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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 54b9f1fd7b46bed0133d

Receipt Date : 01-Dec-2023 01:23:22 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

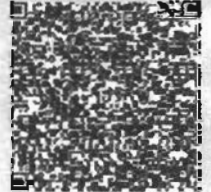
Token Number : 202300155520

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Sakaldeep And Sons Construction Through
Its Proprietor Vikash Kumar Choudhary (Vendee)

GRN Number : 2320397740



अधिनियम 21 के अधीन 2008 का अधिनियम
 नंसी एक्ट 1908 की धारा के अधीन
 भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
 1 या 1 का सं. 5 के अधीन बकाया स्टाम्प
 स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
 वापस लेने के लिए।

1-12-2023

निर्वाहक सहायक
 सहायक-3, राँची

11/12/2023

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

प्रमाणित किया जाता है कि इस रसीद के माध्यम से
 भुगतान किया गया Sakaldeep and Sons Construction

Vikash Kumar Choudhary 11/12/2023
 Proprietor



11/12/2023

D. Agreement

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श्रीमा देवी
11/12/2023



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श्रीमा श्री देवी श्री
श्री 10.08.1970

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PRABHA KUMAR
Advocate
Civil Court

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 01. day of December, 2023 at Ranchi,

BY AND BETWEEN

Smt. SHOBHA DEVI, (Aadhar number - XXXX XXXX 7154, PAN-BUEPD5661D), wife of Sriram Ojha, daughter of Rajnarayan Singh, granddaughter of Late Vidhya Singh, D.O.B. 10.08.1970, by faith-Hindu, by category-General

Sakaldeep and Sons Construction
Chandigarh
11/12/2023
Proprietor



शोभा देवी
1/12/2023

PRABHAKAR
Civil Court, Ranchi



1 - 12 - 2023

क पुत्राहान/आपराहन...
निबंधन कार्यालय के श्री...
निवासी...
पेशा...
अवर निबंधक द्वारा प्रमाणिकृत
रुस्तारन/पा सं...
वेहकरीयो ण दाबेदारो मे से एक श्री
अभिकर्ता हूं न मे निबंधन के लिए पेश किया



निबंधन पदाधिकारी
नगरी संघ-3, कान्हे गंजी

1 - 12 - 2023

(not affected under C.N.T. Act-1908), by occupation-Business, resident of Harmu Bazar, near Gopal Vastralaya, Harmu, P.S.-Argora, District-Ranchi, State Jharkhand, Indian Citizen, (herein after referred to as First Party/Land Owner) party of the FIRST PART;

AND

SAKALDEEP AND SONS CONSTRUCTION, a Single Owner Proprietary Firm, bearing CIN Number DEV/2036/0483/2021, having its registered office at Ground Floor, H.No. 223, Anand Nagar, Khadgarha, Near Choudhary Dharmshala, Ratu Road, Ranchi, 834005, P.S. Sukhdeo Nagar, District Ranchi, through its Proprietor VIKASH KUMAR CHOUDHARY (AADHAR-XXXX XXXX 7057, PAN-AJNPC0981G), son of Sri Sudhir Kumar Choudhary, grandson of Late Sakaldeep Narayan Choudhary, by occupation-Business, by faith-Hindu, by category-General (not affected under C.N.T. Act-1908, resident of H.No. 223, Anand Nagar, Khadgarha, Near Choudhary Dharmshala, Ratu Road, Ranchi, 834005, P.S. Sukhdeo Nagar, District Ranchi, State Jharkhand, Indian Citizen, (hereinafter referred as Second Party/DEVELOPER) party of the SECOND PART;

(The expression the party of the First Part and the party of the Second Part unless they are repugnant to the context or meaning thereof, mean and include their respective legal heirs, successors, executors, administrators, representatives and assigns.)

Sakaldeep and Sons Construction

Vikash Kumar Choudhary
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WHEREAS the Land bearing Plot No. 470, under Khata No. 8, situated at Village Daladili, P.S. Nagri, Thana No. 133, District Ranchi is recorded in the name of Dhanraj Ojha and Others as Kaimi Right in R.S. Records of Right.

AND WHEREAS in mutual oral partition the land of R.S. Plot no. 470 alongwith other land, under Khata No. 8, situated at Village Daladili, P.S. Nagri, Thana No. 133, District Ranchi got by Khatiyani Raiyat Yamuna Ojha (Jamuna Ojha). After getting the land in his share the said Khatiyani Raiyat came in peaceful possession over the same and died leaving behind his two sons 1. Balram Ojha and 2. Sriram Ojha.

AND WHEREAS in mutual oral partition between the said two brothers also, the said land got by Sriram Ojha in his share and came in peaceful possession over the same.

AND WHEREAS Sriram Ojha, being the absolute owner and in peaceful possession over the land, sold 30 decimals of land, bearing R.S. Plot no. 470, under Khata No. 8, situated at Village Daladili, P.S. Nagri, Thana No. 133, District Ranchi in favour of Smt. Shobha Devi (Land Owner), by virtue of a registered Deed of Sale, being Deed No. 2020/RANU3/295/BK1/277, dated 07.02.2020, registered at Sub Registrar Office, Urban Area-3 Kanke, Ranchi and is entered in Book No. I, Volume No. 37, Page Nos. 155 to 210, for the year 2020.

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Dhanraj Ojha
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Shobha Devi
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AND WHEREAS after purchasing the said land the Land Owner came in peaceful possession over the same and got her name mutated at Nagri Anchal, Ranchi vide Mutation Case No. 1923 R 27/2021-22. The demand of Rent is running in Volume No. 12, Page No. 47 of Register II of Nagri Anchal, Ranchi.

AND WHEREAS the Land Owner/First Party with an aim to develop the land in Schedule into residential building, approached the Developer/Second Party who run and carry building construction work under the name and style of SAKALDEEP AND SONS CONSTRUCTION. The developer accepted the proposal of the Land Owner and agreed to develop the said land by constructing a residential apartment in the name and style of MANGALDEEP APARTMENT, on and over the said land in schedule below and enter into a Sada Development Agreement.

AND WHEREAS on the basis of said sada development agreement, the Developer got the Plan/Map sanctioned in the name of the Land Owner, from RANCHI REGIONAL DEVELOPMENT AUTHORITY, RANCHI vide Building Plan Case No. RRDA/BP/0297/2022, dated 12.10.2023. All the fees and expenses for sanctioning of building Plan/Map has been borne by the developer.

AND WHEREAS on the full assurance of the First Party that she is the whole and sole owner of her respective land measuring an area of 9219.39 Sq.ft. or 21.1648 decimals out of 30 Decimals and particularly described in the

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Suman Choudhary - 11/2/2025
Proprietor

for letter
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Schedule - A given below and that such of her land is free from litigations, encumbrances and she is in peaceful physical possession over the said land and fit to hand over to the Developer/Second Party under Agreement for development and further on her assurance that any part of her representations herein mentioned if found defective in respect of the title she is severally or jointly shall be liable for civil as well as criminal prosecution and on the assurance of the Land Owner/First Party, the Developer/Second Party has agreed to develop the said land of 9219.39 Sq.ft. or 21.1648 decimals out of 30 Decimals, mentioned in the Schedule -A on terms and conditions and particulars hereunder mentioned;

AND WHEREAS the Land Owner/First Party as owner of the respective land hereby authorized and gives peaceful possession of 9219.39 Sq.ft. or 21.16 decimals of land to the Developer/Second Party only for the purpose of developing the property as mentioned in Schedule - A and as shown in the map attached hereto by constructing new building thereon consisting of dwelling units/flats spaces etc.

That after sanctioning of building plan, both the parties are free to execute/allot Allotment Letter/Agreement for Sale/Sale deeds with respect to units/flats of their respective shares in favour of prospective purchaser/s as per mentioned in the Schedule-C for Land Owner's allocation and Schedule-D for Developer's Allocation of this development agreement, under the provision of Sub Section 2 of the Section 5 of

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Jharkhand Apartment (Flat) Ownership Act 2011 and they may also be free to receive consideration amount against the units/flats of their shares and no party shall have any objection in this regard.

That this Development Agreement is being executed between the Land owner and the Developer under the provision of section 5 (1) of the Jharkhand Apartment (Flat) Ownership Act, 2011.

NOW THEREFORE, these presents witnesses that in pursuance of the said agreement it is agreed between the parties as under:

DEFINITIONS: in this Agreement unless there is anything repugnant to the subjects or context;

OWNER: shall mean the First Party member in respect to the land obtained by virtue of a registered Deed of Sale which is mentioned in the cause title of this Agreement;

LANDED PROPERTY: means the land measuring 9219.39 Sq.ft. or 21.16 decimals out of 30 Decimals, which stands more fully described in the Schedule- A given below;

BUILDING: shall mean the multi-storied building in the name and style of MANGALDEEP APARTMENT consisting of several units for residential use to be constructed on the schedule A land by the developer at its own cost and expenses as per plan prepared by the architect and construction of the building on the said property and

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Proprietor

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sanctioned by the Ranchi Regional Development Authority, Ranchi or by any appropriate authority;

DEVELOPER: shall mean SAKALDEEP AND SONS CONSTRUCTION, a Single Owner Proprietary Firm.

UNIT/FLAT: shall mean a covered area available for independent use and occupation for residential purpose i.e. entire area covered as per sanctioned building plan/map by plinth area shall include the plinth area of the residential apartment unit, plinth area consisting of bed room, living room, bath room, kitchen balcony/verandah, open terrace;

PARKING SPACE: shall mean any place covered area or open area out of portion of Scheduled land reserved for parking of motor cars, two wheelars or any other vehicles;

COMMON PART: shall mean common passage corridors, stairs case passage way, lift, common pump, tube well over head tank water pump and common facilities and amenities for common use and enjoyments and all fixture and fittings;

LAND OWNER'S SHARE: It shall be 40% of constructed Super built-up area with relevant portion including proportionate share in all common spaces and 40% of roof right and other undivided share and parking space and undivided share of land out of total constructed area in the proposed building mentioned in the Schedule-C given below and agreed upon in between owner and developer;

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DEVELOPER'S SHARE: It shall mean 60% of the constructed Super built up area in the proposed building together with right, title, interest in common facilities and amenities including the right to the user or easement thereof parking space and 60% of roof right with undivided share of land after providing land owner's share of 40 % more fully described in Schedule-D given below;

FORCE MAJEURE: shall describe flood, earthquake, riot, war, storm, tempest and/or any other act or commission beyond the control of the developer;

SUPER BUILT-UP AREA: shall mean and include the carpet area with the unit wall, verandah, balconies, stairs case, guard room, generator room etc. of the proposed unit storied building complex.

AND WHEREAS the First Party is the absolute owner of the land and is sufficient entitled to the land of 9219.39 Sq.ft. or 21.16 decimals out of 30 Decimals, bearing R.S. Plot no. 470, under Khata No. 8, situated at Village Daladili, P.S. Nagri, Thana No. 133, District Ranchi, morefully described in Schedule-A;

AND WHEREAS the Land owner covenants that the aforesaid property is in her exclusive possession with absolute right, title and interest and same is free from all encumbrances, debt, lien, charge and attachment and is marketable condition and have in good right full power and

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Ramesh Choudhary 11/12/2023
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absolute authority and have right to transfer to the whole of the Schedule property;

AND WHEREAS the land owner is interested to develop the land morefully described in Schedule-A below by constructing multi-storied building as per plan sanctioned by the competent authority;

AND WHEREAS the aforesaid Developer offered to construct at its own cost multi-storied residential buildings over the Schedule-A land as per plan/map sanctioned by competent authority and give the land owner's share out of the total super built up area as mentioned above and also more fully described in Schedule-C given below as agreed for the value of said land and to sell remaining super built up area of the said proposed building with undivided share of the land to the prospective purchaser, (Developer's share mentioned in the Schedule-D given below). The prospective building will be constructed by the developer within 36 months from the date of this agreement with grace period and by such period lost by any force-majeure etc. occurs then for the same land owner hereby agreed that the period hereinabove may be extended so lost. However, the period stipulated hereinabove may be extended mutually for 06 months or such period as the parties deem fit and proper.

AND WHEREAS certain terms and conditions were agreed by and between the land owner and Developer with

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regard to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

1. That in pursuant to the above mentioned consideration the Developer shall develop or construct the multistoried residential building over the Schedule-A land as per the plan prepared by the developer and approved by the authority concerned and as per law applicable in relation to construction of buildings/apartments at his own risk and costs. That the building/apartment will be constructed within 36 months from the date of this agreement with 06 months grace period with the consent of owner and extended by such period lost by any forced majeure and land owners also agreed for the same. However, the stipulated period hereinabove may be extended mutually for such period as the parties may deem fit and proper and as above defined.

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2. The developer agrees and undertakes to construct at its own cost and complete the construction of a multi-storied residential building over the Schedule-A property and after construction to leave aside, allocate and make ready for the land owner's share out of the total constructed area more fully described in Schedule-C below. The Land owner will be free to dispose off the same to any other persons on such

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terms and conditions as it may decide in her sole discretion. In respect of the remaining share of the constructed area the developer will also be free to dispose off the same to any other person/s on such terms and condition as it may decide in its sole discretion. The developer's share described in the Schedule-D given below is mentioned for the sake of clarification that the aforesaid land owner's share of the total constructed area to be made ready, leave aside and allocate for the land owner will include for the portion comprising of residential building and also all other portions, such as parking space. The ratio of the Land Owner and Developer is 40:60 respectively including the roof right. However it is also made clear that if in future the competent authority or any other authority permits to further construction over the roof of the proposed building the land owner shall have 40% right and share and developer shall have 60% rights. The Developer shall keep the owner free liability in case of construction of the building.

3. That the developer shall construct the multi-storied building using all quality materials, in no circumstances the developer shall neither use cheap quality material for construction of the multi-storied building nor shall it compromise the safety of the building. The land owner will have the right to

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supervise the construction quality directly or through her legal representative.

4. That the land owner do hereby put the developer in actual physical possession and handed over all relevant document on the day of signing of this Developer's Agreement relating to the property (i.e. mutation cum correction slip, rent receipts, municipal receipts and land related documents) described in Schedule- A annexed below for the purpose of the construction of the proposed multistoried building complex and developer have right to put their sign board over the said land for construction.

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5. The developer shall have full right to deal/make advance booking to intending buyer/s with the rest of the super built up area 60% other than the land owners' share i.e. 40% along with the proportionate undivided share in land appropriate the entire sale proceeds against its costs of construction and profits of the said products.

6. That the developer covenants with the land owner that if any disturbance or interruption may be created by adjoining land holders or miscreants or local bodies or any family members of the First Party, that the developer shall co-operate with the land owner to manage the matter at First Party's costs and risks and for this First Party is bound to do this.

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7. That the developer hereby agrees to provide Xerox/photocopies of the sanctioned plan and other relevant documents relating with the land to the land owner with fully described her share in building plan in distinct color.
8. In furtherance of the intention of the agreement the land owner does hereby entrust and empower the developer to do all or any of the acts, deeds, matters and things;
 - a. To appoint architect surveyors, engineers and contractor and other persons. All expenses will be borne by the developer;
 - b. To make application to the appropriate authorities for electrical/water connection and permits or quotas for cement, steel and other controlled building material borne by the developer.
 - c. To accept service of any writ summons or any other legal process or notice and to appear and represent the land owner in any Courts or before any magistrate, judicial tribunal in connection with the development of the said property to commence or file suit, action or other proceeding In any court or before/at public office or tribunal relating to the development of the property or part of the property and for any purposes aforesaid to

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sign, execute or deliver or file necessary court vakalatnama, claims, complaints, application papers writing in case of any legal proceeding in the court of law against the interest of the land owner arising after the execution of the agreement between the land owner and developer. The Developer shall take all safe guards at his own cost to protect right, title and interest of the land owner against any cause of action arising due to the development work;

- d. To enter into agreement for sale or otherwise allot flats in the aforesaid building complex to purchaser/s except of the landowner's area as described in Schedule-C and the Second Party/Developer are entitled and have full liberty to take the consideration thereof and also to dispose by Registered Deed of Transfer as described in Schedule-D.
- e. To mortgage the flat only of Developer's share of 60% or any portion thereof except the 40% portion allotted to the land owner as described in Schedule-C with and/or financial institution to obtain loan for purchase of flats etc. as the said developer will decide at its sole discretion or purposes of the developer;

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f. To make application, if any, before the appropriate authority for installation of lift of appropriate capacity as per norms and law;

g. The developer shall install and maintain for the benefit of the land owner and other prospective purchasers of the proposed building deep tube well, overhead storage tank, public water supply connection, pump set as per law for lifting water to storage tank and the land owners will enjoy all relevant facilities. The Developer shall also develop water harvesting system as recommended by experts and/or the relevant authority vide any existing or future notification, for sustainability of water resources.

h. The developer shall provide ancillary electric generator and supply for the benefit of the land owner and prospective purchasers of the proposed building and the land owner will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the developer and the land owner will enjoy all the relevant facilities.

9. It is hereby made clear that the developer shall act as an independent party and not as an agent of the land owner for the purpose of the construction of the

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proposed building over the Schedule - A property and shall pay and keep the land owner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.

10. The land owner hereby covenants with the developer as follows:

a. That the property is free hold and the land owner has perfect right, title and the same is free from all encumbrances and if in future it is required for further agreement with the developer in respect of the Schedule- A property in such circumstances the land owner shall execute further agreement with developer for proper confirming title of the land owner;

b. That the land owner has not created any encumbrances on said property or any part thereof by way of sale or mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license permission, rent possession of her share and the land owner has not entered into any agreement in respect of the schedule-A property with any person, partnership firm, company or

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any proprietorship concern prior to this development agreement. The land owner undertakes to indemnify the developer from any interference in the smooth construction of the project;

- c. That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authority, revenue authorities, municipal authorities or any other government or other, local bodies or affecting the said properties or part thereof;
- d. That there are no attachments either before or after judgment and there are no claims, demands, suits, decree, injunction, order, lis-pendense, insolvency, petitions made or issued by or at the instance of any parties thereof;
- e. That apart from the land owner no one else is entitled to or have any share right, title or interest in the said property or any part thereof either as a party or any partnership or company or in any joint family or otherwise.

11. That all outgoings, demands, rates, taxes, etc. arising from the date of this agreement shall be paid by the developer alone.

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Suman Choudhary 11/12/2023

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12. That in due course of search by the developer if found the property mentioned in Schedule- A in encumbered or any defect of the land owner in that circumstances land owner will be liable therefore.
13. That the Land owner has got the Building Plan sanctioned from R.R.D.A., Ranchi vide Building Plan Case No. RRDA/BP/0297/2022, dated 12.10.2023 in her name, but due to lack of fund she has entered into the Development Agreement with the Developer for constructing the multistoried building on and over the said land.
14. That the Land Owner hereby authorized the Developer, that the Developer will receive the sanction Building Plan from Ranchi Municipal Corporation, Ranchi.
15. That the Land Owner hereby also authorized the Developer that he will gift the land (whatever will be necessary or direction of the R.R.D.A. for sanctioning the building plan) in favour of R.R.D.A, Ranchi for widening the road.
16. That any of the term and conditions violated by the developer, and/or the Developer breaks or violates law related to construction of the building as per the schedule-B for which the competent appropriate authority takes any legal action or if the developer indulges in any unlawful activity in relation to the said construction or management of the project, or it ever uses the premises for any unlawful activity whatsoever, the Land owner will have right to take legal action against the Developer for such activities.

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Ramesh Chandrahoy 1/12/2023
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17. That for any dispute between the parties hereto the matter will be referred to an arbitrator and will be conducted under the provisions laid down under the Arbitration Act and at the jurisdiction of Ranchi District.

18. SCHEDULE FOR MANAGEMENT:

A schedule shall be formed by the Developer only herein due course for the management/administration of the amenities in the new building including the user therefore and such scheme and any rules and regulation formed under the schemes shall be binding on the occupant of the new building including the land owners' allocation and Developer's allocation shares.

19. That the land owner agrees that if any current and recurring levy or service charge/taxes are imposed by the circle officer or any of the public body/ bodies or any competent authority for the development/ betterment of the area in which the premises in located or any levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the land owner.

20. That the Apartment/multi storied building will be known in the name and style of MANGALDEEP APARTMENT.

21. That Court at RANCHI alone shall have jurisdiction to entertain any type of dispute, all actions, suits and proceeding arising out of this agreement.

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Ruman Chaudhary 11/12/2023
Proprietor

11/12/2023
Ruman Chaudhary



SCHEDULE - A

(LAND DESCRIPTION)

All that piece and parcel of land of portion of land measuring an area 9219.39 Sq.ft. or 21.16 decimals out of 30 Decimals, pertaining to R. S. Plot no. 470, marked as Sub Plot No. 470/Part, under Khata No. 8, situated at Village Daladili, P.S. Nagri, Thana No. 133, District Ranchi, within the town & district Ranchi, delineated in **RED** wash in the sketch map attached hereto as part hereof and butted and bounded as follows :-

- NORTH :- R.S. Plot No. 473
SOUTH :- R.S. Plot No. 470/Part
EAST :- R.S. Plot No. 474 and 20 Feet wide Road
WEST :- R.S. Plot No. 470/Part (Remaining Land of Shobha Devi)

SCHEDULE-B

(GENERAL SPECIFICATIONS FOR THE FLATS)

1.	Foundation	:	As per the design of structural consultants.
2.	Structure	:	RCC frame structure with bricks work in cement mortar as per design and specification of structure consultants.
3.	Wall-finishing	:	All walls and ceiling internally, externally exposed brick work Plastered and have wall putty. All weather, maintenance free finish of the external walls as per Plan/Brochure.
4.	Door	:	Door frames (Chowkhats) of uPvc. Shutters/doors will be of 32 mm thick Flush door.

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5.	Window	:	Sliding Aluminium Power Coated windows.
6.	Electrical	:	(a) Concealed PVC circuit wiring using copper conductor with standard causality (Electrical accessories fixtures include). (b) All electrical switches and accessories of standard ISI mark. (c) Number of points as required up to the standard limit. (c) Number of points as required up to the standard limit.
7.	Bath room	:	White rough tiles flooring/Glaze tiles up to the standard level. All C.P. fittings will be of standard make and chromium plate. Sanitary ware White glazed vitreous sanitary ware and only cistern will be steel/ acrylic fiber glass in white-colour of standard make.
8.	Flooring	:	Tiles flooring over total floor area (Reputed brand)
9.	Kitchen	:	Flooring with glazed tiles, working platform 3 ft. height kota stone with mat finished ceramic tiles skirting 2 ft. high above the cooking platform, Sink steel with C.P. tape.
10.	Staircase	:	Kota Stone with marble lining.
11.	Water supply	:	un- interrupted water supply from Bore well via electric/generator power.
12.	Lift facility	:	Lifts of Axis/Micro make.
13.	Sewage	:	Septic tank facility or town sewage treatment system planning

Note :- Any intended change in the above specification shall be chargeable.

Sakaldeep and Sons Construction

11/12/2023
Ramesh Chaudhary
Proprietor

11/12/2023
Ramesh Chaudhary



SCHEDULE-C

(LAND OWNER'S SHARE)

That in lieu of the land provided by the land owner to the developer for constructing the multistoried building the Land Owner shall be entitled 40% super built up area in the said multistoried complex or building named as MANGALDEEP APARTMENT, to be constructed on and over Schedule A Land along with 40% parking space, roof right and undivided proportionate share in land as well as in all common area in her share, i.e. as follows :

Floor	Flat No.	Super Built Area (Sq.ft.)	Undivided proportionate share of land (decimal)
Second Floor	201	1625	1.27
Second Floor	202	1025	0.81
Second Floor	203	1025	0.81
Second Floor	204	1587.5	1.24
Second Floor	205	1500	1.16
Fourth Floor	401	1625	1.27
Fourth Floor	402	1025	0.81
Fourth Floor	403	1025	0.81
Fourth Floor	405 (Part)	382	0.30

Sakaldeep and Sons Construction

Ramesh Choudhary
Proprietor
11/12/2023

For 11/12/2023



11/2/2023

SCHEDULE- D

(DEVELOPER'S SHARE)

That the developer shall be entitled to the remaining 60% of the super built up area in the said multistoried complex or building named as MANGALDEEP APARTMENT, to be constructed on and over Schedule A Land, along with 60% parking space, roof right and undivided proportionate share in land as well as in all common area in his share, i.e as follows :

Floor	Flat No.	Super Built Area (Sq.ft.)	Undivided proportionate share of land (decimal)
First Floor	101	1625	1.27
First Floor	102	1025	0.81
First Floor	103	1025	0.81
First Floor	104	1587.5	1.24
First Floor	105	1500	1.16
Third Floor	301	1625	1.27
Third Floor	302	1025	0.81
Third Floor	303	1025	0.81
Third Floor	304	1587.5	1.24
Third Floor	305	1500	1.16
Fourth Floor	404	1587.5	1.24
Fourth Floor	405 (Part)	1118	0.86

Sakaldeep and Sons Con. Pvt. Ltd.

Suman Choudhary 1/12/2023
Proprietor

1/12/2023
Suman Choudhary



11/2/2023

Value of land for the purpose of registration

Cost of land @ Rs 2,25,397/- per decimal for 21.16 decimals = Rs 47,69,500/-.

This is to certify that the land which is subject matter of these presents and mentioned in the schedule herein above, is not the Government land. The same was neither acquired by the Government for Civil of Military purpose nor is it the Bhudan land, The land is outside from the forest area limited and it does not belong to B.C.C.L., E.C.L. or C.C.L.

It is further certified that the land does not belong to Adivasi Community and this land is free from Ceiling. It is not the land of any Temple, Math Church or Mosque. It is not the Khas Mahal nor Khutkathi land. Both the owner and Developer do not come under perview of C.N.T. Act.

Note:- The land does not belongs to Kaisre Hind/Gairmazruwa Aam/Gairmazruwa Khas/Forest Land/Jungle Land/Acquired or Transferred for different Departments and other classes of Govt. Land.

IN WITNESS WHEREOF the Land Owner herself and the Developer through its Proprier has set their respective hands on this Development Agreement on this the 1st day of December, 2023 at Ranchi.

WITNESSES

Signature of the Land Owner

1. गणेश प्रसाद
11/12/2023
अभिषेक (अभिषेक)
इसके अतिरिक्त

शोभा देवी
11/12/2023

2. एसके लाल

Gasendra Kumar
11/12/2023
S/o Late Ram Lal

I.T.I - Barry 24
Ranchi

Sakaldeep and Sons Construction

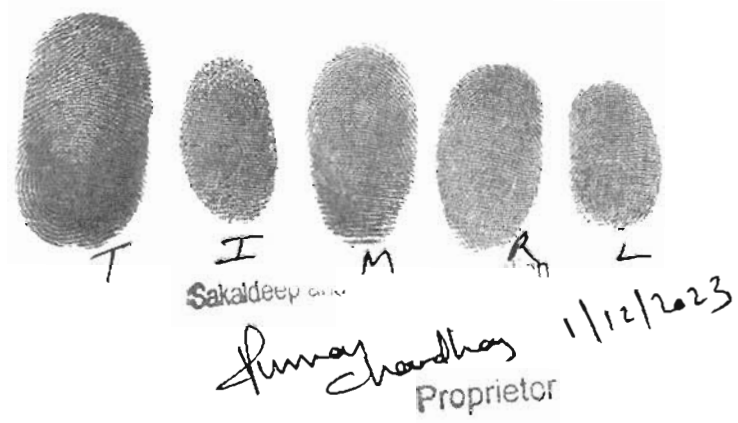
Raman Choudhary 11/12/2023

Proprietor



1/12/2023

**Signature, Photograph & Five Fingers Impressions of
Left Hand of the Developer**



Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

Prabhakar
1/12/2023
Sakaldeep

Typed and Composing by :- *mcm or*

Drafted by

Prabhakar
Adv
1/12/2023
E.No-3325/04



11/12/2023

N
O
S

VILLAGE- DALADILI

THANA NO- 133

THANA- NAGIRI, DIST- RANCHI

R-S PLOT NO- 470

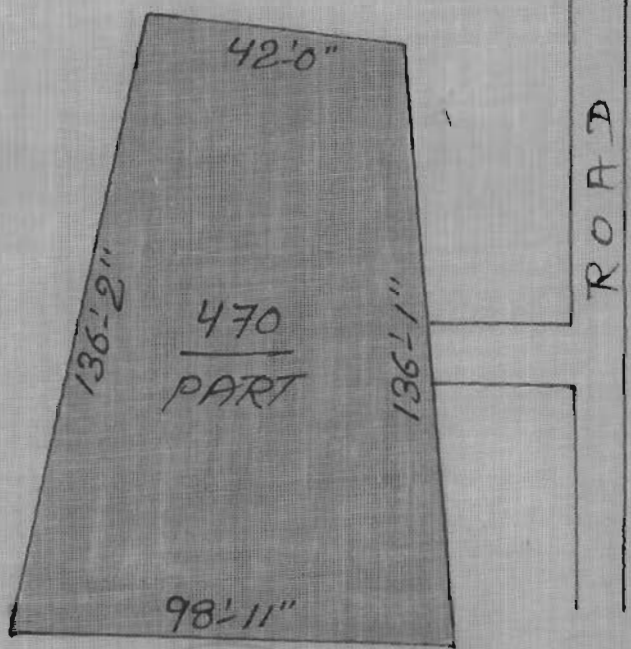
SUB PLOT NO- 470/PART

SHOWN IN RED WASH
AREA

A-DEC

0-21.16 OR 9219.39 SQFT

DALADILI - BHONRAROAD



श्री साई जी
11/12/2023

Sakaldeep and Sons Construction

Purna
Chauhan
Proprietor
11/12/2023



T. 47

VILLAGE - DADRI
THANA NO. 133
THANA - HAJRI, DIST. RAJASTHAN
R-2 Plot NO. 470
SUB Plot NO. 470/PART
SHOW IN RED WASH
AREA
A-DEC
0-21-10 OR 21-10-2021



DADRI - BHOJRA ROAD

CHOP



11/12/2021
Sakib and
Proprietor
Chamber

2021



Form (Lower half)
Page
Thana

Page

Page
Thana Number

Page

Name of Landholder
Page

Page
Page

Page

Page

Page

Page

Page

Page

Page

Page

Page

Page

Page

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
[Handwritten entries in Gurmukhi script, including names and numbers, filling the table cells.]																



PRINTED TO BE TRUE COPY

Revenue Department
Chhota Nagpur Settlement

[Handwritten signature]

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[Handwritten signature]

[Handwritten signature and text]

[Handwritten notes and signatures on the left side of the page]

[Handwritten notes at the top left corner]



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 47

Vol. No. : 12

Receipt No. : 0497128811

नगड़ी । दालादिली । 133 । SHOBHA DEVI

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	470	0 एकड़ 30 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	60.00					60.00
गुजारी (भावली)	15.00					15.00
सेस	30.00					30.00
सूद	30.00					30.00
मुतफरकात	12.00					12.00
मीजान	147.00					147.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					60.00	
गुजारी (भावली)					15.00	
सेस					30.00	
सूद					30.00	
मुतफरकात					12.00	
मीजान अदायकारी					147.00	

(१) मीजान कुल (लफजों में) : One Hundred Forty Seven Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 06-07-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

श्री. अशोक कुमार शर्मा
श्री. अशोक कुमार शर्मा
श्री. अशोक कुमार शर्मा

V



सं. 11/17-2003/2003-वि. 1/2003



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 30, 2023

पंजी II प्रति

भाग वर्तमान	12	पृष्ठ संख्या	47										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-08	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	दालादिली	होल्डिंग संख्या	8	तौजी संख्या		धाना नम्बर	133	खाता का प्रकार	---				
SHOBHA DEVI, पति-SRI RAM OJHA, जाति- भुमीहार													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
470		0 ऐ 30 डि 0 हे		नामान्तरण मुकदमा संख्या 1923/2021 - 2022				60	0				
	कुल परिमाण	0 ऐ 30 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
2021-11-19 13:04:02	0785485605	2021-2022	2021-2022	0	60	0	15	0	30	0	30	0	12
07-06-2022	0497128811	2022-2023	2022-2023	0	60	0	15	0	30	0	30	0	12

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

Mutation Cases Not Found !!

List Of Case Status Details

ऑनलाईन जाँच
11/30/23

वक्ता देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता										
रामेश्वर एण्ड कंपनी लिमिटेड		जदु ओझा, वल्द - वांकु ओझा, , जाति- कहार, निवासी- साकिन सिमलिया व जमुना ओझा, पेशरान - हरिचरन ओझा, , जाति- कहार, निवासी- साकिन सिमलिया व धनराज ओझा, पेशरान - बुझावन ओझा, , जाति- कहार, निवासी- साकिन सिमलिया व पाछुन ओझा, पेशरान - हरिचरन ओझा, , जाति- कहार, निवासी- साकिन सिमलिया व बाबूराम ओझा, पेशरान - बुझावन ओझा, , जाति- कहार, निवासी- साकिन सिमलिया व राम परवेश ओझा, पेशरान - हरिचरन ओझा, , जाति- कहार, निवासी- साकिन सिमलिया व रामभगवान ओझा, वल्द - सिधाम ओझा, , जाति- कहार, निवासी- साकिन सिमलिया व वृजनन्दन ओझा, पेशरान - बुझावन ओझा, , जाति- कहार, निवासी- साकिन सिमलिया										
जिला का नाम	राँची	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-08	मौजा का नाम	दालादिली	खाता का प्रकार	रैयती			
खेवट नम्बर 4		खाता नम्बर 8		थाना का नाम	राँची	थाना नम्बर 133						
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	भिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त		
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)		
8	3	रास्ता दोन महासदेव उरांव	दोन दो 7	0 (एकड़) 61 (डिसमील) 0			13	11	0	कायमी		
	418	टांड मंगना उरांव रास्ता	टांड एक 1	0 (एकड़) 32 (डिसमील) 0	कटहल -1 करंज -1 कुल हत बकाबजे जेन उरांव कटहल -1 बकाबजे मंगना उरांव वल्द वुचुआ उरांव कौम उरांव साकिन देह		13	11	0			
	524	परती नीज टांड बहु उरांव	टांड तीन 1	0 (एकड़) 63 (डिसमील) 0			13	11	0			



Daladili

नाममौजा दालादिली

नाम चाना राँची

घाना नम्बर १३३

जिला राँची

केल एक माइल बराबर १६ इंच

मन १६३२ - ३३ इंच

मौजान

Kumari Monisha

Architect

Kumari Monisha

RRDA/ARC/10329/2022

शोभा देवी







सुरालन०१३५

Kumari Monisha
 Architect
 Kumari Monisha
 RIBA/ARC/0328/2022

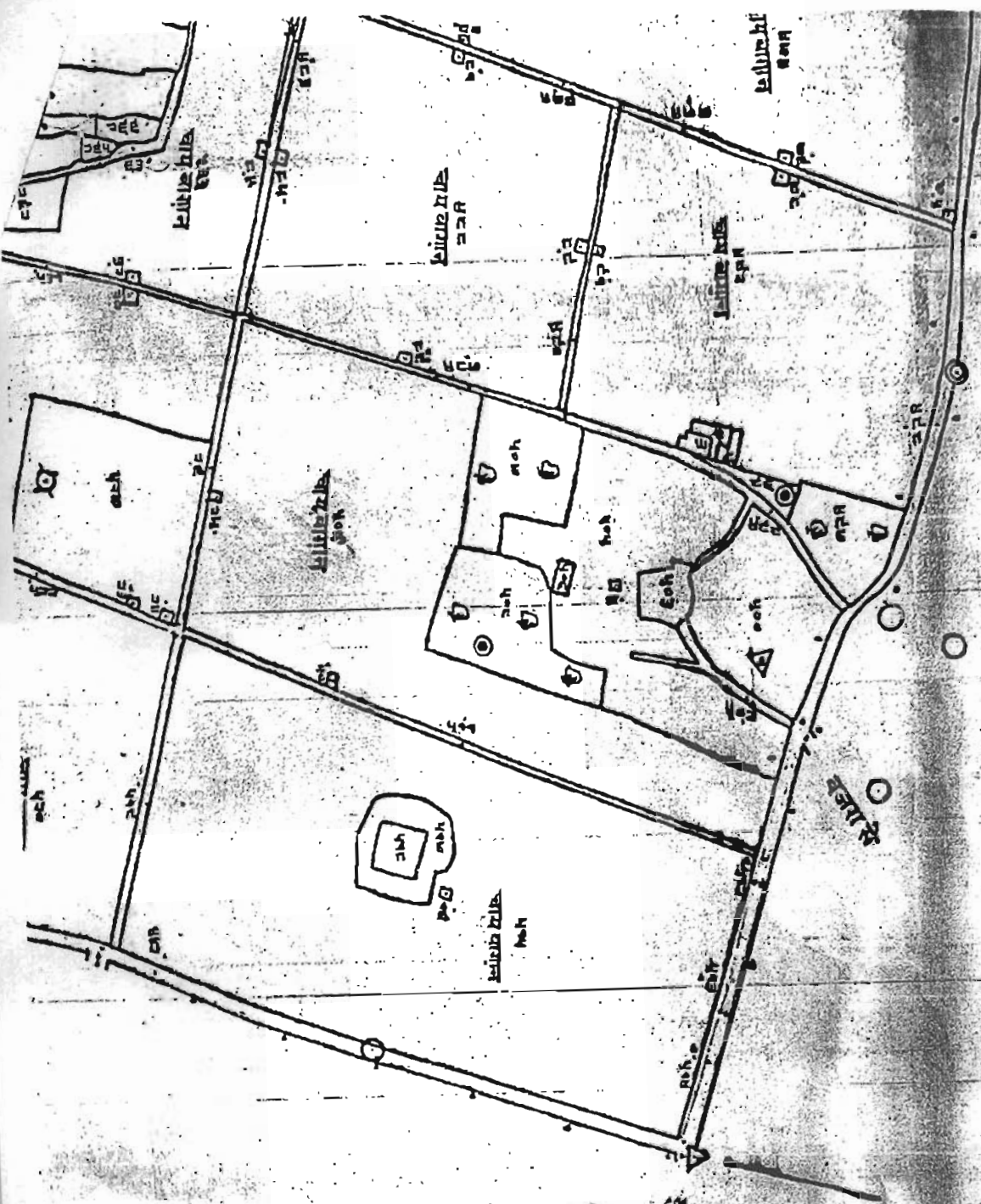
सुरालन०१३५

शोभा देवी

1/Mile.



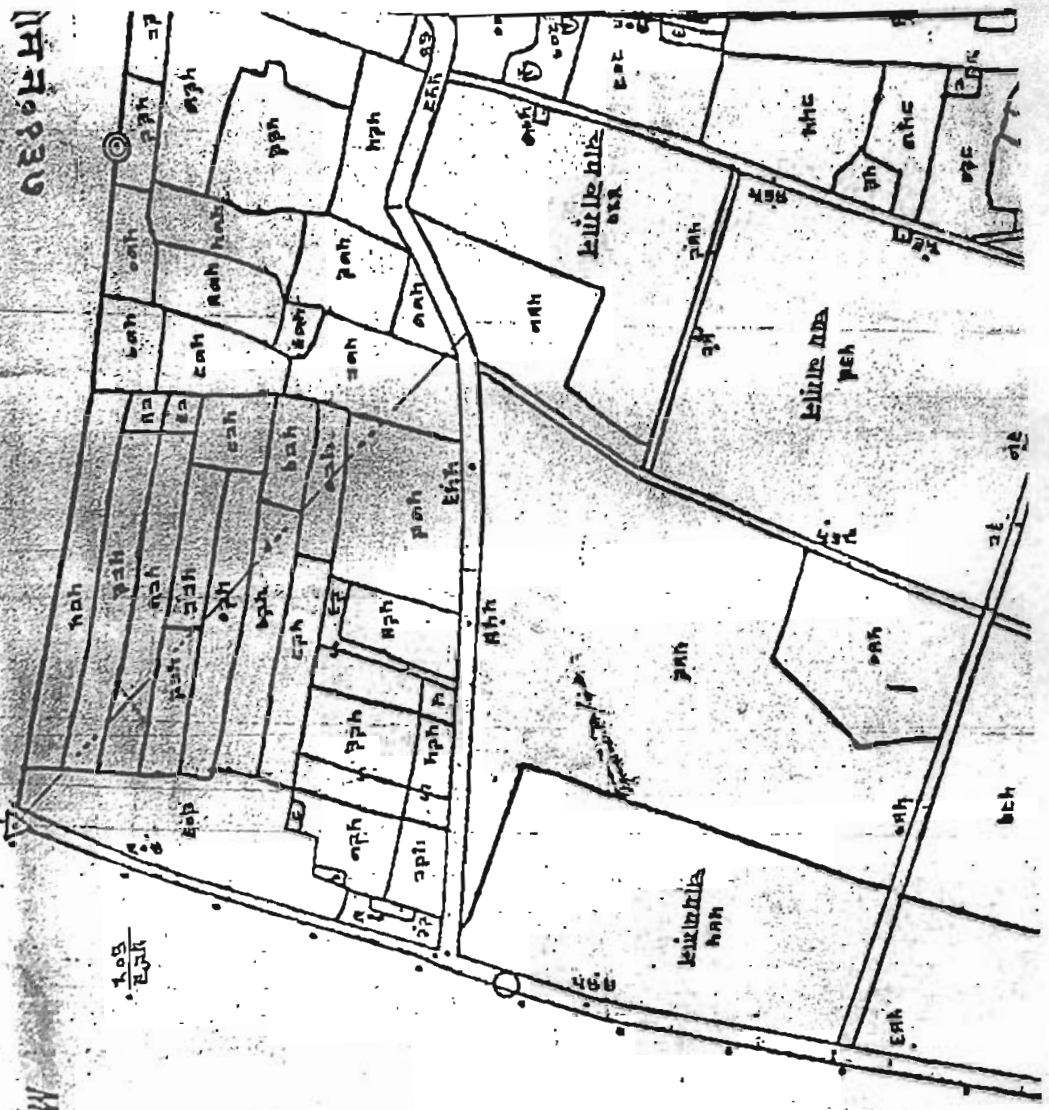
सिमलियान ०९३६



Kumari Monisha
 Architect
 Kumari Monisha
 RR/NARC/0329/2022

सिमलिया





Made and published under the authority of Government

112 नं० १३८

Superintendent of Survey

[Handwritten signature]

Kumari Monisha
Architect
Kumari Monisha
RRDA/RC/0329/2022

शोभा देवी



सिमेंट रोड

पानी का नाला

Kumari Monisha
Architect
Kumari Monisha
RDA/ARCO/329/2022

12/08/22
श्रीमती कुमारी मोनिशा

(Signature)

1321

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

दस्तावेजों की जाँच हेतु चेक लिस्ट

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

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित





Pre Registration Docket

Date :- 30-11-2023 09:50 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 202300155520

Appoinment :- 01-Dec-2023 Time:- 10:5

Article	Development Agreement
Pre Registration Date	30-Nov-2023
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,22,562.

Property Id: **1112406**

Valuation No. : 1510094 / 2023	:- 2023-2024	Date : 30-November-2023 20:31:PM	
State : Jharkhand	District : Ranchi	Tahsil : Nagri	
Land Type : Rural	Corporation :	Village/City : Daladili	
Daladili Word No 8 - Other Road		-	
Khata Number - 8			
Plot Number - 470			
Volume Number - 12			
Page Number - 47			
Property Rates			
Commercial Land (Y)			
₹225397/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	21.16 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1.	Open Land Valuation	1. 21.16 x 225397=4769400.52	₹47,69,401/-
A	Total		₹47,69,401/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹47,69,401/-
Total Amount in Words : Forty Seven Lakhs Sixty Nine Thousands Four Hundred And One Rupees Only.			



Land measurement, Sub Part and House No.	Property Boundaries East: R. S. Plot 474 and 20 Feet Wide Road, West: R. S. Plot No. 470/Part (Remaining Land of Shobha Devi), South: R.S. Plot No. 470/Part, North: R.S. Plot No. 473
Area	Land area : 21.16 Decimal
Other Description of the Property	Address - Village Daladili, Pin Code - 835303
Government/Market Value	4769400.52
Transaction Amount	4769500

CLAIMANT	-Ms. Sakaldeep And Sons Construction Through Its Proprietor Vikash Kumar Choudhary, ,Father/Husband Name Sudhir Kumar Choudhary , PAN No.- Date Of Birth-12-Dec-1985,Permission Case No.- , Aadhaar No. *****7057, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Anand Nagar, Khadgarha, Ranchi,Address - Anand Nagar, Khadgarha, Near Choudhary Dharmshala, Ratu Road, Sukhdeo Nagar, Ranchi, Pin Code-834005
EXECUTANTS	-Mr. Shobha Devi, ,Father/Husband Name Rajnarayan Singh , PAN No.- Date Of Birth-01-Jan-1970,Permission Case No.- , Aadhaar No. *****7154, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Harmu Bazar, Harmu, Argora, Ranchi,Address - Harmu Bazar, Near Gopal Vastralaya, Harmu, Argora, Ranchi, Pin Code-834002

Witness Information	Mr. Sriram Ojha , Address - Harmu Bazar, Near Gopal Vastralaya, Harmu, Argora, Ranchi-, Father/Husband Name- Late Yamuna Ojha
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Identifier Details	Mr. Sriram Ojha , Address - Harmu Bazar, Near Gopal Vastralaya, Harmu, Argora, Ranchi-, Father/Husband Name- Late Yamuna Ojha
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
Total		1,320

Fee Rule:Development Agreement		
1	A1	1,19,238
2	E	2,000
3	LL	3
4	PR	1
Total		1,21,242

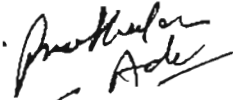


All the entries made, have been verified by me and are found same as the entries of the document presented.

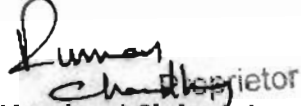
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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

Sakaldeep and Sons Construction

बोमा देवी



Deed Writer / Advocate


Proprietor

Vendee / Claimant

Vendor / Executant





Document Registration Summary 1

Date :-01-Dec-2023

- Government/Market Value: ₹4769400.52/-
- Transaction Amount: ₹4769500 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 938620

Receipt Date : 01-12-2023

Presenter Name: -

शोभा देवी ₹2000

E

PR

SP

LL

A1

Stamp Duty

₹1

₹1320

₹3

₹119238

₹50

On Date 01-12-2023 Presented at SRO - Ranchi Urban3

Signature of Presenter

शोभा देवी

SRO - Ranchi Urban3

Total

₹122612

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	SakaldeepAndSonsConstructionThroughItsProprietorVikashKumarChoudhary	• GRN Number : 2320397909 • DEPT Transaction Id : 35effd4bd6a317799077 • Transaction Type :	50
E	2000	2000	0	GRAS	SakaldeepAndSonsConstructionThroughItsProprietorVikashKumarChoudhary	• GRN Number : 2320397909 • DEPT Transaction Id : 35effd4bd6a317799077 • Transaction Type :	2000
PR	1	1	0	GRAS	SakaldeepAndSonsConstructionThroughItsProprietorVikashKumarChoudhary	• GRN Number : 2320397909 • DEPT Transaction Id : 35effd4bd6a317799077 • Transaction Type :	1
SP	1320	1320	0	GRAS	SakaldeepAndSonsConstructionThroughItsProprietorVikashKumarChoudhary	• GRN Number : 2320397909 • DEPT Transaction Id : 35effd4bd6a317799077 • Transaction Type :	1320
A1	119238	119238	0	GRAS	SakaldeepAndSonsConstructionThroughItsProprietorVikashKumarChoudhary	• GRN Number : 2320397909 • DEPT Transaction Id : 35effd4bd6a317799077 • Transaction Type :	119238
LL	3	3	0	GRAS	SakaldeepAndSonsConstructionThroughItsProprietorVikashKumarChoudhary	• GRN Number : 2320397909 • DEPT Transaction Id : 35effd4bd6a317799077 • Transaction Type :	3
Sub Total	122566	122612	-46				

Article : Development Agreement Number of Pages : 88

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300155520

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 119238, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4769401/- , Transaction Amount :- Rs.4769500/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Daladili Location :- Other Road, Daladili Word No 8 Property Boundaries :- East: R. S. Plot 474 and 20 Feet Wide Road, West: R. S. Plot No. 470/Part (Remaining Land of Shobha Devi), South: R.S. Plot No. 470/Part, North: R.S. Plot No. 473 Khata Number - 8Plot Number - 470Volume Number - 12Page Number - 47 Area Of Land :- 21.16 Decimal

Sh./Smt.Shobha Devi s/o/d/o/w/o Rajnarayan Singh has presented the document for registration in this office







today dated :- 01-Dec-2023 Day :- Friday Time :- 15:29:18 PM



Shobha Devi(Individual)




Party Name	Document Type	Document Number
Shobha Devi	PAN/UID	866803657154



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Shobha Devi Address1 - Harmu Bazar, Near Gopal Vastralaya, Harmu, Argora, Ranchi, Address2 - Harmu Bazar, Harmu, Argora, Ranchi ... Jharkhand PAN No.: Permission Case No.-	Yes	Shobha Devi Address:- , Yamuna store, , Hramu Bazar, HARMU, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:53			
2	Sakaldeep And Sons Construction Through Its Proprietor Vikash Kumar Choudhary Address1 - Anand Nagar, Khadgarha, Near Choudhary Dharmshala, Ratu Road, Sukhdeo Nagar, Ranchi, Address2 - Anand Nagar, Khadgarha, Ranchi ... Jharkhand PAN No.: Permission Case No.-	Yes	Vikash Kumar Choudhary Address:- , Near Choudhary Dharamsala, Anand Nagar Khadgarha, Ratu Road, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:37			



Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Sriram Ojha S/o-D/o Late Yamuna Ojha Address1 - Harmu Bazar, Near Gopal Vastralaya, Harmu, Argora, 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	Sriram Ojha Address1 - Harmu Bazar, Near Gopal Vastralaya, Harmu, Argora, Ranchi, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Shobha Devi), has/have admitted the execution before me. He/ She/ They has / have been identified by (Sriram Ojha) Son/Daughter/Wife of (Late Yamuna Ojha) resident of (Harmu Bazar, Near Gopal Vastralaya, Harmu, Argora, Ranchi) and by occupation (Business).

Signature of Registering Officer



Date:- 01-Dec-2023

Seal and Signature of Registering Officer





Token No.: 202300155520

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **01-Dec-2023** by **Shobha Devi, S/O, D/O, W/O Rajnarayan Singh** resident of Harmu Bazar, Near Gopal Vastralaya, Harmu, Argora, Ranchi, Harmu Bazar, Harmu, Argora, Ranchi.

This deed was registered as Document No:- **2023/RANU3/3457/BK1/3218** in Book No :- **BK1**, Volume No :- **396** from Page No :- **81 to 168** at, office of **SRO - Ranchi Urban3**

Date:- **01-Dec-2023**


Registering Officer

