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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 28c1bleef80bfd13eac1

Receipt Date : 16-Oct-2023 03:18:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300137575

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : AAKRITI ASSOCIATES Through Partner
Rajiv Kumar (Vendee)

GRN Number : 2319768010



रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/2 For Office Use :-

के अधिन भारतीय स्टांप अधिनियम 1899 की अनुसूची
1 या 1 क सं० ५ के अधीन गथागत स्टांप
सहित या स्टांप शुल्क से विमुक्त या स्टांप शुल्क
अपेक्षित नहीं।

Mupali

निबंधन पदाधिकारी

17/10/23

Anand Kumar

Sangeeta Kumari

[Signature]

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।

Sweet Singh

[Signature]



Sueek Singh
17/10/23



दिनांक 17/10/23 समय 10 to 1

विश्लेषण अधिनियम 1939 धारा 52 के नियम 33

श्री Sueek Singh

पिता श्री/स्व. Ashok Kumar Singh

निकल स्थान Rampranah

पेशा H.wife जो लेखन के दावेदार या

अथवा निवृत्त हार प्रमाणित

मुद्रांतरनामा सं. के अधीन

लेख्यकारियों या दावेदारों में से एक श्री

के अधिकारों ने दि. के पुर्वाहान/अपराहन

में अथवा निवृत्त कार्यालय में







निवृत्त के लिए पेश किया

Signature

निवृत्त परामर्शकारी का हस्ताक्षर







17/10/2023

Anand Kumar
17/10/23

					
	Thumb	Index	Middle	Ring	Little



Sangeeta Kumari
17/10/23

					
	Thumb	Index	Middle	Ring	Little



Sweh Singh
17/10/23





(3) **SMT. SANGEETA KUMARI** W/o Sri Rajiv Kumar, D/o:- Sri Harendra Prasad Singh, Grand Daughter of Late Ram Ayodhya Singh by faith - Hindu, by Category-Genral (Uncovered from CNT Act 1908) Resident of Brindavan Vatika, House no:-407, Road no:-4, Janak Nagar, Piska More, Ratu Road, Ranchi (Jharkhand), by occupation :-Business, Nationality:-Indian PAN No:-AOPPK5221C, UID No:-XXXX XXXX 5315, Mobile no:-8789453877 YOB:-1976.

(Hereinafter called the Land OWNERS / FIRST PARTIES) of the one part.

AND

M/s. **AAKRITI ASSOCIATES** (PAN NO:-AAKFA7049R) a Partnership firm having its office at Shop no:-403, 4th Floor R.R.Tower, Ratu Road Ranchi through its Partner **SRI RAJIV KUMAR** (PAN NO:-AJUPK1801A, UID NO : XXXX XXXX 4586, Mobile No: 9431358852, YOB - 1974), S/o Sri Awadhesh Kumar Grandson of Late Hari Nandan Singh, by occupation - Business, by faith - Hindu, by Category- Genral (Uncovered from CNT Act 1908), by nationality - Indian, Resident of Brindavan Vatika, House no:-407, Road No:-4, Janak Nagar, Piska More, Ratu Road, Ranchi (Jharkhand), (Hereinafter called the DEVELOPER) of the other part.

The terms **OWNERS** and **DEVELOPER** shall mean and include unless excluded by the context their respective heirs, legal representatives successors-in-interest executors, administrator and assigns.

WHEREAS THE LAND OWONERS/FIRST PARTIES are absolute owners and are in peaceful possession over land measuring 4.40 Decimals (Sub Plot No:-855/2-Part-1, Land owner-1) + 4.40 Decimall (Sub Plot No:-855/2-Part-2, Land owner-2) +4.40 Decimal (Sub Plot No:-855/2-Part-3, Land owner-3) Total = 13.2 Decimal (More or Less) the Land situated and lying at Mauza:- Bariatu, P.S:- Bariatu, Dist. – Ranchi, Measuring Total area of 13.2 Decimal (More or Less), under Khata No:-21, Plot no. – 855 Sub Plot no:-855/2-Part-1, 855/2-Part-2 & 855/2-Part-3, Thana No:-193, Dist.– Ranchi (Jharkhand) more particularly and fully described in **SCHEDULE -A**

Sangeeta Singh

Sri Rajiv Kumar
17/10/23

Sangeeta Kumari

AND WHEREAS the Khatyan of Khata no:-21, Plot no:-855, Mouza:-Bariatu, Thana No:-193, Dist:-Ranchi belongs to Rani Harashmukhi Dasi.

AND WHEREAS Raja Manindra Chandra Sinha of Paikpara raja estate died on 4th day of November 1922 leaving behind his three minor sons namely (1) Kumar Bimal Chandra Sinha ,(2) Kumar Amresh Chandra Sinha and (3) Kumar Brindaban Chandra Sinha.

AND WHEREAS the said Raja Manindra Chandra Sinha has executed a will in favour of his aforementioned three sons and had appointed Rani Devendra Bala and Rani Harsh mukhi Dasi as the executrixes of the said Will, the said executrixes obtained probate of the said Will from The Calcutta High Court being Probate Case no:-65 of 1922.

AND WHEREAS Rani Devendra Bala Dasi died after two years and hence Rani Hars mukhi Dasi alone manages the Estate and become the sole Executor of property and she purchased the said land as Executor situated at Vill:-Bariatu, from Rai Dhrendra Nath Choudhary by virtue of registered sale deed on 02-05-1932 at Calcutta, which is entered in Book-1, Vol-24, Page no:-239 to 249, Deed no:-1427 in year 1932.

AND WHEREAS Rani Hars mukhi Dasi handed over charge of the entire Estate including the said property to aforementioned (1) Kumar Bimal Chandra Sinha, (2)Kumar Amresh Chandra Sinha and (3) Kumar Brindaban Chandra Sinha when they become major and put them in possession of the same.

AND WHEREAS Kumar Amresh Chandra Sinha, died on 16-11-1953, leaving his only son legatee Sri Adhish Chandra Sinha who was minor at that time,

AND WHEREAS Kumar Bimal Chandra Sinha died on 17-04-1961, leaving behind his only son and legatee Sri Atish Chandra Sinha and latter Sri Atish Chandra sinha took Probate of the Will of his father from Calcutta High Court Being Probate Case no:-207 of 1961.

Sueekh Singh

Amresh Chandra Sinha
17/10/27

Sangeeta Kumari



AND WHEREAS Kumar Brindavan Chandra Sinha died on 06-02-1988, leaving his only son legatee Sri Bikash Chandra Sinha

AND WHEREAS Atish Chandra Sinha, Adhish Chandra Sinha Bikash Chandra Sinha are the absolute owner of the said Land Situated at Villege:- Bariatu, being Plot no:-855, Khata no:-21, Thana No:-193, Dist:-Ranchi

AND WHEREAS the said owners (1) Atish Chandra Sinha, S/o Late Bimal Chandra Sinha (2) Adhish Chandra Sinha S/o Kumar Amresh Chandra Sinha and (3) Bikash Chandra Sinha S/o Late Kumar Brindavan Chandra Sinha all together executed a Power of Attorney on dated 24-09-1974 in favor of (1) Sri Madhav Chaterjee S/o Sri Kalipad Chatterjee, and (2) Sri Sudeb Mukharjee S/o Late Bhutnath Mukharjee, both resident of 59, ABT Road Calcutta vide Registered deed no:-772,773 & 774 dated 17-06-1992 entered in Allpur Registry office Calcutta, for the plot bearing Plot no:-855, Sub Plot no:-855/2-Part, Khata no:-21, Thana no:-193, Land situated at Village:-Bariatu, of Area 12Kattha(more or Less) and transfer the abovementioned land by registered sale deed to Smt. Manju Devi W/o Sri Prabhakar Singh on 30-07-1996 by Deed no:-4718 in Year 1996.

AND WHEREAS Smt Manju Devi came in peaceful possession of the said land and mutated her name in Anchal office Bargain, Ranchi whose case no is 2055/R27 Year 2019-20, which is entered in registered- II, Vol:-22, Page No:-26 and paid rent receipt regularly. She has also mutated her name in the Ranchi Municipal Corporation and she has been allotted Holding no 0080007481000A2 with ward no-9,(Old ward-8) and regularly paying Holding Tax to RMC. Hence the said land is in peaceful possession of Smt Manju Singh and are transferable.

✓ WHEREAS THE Smt. Sweta Singh (Land owner no-1) purchased the above mentioned land measuring 4.40 Decimal, bearing Plot no:-855, Sub Plot no:-855/2-Part-1, Thana no:-192, Khata No:-21, Land situated and lying at Mauza:-Bariatu, P.S:- Bariatu, Dist- Ranchi, from Smt. Manju Devi by Registered sale deed (Deed no:-1660)serial no.-1880 at the office of DSR Ranchi on 11/3/2022. Latter she mutated her name in anchal office by

Sweta Singh

Manju Devi
17/10/23

Sangeeta Kumari



mutation case no:-3923/R-27, 2021-2022 on 15-06-2022 which is entered in Halka:-4, Volume:-26, Page No:-60, and paid rent receipt up to year 2023-24 by receipt No:- 0531156638 dated : 27-05-2023.

✓ WHEREAS THE Sri Anand Abhishek(Land owner no:-2) purchased the above mentioned land measuring 4.40 Decimal, bearing Plot no:-855, Sub Plot no:-855/2-Part-2, Thana No:-192, Khata No:-21, Land situated and lying at Mauza:-Bariatu, P.S:- Bariatu, Dist- Ranchi, from Smt. Manju Devi by Registered sale deed (Deed No:-4678) serial no. 5245 at the office of DSR Ranchi on 29/07/2022. Latter he mutated his name in anchal office by mutation case no:-1177/R-27, 2022-23 on 20-11-2022 which is entered in Halka:-4, Volume:-27, Page no:-32, and paid rent receipt up to year 2023-24 by receipt no:- 0496275668 dated 14-05-2023.

✓ WHEREAS THE Smt. Sangeeta Kumari (Land owner no:-3) purchased the above mentioned land measuring 4.40 Decimal, bearing Plot no:-855, Sub Plot No:-855/2-Part-3, Thana no:-192, Khata No:-21, Land situated and lying at Mauza:-Bariatu, P.S:- Bariatu, Dist. - Ranchi, from Smt. Manju Devi by Registered sale deed (Deed no:-4679)serial no.5246 at the office of DSR Ranchi on 29-07-2022. Latter she mutated her name in anchal office by mutation case no:-1178/R-27, 2022-2023 on 20-11-2022 which is entered in Halka:-4, Volume:-27 Page no:-31, and paid rent receipt up to year 2023-24 by receipt no:- 0094934820 dated : 27-05-2023.

AND WHEREAS all three land owner together mutated their name in the Ranchi Municipal Corporation and they has been allotted New Holding no 0080001003303Z0 with ward no-9,(Old ward-8) and regularly paying Holding Tax to RMC.

AND WHEREAS the aforesaid Developer **M/s AAKRITI ASSOCIATES** is interested in construction of a multistoried residential building namely **TULIP VATIKA** over the land detailed in **SCHEDULE-A** given here under with their own Cost & expenses so that Developer approached the Land Owners of the land to construct the said building on conversion basis, the Owners shall get Super Built up area as per **SCHEDULE-B** and the specification of their Flats

Sri Anand Abhishek

Anand Abhishek
17/10/23

Sangeeta Kumari

[Signatures]

shall be as per SCHEDULE-D on certain terms and conditions to which the owner agreed to give his land to Developer M/s AAKRITI ASSOCIATES on the terms and conditions set out in this agreement.

AND WHEREAS a plan is prepared by LTP and with proper consent of Owners and Developer it is submitted to RMC for its approval, vide Case no:- RMC/BP/0192/ W09/2023 on 10-08-2023 and it got sanctioned on Dated :- 02/09/2023

NOW THIS AGREEMENT WITNESS AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

Definitions: Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them.

- (a) **OWNER'S** shall mean Smt. Sweta Singh, Sri Anand abhishek & Smt. Sangeeta Kumari and her heirs, executors, administrators, and legal representatives.
- (b) **DEVELOPER/PROMOTER** shall mean M/S AAKRITI ASSOCIATES and his heirs, executors, representative, and assigns.
- (c) **BUILDING** shall mean multistoried residential building TULIP VATIKA to be constructed on the said property in accordance with the plan sanctioned by RMC
- (d) **FLAT/UNITS** shall mean residential dwelling unit comprising Bed Rooms, Drawing/Dining Room, Kitchen, Bath Rooms, Balcony etc of various sizes having different Carpet/Built up/Super built up Area
- (e) **COMMON AREA & AMENITIES** shall include corridor, stairs, and tube well, O.H. Tank, water pump, and all other such facilities which may be mutually agreed upon between the parties and required for the establishment, enjoyment, maintenance and management of the building, including the roof and terrace of the building.

Sweta Singh

Anand Abhishek
17/10/23

Sangeeta Kumari

- (f) **SALABLE SPACE** shall mean the portion of building available for independent use after making due provision for common facilities and the space required thereof
- (g) **OWNERS ALLOCATION** shall mean the portion of the building which is to be allocated to the owner as part of owner's portion in accordance with the terms & conditions of these presents including proportionate share in the common facilities & amenities of the building.
- (h) **DEVELOPER'S ALLOCATION** shall mean the remaining portion of the building after allocation made to the owner including proportionate share in the common facilities & amenities of the building.
- (i) **BUILDING PLAN** shall mean the plan prepared by the Architect/Engineer on the said property & sanctioned by concerned authority.
- (j) **CONSTRUCTED AREA** shall mean the super built-up area including common area.
- (k) **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provision for common facilities
- (l) **CARPET AREA** shall mean the inside area of a Unit /Flat excluding Wall area and common area
- (m) **SUPER BUILT UP AREA** shall mean and include Carpet area of the unit Plus the Wall area and proportionate area of Stairs, Lift, Lobby, Guard Room, Generator room and similar other common space/utilities etc
- 1) That the owners have granted permission to the developer to construct a multistoried residential building over the aforesaid plot of the land at the sole exclusive cost, expenses & risk of the developer who shall with necessary sanction and permission proceed to do all acts, deeds and things in accordance with law and necessary for commencement of the

Sandeep Singh

Anand Kumar
19/10/20

Sangeeta Kumari

said proposed multistoried building as per plans sanctioned from the appropriate authorities and to proceed with and complete the construction of the said multistoried building within a stipulated period of 30 months from the date of Sanctioned of map by concerned authority Ranchi Municipal Corporation (RMC) with a grace period six months.

Sandeep Singh

2) If the Developer be prevented from performing his part of the obligations under these presents due to act of GOD or natural calamities or unavailability of building material or force majeure, such as earthquake, flood, riot, war, storm blast, fire or any other act beyond the control of the developer the period during which such force majeure continues shall be excluded in completion of the project.

Anand Kumar
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3) The owners hereby declare and assured the developer that the said property is not in any way encumbered, charged, mortgaged committed to or has been the subject of acquisition and requisition by any authority. The owner further assured the developer that they have not entered into any agreement/or not any agreement is continuing with any contractor, builder, promoter or any person whatsoever, in respect of the said property in past. The owner further declares that they have not received any notice from the Government, Local authority, Municipal authority or any other authority concerning the said property for its acquisition or requisition or imposing any restriction on the development of the property in the manner proposed herein. The owner hereby undertakes not to sell, dispose off, lease or transfer the said land during the continuation of this development agreement.

Sangeeta Kumari

4) The owners agree to pay all municipal taxes and other outgoings in respect of the said property till the date of signing of this agreement and the developer shall pay and bear all municipal taxes and other outgoing from signing of this agreement till he delivers the possession of the owner's allocation to the owner.

- 5) In case of any Sales tax, VAT, GST or any other Govt. taxes and duties in relation to all units(Flats) of the said Apartment on schedule property, the same shall be on account of owners and the Developers and their nominees proportional to their respective share of the said complex, it is further agreed that the owners shall be liable to make payment of all government tax including GST against their respective share of Flats
- 6) The owners shall at the request & cost of the promoter sign, execute, from time to time maps, applications, on the said property and all other documents which may be necessary for giving proper effect to these presents.
- 7) The owners shall at the request & cost of the promoter execute a Power of Attorney /Registered Development agreement as required in favor of the developer or his nominee giving him all necessary powers required to carry out the work of development and to sell the Promoter/Developer allocation portion along with the proportionate share of land and common amenities.
- 8) The Owner's allocation shall be of **40%Forty Percent**) of the residential super built up area which is to be allotted to the owner as a part of owner;s portion in accordance with the terms and conditions of these presents including proportionate share in common amenities and parking space. more particularly & fully described in **SCHEDULE-B**
- 9) The Developer allocation shall be remaining portion that is **60%(Sixty Percent)** of the residential super built up area including proportionate share in common amenities and parking space of the building on the said property. More particularly & fully described in **SCHEDULE-C**
- 10) The owner shall be entitled to alienate by sale or otherwise their allocated portion to any other person society etc. for such considerations as the owner may deem fit and proper without any hindrance and objection by the developer.

Sangeeta Singh

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17/10/23

Sangeeta Kumari

- 11) All the Deed of conveyance either prepared by the developer or by the owner for the sale of their respective allocations shall have uniformity and consistency.
- 12) Neither the owners nor the developer or any person occupying any portion of the said building whether in owners allocation or in the developers allocation shall use or permit to be used his/her/their portion occupied by them or their agents for carrying on any illegal or immoral purpose, trade or activity or allow anything to be done that might cause any nuisance to the occupant of building. The decision of the management as to whether any act will cause nuisance shall be final.
- 13) No structural alteration, addition or any change in the building shall be made without the written consent of the management of the said building subjected, however to a sanction of the concerned authorities, if necessary.
- 14) On performing their obligations under these presents if the owners or developer transfer any portion out of their respective allocation, such transfer, shall be subjected to the terms and conditions, restriction and covenants contained herein and any documents or conveyance that might be executed should be in clear and unambiguous terms.
- 15) On decision of the management of the building the certain repairs, cleaning testing or other things that are necessary to the building, the owner's, developer and occupier, as the case may be shall permit the management or its nominee on prior information to enter into flats for the purpose of repairing, cleaning, maintenance of electrical wiring, water pipes, sanitary pipe/fittings or any other matter which might affect the enjoyment of any portion of the said building.
- 16) That the developer shall at its own and exclusive cost and expenses engage architect, engineers, contractor and agents as it thinks fit for the purpose of construction of the aforesaid multistoried residential building on the said plot of land.

Sangeeta Kumari

Amal Kumar
17/10/16

Sangeeta Kumari

- 17) That the construction of the said multistoried residential building shall be in accordance with the plan & specification of approved map sanctioned by concerned authority. The specification of the building is more particularly & fully described in **SCHEDULE-D**
- 18) That the developer shall indemnify and indemnifies the owner's against all claims, demands and liabilities arising out or in connection with the construction of the aforesaid multistoried building.
- 19) That the owners hereby also authorize the developer on behalf of them to do if required all acts, deeds, matters and things that have the plans of the proposed building to be constructed over the said land prepare/ amend in accordance with rules and regulations and to submit the aforesaid plans to the concerned authorities with the application for the approval and sanctioned and to do and sign all writing and undertaking as may be necessary in connection with the approval and sanction of such plan.
- 20) That the owners also authorize the developer exclusively at their cost to appoint architect, supervisors, engineers and contractors or other person or persons required towards the construction of multistoried building and to make application to the concerned authorities for obtaining electrical connection, water connections, permits or permit quota for cement, steel and controlled building materials. The owner also authorizes the developer receive notice or summons and appear in the courts arising of or in connection with the said property and file or defend suits, sanction or other proceeding in any court either civil, criminal or revenue.
- 21) That the owners hereby irrevocable undertakes not to sale, dispose of alienate the said land or any part thereof save and except putting the developer in possession thereof for the purpose of development in pursuance to this agreement with the ultimate object or granting/ conveying and transfer the property as developed.

Sweet Singh

Anand Kumar
17/10/23

Sangeeta Kumari



- 22) That the agreement shall not even be deemed to constitute a partnership of any sort between the parties hereto and the owners are also not entitled to get any share or profit except his share of allocation. The owners are also not liable to contribute any loss if incurred by the developer in course of development of multistoried building. All the costs are to borne by the developer on his own risk.
- 23) That the roof of the top floor area (terrace) shall be the property of the Developer & Owner as per their respective share, if the developer & owner decide to increase the floor (subjected to get map sanctioned from concerned authority). Owner/developers will get their proportionate share, however all the charges and expenses shall be borne and paid by the developer.
- 24) It is hereby agreed by the parties that all disputes and differences arising out of, or in relation to these presents shall be referred to the sole arbitrator appointed with consent of both parties, who shall decide the dispute and differences in accordance to the provisions of Indian Arbitration Act & Conciliation Act-1996 or other act which may be in force at that time.
- 25) Only the Court of Ranchi shall have jurisdiction to entertain, try and determine all actions, suits and legal proceedings arising out of or in relation to these presents and the award of Arbitrator or otherwise between parties herein

SCHEDULE -A (Details of the Land)

Land situated and lying at Mauza:-Bariatu(Rani Bagan), P.S:- Bariatu, Dist. – Ranchi, Measuring total area 13.2 Decimal, under Khata No:-21, Plot no. – 855, Sub Plot no:-855/2-Part-1, 855/2-Part-2 &855/2-Part-3, Thana No:-193, Holding no:-0080001003303Z0 Dist.– Ranchi (Jharkhand).

Sweh- Singh

Amal Kumar
17/10/23

Sangeeta Kumari

Sub Plot 855/2-Part-1-- Area = 4.40Deci.-- Land Owner-1 (Sweta Singh)
 Sub Plot 855/2-Part-2-- Area = 4.40Deci.-- Land Owner-2 (Anand Abhishek)
 Sub Plot 855/2-Part-3 -- Area = 4.40Deci.-- Land Owner-3 (Sangeeta Kumari)

Total Area = 13.2Dismil

Boundary of Land

North : 20' wide Road
 South : Part of Plot no:-855
 East : Part of Plot no:-855
 West : Part of Plot no:-855

Value of Land 13.20Decimals @ 6,21,986/- Decimals Commercial Rate)	Rs.82,10,400/- (Eighty two Lac ten thousand Four hundred) only
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SCHEDULE -B (LAND OWNER'S SHARE)

That in lieu of the land Provided by the Land owner to the Developer for constructing the multistoried building the Developer shall give as following description of Dwelling Units/Flats along with undivided proportionate share in land and proportionate share in common amenities and parking space.

Flat No	Floor	Carpet Area (Net usable space)	S.B.A.	Name of Owner
1B	1 st Floor	1132sq.ft	1530sq.ft	Sangeeta Kumari
2B	2 nd Floor	1132sq.ft	1530sq.ft	Anand Abhishek
3B	3 rd Floor	1132sq.ft	1530sq.ft	Sweta Singh
4B	4 th Floor	1132sq.ft	1530sq.ft	Sweta Singh and Anand Abhishek jointly with equal share

Sweta Singh

Anand Abhishek

Sangeeta Kumari

SCHEDULE -C (DEVELOPERS SHARE)

The Developer share shall be remaining Portion of Dwelling unit/Flat along with undivided proportionate share in land and proportionate share in common amenities and parking space after allotment of Owners share as mentioned in Schedule-B

Flat No	Floor	Carpet Area (Net usable space)	Super Built up Area (S.B.A.)
1A	1 st Floor	1123 sq.ft	1515 sqft
2A	2 nd Floor	1123 sq.ft	1515 sqft
3A	3 rd Floor	1123 sq.ft	1515 sqft
4A	4 th Floor	1123 sq.ft	1515 sqft
1C	1 st Floor	963 sq.ft	1300 sqft
2C	2 nd Floor	963 sq.ft	1300 sqft
3C	3 rd Floor	963 sq.ft	1300 sqft
4C	4 th Floor	963 sq.ft	1300 sqft

SCHEDULE -D (Specification)

The Specification of the Building shall be as follows :-

No	ITEMS	DETAILS
1.	FOUNDATION	RCC Frame structure, with isolated/Combined Footing as per Design
2	STRUCTURE	RCC Frame Structure , with RCC Colum, Beam & Slab
3	WALLS	8"(200mm) / 4"(100mm) thick Brickwork in Cement mortar as per design & drawing

Sangeeta Kumari

Anand Kumar

17/10/23

[Handwritten signatures]

4	WALL FINISH	Internal wall finished with POP & Primer over plastered Surface & external wall shall be painted with weather Coat over plastered Surface .
5	FLOOR	All Floor Shall have Vitrified Tiles of 2'(600mm) x 2'(600mm) size Of orient /Kajerla or equivalent make
6	DOOR	Wooden/GI door frame with Flush door painted with enamel paint Toilet doors shall be of PVC, all doors shall have standard Fittings.
7	WINDOWS	Three track Aluminum shuttered sliding windows with 4mm clear Glass & MS Grill over Windows
8	TOILETS	Floor - 12"x12" Anti skid Ceramic Tiles Dado - 7' Height 12"x18" Ceramic Tiles. Fittings - All C.P. fittings will be of Cera or equivalent with hot and cold water facilities (without Gysar) Sanitary ware - White Glazed Vitreous Sanitary ware of Cera or Equivalent make
9	KITCHEN	Platform - 2' wide Green Marble Platform with 24"x18" SS Sink Dado - 2' Height 12"x18" Ceramic Tiles. Fittings - All C.P. fittings will be of Cera or equivalent
10	ELECTRICALS	Concealed Wiring having sufficient light point, fan point, power Point, T.V. point with Copper Conductors with Standard Accessories (Fixtures not included), Wire & Modular switches of ISI Mark & shall be provided
11	LIFT & GENERATOR	Lift - 6 passenger lift of Aarohi/CEAT or equivalent shall be Provided Generator :- 20KVA generator of Ashok Layland or equivalent shall be provided

IN WITNESSES WHEREOF the OWNER & DEVELOPER personally have put their signature on this development agreement at Ranchi on Day, Months, and Year first above mentioned.

Anand Kumar

Sangeeta Kumari
17/10/23

Suresh Singh

[Signature]

WITNESSES

1. Rajesh Kumar
Sivukla Colony,
Hrusa, Bhubaneswar - 2

2.
Sameer Pradhan
ITKI Road, Ranchi

OWNER (1)

Sudh- Singh
17/10/23

OWNER (2)

Anand Mishra

OWNER (3)

Sangeeta Kumari

DEVELOPER



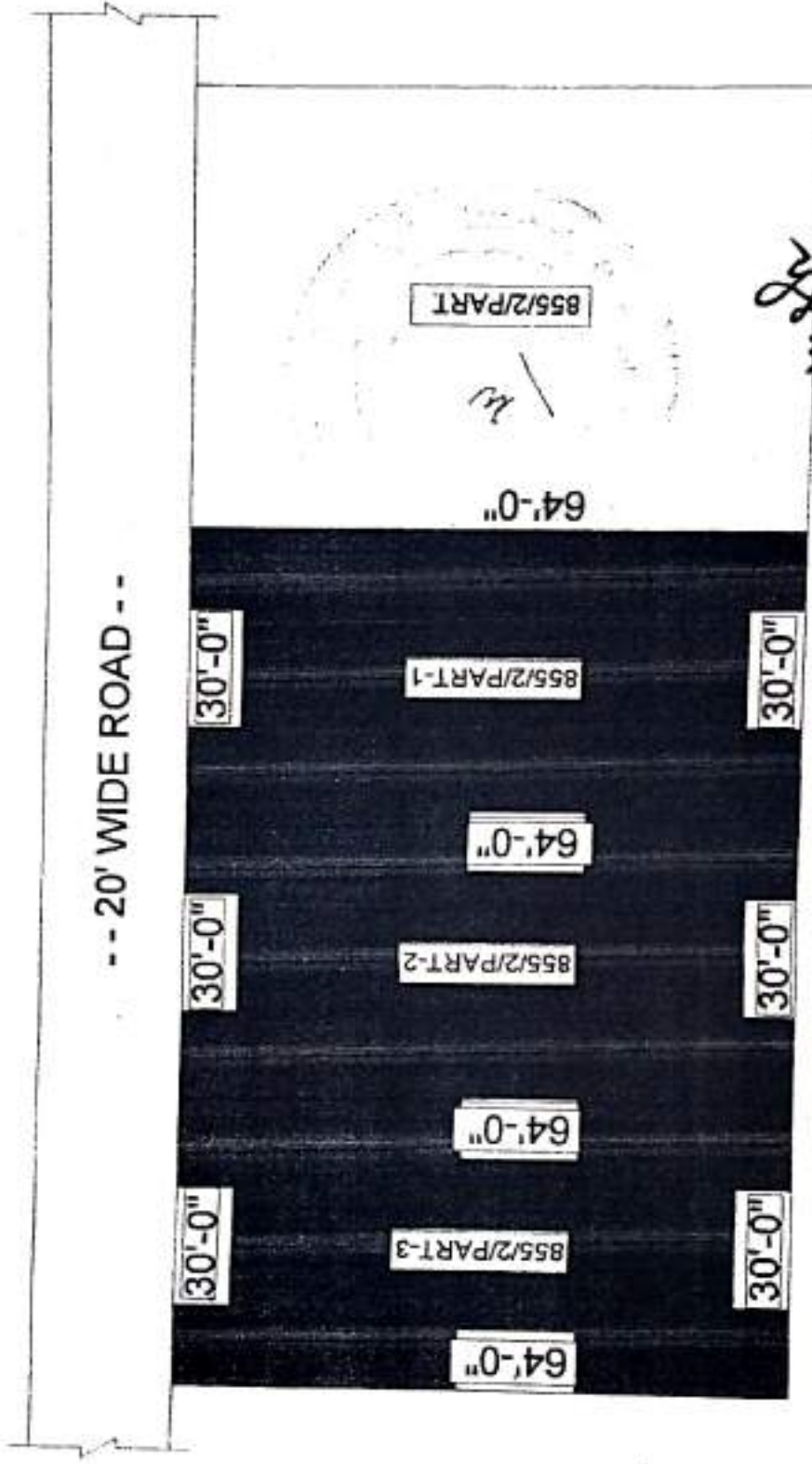
Certified that fingers prints of the left hand of each person whose photograph is affixed in this documents have been obtained by me or before me.


Adv.
17/10/23



MAP SHOWING PORTION OF R.S PLOT NO:-855/2, SUB PLOT NO:-855/2/PART-1,2&3,
NO:-21, THANA NO:-193, LAND LOCATED AT VILL:-BARIATU, DIST:-RANCHI(JHARKHAND)

PLOT AREA=13.2 Dismil



[Signature]
Sangeeta Kumari

[Signature]
Anand Kumar

[Signature]
Sangeeta Kumari

□ → PLOT AREA SHOWN IN RED WASH
SCALE:-N.T.S

Baridih

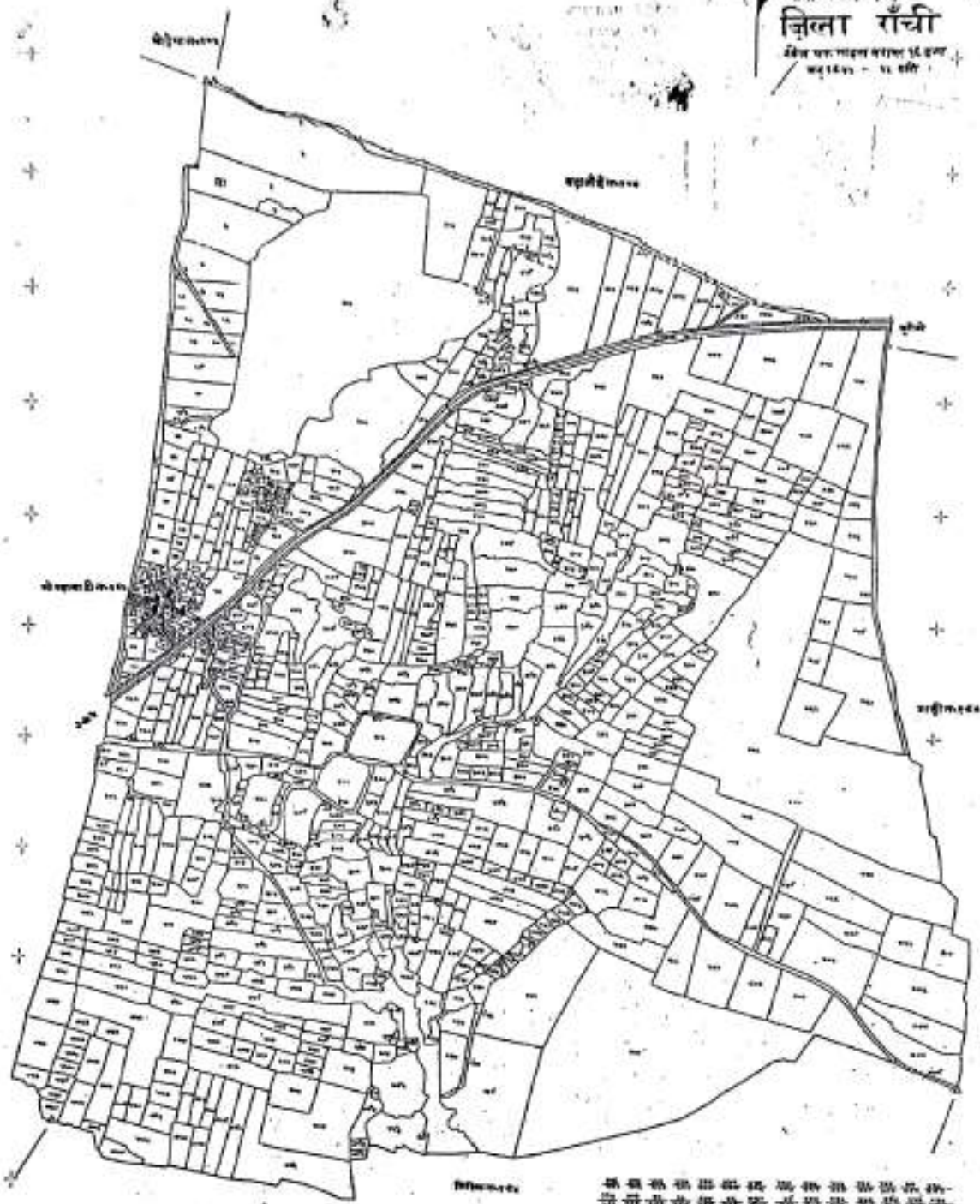
नामनीना परिषदा

पंचायत समिति
नामा नम्बर १६७

जिल्हा रॉची

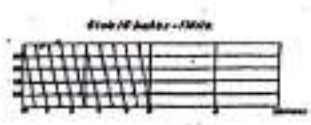
सर्व्ण वटा मापण वार्षिक १६ इला
मार्च १९७१ - ७२ वर्षी

1962-69/197-00



महाराष्ट्र शासन
महाराष्ट्र न्याय विभाग
मुंबई

Made and published under the authority of Government.



[Signature]
Superintendent of Survey

[Large handwritten signature]



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRS/SLP/1423203

नामांतरण शब्दि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	27	पृष्ठ संख्या वर्तमान	32	थाना न.	193
		वर्तमान(VOL)					

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपृत जिसमें नामांतरण संबंधित है			कारोबार विस्तृत सूचना			लगान	रजिस्टर 2 अद्यतन तिथि अमयुक्ति
						खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल		
20526	1177 /R27 2022 - 2023	बरियातु/ 193	राँची	20/11/2022	By Sale Registration Deed 4678 Dated 29/07/2022	21	22	26	21	855	4.4 डिसमील	10	

क्रेता का नाम :

(Anand Abhishek पिता-Ashok Kumar Singh, जाति-पता-
-)

जमाबंदी रैयत का नाम :

Manju Devi-पति-Prabhakar Singh

विक्रेता का नाम :

Manju Devi, पिता-Late Surya Deo Singh, जाति-..., पत्ता-
Sohgara Guthni Siwan Bihar Present Add- Dr.
Bhattacharya Road West Patel Nagar Patna Bihar

राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचना प्रदान करने हेतु इस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

Signature valid

Digitally signed by

Manoj Kumar

अंचलाधिकारी बड़ागाँई

कोरोना के उड जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP14232022

नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	27	पृष्ठ संख्या वर्तमान	31	थाना न.	193
		वर्तमान(VOL)					

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है			कारोबार विस्तृत सूचना			रजिस्टर 2 जदयतन तिथि अभ्युक्ति	
						खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल		लगान
20527	1178 /R27 2022 - 2023	बरियातु/ 193	राँची	20/11/2022	By Sale Registration Deed 4679 Dated 29/07/2022	21	22	26	21	855	4.4 डिसमील	10	

क्रेता का नाम :
(Sangeeta Kumariपिता-Harendra Prasad Sing, जाति-....,
पता-Brindavan Vatika Road No. 4 Janak Nagar Héhal
Ranchi)

जमाबंदी रैयत का नाम :
Manju Devi-पति-Prabhakar Singh

विक्रेता का नाम :
Manju Devi, पिता-Late Surya Deo Singh, जाति-...., पत्ता-
Sohgara Guthni Siwan Bihar Present Add- Dr.
Bhattacharya Road West Patel Nagar Patna Bihar

राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

Manoj Kumar

अंचलाधिकारी

बड़ागाँई



कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।

खदात संख्या	खेदात संख्या	रकबा (एकड़ में)
21	855	0 एकड़ 4.4 विसगील 0 हेक्टर

भरजी नकदी	भरजी भावती	तफरील हिसाब लगान भावती
-----------	------------	------------------------

जोत का सालाना मांग मय तफरील (बकाया को हाल) मौजूदा साल पर।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावती)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मीजान	24.50					24.50

तफरील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया			मौतालबा हाल (2023-2024)	फाजिल
		3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावती)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मीजान अदायकारी					24.50	

- (1) मीजान कुल (लफजी में) : Twenty Four Rupees and Fifty Paise
- (2) नाम देहिन्दा -
- (3) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 27-05-2023

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



ऑनलाइन जाँच

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्राचीन जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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

को बाणा मंगर बरियातु 193 Anand Abhishek		
खाता संख्या	शेस संख्या	रकबा (एकड मी)
21	055	0 एकड 4.4 हिसागीत 0 हेक्टर
भराजी नकदी	भराजी भावली	तफरील हिसाब समान भावली

जोत मंग शालकना मंग मंग तफरील (बकाया को हाल) मीजूत साल मंग।

मंग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
शेस	5.00					5.00
सूद	5.00					5.00
मुतफरकत	2.00					2.00
मीजान	24.50					24.50

तफरील अदायकारी

अदायकारी बावत	बकाया				मीतलबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावली)					2.50	
शेस					5.00	
सूद					5.00	
मुतफरकत					2.00	
मीजान अदायकारी					24.50	

- (1) मीजान कुल (सफजो मी): Twenty Four Rupees and Fifty Paise
- (2) नाम देहिन्दा -
- (3) कुल बकाया- 24.50

तारीख अमला तहरील कुनिन्दा : 14-05-2023

छास महाल का बकाया मालगुजारी पर (शियाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



0

ऑनलाइन जाँचा

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्राथी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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

(Handwritten Signature)

V

फरद मालकी / फरद रैयती
नाम रैयत मय वसिदगत जमावन्दी
यो सानुनत नम्बर।

Page No. : 31
Vol. No. : 27
Receipt No. : 0094934020

गुजारी | बरियानु | 193 | Sangeeta Kumari

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
21	856	0 एकड़ 4.4 डिगमील 0 हेक्टर

जमावन्दी नकदी	भराजी भावली	ताफसील हिसाब लगान भावली
---------------	-------------	-------------------------

जोत का सालाना मांग मय तफरील (बकबाया वो हाल) गौजूटा सत नव।

मांग बाबत	सालाना	बकबाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकत	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बाबत	बकबाया	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	मोतातबा हाल (2023-2024)	फाजिल
गुजारी (भावली)						2.50	
सेस						5.00	
सूद						5.00	
मुतफरकत						2.00	
मीजान अदायकारी						24.50	

(1) मीजान कुल (तफजी में) : Twenty Four Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकबाया- 24.50

तारीख अमला तहसील कुनिन्दा : 27-05-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्राथी की जानकारी के लिए है।

किन्ती भी प्रपत्र की असुदियाँ 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

October 14, 2023

पंजी II प्रति

प्रमाण संख्या	26	पृष्ठ संख्या	60						
खेत का नाम	रौंघी	अनुसूचित नाम	राधर	अर्चना का नाम	बड़ागाँई	हस्ता का नाम	हस्ता-04	हुनरेंट का नाम	JHARKHAND
खेत का नाम	बरिफालु	होल्डिंग संख्या	21	तौजी संख्या		धाना नम्बर	193	खता का प्रकार	---

Sureta Singh, पिता-Ashok Kumar Singh, जति- ...

खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	समान	सेस
21	855	0 ऐ 4.4 डि 0 हे	प्रमाणपत्र संख्या 3923/2021 - 2022	10	0
	कुल परिमाण	0 ऐ 4.4 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत रकबा	सागत धान् साम	रोड सेस रकबा	रोड सेस धान् साम	शिक्षण सेस रकबा	शिक्षण सेस धान् साम	स्वास्थ्य सेस रकबा	स्वास्थ्य सेस धान् साम	कृषि सेस रकबा	कृषि सेस धान् साम
06-27-2022	0803664736	2021-2022	2022-2023	10	10	2.5	2.5	5	5	5	5	2	2
05-27-2023	0531156638	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2

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

Mutation Cases Not Found !!

List Of Case Status Details

अगला पृष्ठ

← BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रश्न केवल प्रती की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करें।

ऑनलाइन जाँचा

(Handwritten Signature)

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 14, 2023

पंजी II प्रति

पृष्ठ क्रमांक	27	पृष्ठ संख्या	32
जिला का नाम	रोही	अनुमंडल नाम	सदर
तहसील का नाम	बरिखनु	होल्डिंग संख्या	21
अपघल का नाम		लॉजी संख्या	
बडागाँव		हलका का नाम	धाना मजवर
हलका का नाम		हल्का-04	193
इस्टेट का नाम		खाला का प्रकार	—
JHARKHAND			

Anand Abhishek, पिता-Ashok Kumar Singh, जाति-

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	नमान	सेस
21	855	0 ए 4.4 डि 0 ई	नामान्तरण मुकदमा संख्या 1177/2022 - 2023	10	0
	कुल परिमाण	0 ए 4.4 डि 0 ई			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	आगत बकाया	नमान धान् साल	रोड सेस बकाया	रोड सेस धान् साल	विजा सेस बकाया	विजा सेस धान् साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धान् साल	कृषि सेस बकाया	कृषि सेस धान् साल
11-21-2022	0435024941	2022-2023	2022-2023	0	10	0	2.5	0	5	0	5	0	2
05-14-2023	0496275668	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2

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

Mutation Cases Not Found !!

List Of Case Status Details

www.td

BACK

यह एक प्रत्यक्ष जनित प्रति
यह प्रथम काल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 14, 2023

पंजी प्रति

पंजी संख्या	27	पृष्ठ संख्या	31
जिला का नाम	सीपी	अनुसूचित नाम	सदर अपील का नाम
खेती का नाम	बरिपानु	होस्टिंग संख्या	21
		लीजी संख्या	
		हस्ताक्षर	193
		इस्टेट का नाम	JHARKHAND
		खाला का प्रकार	—

Sangheta Kumari, पिता-Harendra Prasad Sing,
जति- ...

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	जमान	सेस
21	055	0 ऐ 4.4 डि 0 हे	नामान्तरण मुकदमा संख्या 117B/2022 - 2023	10	0
	कुल परिमाण	0 ऐ 4.4 डि 0 हे			

संघीय	प्राप्ति पत्र संख्या	साल से	साल तक	भागल बकाया	भागल घाम् साल	रोड सेस बकाया	रोड सेस घाम् साल	शिक्षा सेस बकाया	शिक्षा सेस घाम् साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घाम् साल	कृषि सेस बकाया	कृषि सेस घाम् साल
11-21-2022	0016714779	2022-2023	2022-2023	0	10	0	2.5	0	5	0	5	0	2
05-27-2023	0094934820	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2

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

List Of Case Status Details

अगला पृष्ठ

← BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रचल केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की असुविधों के लिए सम्बन्धित अंशाधिकारी से संपर्क करें
ज्यादा अनुसंधान देखने के लिए प्लॉट नंबर शिल्लक करें।



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No.: **TRAN28128498320230721**

Date: **2023-07-28**

Department / Section: Revenue Section
Account Description: Holding Tax & Others

Ward No: **8**

New Ward No: **9**

Holding No.: **0080007481000A2**

New Holding No: **0080001003303Z0**

Received From Mr / Mrs / Miss.: **SWETA SINGH W/O SANJEEV KUMAR, SANGEETA KUMARI W/O RAJEEV KUMAR, ANAND ABHISHEK S/O ASHOK KUMAR SINGH**

Address: **AT RANI BAGAN BARIAT U-RANCHI**

A Sum of Rs.: **1608.00**

(In words): **One Thousand Six Hundred And Eight Rupees Only**

towards: **Holding Tax & Others** Vide: **CASH**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2023-2024	4	2023-2024	1603.80
				1% Monthly Penalty	4.01
				Total Payable Amount	0.00
				Total Paid Amount	1608.00



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

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

(Handwritten Signature)



Ent

Pre Registration Docket

Office Name :- SRO - Ranchi
Token No:- 202300137575

Date :- 15-10-2023 11:33 am

Appoinment :- 17-Oct-2023 Time:- 11:6

Article	Development Agreement
Pre Registration Date	15-Oct-2023
No. Of Pages	41
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,06,494.

Property Id: 1086354

Valuation No. : 1473602 / 2023	:- 2023-2024	Date : 15-October-2023 10:20:AM
State : Jharkhand	District : Ranchi	Tahsil : Baragal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu
Bariatu Ward No9 Village Code 193 - Other Road		-
Khata Number - 21		
Plot Number - 855		
Volume Number - 26		
Page Number - 60		
Holding Number - 0080001003303Z0		

Property Rates

Commercial Land (Y)

₹621986/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	4.40 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.4 x 621986=2736738.4	₹27,36,738/-
			₹27,36,738/-

Note : Final Valuation is Rounded to Next 100/-

₹27,36,800/-

Final Valuation is Rounded to Next 100/-

Land measurement, Sub Part and House No.	Property Boundaries East: Part of Plot No. 855, West: Part of Plot No. 855, South: Part of Plot No. 855, North: 20' wide Road
Area	Land area : 4.40 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	2736738.4
Transaction Amount	8210400

Property Id: **1086370**

Valuation No. : 1473624 / 2023	:- 2023-2024	Date : 15-October-2023 10:41:AM
State : Jharkhand	District : Ranchi	Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu
Bariatu Ward No9 Village Code 193 - Other Road		
Khata Number - 21		
Plot Number - 855		
Volume Number - 27		
Page Number - 32		
Holding Number - 0080001003303Z0		

Property Rates

Commercial Land (Y)

₹621986/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	4.40 Decimal
---	-----------	--------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.4 x 621986=2736738.4	₹27,36,738/-
			₹27,36,738/-

Note : Final Valuation is Rounded to Next 100/-

Final Valuation (₹)

₹27,36,800/-

Final Valuation in Words: Twenty Seven Lakhs Thirty Six Thousands Eight Hundred Rupees Only

Land measurement, Sub Part and House No.	Property Boundaries East: Part of Plot No. 855, West: Part of Plot No. 855, South: Part of Plot No. 855, North: 20 feet wide Road
Area	Land area : 4.40 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	2736738.4
Transaction Amount	-

Property Id: 1086378		Valuation No. : 1473632 / 2023		:- 2023-2024		Date : 15-October-2023 10:44:AM	
State : Jharkhand			District : Ranchi			Tahsil : Baragai	
Land Type : Urban			Corporation : Ranchi Municipal Corporation Bariatu			Village/City : Bariatu	
Bariatu Ward No9 Village Code 193 - Other Road			-				
Khata Number - 21							
Plot Number - 855							
Volume Number - 27							
Page Number - 31							
Holding Number - 0080001003303Z0							
Property Rates							
Commercial Land (Y)							
₹621986/- Decimal							
Valuation Rule : Commercial land							
Property Details							
1 Land area			4.40 Decimal				
Calculation Details							
Sr.No.	Description	Calculation	Total				
1	Open Land Valuation	1. 4.4 x 621986=2736738.4	₹27,36,738/-				
Total			₹27,36,738/-				
Note : Final Valuation is Rounded to Next 100/-							₹27,36,800/-
Total Valuation (A)							₹27,36,800/-
Total Amount in Words : Twenty Seven Lakhs Thirty Six Thousands Eight Hundred Rupees Only							

Land measurement, Sub Part and House No.	Property Boundaries East: Part of Plot No. 855, West: Part of Plot No. 855, South: Part of Plot No. 855, North: 20 feet wide Road
Area	Land area : 4.40 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	2736738.4
Transaction Amount	-

CLAIMANT	-Ms. AAKRITI ASSOCIATES Through Partner Rajiv Kumar, Father/Husband Name Awadhesh Kumar, PAN No.- Date Of Birth-30-Sep-1974, Permission Case No.-, Aadhaar No. *****4586, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Ranchi, Address - Brindavan Vatika Road No. 4 Janak Nagar Ratu Road Ranchi Jharkhand, Pin Code-834005
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REGISTRARS

-Mr. Anand Abhishek, ,Father/Husband Name Ashok Kumar Singh , **PAN No.- Date Of Birth**-08-Oct-1982,**Permission Case No.- , Aadhaar No.** *****1081, **Country-India, State Name-**Jharkhand, **District Name-Ranchi, City/Village/Town Name-**Ranchi, **Locality-Ranchi,Address -** Road No. 4 Near Manglam Marriage Hall Rani Bagan Bariatu Ranchi Jharkhand, **Pin Code-834009**

-Mrs. Sweta Singh, ,Father/Husband Name Ashok Kumar Singh , **PAN No.- Date Of Birth**-10-Dec-1980,**Permission Case No.- , Aadhaar No.** *****0674, **Country-India, State Name-**Jharkhand, **District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-**Ranchi,**Address -** Opposite Qtr No. 22 Staff Bank Colony Piskamore Ratu Road Ranchi Jharkhand, **Pin Code-834005**

-Mrs. Sangeeta Kumari, ,Father/Husband Name Harendra Prasad Singh , **PAN No.- Date Of Birth**-06-Nov-1976,**Permission Case No.- , Aadhaar No.** *****5315, **Country-India, State Name-**Jharkhand, **District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Ranchi,Address -** Brindavan Vatika House No. 407, Road No. 4 Janka Nagar Piskamore Ratu Road Ranchi Jharkhand, **Pin Code-834005**

Witness Information **Mr. Amit Kumar Singh , Address -** Sukhdeo Nagar Ratu Road Ranchi Jharkhand-, **Father/Husband Name-Karu Singh Yadav**

Identifier Details **Mr. Amit Kumar Singh , Address -** Sukhdeonagar Ratu Road Ranchi Jharkhand-, **Father/Husband Name-Karu Singh Yadav**

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,230
Total		1,230

Fee Rule:Development Agreement		
1	A1	2,05,260
2	LL	3
3	PR	1
Total		2,05,264

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.

Writer / Advocate

[Handwritten Signature]

Vendor / Claimant

Shuchi Singh

[Handwritten Signature]

Vendor / Executant

Sangeeta Kumar

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

[Handwritten Signature]

Document Registration Summary 1

17-Oct-2023

- Government/Market Value: ₹8210400/-
- Transaction Amount: ₹8210400 /-
- Paid Stamp Duty: ₹100 /-

On Date 17-10-2023 Presented at SRO - Ranchi
Signature of Presenter

Rajiv Singh
SRO - Ranchi

Receipt : 918901

Receipt Date : 17-10-2023

Presenter Name: -

Rajiv Singh

PR	₹1
SP	₹1230
LL	₹3
A1	₹205260
Stamp Duty	₹100

Total

₹206594

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AakritiAssociatesThroughPartnerRajivKumar	GRN Number : 2319768010 DEPT Transaction Id : 28c1b1eef80bfd13eac1 Transaction Type :	100
PR	1	1	0	GRAS	AakritiAssociatesThroughPartnerRajivKumar	GRN Number : 2319768180 DEPT Transaction Id : 574944272a27af98331c Transaction Type :	1
SP	1230	1230	0	GRAS	AakritiAssociatesThroughPartnerRajivKumar	GRN Number : 2319768180 DEPT Transaction Id : 574944272a27af98331c Transaction Type :	1230

Rajiv Singh

	205260	205260	0	GRAS	AakritiAssociatesThroughPartnerRajivKumar	GRN Number : 2319768180 DEPT Transaction Id : 574944272a27af98331c Transaction Type :	205260
LL	3	3	0	GRAS	AakritiAssociatesThroughPartnerRajivKumar	GRN Number : 2319768180 DEPT Transaction Id : 574944272a27af98331c Transaction Type :	3
Sub Total	206498	206594	-96				

Article : Development Agreement Number of Pages : 82


Signature of Operator


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 :- 202300137575

Deed Type	Development Agreement
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1230, A1 :- Rs. 205260, LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs.2736738/- ,Transaction Amount :- Rs.8210400/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Bariatu Location :- Other Road, Bariatu Ward No9 Village Code 193 Property Boundaries :- East: Part of Plot No. 855, West: Part of Plot No. 855, South: Part of Plot No. 855, North: 20' wide Road Khata Number - 21Plot Number - 855Volume Number - 26Page Number - 60Holding Number - 0080001003303Z0 Area Of Land :- 4.40 Decimal
Property No.	2
Valuation Details	Value :- Rs.2736738/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Bariatu Location :- Other Road, Bariatu Ward No9 Village Code 193 Property Boundaries :- East: Part of Plot No. 855, West: Part of Plot No. 855, South: Part of Plot No. 855, North: 20 feet wide Road Khata Number - 21Plot Number - 855Volume Number - 27Page Number - 32Holding Number - 0080001003303Z0 Area Of Land :- 4.40 Decimal
Property No.	3
Valuation Details	Value :- Rs.2736738/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Ward No9 Village Code 193 Property Boundaries :- East: Part of Plot No. 855, West: Part of Plot No. 855, South: Part of Plot No. 855, North: 20 feet wide Road Khata Number - 21Plot Number - 855Volume Number - 27Page Number - 31Holding Number - 0080001003303Z0 Area Of Land :- 4.40 Decimal






Sweta Singh s/o/d/o/w/o Ashok Kumar Singh has presented document for registration in this office
 Day dated :- 17-Oct-2023 Day :- Tuesday Time :- 15:26:44 PM



Sweta Singh(Individual)

Party Name	Document Type	Document Number
Sweta Singh	PAN/UID	432450410674

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Anand Abhishek Address1 - Road No. 4 Near Manglam Marriage Hall Rani Bagan Bariatu Ranchi Jharkhand, Address2 - Ranchi , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Anand Abhishek Address:- Lodha aurum grande, , B wing 2401, kanjurmarg east, Mumbai, , Mumbai Suburban, 400042, , Maharashtra, India		EXECUTANTS Age:41			
2	Sweta Singh Address1 - Opposite Qtr No. 22 Staff Bank Colony Piskamore Ratu Road Ranchi Jharkhand, Address2 - Ranchi , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sweta Singh Address:- , Opposite to Quarter No. 22, Staff Bank Colony, Piska More, Ratu Road, Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:42			

	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	Sangeeta Kumari Address1 - Brindavan Vatika House No. 407, Road No. 4 Janka Nagar Piskamore Ratu Road Ranchi Jharkhand, Address2 - Ranchi , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sangeeta Kumari Address:- brindavan vatika, , road no 4, janak nagar, Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:46			Sangeeta Kumari
4	AAKRITI ASSOCIATES Through Partner Rajiv Kumar Address1 - Brindavan Vatika Road No. 4 Janak Nagar Ratu Road Ranchi Jharkhand, Address2 - Ranchi , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rajiv Kumar Address:- brindavan vatika, janak nagar, road no 4, ratu road ranchi, Hehal, , Ranchi, 834005, , Jharkhand, India		CLAIMANT Age:49			

Identification:



Party Name and Address

Amit Kumar Singh
 S/o-D/o Karu Singh Yadav
 Address1 - Sukhdeonagar Ratu Road Ranchi Jharkhand,
 Address2 -
 ... Jharkhand
 PAN No.:

Photo



FingerPrint



Signature

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Amit Kumar Singh Address1 - Sukhdeo Nagar Ratu Road Ranchi Jharkhand, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Sweta Singh , Anand Abhishek , Sangeeta Kumari), has/have admitted the execution before me. He/ She/ They has / have been identified by (Amit Kumar Singh) Son/Daughter/Wife of (Karu Singh Yadav) resident of (Sukhdeonagar Ratu Road Ranchi Jharkhand) and by occupation (Business).

Signature of Registering Officer

Date:- 17-Oct-2023

Seal and Signature of Registering Officer



Token No.: 202300137575

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **17-Oct-2023** by **Sweta Singh**, S/O, D/O, W/O **Ashok Kumar Singh** resident of Opposite Qtr No. 22 Staff Bank Colony Piskamore Ratu Road Ranchi Jharkhand ,Ranchi.

This deed was registered as Document No:- **2023/RAN/9111/BK1/8373** in Book No :- **BK1**,Volume No :- **1123** from Page No :- 293 to 374 at, office of **SRO - Ranchi**

Date:- **17-Oct-2023**

WS
17/10
Registering Officer

