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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d48e5599f2927fb9bf2d

Receipt Date : 27-Oct-2023 01:48:16 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300140443

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : Green Acres Infra Structure Represented
Through Its Partners Priyesh Mayank and
Others (Vendee)

GRN Number : 2319906658



निम्न 01 नो. दर्यादा द्वारा भारतीय स्टाम्प अधिनियम,
1899 के अन्तर्गत 1 या 1 क्रम सं०.....5.....के
अधीन प्रमाण-पत्रिका (या स्टाप शुल्क से
विमुक्त या स्थान्य शुल्क अर्थात् नहीं)

For Office Use

Reenuandau Prasad
27-10-23

Priyesh Mayank
27.10.23

अवर निबंधक, संचय

शहरी क्षेत्र-2, (डोरण्डा) प्रक्षेत्र

97/10/2023

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



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Ranchi on this the 27th day of October 2023

BETWEEN

RAMNANDAN PRASAD, Son of Late Rameshvar Prasad, Grandfather's name Late Bhaglu Mahto, by faith Hindu, BY CASTE- [GENERAL uncovered under CNT Act 1908], by occupation Business, Resident of 73, Ambedkar Path, Sarswati Vihar Colony, Rukanpura Patna, Bihar-800014, Local Address- Tupudana, P.S. Hatia, District Ranchi (Jharkhand) **HEREINAFTER CALLED THE LANDOWNER** (which expression shall, unless repugnant to the context or excluded by these presents, mean and include his legal heirs, representatives, successors-in-interest and assigns) of the One part, (Indian National)

AADHAR- XXXX XXXX4125 PAN-AQAPP6214B MOBILE 70048 01814

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मुद्रा 100/-
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AND

Ramnandan Prasad
27-10-23

022. मजदूरी दफ्तर का पत्र
के मिलाया।
27.10.23

पतिव्रता सुधी से मिलान
किया एवं प्रमाणित
सुधी से प्राप्त है।

मि. माजीद इमरतुल्लाह का
1952 ई. वि. 19.2.16 का
अनुपालन किया जा रहा
है।

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GREEN ACRES INFRA STRUCTURE, A PARTNERSHIP FIRM, REGISTERED UNDER PARTNERSHIP ACT 1956 (PAN AAXFG0483C) having its office at PLOT NO 762, WARD NO 53, TUPUDANA CHOWK, NEAR POST OFFICE GALI, HATIA, District- Ranchi(Jharkhand) represented through its partners namely ;

1) **MR. PRIYESH MAYANK**, son of Sri Umesh Kumar, Grandfather's name- RAMNANDAN PRASAD by occupation – Business, Resident of E-102, Sector- 2 HEC Colony, Dhurwa, Ranchi District- Ranchi(Jharkhand) and

2) **Mr. RANJEET KUMAR MISHRA** son of Ramashraya Prasad Mishra, Grandfather's name Pt Dhana Mishra ,by occupation – Business, Resident of -Om Prakash Nagar, Road No. 3 Basargarh Hatia, District- Ranchi(Jharkhand)

HEREINAFTER CALLED THE DEVELOPER (which expression shall, unless repugnant to the context or excluded by these presents, mean and include its successors-in-interest and assigns) of the Second Part;

AADHAR-XXXX XXXX 7884, PAN CUKPM9885M MOBILE 7004801814

AADHAR-XXXX XXXX 5351, PAN AHFPM9081M ,MOBILE 7004801832.

WHEREAS the lands of Khata No.05, Plot No 762 and 765 recorded in the R.S. record of right (Khatian) as Kayami in the name of Kashu Singh son of Murtu Singh, Kaum Rajput sakin Tupudana.

AND WHEREAS the LANDOWNER is the absolute owner of 33.88 decimals of land in Khata No. 05, Plot Nos. 762 and 765 situated at village Pugru, Thana No. 250 , Thana Dhurwa, District Ranchi by virtue of three registered deeds of sale being i) Deed No. 5777 dated 15/05/2002, ii) Deed No. 12424/10870 dated 04/07/2009 and iii) 12728/10971 dated 11/05/2010

AND WHEREAS after purchase of the aforesaid land the said DONOR become absolute owner and came in possession of said land and mutated the land and mutated his aforesaid land in mutation case No.307R27/2002-2003 and Mutation Case No. 2824R27/2010-11 and Mutation Case No. 2917R27/201011 in respect to the said property and paying rents thereof which has been more fully described in Schedule-A below (hereinafter for the sake of brevity called the "the Said Property")

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AND WHEREAS the above named landowner intended to develop her aforesaid land through a developer and at the request of the LANDOWNER, the DEVELOPER has agreed to develop 'the Said Property' of Schedule A below on conversion basis and construct thereupon New Multistoried Residential/commercial Buildings as per the plan to be sanctioned by Ranchi Municipal Corporation, Ranchi and/or such authority as may have the power to sanction the plan and directions/ instructions/ permissions given by other concerned authorities, if any, on the terms and conditions in the manner herein after appearing.

DEFINITIONS- Unless there is anything repugnant to the subject or context, the following terms will have the meaning assigned to them.

"RESIDENTIALCOMPLEX" shall mean New Multi Storied Residential buildings Complex Corridors, Stairways, Drive ways, Landings, Machine Room, Stair case, Passage, Lift Shafts, Lifts, Pump Room, Tube Wells, Overhead Water Tank, Water Pump, Motor Generator, etc. with all other facilities required for families in good atmosphere.

"NEW BUILDINGS" shall mean such new Multi-storied Residential Building Complex as may be permitted to be constructed on 'the said Property' in Schedule A below as per building law together with such facilities as may be provided by the DEVELOPER for exclusive use of the occupants of the new Complex. All the new buildings shall be constructed according to the plan sanctioned R.M.C., Ranchi and permitted under the Rules of R.M.C., Ranchi Building Bye-laws. New Residential building shall be known and referred to as "Pratibha Enclave" situated at Village - Pugru, Thana - Jagarnathpur, Thana No. - 250, District Ranchi

"SANCTIONED PLAN" shall mean the building plan which has been prepared by the architect appointed by the DEVELOPER, and sanctioned by R.M.C., Ranchi under R.M.C., Ranchi Building Bye-laws.

"SPECIFICATIONS" shall mean mutually settled and finalized specifications mentioned in Schedule D below according to which the proposed new building aforesaid shall be constructed.

"COMMON FACILITIES & AMENITIES" shall mean and include Corridors, Stairways, Drive ways, Landings, Machine Room, Stair case, Passage, Lift Shafts, Lifts, Pump Room, Tube Wells, Overhead Water Tank, Water Pump, Motor Generator and other facilities which may be mutually agreed upon between the

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parties and required for the establishment, location, enjoyment, provisions and maintenance of the New Buildings.

"**SAID UNITS**" shall mean and include various residential flats/dwelling units with proportionate undivided share in the land on which the said buildings shall be constructed and also the car parking spaces in the New Buildings to be constructed on the Said Property.

"**LANDOWNER'S ALLOCATION**" shall mean 35% (Thirty Five Percent) of the Super Built Up Area in the New Building of Residential Complex on conversion basis (in lieu of her land of schedule A) allocated to the LANDOWNER as part of LANDOWNER's Portion in accordance with the terms and conditions of these presents to the extent and in the manner as fully and particularly described in SCHEDULE-B below.

"**DEVELOPER'S ALLOCATION**" shall mean the remaining 65% (sixty Five Percent) of the Super Built Up area in the New Building (excluding the portion known as the "LANDOWNERS' Allocation"), in the New Buildings within Residential Complex allocated to the DEVELOPER as part of DEVELOPER'S Portion in accordance with the terms and conditions of these presents to the extent and in the manner as fully and particularly described in Schedule-C hereunder.

HOWEVER, the areas mutually divided and demarcated as the LANDOWNERS' Allocation (in Schedule B) and DEVELOPER's Allocation (in Schedule C) shall be subject to revision by the parties hereto by mutual consent.

"**FLAT OWNER'S SOCIETY**" shall mean the society or association formed below by the LANDOWNER, the DEVELOPER and the occupants of the buildings and comprising of all the flat owners of multi-storied residential buildings complex.

"**R.M.C., Ranchi**" shall mean Ranchi Municipal Corporation, Ranchi which is competent to approve and sanction the plan for the proposed "New Buildings" to be built on "the Said Property"

SCHEME & CONSIDERATION FOR DEVELOPMENT:

The DEVELOPER shall start construction of the New Residential Buildings on "The Said Property" of Schedule A below after sanction of building plan sanctioned by RMC, Ranchi, and also according to the specifications as mentioned in Schedule -D below.

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The DEVELOPER, may, at its own costs, modify the approved plan, as it deems fit and proper, modifications are permissible and/or within the provisions of buildings bye-laws or as per approved scheme lay down by R.M.C. Ranchi or other Competent Authority

The LANDOWNER hereby agrees, assures and undertakes to sign and execute revised plans, if any, applications and other papers and deeds, documents as may be required by the DEVELOPER from the time to time at the cost and expenses of the DEVELOPER.

The LANDOWNER will, at the cost of the DEVELOPER, render it all reasonable assistance in obtaining all sanctions, permissions, approvals as and when required by the DEVELOPER from RMC, Ranchi and/or the Competent Authority Ranchi, and/or other authorities, if any.

The DEVELOPER shall be authorized to apply for and obtain temporary and/or permanent connections of Water Supply, Electricity, and/or other facilities required for the New Residential Buildings .

LANDOWNER COVENANTS:

That The LANDOWNER is seized and possessed of or is otherwise well and sufficiently entitled to as the absolute OWNER in respect of 'the Said Property' more fully described in Schedule-A below and the property is free hold and the landowner has perfect title and same is free from all encumbrances and the LANDOWNER has acquired a good, clear and marketable title over the same.

In any event the Owner, without prejudice forgoing declarations, agree and undertake to remove the entire obstacle and clear all outstanding debts or defects, relating to the title of the property in the Developer or its nominee/s free from all encumbrances and defect in so far as the Developer's area is concerned.

That there are no attachment, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, us lispensens, notices, petitions or adjudication orders affecting the said property or any part thereof.

That 'the Said Property' has neither been acquired, requisitioned or restored nor any notice for acquisition, requisition or restoration of the same under any statutes of past or present have been received by the LANDOWNER from any Competent Government Authority for acquisition, requisition or restoration of the same.

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That apart from the LANDOWNER, none else is or are entitled to or has or have any share, right, title and/or interest, over and in respect of the Said Property' or any part thereof as a partner or partnership or co-partners in any joint family or in any other manner, howsoever.

The LANDOWNER hereby agree and covenants with the DEVELOPER not to cause any interference or hindrance in the matter of development of 'the Said Property' and/or construction thereon of the New Buildings as per the terms of this agreement nor to do any act or deed or thing whereby the DEVELOPER may be prevented from booking, selling, assigning and/or disposing of any of the DEVELOPER'S Allocated Portion in the New Buildings.

The LANDOWNER declare that he has not agreed, committed to or contracted or entered into agreement for sale, lease or transfer by any mode or for the development of "The Said Property" or any part thereof with any person other than the DEVELOPER and that it would keep "The Said Property" free from all encumbrances during the subsistence of these presents.

The LANDOWNER further declares that he has not done any act, deed, thing or matter whereby or by reason whereof the development of 'the Said Property' and construction of building thereon may be affected or prevented in any manner whatsoever.

The LANDOWNER covenants with the DEVELOPER that in the event of any delay in the progress or completion of the project due to any court order, litigation, forcible occupation or disturbance by third party claimants, they would exclude such period of stoppage of work from the time fixed for completion of project.

The parties hereto shall jointly draft the Rules & Regulations of the FLAT OWNERS' ASSOCIATION.

DEVELOPER COVENANTS: That

The DEVELOPER shall carry out the development of 'the Said Property' the construction thereon of the New Building in accordance with the plan sanctioned by RMC Ranchi, and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, if any, and directions time to time issued by local authorities.

The DEVELOPER shall arrange from its own sources, finances and/or funds, time to time required for the development of 'the Said Property' or for construction of the New Residential Building thereon.

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On completion of the New Building, the DEVELOPER shall give notice to the LANDOWNER in writing to take possession of such portions of the constructed portions known as "LANDOWNERS' Allocation", in the new building.

That DEVELOPER hereby agrees and covenants with the LANDOWNER not to do any act, deed or thing by which the LANDOWNER may be prevented from enjoying, selling, assigning, and/or disposing of their allocated portions in the New Residential Buildings as described in Schedule-B below.

TIME FOR COMPLETION OF PROJECT.

The DEVELOPER shall complete the construction of the New Building within 3 years from the date of sanction of plan.

TIME IS ESSENCE OF THE CONTRACT :

Subject to the DEVELOPER being put in peaceful possession of 'the Said Property', the DEVELOPER agrees to complete the project within the stipulated period. However in the event of the DEVELOPER being unable to complete the project within the stipulated period aforesaid (i.e. within 36 months), excluding the period affected by force majeure' or other circumstances beyond its control, the DEVELOPER shall be allowed a further Grace Period of 12 months .

FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure and such obligation shall remain suspended throughout the duration of the force majeure. In this regard, force majeure shall mean and include flood, earthquake, riot, war storm, tempest, civil commotion, air raids and/or any prohibitory order of Court/RMC restraining the construction of the New Buildings on 'the Said Property' or restraining construction in general and/or changes in any building bye-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.

POWER OF ATTORNEY

The Owner agree and undertake that he shall execute and give General Power of Attorney in favour of the Developer so that no hindrance or obstruction is caused to the Developers in carrying out and discharging its obligations under these present and do all such acts and / or things that may be necessary for the developments, planning construction of the said building during the period of development and sale

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of the Developer's area it is however expressly agreed and understood between the parties that the aforesaid general Power of Attorney shall be Governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid general Power of Attorney and this Development Agreement, the provisions of latter shall prevail. The Developer shall be entitled to MORTGAGE the said PROPERTY limited to 65% of the Developers area to obtain loan for the intending purchaser(s) or for construction purpose.

ALLOCATION(Distribution of share)

That immediately after the sanction of the map the Land Owner and the Developer shall in joint consultation distribute the built up area in proportion as mentioned in this development agreement and a supplementary agreement of distribution/allocation of their respective share shall be made indicating the said allocation which shall be deemed to be integral part of this agreement. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permitted to further construction over the roof of the proposed building the Land Owners shall has right to 35% and Developer shall have right to 65 %. It also mentioned here that the roof right of the said proposed building will be goes to the Developer And Land Owners in the same ratio of the proposed building.

DEVELOPER'S RIGHTS

The DEVELOPER shall be entitled to advertise in its own name about the development of the Said Property' and proposed sell of Residential Flats/Dwelling units with or without car parking spaces in the New Buildings to be constructed and to put up Advertisement Board on the Said Property.

The DEVELOPER shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician, Plumber etc. and to appoint agents at its own costs, risks and expenses.

The developer shall be entitled to mortgage, charge or to deal with the developer's allocation and right title interest under this agreement in any manner as the Developer shall decide. The developer shall be entitled to obtain any or all type of project loans or individual loans against his Developer's share from any Bank or financial institution by mortgaging his share to Bank or financial institution without any further clearance or permission from the owner.

The DEVELOPER shall have right to enter into agreement for sale of flats and execute the sale deed in favour of the purchasers, in respect of his allocated

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portions. Undivided land area, Parking spaces and whenever if required by the Developer the Owner will join as confirming party in all such agreement, sale deed, deeds of allotment etc. For Development & construction of the said building & for sale of the Developer's area, However the Developer will exclusively be entitle to realise all amounts receivable under such agreements sale deeds, deed of allotment etc for the Developer's area.

The developer shall have right to mortgage his allocated portion of land & building structure/flats with financial institutions and also get the same registered if required facilitating disbursement of loan to the purchasers of flats of Developer's allocation/share in the said building "Pratibha Enclave":

The DEVELOPER shall, further be entitled to book and allot flats units etc. with or without car parking space or right in the New Building with proportionate undivided share in 'The Said Property' to prospective purchasers so far as they relate to DEVELOPER'S Allocation and to enter into agreements and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt thereto without in any way creating any liability upon the LANDOWNER. However, although the DEVELOPER may, immediately after execution of this agreement, start booking of units from out of the portion known as the DEVELOPER'S Allocation, yet it cannot sell and deliver possession of the same to the Purchasers, unless possession of the constructed area known as 'the LANDOWNER's Allocation' in the New Buildings have been delivered to the LANDOWNER as per Schedule D below.

MUTUAL RIGHTS

Immediately after completion of the New Building, the LANDOWNER shall be entitled to as the absolute OWNER of the constructed areas known as LANDOWNER'S Allocation in the new Building and will be entitle to sell/transfer and to execute sale deeds in favour of the intending purchasers of the residential flats and car parking spaces and undivided land from out of the LANDOWNER's Allocation and transfer their shares separately as per their allocated portions of 35% share as described in the Schedule-B below.

Likewise on completion of construction of the New building the DEVELOPER shall be entitled to as the absolute owner of the constructed areas known as DEVELOPER'S Allocation in the new Building and shall to sell/ transfer and to execute sale deeds in favour of the intending purchasers of the residential flats and

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car parking spaces and undivided land from out of the DEVELOPER's Allocation and transfer their shares separately as per their allocated portions of 65% as described in the Schedule-C below.

Provided always that the landowner and developer shall be at liberty to enter into such agreement for sell with the intending purchaser of the residential flats, parking space and undivided land from out of their respective share as it may be deem fit and proper at any time after execution of this agreement.

For the management of the new residential building and welfare of its occupants a society in the name of "Pratibha Enclave FLAT OWNERS ASSOCIATION shall be formed by the LANDOWNER, the DEVELOPER and the occupants of the new buildings within the Residential Complex. The Common Areas in the new buildings shall be controlled by ASSOCIATION.

The LANDOWNER and the DEVELOPER and their nominees shall become members of such Association. All the members of the Association, their nominees, respective agents, servants, licensees, tenants etc. shall be bound to abide by the Rules and Regulations as may be framed by the LANDOWNERS and the DEVELOPER from time to time. All the occupants of the buildings shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed for maintenance and management of all the buildings and common areas within Residential Complex. The Flats/Dwelling units in the new buildings shall be used exclusively for residential purposes without causing any nuisance or annoyance or inconvenience to occupiers of other flat owners.

The LANDOWNERS and the DEVELOPER have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as Joint Venture between them and the parties hereto do not constitute an association.

All the Flat Owners of the buildings shall jointly own and use the common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. However, no occupant of the buildings and/or their agents, representatives, tenants etc, shall encroach upon any portion of the common area of Residential Complex.

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RATES & TAXES

All out going including Municipal Taxes and any other charges in respect to the said landed properties shall be borne and paid by the Owner till the date of handing over of vacant possession of the said property and there after the same shall be borne and paid by the Developer till the delivery of possession of the Owner's area to the Owner

After delivery of possession of the Owner's area to the Owner, all out going in respect of the said land and the said building there on shall be borne and paid by the Owner and the Developer and / or their nominees proportionately in the proportion of their respective share in the total Super built up area (the word proportionately with all its cognates variations whenever used in these present shall mean the proportion in which the parties hereto and/or their nominees acquiring portions of the building and are entailed to the covered area in the said building).

SERVICES & CHARGES :

From the date of their taking possession of their allocated area in the new buildings, the flat owners will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the New Buildings.

TITLE DEEDS

Xerox/Original copies of the Title Deeds and other documents in respect of the said property shall be given by LANDOWNER to the DEVELOPER, as and when required until the New Building is completed and the possession thereof if made over as provided to the LANDOWNER of the portion known as LANDOWNER's Allocation then it shall be handed over to the Association of the FLAT OWNERS ASSOCIATION or the Co-operative Society to be formed for the management of the New Building

ARBITRATION:

It is hereby agreed by the Parties hereto that all disputes and differences arising out of and in relation to these presents or touching the development of 'the Said Property', construction of New Building and related matters thereto shall be referred to Arbitration under the Arbitration & Conciliation Act. 1996 and the decision of the

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*Remi Nandan Mehta
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Arbitrators appointed for the said purpose shall be final and binding on both the parties

SCHEDULE-"A" ('the Said Property)

ALL THAT PIECE AND PARCEL of Land under Khata No. -05 Plot No.762 area 27 Decimals and Plot No. 765, area 6.88 Decimals Total area 33.88 Decimals situated at Village - Pugru, Thana – Dhurwa, Thana No. – 250, District Ranchi New Holding No. 0550004452000A2 and 0550004453000Z0 of Ward No.53, which has been shown in red wash in trace map which is integral part of this deed which is bounded and butted as follows :-

- North - 4 50 Meter Wide Road
- South - part/portion of plot no.765
- East - 16 80 meter wide Road
- West -House

SCHEDULE-"B"

(LANDOWNER'S Allocation)

35% of the built up area in the new Building (constructed on the Land in Schedule A above) together known as ""Pratibha Enclave" Residential Complex", and 35% of proportionate share in land in schedule A and 35% of parking space and common facilities and Amenities constructed as per building plan sanctioned by the RMC, Ranchi and according to the specifications mentioned in Schedule-D below as denoted in detail in the copies of the Building Plan shall be delivered to the LANDOWNER as the LANDOWNER'S Allocation.

SCHEDULE 'C'

(DEVELOPER'S ALLOCATION)

After setting aside the LANDOWNER'S Allocation, as detailed in Schedule-B above, the rest 65% of the super built up area (constructed on the Land in Schedule A above) in the New Building ""Pratibha Enclave" Residential Complex" alongwith 65% of proportionate share in land in Schedule A and 65% of parking space and common facilities and Amenities constructed as per the building plan sanctioned by RMC, Ranchi and according to the specifications mentioned in Schedule-D below as

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denoted in detail in the copies of the Building plan shall be retained by the DEVELOPER as DEVELOPER'S Allocation.

SCHEDULE-D

(Specifications)

- * STRUCTURE- R.C.C. frame structure with brick work in cement mortar as per design and specifications of structural consultants.
- *CHOWKHATS – Door frames (Chowkhats) of wood or steel
- *DOOR- ISI mark flush door shutters. painted with two coats synthetic enamel on coat of primer.
- *WINDOWS- Two track fully glazed Aluminum Window with M S Grill.
- *FLOORING –Vitrified Tiles
- *KITCHEN –
 - FLOORING- Ceramic tiles.
 - WORKING PLATFORM - Granite with Steel Sink.
- *TOILET
 - FLOORING- Ceramic tiles/Non skit tiles
 - WALLS -Glazed tiles up to 5' height.
 - SANITARY- White glazed vitreous sanitary ware of ISI mark
 - FITTINGS - fitting of ISI Mark.
 - CISTERN- Acrylic/PVC cistern in white colour.
- *ELECTRICAL - All internal wiring in concealed conduits with COPPER wire. Anchor/V-guard/polycap.All electrical switches and accessories of Anchor make or equivalent.
- *INTERNAL WALL FINISH- All internal walls shall be finished with plaster of paris on plastered surface.
- *EXTERNAL WALL FINISH- plastered surface, Out side wall putty with weather coat paint
- *BORING AND TUBEWELL-: Boring & Tube well of adequate capacity by direct reserve circulation machine with adequate capacity KSB make or equivalent summer sable pump
- * GENERATOR - standard quality
- *LIFT- standard quality

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Ramesh

Ram Nandan Prasad
27-10-23

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CERTIFICATE

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of MathMandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai. It is also certified that the above mentioned land is not a Kaisharhind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc. It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

VALUATION FOR REGISTRATION

Value of land 33.88 Decimals @ Rs.806390/-per decimals Rs. 27320600/-

IN WITNESSES WHEREOF the LANDOWNER and the DEVELOPER have put their respective hands/ signatures on this after fully understanding the contents of this Agreement at Ranchi on the day, month and year first above written.

WITNESSES

Ram Nandan Basad
SIGNATURE OF THE LANDOWNER

श्री श्री सुभाष कुमार
पिता - स्व. सुभाष कुमार
कृष्णाकुटी - कुटिया
रांची
s. Navrat Kumar A/L
Sh. H. L. M. Sahu 27.10.23
Haramu Road,
Raja Hatu, Ranchi

SIGNATURE OF THE DEVELOPER

① *Navrat Kumar*
② *Specimen*

Ram Nandan Basad

Ram Nandan Basad
27-10-23

Specimen
27.10.23

Photograph Signature & fingerprints of Developer



Ram Nandan Pasood

Receiver



Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me

Sanjay

Typed By Sanjay

Navnit Kumar
28/10/23

Drafted by :- Navnit Kumar, Advocate, Ranchi

V

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मौजा मय

श्री राम नन्दन प्रसाद

खाता संख्या

5 ✓

खेसरा संख्या

762, 765

रकबा (एकड़ में)

0 एकड़ 19.83472 डिसमील 0 हेक्टर

अराजी भावली

तफसील हिसाब लगान भावली

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
मान (नकदी)	1.25				1.25	1.25
गजारी (भावली)	0.31				0.31	0.31
मांग	0.62				0.62	0.62
मौजामकान	0.62				0.62	0.62
मौजान	0.25				0.25	0.25
	3.05				3.05	3.05

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
मान (नकदी)				1.25	1.25	
गजारी (भावली)				0.31	0.31	
मांग				0.62	0.62	
मौजामकान				0.62	0.62	
मौजान अदायकारी				0.25	0.25	
				3.05	3.05	

मौजान कुल (लखों में) : Six Rupees and Ten Paise

नाम दर्हिन्दा -

कुल बकाया: 6.10

तारीख अमला तहसील कुनिन्दा : 01-09-2023

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



Online verified
 Laxdy
 27/10/23

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी 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।

Print

नाम मौजा मय

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श्री रामनन्दन प्रसाद

खाता संख्या

5

खेसम-संख्या

762,765

रकबा (एकड़ में)

0 एकड़ 10 डिसमील 0 हेक्टर

अराजी भावली

तफसील हिसाब लगान भावली

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
(नकदी)	2.00				2.00	2.00
(भावली)	0.50				0.50	0.50
.....	1.00				1.00	1.00
.....	1.00				1.00	1.00
.....	0.40				0.40	0.40
4.90	4.90				4.90	4.90

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
(नकदी)				2.00	2.00	
(भावली)				0.50	0.50	
.....				1.00	1.00	
.....				1.00	1.00	
.....				0.40	0.40	
4.90				4.90	4.90	

1) मांग कुल (लफ्जों में) : **Nine Rupees and Eighty Paise**

2) नाम टहिल्दा -

3) कुल बकाया - **9.80**तारीख अमला तहसील कुनिन्दा : **01-09-2023**

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



online verified
 Luvda
 27/10/23

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

प्लॉट का नाम, अभिभावक का नाम, रिश्ता										
बन्धु सिंह, बल्दु - मुडतु सिंह, . जाति- राजपुत, निवासी- शाकीन टुपुदाना										
जिला का नाम	राँची	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	मौजा का नाम	पुगडु	खाता का प्रकार	सिकमी	
खेपट नम्बर 2	खाता नम्बर 5	धाना का नाम	नामकुम	धाना नम्बर	250					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
	✓	1. टाड़ नकटा उरावं 2. टाड़ नीज	दोन तीन 1	0 एकड़ 90 डिसमील		रशीद की शुदा लगान जमावन्दी रकवा0-80 डीसमील के बीज है	0	4	3	कायमी
	✓	1. दोन नीज 2. टाड़ खाकहन	टाड़ दो 1	0 एकड़ 51 डिसमील		रशीद की शुदा लगान जमावन्दी रकवा0-80 डीसमील के बीज है				
खाता में कुल प्लोट संख्या	2	खाता का कुल मिजान (खतियान के अनुसार)	1	41	खाता का कुल लगान	0	4	3		

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।

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

online verified
Loudy
27/10/23

10/20/2023

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 20, 2023

पंजी 11 प्रति

9	पृष्ठ संख्या	63											
राजस्व	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND					
पुण्ड	होस्टिंग संख्या	5	तौजी संख्या	0	धाना नम्बर	250	खाता का प्रकार	—					
पिता.स्व रामेश्वर प्रसाद, जाति.-----													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
762 765		12 कठD छ 0 वर्गफीट			दाखिल खारिज वाद संख्या 307 R27/2002-03				1.25	0			
कुल परिमाण	0 ए 19.8347 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	सात से	सात 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
2002-2003	0315337053	2002-2003	2021-2022	23.75	1.25	5.89	0.31	11.78	0.62	11.78	0.62	4.75	0.25
2022-2023	0037959429	2022-2023	2023-2024	1.25	1.25	0.31	0.31	0.62	0.62	0.62	0.62	0.25	0.25

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 है।
यह प्रमाण केवल प्राप्ति की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।
प्रमाण का नक्का प्रमाण के लिए प्लॉट नम्बर ब्रिंक करें।

*Online verified
Landy
27/10/23*

नगरपालिका

← BACK

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 20, 2023

पंजी 11 प्रति

परिवर्तमान	6	पृष्ठ संख्या	1							
खेती का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड	
खेती का नाम	पुगडु	होस्टिंग संख्या	5	तौजी संख्या	0	थाना नम्बर	250	खेती का प्रकार	—	

रामनन्दन प्रसाद, पिता-रामेश्वर प्रसाद, जाति- ———

खेती नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
762	✓	0 ए 7.6 डि 0 हे	दा. खा. वाद सं 2917 R27/2010-11	2	2.9
765	✓	0 ए 2.4 डि 0 हे			
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
16-09-2011	4185861	2010-11	2011-12	0	2	0	0.5	0	1	0	1	0	0.4
06-18-2018	0509297844	2012-2013	2018-2019	12	2	3	0.5	6	1	6	1	2.4	0.4
06-23-2021	0109823489	2019-2020	2021-2022	4	2	1	0.5	2	1	2	1	0.8	0.4
09-01-2023	0299603402	2022-2023	2023-2024	2	2	0.5	0.5	1	1	1	1	0.4	0.4

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक ऑनलाइन जनित प्रति
यह प्रत्येक क्वॉट्रि की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

online verified
Lanchy
27/10/23

अवगत देखें

BACK

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 20, 2023

पंजी II प्रति

पंजी संख्या	5	पृष्ठ संख्या	137	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	झरखण्ड			
रौंकी	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	खता का प्रकार	---				
पुगड	होल्डिंग संख्या	05	तौजी संख्या	0	थाना नम्बर	250							
पिता: श्री रामेश्वर प्रसाद, जाति: -----													
खता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार						लगान	सेस		
762	0 ए 7.6 डि 0 हे	दा. खा. वाद संख्या 2824 आर 27 /10-11दिनंक 14/12/10								1	1.45		
कुल परिमाण		0 ए 7.6 डि 0 हे											
तारीख	पंजी 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
2011-2011	4187808	2010	2012	0	1	0	0.25	0	0.5	0	0.5	0	0.2
2012-2012	0890586738	2012-2013	2018-2019	6	1	1.5	0.25	3	0.5	3	0.5	1.2	0.2
2019-2019	0295149698	2019-2020	2021-2022	2	1	0.5	0.25	1	0.5	1	0.5	0.4	0.2
2022-2022	0861522461	2022-2023	2023-2024	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	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 है।
किसी भी प्रकार की असुविधा के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।
जानकारी के लिए प्लॉट नंबर क्लिक करें।

Online verified
Landy
27/10/23

अपना देखें

← BACK



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No : **TRAN01129606720230933**

Date : 2023-09-01

Ward No : 55

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

New Ward No : 53

Holding No : 0550004452000A2

New Holding No : 0550004452000A2

Received From Mr / Mrs / Miss **RAMNANDAN PRASAD S/O RAMESHVAR PRASAD**

Address **TUPUDANA CHOWK NEAR POST OFFICE**

A Sum of Rs. : **388.00**

(In words) : **Three Hundred And Eighty 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	2022-2023	4	2023-2024	367.36
				1% Monthly Penalty	20.66
				Total Amount	388.00
				Round Off Amount	-0.02
				Total Paid Amount	388.00



For Details Please Visit : udhd.jharkhand.gov.in
OR Call us at 1800 8904115 or 0651-3500700

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Sri Publication & Stationers Pvt L

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No **TRAN01129607520230950**
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date **2023-09-01**
 Ward No **55**
 New Ward No **53**
 Holding No : **055000445300020**
 New Holding No : **055000445300020**

Received From Mr / Mrs / Miss **RAMNANDAN PRASAD S/O RAMESHWAR PRASAD**

Address : **TUPUDANA CHOWK NEAR POST OFFICE**

A Sum of Rs. : **5086.00**

(in words) **Five Thousand Eighty Six Rupees Only**

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

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

HOLDING TAX DETAILS

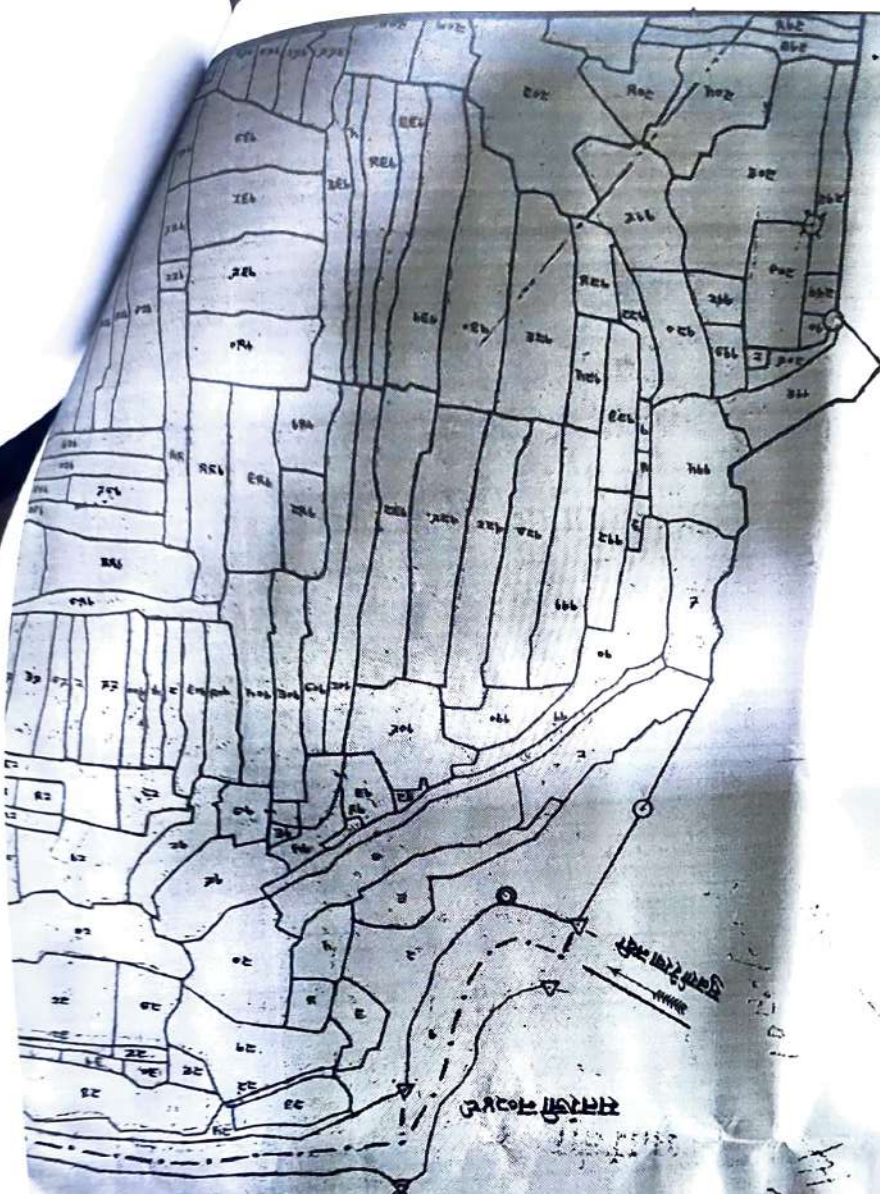
Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2023-2024	4814.96
				1% Monthly Penalty	270.84
				Total Amount	5086.00
				Round Off Amount	0.80
				Total Paid Amount	5086.00



For Details Please Visit : udhd.jharkhand.gov.in
 Call us at 1800 8904115 or 0651-3500700

In Collaboration with
 Sri Publication & Stationers Pvt

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



सर्वेक्षण नं. १०२५

सर्वेक्षण नं. १०२५
 दिनांक १६/०५/१९६०

गावची पत्रिका
 गाव नाव
 पत्रिका नं. २५०

Pugri





श्रीगणेशाय नमः

श्रीगणेशाय नमः

श्रीगणेशाय नमः

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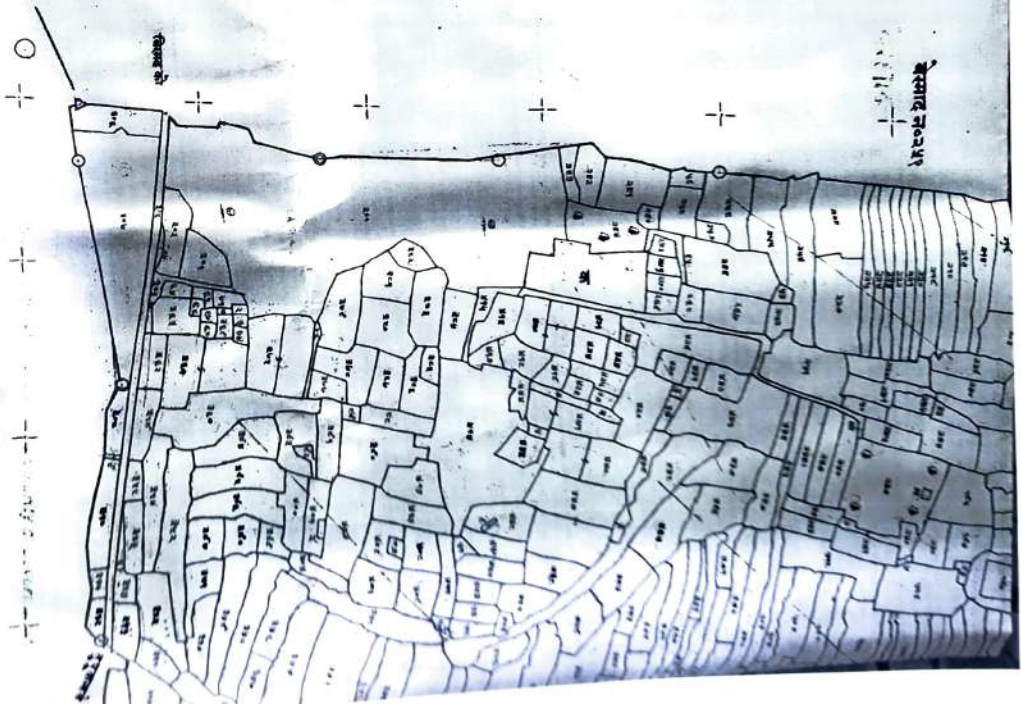
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बंगाल नगर



Scale 1/8 inches = 1 Mile.





सुखानगर

Made and published under the authority of Government.

Superintendent of Survey

[Signature]

[Faint text]

1:10,000 Scale



OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Ranchi Urban2
District Name :- Ranchi
State Name :- Jharkhand

Deed Endorsement

Token No :- 202300140443





Deed Type	Development Agreement
Number of Pages	82
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1230, A1 :- Rs. 683015, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.21772530/- , Transaction Amount :- Rs.27320600/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Pugru Location :- Other Road, Pugru Word No 53 Property Boundaries :- East: 16.80 meter wide Road , West: HOUSE, South: Part/portion of plot no.765, North: 4.50 Meter Wide Road Khata Number - 5Plot Number - 762Holding Number - 0550004452000A2Volume Number - 9-6-5Page Number - 63-1-137 Area Of Land :- 27.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.5547963/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Pugru Location :- Other Road, Pugru Word No 53 Property Boundaries :- East: 16.80 meter wide Road , West: HOUSE, South: Part/portion of plot no.765, North: 4.50 Meter Wide Road Khata Number - 5Plot Number - 765Holding Number - 0550004453000Z0Volume Number - 9-6-5Page Number - 63-1-137 Area Of Land :- 6.88 Decimal

Sh./Smt. **RAMNANDAN PRASAD** s/o/d/o/w/o Late Rameshvar Prasad has presented the document for registration in this office today dated :- **27-Oct-2023** Day :- **Friday** Time :- **14:29:55 PM**



RAMNANDAN PRASAD(Individual)

Party Name	Document Type	Document Number
RAMNANDAN PRASAD	PAN/UID	928653474125

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
RAMNANDAN PRASAD Address1 - Resident of 73, Ambedkar Path, Sarswati Vihar Colony, Rukanpura Patna, Bihar-800014, Local Address- Tupudana, P.S. Hatia, District Ranchi, Address2 - - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ramnandan Prasad Address:- House no-73, Ambedkar path, , Sarswati vihar colony, Rukanpura, , Patna, 800014, , Bihar, India		EXECUTANTS Age:82			<i>Ram Nandan Prasad</i>
2 Green Acres Infra Structure Represented Through Its Partners Ranjeet Kumar Mishra Address1 - Resident of Om Praksha Nagar, Road No- 03, Basargarh, P.S. Hatia, District- Ranchi- Jharkhand, Address2 - - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ranjeet Kumar Mishra Address:- RAMASHRAYA APARTMENT, SHIV SHAKTI MANDIR, ROAD NO.3, OMPRAKASH NAGAR, BASARGARH, Hatiya, , Ranchi, 834003, , Jharkhand, India		CLAIMANT Age:53			<i>Ranjeet</i>


Party Name and Address
 Green Acres
 Infra Structure
 Represented
 Through Its
 Partners Priyesh
 Mayank
Address1 -
 Resident of E-
 102, Sector-2,
 Dhurwa, Ranchi
 District- Ranchi-
 Jharkhand,
Address2 - -
 ... Jharkhand
PAN No.:
**Permission
 Case No.-**


Is e-KYC Verified?
 Yes


e-KYC Details
 Priyesh Mayank
Address:- E-102, UCO
 bank, SECTER 2, H E
 C Colony, Dhurwa, ,
 Ranchi, 834004, ,
 Jharkhand, India

Power Of Attorney

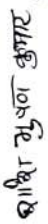
Party Type
 CLAIMANT
Age:27

Party_Photo


Finger Print


Signature


Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHASHI BHUSHAN KUMAR S/o-D/o GULSHAN YADAV Address1 - NEAR HANUMAN MANDIR, KRISHNAPURI, CHUTIA, 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	SHASHI BHUSHAN KUMAR Address1 - NEAR HANUMAN MANDIR, KRISHNAPURI, CHUTIA, RANCHI, Address2 - ... Jharkhand			


 Signature of Operator


 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAMNANDAN PRASAD**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SHASHI BHUSHAN KUMAR**) Son/Daughter/Wife of (**GULSHAN YADAV**) resident of (**NEAR HANUMAN MANDIR, KRISHNAPURI, CHUTIA, RANCHI**) and by occupation (**Business**).

Date - 27-Oct-2023

Signature of Registering Officer

Handwritten signature and date 27/10/23

Seal and Signature of Registering Officer



Document Registration Summary 1

- Government/Market Value: ₹27320600/-
- Transaction Amount: ₹27320600/-
- Paid Stamp Duty: ₹100/-

On Date 27-10-2023 Presented at SRO - Ranchi Urban2
Signature of Presenter

SRO - Ranchi Urban2

Ram Nandan Prasad

Receipt : 923202

Receipt Date : 27-10-2023

Presenter Name : - **RAM NANDAN PRASAD**

PR	₹1
SP	₹1230
LL	₹54
A1	₹683015
Stamp Duty	₹100

Total ₹684400

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payt Amc
Stamp Duty	4	100	-96	GRAS	GreenAcresInfraStructureRepresentedThroughItsPartnersPriyeshMayankAndOthers	GRN Number : 2319906658 DEPT Transaction Id : d48e5599f2927fb9bf2d Transaction Type :	11
PR	1	1	0	GRAS	GreenAcresInfraStructureRepresentedThroughItsPartnersRanjeetKumarMishraAndOthers	GRN Number : 2319906404 DEPT Transaction Id : aaac30e321db15352950 Transaction Type :	
SP	1230	1230	0	GRAS	GreenAcresInfraStructureRepresentedThroughItsPartnersRanjeetKumarMishraAndOthers	GRN Number : 2319906404 DEPT Transaction Id : aaac30e321db15352950 Transaction Type :	12
A1	683015	683015	0	GRAS	GreenAcresInfraStructureRepresentedThroughItsPartnersRanjeetKumarMishraAndOthers	GRN Number : 2319906404 DEPT Transaction Id : aaac30e321db15352950 Transaction Type :	683
LL	3	54	-51	GRAS	GreenAcresInfraStructureRepresentedThroughItsPartnersRanjeetKumarMishraAndOthers	GRN Number : 2319906404 DEPT Transaction Id : aaac30e321db15352950 Transaction Type :	5
Sub Total	684253	684400	-147				

Article : Development Agreement Number of Pages : 82

Priyesh

Signature of Operator

B

27.10.23

Signature of Head Clerk

Ram Nandan Prasad

27/10/2023

Signature of Registering Officer

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

क.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.	हॉलडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	/	


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



Pre Registration Docket

Date :- 27-10-2023 01:55 pm

Office Name :- SRO - Ranchi Urban2

Token No:- 202300140443

Appoinment :- 27-Oct-2023 Time:- 10:0

Article	Development Agreement
Pre Registration Date	19-Oct-2023
No. Of Pages	41
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 6,84,249.

Property Id: **1090504**

Valuation No. : 1482716 / 2023	:- 2023-2024	Date : 27-October-2023 12:54:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pugru	Village/City : Pugru	
Pugru Word No 53 - Other Road			
Khata Number - 5			
Plot Number - 762			
Holding Number - 0550004452000A2			
Volume Number - 9-6-5			
Page Number - 63-1-137			
Property Rates			
Commercial Land (Y)			
₹806390/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	27 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 27 x 806390=21772530	₹2,17,72,530/-
A	Total		₹2,17,72,530/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,17,72,600/-
Total Amount in Words : Two Crore Seventeen Lakhs Seventy Two Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 16.80 meter wide Road , West: HOUSE, South: Part/portion of plot no.765, North: 4.50 Meter Wide Road
Area	Land area : 27.00 Decimal
Other Description of the Property	Pin Code - 834003
Government/Market Value	21772530
Transaction Amount	27320600

Property Id: **1090506**

Valuation No. : 1482727 / 2023	:- 2023-2024	Date : 27-October-2023 13:14:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pugru	Village/City : Pugru	
Pugru Word No 53 - Other Road		-	
Khata Number - 5			
Plot Number - 765			
Holding Number - 0550004453000Z0			
Volume Number - 9-6-5			
Page Number - 63-1-137			
Property Rates			
Commercial Land (Y)			
₹806390/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	6.88 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.88 x 806390=5547963.2	₹55,47,963/-
A	Total		₹55,47,963/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹55,48,000/-
Total Amount in Words : Fifty Five Lakhs Forty Eight Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 16.80 meter wide Road , West: HOUSE, South: Part/portion of plot no.765, North: 4.50 Meter Wide Road
Area	Land area : 6.88 Decimal
Other Description of the Property	Pin Code - 834003
Government/Market Value	5547963.2
Transaction Amount	-

CLAIMANT	-Ms. Green Acres Infra Structure Represented Through Its Partners Priyesh Mayank , Father/Husband Name Umesh Kumar , PAN No.- Date Of Birth -26-May-1996, Permission Case No.- , Aadhaar No. *****7884, Country -INDIA, State Name -Jharkhand, District Name -Ranchi, City/Village/Town Name -Resident of E-102, Sector-2, Dhurwa, Ranchi District- Ranchi Jharkhand, Locality--Address - Resident of E-102, Sector-2, Dhurwa, Ranchi District- Ranchi-Jharkhand, Pin Code -834004
	-Ms. Green Acres Infra Structure Represented Through Its Partners Ranjeet Kumar Mishra , Father/Husband Name Ramashraya Prasad Mishra , PAN No.- Date Of Birth -23-Nov-1969, Permission Case No.- , Aadhaar No. *****5351, Country -INDIA, State Name -Jharkhand, District Name -Ranchi, City/Village/Town Name -Resident of Om Praksha Nagar, Road No-03, Basargarh, P.S. Hatia, District- Ranchi- Jharkhand, Locality--Address - Resident of Om Praksha Nagar, Road No- 03, Basargarh, P.S. Hatia, District- Ranchi- Jharkhand, Pin Code -834003
EXECUTANTS	- Mr. RAMNANDAN PRASAD , Father/Husband Name Late Rameshvar Prasad , PAN No.- Date Of Birth -13-Apr-1941, Permission Case No.- , Aadhaar No. *****4125, Country -INDIA, State Name -Jharkhand, District Name -Ranchi, City/Village/Town Name -Resident of 73, Ambedkar Path, Sarswati Vihar Colony, Rukanpura Patna, Bihar-800014, Local Address- Tupudana, P.S. Hatia, District Ranchi, Locality--Address - Resident of 73, Ambedkar Path, Sarswati Vihar Colony, Rukanpura Patna, Bihar-800014, Local Address- Tupudana, P.S. Hatia, District Ranchi, Pin Code -834003

Witness Information	Mr. SHASHI BHUSHAN KUMAR , Address - NEAR HANUMAN MANDIR, KRISHNAPURI, CHUTIA, RANCHI-, Father/Husband Name -GULSHAN YADAV
---------------------	---

Identifier Details	Mr. SHASHI BHUSHAN KUMAR , Address - NEAR HANUMAN MANDIR, KRISHNAPURI, CHUTIA, RANCHI-, Father/Husband Name -GULSHAN YADAV
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,230
Total		1,230

Fee Rule:Development Agreement		
1	A1	6,83,015
2	LL	3
3	PR	1
Total		6,83,019

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

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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Token No.: 202300140443

CERTIFICATE

Office of the SRO - Ranchi Urban2

This **Development Agreement** was presented before the registering officer on date **27-Oct-2023** by **RAMNANDAN PRASAD**, S/O, D/O, W/O **Late Rameshvar Prasad** resident of Resident of 73, Ambedkar Path, Sarswati Vihar Colony, Rukanpura Patna, Bihar-800014, Local Address- Tupudana, P.S. Hatia, District Ranchi ,-. This deed was registered as Document No:- **2023/RANU2/2452/BK1/2297** in Book No :- **BK1**, Volume No :- 252 from Page No :- 189 to 270 at, office of **SRO - Ranchi Urban2**

Date:- **27-Oct-2023**


Registering Officer



VILLAGE - PUGRU

THANA NO - 250

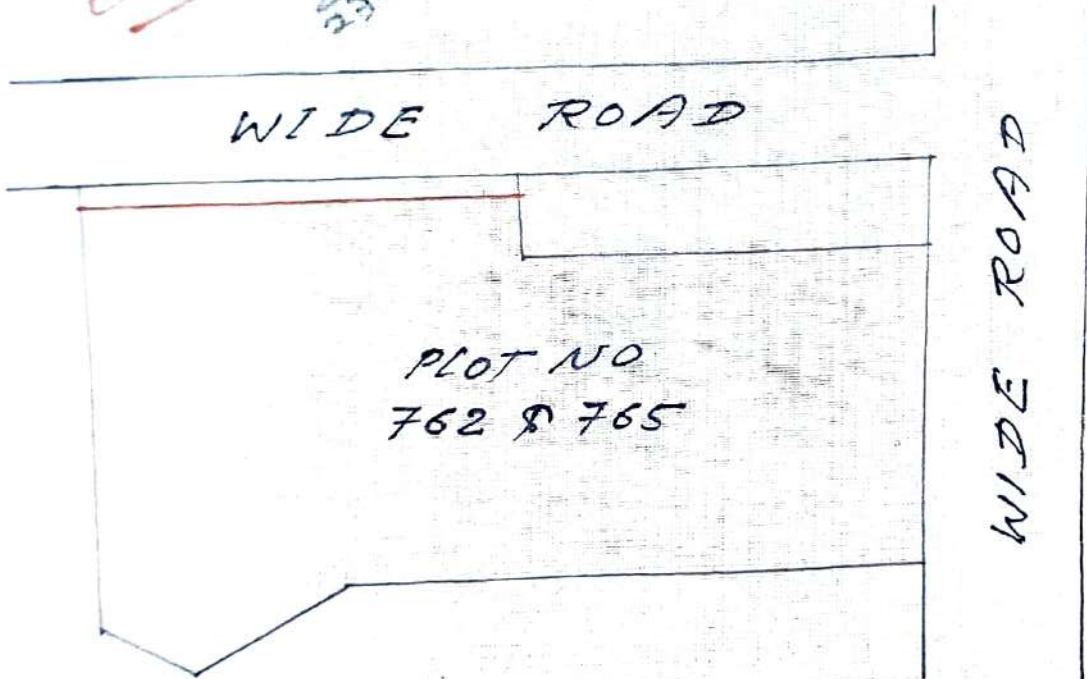
THANA - DHURWA

DIST - RANCHI

SHOWN IN RED WASH.

<u>PLOT NO</u>	<u>AREA</u>
762 - - -	0 - 27
765 - - -	0 - 6.88
<u>TOTAL → 0 - 33.88</u>	

Original
23.10.20



Ram Nandan Pasal

Arjun Singh

(Signature)



VILLAGE - PUGRU

THANA NO - 250

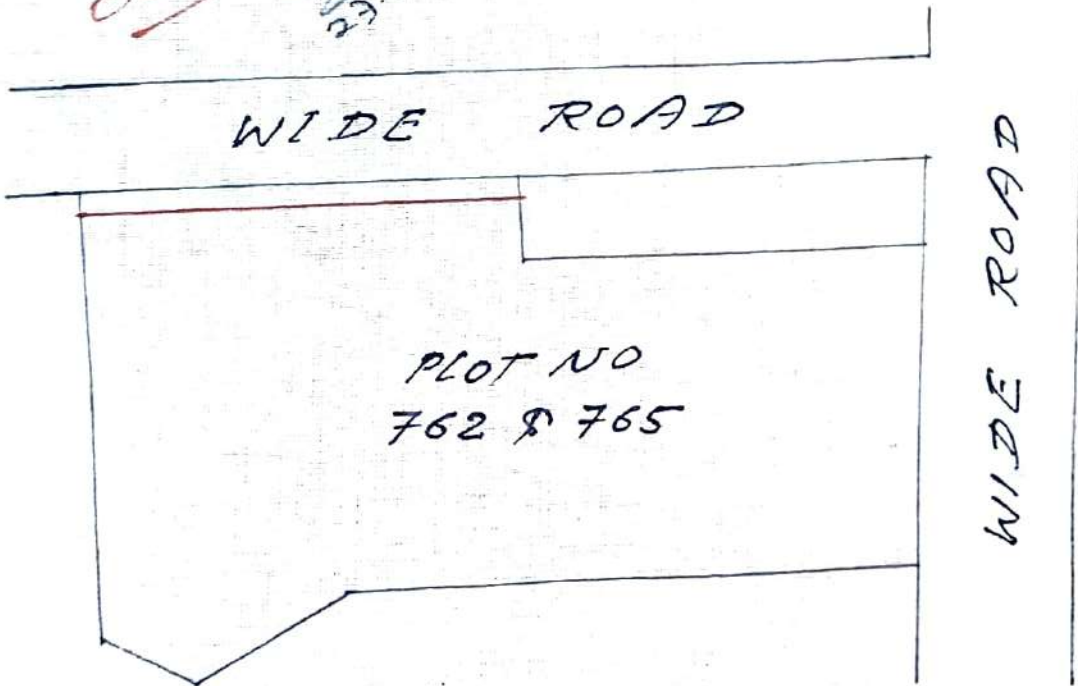
THANA - DHURWA

DIST - RANCHI

SHOWN IN RED WASH.

<u>PLOT NO</u>	<u>AREA</u>
762 - - -	0-27
765 - - -	0-6.88
<u>TOTAL → 0-33.88</u>	

~~Original~~
23-10-79



Ram Nandan Basal

(Signature)

(Signature)

(Signature)