case No.-	Yes	Manjula Singh Address:- , , , vill-barap, Bagwa, Garhani, Bhojpur, 802203, Bagwan, Bihar, India		EXECUTANTS Age:56			Manju Singh
4	MANJU SINGH Address1 - ROAD NO. 6 PREM NAGAR, LATMA ROAD, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, Address2 - PREM NAGAR, ROAD NO. 6 , , , Jharkhand PAN No.: Permission Case No.-	Yes	Manju Singh Address:- , Near Aata Chakki, , Prem Nagar Road-N0-6, Hatia, , Ranchi, 834003, Hatia, Jharkhand, India		EXECUTANTS Age:54			Manju Singh

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	RAMESHWARAM INDUSTRIES Through Its Partner DHANANJAY P RAIPAT Address1 - 3RD STREET, SHUKLA COLONY, HINOO, RANCHI, Address2 - SHUKLA COLONY, HINOO , , , Jharkhand PAN No.: Permission Case No.-	Yes	Dhananjay . P. Raipat Address:- C/O HINDUSTAN, TILES JAMNA, BEHIND JEEVAN LOK HOSPITAL, 3, SHUKLA COLONY HINOO, PS-DORANDA, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:56			

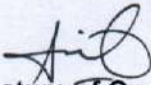
Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DIP NARAYAN SINGH S/o-D/o LATE P N SINGH Address1 - PREM NAGAR, ROAD NO. 6, SINGH MORE, RANCHI, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

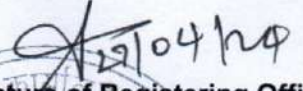
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DIP NARAYAN SINGH Address1 - PREM NAGAR, ROAD NO. 6, SINGH MORE, RANCHI, Address2 - , , , Jharkhand			


Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAJ BALLABH PRASAD SINGH , MANJU SINGH , MANJU SINGH , URMILA SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**DIP NARAYAN SINGH**) Son/Daughter/Wife of (**LATE P N SINGH**) resident of (**PREM NAGAR, ROAD NO. 6, SINGH MORE, RANCHI**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 27-Apr-2024


Seal and Signature of Registering Officer



Document Registration Summary 1

Date :-27-Apr-2024

- Government/Market Value: ₹7607300/-
- Transaction Amount: ₹7607300 /-
- Paid Stamp Duty: ₹100 /-

On Date 27-04-2024 Presented at SRO - Ranchi Urban2
Signature of Presenter

Raj Ballabh Prasad Singh
SRO - Ranchi Urban2

Receipt : 1011104

Receipt Date : 27-04-2024

Presenter Name: - **RAJ BALLABH PRASAD SINGH**

PR	₹1
SP	₹1890
LL	₹3
A1	₹190183
Stamp Duty	₹100

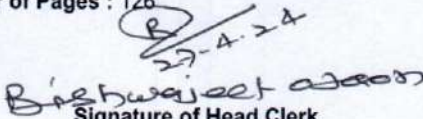
Total ₹192177

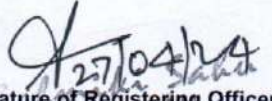
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RameshwaramIndustriesThroughItsPartnerDhananjayPRAipat	GRN Number : 2401830876 DEPT Transaction Id : dc10706bfd8aa649b906 Transaction Type :	100
PR	1	1	0	GRAS	RameshwaramIndustriesThroughItsPartnerDhananjayPRAipat	GRN Number : 2401830839 DEPT Transaction Id : c6d706c99cef4cd7be57 Transaction Type :	1
SP	1890	1890	0	GRAS	RameshwaramIndustriesThroughItsPartnerDhananjayPRAipat	GRN Number : 2401830839 DEPT Transaction Id : c6d706c99cef4cd7be57 Transaction Type :	1890
A1	190183	190183	0	GRAS	RameshwaramIndustriesThroughItsPartnerDhananjayPRAipat	GRN Number : 2401830839 DEPT Transaction Id : c6d706c99cef4cd7be57 Transaction Type :	190183

LL	3	3	0	GRAS	RameshwaramIndustriesThroughItsPartnerDhananjayPRaipat	GRN Number : 2401830839 DEPT Transaction Id : c6d706c99cef4cd7be57 Transaction Type :	3
Sub Total	192081	192177	-96				

Article : Development Agreement Number of Pages : 126


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer
DSR, URBAN
DORANDA, RANCHI



Pre Registration Docket

Date :- 27-04-2024 04:09 pm

Office Name :- SRO - Ranchi Urban2

Token No:- 202400051752

Appoinment :- 27-Apr-2024 Time:- 13:0

Article	Development Agreement
Pre Registration Date	26-Apr-2024
No. Of Pages	63
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,92,077.

Property Id: **1209586**

Valuation No. : 1645555 / 2024	:- 2024-2025	Date : 26-April-2024 19:55:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Rural	Corporation :	Village/City : Dungari	
Dungari Word No 6 - Other Road	-		
Khata Number - 99			
Plot Number - 641			
Volume Number - 8			
Page Number - 64			
Property Rates			
Commercial Land (Y)			
₹281746/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	8.46 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.46 x 281746=2383571.16	₹23,83,571/-
A	Total		₹23,83,571/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹23,83,600/-
Total Amount in Words : Twenty Three Lakhs Eighty Three Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R. S. PLOT NO. 630 AND 644, West: 9.1 MTR WIDE ROAD, South: 4.27 MTR WIDE ROAD, North: R. S. PLOT NO. 640
Area	Land area : 8.46 Decimal
Other Description of the Property	Address - KESHAV KUNJ APARTMENT DUNGRI RANCHI , Pin Code - 834003
Government/Market Value	2383571.16
Transaction Amount	7607300

Property Id: **1209589**

Valuation No. : 1645561 / 2024	:- 2024-2025	Date : 26-April-2024 19:58:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Rural	Corporation :	Village/City : Dungari	
Dungari Word No 6 - Other Road		-	
Khata Number - 99			
Plot Number - 641			
Volume Number - 8			
Page Number - 62			
Property Rates			
Commercial Land (Y)			
₹281746/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4.57 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.57 x 281746=1287579.22	₹12,87,579/-
A	Total		₹12,87,579/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹12,87,600/-
Total Amount in Words : Twelve Lakhs Eighty Seven Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R. S. PLOT NO. 630 AND 644, West: 9.1 MTR WIDE ROAD, South: 4.27 MTR WIDE ROAD, North: R. S. PLOT NO. 640
Area	Land area : 4.57 Decimal
Other Description of the Property	Address - KESHAV KUNJ APARTMENT DUNGRI RANCHI , Pin Code - 834003
Government/Market Value	1287579.22
Transaction Amount	-

Property Id: **1209591**

Valuation No. : 1645566 / 2024	:- 2024-2025	Date : 26-April-2024 20:01:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Rural	Corporation :	Village/City : Dungari	
Dungari Word No 6 - Other Road		-	
Khata Number - 99			
Plot Number - 641			
Volume Number - 8			
Page Number - 63			
Property Rates			
Commercial Land (Y)			
₹281746/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4.57 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.57 x 281746=1287579.22	₹12,87,579/-
A	Total		₹12,87,579/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹12,87,600/-
Total Amount in Words : Twelve Lakhs Eighty Seven Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R. S. PLOT NO. 630 AND 644, West: 9.1 MTR WIDE ROAD, South: 4.27 MTR WIDE ROAD, North: R. S. PLOT NO. 640
Area	Land area : 4.57 Decimal
Other Description of the Property	Address - KESHAV KUNJ APARTMENT DUNGRI RANCHI , Pin Code - 834003
Government/Market Value	1287579.22
Transaction Amount	-

Property Id: **1209594**

Valuation No. : 1645569 / 2024	:- 2024-2025	Date : 26-April-2024 20:04:PM
State : Jharkhand	District : Ranchi	Tahsil : Namkum
Land Type : Rural	Corporation :	Village/City : Dungari
Dungari Word No 6 - Other Road		-

Khata Number - 99			
Plot Number - 641			
Volume Number - 11			
Page Number - 62			
Property Rates			
Commercial Land (Y)			
₹281746/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	9.40 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.4 x 281746=2648412.4	₹26,48,412/-
A	Total		₹26,48,412/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹26,48,500/-
Total Amount in Words : Twenty Six Lakhs Forty Eight Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R. S. PLOT NO. 630 AND 644, West: 9.1 MTR WIDE ROAD, South: 4.27 MTR WIDE ROAD, North: R. S. PLOT NO. 640
Area	Land area : 9.40 Decimal
Other Description of the Property	Address - KESHAV KUNJ APARTMENT DUNGRI RANCHI , Pin Code - 834003
Government/Market Value	2648412.4
Transaction Amount	-

CLAIMANT	-Ms. RAMESHWARAM INDUSTRIES Through Its Partner DHANANJAY P RAIPAT, ,Father/Husband Name LATE PRATAPSIKH K RAIPAT , PAN No.- Date Of Birth-04-Nov-1967,Permission Case No.- , Aadhaar No. *****8642, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-SHUKLA COLONY, HINOO,Address - 3RD STREET, SHUKLA COLONY, HINOO, RANCHI, Pin Code-834002
EXECUTANTS	-Mr. RAJ BALLABH PRASAD SINGH, ,Father/Husband Name LATE JAGANNATH SINGH , PAN No.- Date Of Birth-01-Jul-1947,Permission Case No.- , Aadhaar No. *****5359, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-HAWAI NAGAR,Address - HOUSE NO. 160, ROAD NO. 3, HAWAI NAGAR, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, Pin Code-834003

	-Mrs. URMILA SINGH , Father/Husband Name BASUDEO NARAYAN SINGH , PAN No.- Date Of Birth -10-Mar-1953, Permission Case No.- , Aadhaar No. *****4987, Country -INDIA, State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -RANCHI, Locality -HAWAI NAGAR, Address - HOUSE NO. 160, ROAD NO. 3, HAWAI NAGAR, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, Pin Code -834003
	-Mrs. MANJU SINGH , Father/Husband Name RAM ANUGRAH SINGH , PAN No.- Date Of Birth -27-Jan-1970, Permission Case No.- , Aadhaar No. *****1028, Country -INDIA, State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -RANCHI, Locality -PREM NAGAR, ROAD NO. 6, Address - ROAD NO. 6 PREM NAGAR, LATMA ROAD, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, Pin Code -834003
	-Mrs. MANJU SINGH , Father/Husband Name DASHRATH SINGH , PAN No.- Date Of Birth -10-Apr-1968, Permission Case No.- , Aadhaar No. *****1688, Country -INDIA, State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -RANCHI, Locality -HAWAI NAGAR, Address - HOUSE NO. 101, ROAD NO. 3, HAWAI NAGAR, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, Pin Code -834003

Witness Information	Mr. DIP NARAYAN SINGH , Address - PREM NAGAR, ROAD NO. 6, SINGH MORE, RANCHI-, Father/Husband Name -LATE P N SINGH
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Identifier Details	Mr. DIP NARAYAN SINGH , Address - PREM NAGAR, ROAD NO. 6, SINGH MORE, RANCHI-, Father/Husband Name -LATE P N SINGH
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,890
Total		1,890

Fee Rule:Development Agreement		
1	A1	1,90,183
2	LL	3
3	PR	1
Total		1,90,187

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.

Deepan V...

Deed Writer / Advocate

For Rameshwaram Industries

[Signature]

Partner

Vendee / Claimant

Rajballeth Prasad Singh

Manj Singh


Manou Singh

Urnika Singh


Vendor / Executant

अवर निबंधन कार्यालय, शहरी क्षेत्र सं०.२ (डोरण्डा) प्रक्षेत्र, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

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


27.4.24

Bishwajit 22907
जाँच लिपिक का हस्ताक्षर
तिथि सहित


Balmiki Sahu
DSR, URBAN-2
DORANDA, RANCHI
निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Token No.: 202400051752

CERTIFICATE

Office of the SRO - Ranchi Urban2

This **Development Agreement** was presented before the registering officer on date **27-Apr-2024** by **RAJ BALLABH PRASAD SINGH**, S/O, D/O, W/O **LATE JAGANNATH SINGH** resident of HOUSE NO. 160, ROAD NO. 3, HAWAI NAGAR, P. O. HATIA, P. S. JAGARNATHPUR, RANCHI, HAWAI NAGAR.

This deed was registered as Document No:- **2024/RANU2/859/BK1/786** in Book No :- **BK1**, Volume No :- 85 from Page No :- 1 to 126 at, office of **SRO - Ranchi Urban2**

Date:- **27-Apr-2024**

A 27/04/24

Registering Officer

Salonchi Saha
RANCHI URBAN-2
RANCHI