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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0c9aab64f40f31bea3be

Receipt Date : 01-Nov-2023 07:31:45 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300143204

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : ARYAN DEVELOPERS AND REALTORS
PRIVATE LIMITED Through Its Director
ABHISHEK SINHA (Vendee)

GRN Number : 2319985659



नियम 21 के अधीन ग्राहा भारतीय For Office Use नियम
1899 की अनुसूची 1 या 1 क्रम सं०.....5.....के
अधीन यथावत स्टाम्प सहित (या स्टाम्प शुल्क से
विमुख या स्टाम्प शुल्क अपेक्षित नहीं)

Mina Dey

Asinha
02/11/23

अवर निबंधक राँची

शहरी क्षेत्र-2, (डोरण्डा) प्रक्षेत्र

02/11/2023

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

विभागीय अधिलेखन एवम्

1952 वि. 19.2.16-01

अनुसूचित जाति एवम्

एवम्

R
02-11-23

मुद्रक 100/-

श्री. मीरा देवीका पति

के सम्बन्ध में

R
02-11-23



R.K. BARNWAL

R.K. Barnwal Advocate
Civil Court Ranchi
Enrol. No. 204/07

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS
THE 2nd DAY OF OCTOBER, 2023 OF THE
CHRISTIAN ERA. Nov.

BY AND BETWEEN

MRS. MIRA DEY wife of Mr. Bishwa Nath Dey and daughter of Mr. Santi Mitra, Grand daughter of Mr. Surendra Nath Mitra, by Category General (not covered under C.N.T. Act, 1908), by faith Hindu, by occupation Housewife, resident of 235, R.K. Mission Road, Bagicha Toli, Hulhundu, Ramkrishna Sanatorium, Tupudana, Thana-Hatia, Dist. Ranchi 835221, Jharkhand hereinafter referred to as "LAND OWNER" which terms of expression unless excluded by or repugnant to the subject or context shall mean and include her respective legal heirs, successors, nominees, beneficiaries, representatives and assignee of the ONE PART);

D.O.B.-04.01.1970, PAN-IBJPD9226D, AADHAAR No. XXXX XXXX 8882 & Mob: 9279764054

A. Sinha

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Mira Dey
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AND

ARYAN DEVELOPERS AND REALTORS PRIVATE LIMITED, having its CIN No. as U45200JH2006PTC012213, and having its registered office at, 2nd Floor, Arctic Mall Bariatu, Ranchi, Jharkhand, India, 834009 represented through its Director, **MR. ABHISHEK SINHA** S/o Mr. Amrendra Kumar Sinha, by Category-General (not covered under C.N.T. Act, 1908), by faith Hindu, by occupation Business, Resident of Harihar Singh Road, Morhabadi, Ranchi, Jharkhand, Indian Citizen

D.O.B.-12.09.1996, PAN-FYXPS2443K, AADHAR No.-XXXX XXXX5186 & Mob. No. 8877788818

hereinafter referred to as the **DEVELOPER/ PROMOTER** (which term or expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, nominees, beneficiaries, representatives and assigns, of the OTHER PART).

A. WHEREAS, Mossamat Basidan alias Bibi Mashidan wife of Sayad Gulam Hussain, through a registered deed bearing deed no. 5778, entered in Book No. 1, Volume No. 38, Pages 320 to 323 registered in the office of the D.S.R. Ranchi dated 27.08.1951 transferred portion of R.S. Plot No. 797, Khata No. 67, P.S. No. 267, Khewat No. 3, admeasuring an area of 25 decimals situated at village Tupudana, Police Station Hatia, District Ranchi, in favour of Sri Ram Kishun Sahu son of Late Bandhu Sahu and Sri Ramjatan Sahu son of Late Debi Sahu.

B. AND WHEREAS Sri Ram Kishun Sahu son of Late Bandhu Sahu and Sri Ramjatan Sahu son of Late Debi Sahu after purchasing the said land, got the land mutated in their names.

C. AND WHEREAS pursuant to a sale deed being Deed No. 9028 dated 28.11.1995 by and between Sri Ram Kishun Sahu son of Late Bandhu Sahu & Sri Ramjatan Sahu son of Late Debi Sahu and Smt. Pushpa Gupta wife of Sanjoy Gupta, the Land Owner, the Land Owner became owner of all piece and parcel of portion of R.S. Plot No. 797, Khata No. 67, P.S. No. 267,

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D. AND therefore the LAND OWNER is in exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, loan, charges or attachment and in marketable condition and has good right, full power and absolute authority and title to transfer good right, full power and absolute authority having perfect title to transfer the whole or part of portion of R.S. Plot No. 797, Khata No. 67, P.S. No. 267, Khewat No. 3, admeasuring an area of 9 Kathas vide sale Deed No. 3318 Dated 10.06.1997 and R.S. Plot No. 797, Khata No. 67, P.S. No. 267, Khewat No. 3, admeasuring an area of 4 Kathas and 10 Chataks vide sale Deed No. 3319 Dated 10.06.1997 situated at village Tupudana, Police Station Hatia, District Ranchi more particularly described as "**Schedule- A**" property.

E. AND WHEREAS the LAND OWNER is interested in developing R.S. Plot No. 797, Khata No. 67, P.S. No. 267, Khewat No. 3, admeasuring an area of 4 Kathas and 10 Chataks and R.S. Plot No. 797, Khata No. 67, P.S. No. 267, Khewat No. 3, admeasuring an area of 9 Kathas situated at village Tupudana, Police Station Hatia, District Ranchi more specifically described in "**Schedule - A**".

F. AND WHEREAS the Developer aforesaid runs its construction business under the name and style of ARYAN DEVELOPERS AND REALTORS PRIVATE LIMITED.

G. AND WHEREAS the LAND OWNER is interested for development of area of **Schedule-A** land, negotiated with the DEVELOPER for development of land.

H. AND WHEREAS on satisfaction of Land Owner's title, the Developer has agreed to develop **Schedule-A** land.

I. AND WHEREAS for development of **Schedule-A** land the LAND OWNERS and the DEVELOPER have mutually agreed to enter into this agreement.

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Mira Deeg

02-11-23

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND BETWEEN THE LAND OWNER AND DEVELOPER HERETO AS FOLLOWS:

ARTICLE – I

1.1. LAND OWNER shall mean **MRS. MIRA DEY** wife of Mr. Bishwa Nath Dey and her respective legal heirs and successors-in-interest.

1.2. DEVELOPER shall mean the said **ARYAN DEVELOPERS AND REALTORS PRIVATE LIMITED** and its successors-in-interest.

1.3. LAND PROPERTY shall mean all that piece and parcel of land more particularly described in **Schedule-A**.

1.4. Words importing singular shall include plural and vice-versa.

1.5. Word importing masculine gender shall include feminine and neuter genders, like-wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

ARTICLE II – CONSIDERATION & DEVELOPERS AND LAND OWNER'S ALLOCATION

2.1. In consideration of the Developer developing the **Schedule-A**, the Developer has paid to the Land Owners an amount of Rs 20,00,000/- (Rupees Twenty Lakhs only) in total as on date details of which are mentioned below:

Date	Name of beneficiary	Cheque/RTGS	Amount
05.11.2022	Debashish Dey	RTGS- 870059	5,00,000/-
15.11.2022	Bishwanath Dey	RTGS- 870075	5,00,000/-
22.11.2022	Bishwanath Dey	RTGS- 870079	5,00,000/-
05.12.2022	Bishwanath Dey	RTGS- 870089	5,00,000/-
02.11.2023	Debashish Dey	870362	5,00,000/-
02.11.2023	Bishwanath Dey	870363	6,00,000/-

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Mira Dey
02-11-23

The Developer has paid further an amount of Rs. 11,00,000/- (Rupees eleven lacs only) to the Land Owner upon execution of this Agreement, which cheque number is already mentioned in page No. 4.

2.2. It is further agreed and acknowledged by the Land Owner and the Developer that their respective share in the **Schedule – A** land shall in the ratio of 38:62, that is, 38% of the total constructed area (in super build up) along with 38% undivided proportionate share of land along with car parking shall be in the share of the Land Owner and, 62% of the total constructed area (in super build up) along with undivided proportionate share of Land along with car parking shall be in the share of the Developer which is more specifically described and detailed in **Schedule-B**.

2.3. The rights of common area is not saleable and the Developer shall accordingly incorporate the same while executing the sale agreement as well as the sale deed. The Parties further agree that the Developer shall not transfer his rights of the common area to any third party/any occupier in the premises.

ARTICLE III – COMMENCEMENT

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

ARTICLE IV – CONTINUATION

This agreement shall be in force from the date of signing of the agreement and for a period of 30 months with an additional grace period of 6 months starting from date of sanction of the map, provided that stipulated period of 36 months.

ARTICLE V – GRACE PERIOD:

Fixed period of 30 months can be extended for further 6 months on mutual consent and if circumstances so require. If the developer is prevented due to un-avoidable circumstances beyond his control in completion of the building within the Thirty -Six-months the day's losses shall be added in the completion period.

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02/11/25

ARTICLE VI –NAME OF APARTMENT:

Name of the apartment proposed to be constructed shall be “**ARYAN ASHRAY**” The proposed apartment shall consist of Ground + Four Floors or as per the sanction of the map by the R.M.C.

ARTICLE VII –THE SCHEME

The scheme as formulated by the Developer and agreed by the owner provides as follows:-

7.1. The DEVELOPER shall invite and select purchaser (s) agreeing to acquire on ownership basis flat/flats in the *Schedule-A* developer would be constructed flats along with other common amenities and common facilities appertaining to the same.

7.2. The DEVELOPER shall get plans sanctioned from Ranchi Municipal Corporation either in the name of Developer/Land Owner and the Land Owner hereby empowers the DEVELOPER to sign any document required for obtaining such sanction of plan.

7.3. After the delivery of the possession of the flat in the aforesaid building by the DEVELOPER to the Land Owner, the latter shall enjoy all the rights and privileges and will be subjected to the same liabilities as other Flat Owners or the prospective purchasers as provided in the Developer’s Sale Agreement or otherwise.

7.4. After taking possession of the flats, the Owner agrees to pay to the DEVELOPER the proportionate share of common expenses of all taxes, outgoing and other charges from and after the date of said flat becomes ready for occupation till the Developer handed over possession and management of the common parts of Flat Owner’s or Association to be formed for the purpose and create a Corpus fund for society.

7.5. The Land Owner and her nominees shall solely and exclusively be entitled to hold and possess over the Land Owner’s area and shall have absolute right of title and interest

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Misa Deeg
02/11/23

over the Land Owner's area and shall be fully entitled to use and enjoy the same. The Land Owner shall be fully entitled to transfer, convey, grant, or otherwise alienate its interest in any manner as deemed fit by them to any person, association, firm body corporate, on such terms and conditions as may be decided by the owner individually.

ARTICLE VIII – BUILDER'S/DEVELOPER'S RIGHT:

8.1. The Land Owner hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to develop the Schedule-A land as the Developer may deem fit.

8.2. The Developer shall be at liberty to sell in any rate of his allotted portion with proportionate share of *Schedule-A*.

8.3. The Developer shall be entitled to advertise in its own name about the said development of the land property and proposed sale of flat in the building be constructed and to put up advertisement board on the land property, remove the debris and rubbish and dispose of the same on its own account. The DEVELOPER shall receive advance/installments from intending purchaser at his own risk/responsibility.

8.4. The Developer shall be entitled to enter into any agreement with any building contractor, architecture and appoint agent or to assign the benefit of this contract for purpose of development of *Schedule-A* land in its own name cost, risk and expenses.

8.5. The Developer shall be entitled to enter into any package deal or in relation thereto.

ARTICLE IX – LICENSE TO DEVELOP

THE LAND OWNER HEREBY entrust, hand over and give license to Develop to enter into the Project Land and more specifically *Schedule –A* land and develop the same with the best material as per the specification mentioned in *Schedule-C*.

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Mira Deeg
02/11/23

ARTICLE X – TERMINATION

10.1. This Agreement may be terminated only by mutual consent of the Parties in writing; and

10.2. Any termination of this Agreement shall be without prejudice to any claim or rights of action, which have previously accrued to any Party hereto against the other Party, and further, shall not in any manner whatsoever relieve any Party of its obligations (including payment obligations), which have arisen/accrued on or upto the date of such termination of this Agreement.

ARTICLE XI – MISCELLANEOUS

11.1. The LAND OWNER and the DEVELOPER have entered into this agreement purely on contractual basis nothing contained herein, shall be deemed to construed as partnership between the DEVELOPER and the LAND OWNER as a joint venture between the parties hereto in any manner.

11.2. The LAND OWNER hereby undertake to do all such acts, deeds, matters and things that may be reasonable required to be done in the matter and the Land Owner also undertakes to sign and execute all such additional applications and other documents the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the Land Owner and/or go against the spirit of this agreement.

11.3. All applicable taxes, levies, charges, rates, cess, fees, wealth tax, GST including property tax and all increase/fresh impositions as applicable on the Schedule- A Land forming part of the Land Owner shall be borne exclusively by the Land Owner and the Developer shall in no manner be responsible for such payment. It is further clarified that any new tax that may be introduced and/or levied in future on the Schedule- A Land or the Land Owners allocation share shall be borne by the Land Owner and the Developer in the ratio of their agreed percentage.

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02/11/23

11.4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available deemed to have been served on the Land Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer, if delivered by hand or sent by pre-paid reregistered post to the registered office of the Developer.

11.5. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the Land Owner of the land property or any part thereof to the Developer or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the Developer shall be entitled to borrow money from any bank or banks or the financial institutions without creating any financial liability of the land owner or affecting her estate and interest and it being expressly agreed and understood that in no event the Land Owner shall be responsible and/or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the Developer shall keep the Land Owner indemnified against all actions, suits, proceedings and costs, charges and expenses, of arises due to construction or development work.

11.6. There is no existing agreement regarding the development or sale of the said land and/or **Schedule-A** land and that all other arrangements, if any, prior to this agreement have been cancelled and are being suspended by this agreement. The Land Owner assure and guarantee that the land property and **Schedule-A** land are free from any encumbrances, attachment, charge, claim or demand whatsoever by or from anyone whosoever and that they have absolute authority, perfect right and indefeasible title to enter into this development agreement with the Developer and that the Land Owner shall not only compensate all and whatsoever loss or damage that may be suffered by the Developer because of any defect and/or possession of the landed property but shall also be liable for penalty for causing wrongful loss to the Developer and wrongful gain to themselves by misrepresentation.

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Mira Deo
02/11/23

11.7. That, if the Developer fails to complete the project and hand over the occupancy to the land owner on the said period of the time that is 30 months with a grace period of 6 months, that is Total 36 months, only excluding factors involving Act of God, then in that case the Developer will be liable to pay compensation to the Land Owner as per the norms abide and decided by RERA and Ranchi Municipal Corporation.

ARTICLE XII – INDEMNITY

12.1. Each Party (“**Indemnifying Person**”) shall jointly and severally indemnify, defend and hold harmless the other Party, its respective directors, officers, representatives, employees and agents (collectively, the “**Indemnified Persons**”) from and against any and all any and all losses, damages, claims, fines, fees, penalties, interest obligations, deficiencies, and expenses (including amounts paid in settlement, interest, court costs, reasonable out-of-pocket fees and expenses of investigators, attorneys, accountants, financial advisors and other experts, and other out-of-pocket expenses of litigation) suffered or incurred by the Indemnified Persons, as a result of, arising from, or in connection with or relating to, (a) breach or inaccuracy of any representation, warranty, covenant or agreement made by the Indemnifying Person; (b) failure to perform (whether in whole or part) any obligation required to be performed by the Indemnifying Person, pursuant to this Agreement; or (c) any claims or demands raised or made, or proceedings initiated by any third party (including any Government Authority) against the Indemnified Persons on account of an action of the Indemnifying Person, in relation to the subject matter of this Agreement or in relation to the Project.

12.2. The Land Owner undertakes to remove all registered or unregistered encumbrances, legal flaws, defect in title and similar issues in relation to the **Schedule – A** land that may deprive Developer from absolute enjoyment and possession of the land or development of the Project in any manner. Further, in case the land or any part thereof comprised in and subject matter of this Agreement is lost on account of any defect or deficiency in the

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02/11/23

title of the Owner or any litigation started by anyone claiming through Owner or anyone claiming title paramount to that of the Owner or on account of any cause or causes whatsoever, including relating to any outstanding(s), claim(s), stamp duties, tax(es) etc. on the Owner, then the Owner shall be liable to pay and settle all such outstanding(s), claim(s), stamp duties, tax(es) etc. to the concerned third parties (including Government Authority) and be liable for all damages, losses, costs and expenses arising there from. The Owner hereby agrees to indemnify the Developer for any loss or damage incurred by them on account of such defective title or claim or litigation by any third party.

12.3. The indemnification rights of the Indemnified Persons under this Agreement are independent of and in addition to other rights and remedies available under Law or equity.

ARTICLE XIII- LEGAL PROCEDURES:

13.1. It is hereby expressly agreed by and between the parties hereto that during the execution of work in **Schedule-A**, it shall be the responsibility of the Land Owner to defend all actions and proceedings in respect of the title of the aforesaid **Schedule A** property, if circumstances require for same.

13.2. The Land Owner gives irrevocable power by this agreement in favour of the Developer or its nominee, through which the said Developer is authorized to develop land in **Schedule-A** according to feasibility fix-up purchasers and in general, carry all the necessary activities required for the purpose of construction and disposal of flats as per sanctioned plan to the advantages and convenience of the associated parties.

13.3. The Land Owner is herewith handing over original copies of all the relevant documents regarding title, possession, municipal taxes, and other legal papers concerning the land properties referred above. The Developer further assures and confirms to provide to the original documents to the land owner as and when required and any other documents required in connection with the said land as described in **Schedule-A**. And after completion of the project all the original relevant documents will hand over to the land owner.

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02/11/23

13.4. That Land Owner shall deliver the peace full possession of the property described in **Schedule-A** and if any dispute arises regarding the title and possession of **Schedule-A**land, it will be the sole responsible of the Land Owner to solve the problem on its own cost and effects.

13.5. That in case of dispute arises between Land Owner and Developer, it shall be resolved through mutual consent, if it will not resolved with the consent of the parties an arbitrator will be appointed to resolve the dispute.

13.6. Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction.

13.7. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

13.8. Each Party agrees that it shall bear by itself all costs and expenses incurred by it in connection with, including but not limiting to applicable taxes, GST, any discussions, negotiations and investigations undertaken in connection with the subject matter hereof, including costs and expenses associated with retention of financial, legal, tax and other professional advisers. The costs and expenses in execution and registration of this Agreement, including the stamp duty and registration charges shall be borne equally by the Land Owner and the Developer.

AND WHEREAS this Development Agreement is being executed between the Land Owner/First Party and Developer/Second Party under the provision of Section-5(1) of the Jharkhand Apartment Act (Flat) Ownership Act 2011 and both parties are bound to abide by the terms & conditions mentioned in the said Jharkhand Apartment Act (Flat) Ownership Act 2011.

AND WHEREAS both parties have also agreed that under the provision of Sub Section-2 of Section-5 of the Jharkhand Apartment Act (Flat/s) Ownership Act 2011, both parties are free to execute/allot, Allotment Letter/Agreement for sale / execute the register sale deed with respect to Flat/Units of their respective share in favour of prospective purchasers as mention in the Land Owner's allocation and Developer allocation of this Development Agreement and they are also free to receive consideration amount of the unit/s/flat/s of their respective shares and no party have any objection in this Agreement.

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SCHEDULE - A

All piece and parcel of R.S. Plot No. 797, Khata No. 67, P.S. No. 267, Khewat No. 3, holding number 0550009049000Z0 and 0550009050000Z0, admeasuring an area of 22.52 decimals situated at village Tupudana, Police Station Hatia, District Ranchi.

Khata No.	Plot No.	Sub-Plot No.	Area
67	797	797/part	14.88 dec (9 katha)
67	797	797/part	7.64 dec (4 katha 10 Chattak)
		Total	22.52 dec

The said property is butted and bounded by

North : R.S. Plot No.-796
East : Part of Plot No. 797
South : Part of Plot No. 797
West : Road

SCHEDULE-B DEVELOPERS AND LAND OWNER'S ALLOCATION

LANDOWNER'S SHARE FLAT

SL.NO	FLAT NO.	FLOOR	SUPER BUILT-UP	BUILT-UP AREA	CARPET AREA	PROPORTIONATE SHARE of land
1	101	1 ST FLOOR	1430 SQ.FT.	1073 SQ.FT.	838 SQ.FT.	482 SQ.FT.
2	105	1 ST FLOOR	1568 SQ.FT.	1176 SQ.FT.	990 SQ.FT.	533 SQ.FT.
3	202	2 ND FLOOR	1352 SQ.FT.	1014 SQ.FT.	862 SQ.FT.	455 SQ.FT.
4	203	2 ND FLOOR	1333 SQ.FT.	1000 SQ.FT.	836 SQ.FT.	450SQ.FT.
5	301	3 RD FLOOR	1430 SQ.FT.	1073 SQ.FT.	838 SQ.FT.	482SQ.FT.
6	402	4 TH FLOOR	1352 SQ.FT.	1014 SQ.FT.	862 SQ.FT.	455 SQ.FT.
7	404	4 TH FLOOR	1182 SQ.FT.	887 SQ.FT.	770 SQ.FT.	398 SQ.FT.

Valuation of Land For Registration purpose.
Government Value - 1,81,60,000/-

DEVELOPER'S SHARE FLAT

SL.NO	FLAT NO.	FLOOR	SUPER BUILT-UP	BUILT-UP AREA	CARPET AREA	PROPORTIONATE SHARE of land
1	102	1 ST FLOOR	1352 SQ.FT.	1014 SQ.FT.	862 SQ.FT.	455 SQ.FT.
2	103	1 ST FLOOR	1333 SQ.FT.	1000 SQ.FT.	836 SQ.FT.	450 SQ.FT.
3	104	1 ST FLOOR	1182 SQ.FT.	887 SQ.FT.	770 SQ.FT.	398 SQ.FT.
4	201	2 ND FLOOR	1430 SQ.FT.	1073 SQ.FT.	838 SQ.FT.	482 SQ.FT.
5	204	2 ND FLOOR	1182 SQ.FT.	887 SQ.FT.	770 SQ.FT.	398 SQ.FT.
6	205	2 ND FLOOR	1568 SQ.FT.	1176 SQ.FT.	990SQ.FT.	533 SQ.FT.
7	302	3 RD FLOOR	1352 SQ.FT.	1014 SQ.FT.	862 SQ.FT.	455 SQ.FT.
8	303	3 RD FLOOR	1333 SQ.FT.	1000 SQ.FT.	836 SQ.FT.	450 SQ.FT.
9	304	3 RD FLOOR	1182 SQ.FT.	887 SQ.FT.	770 SQ.FT.	398 SQ.FT.
10	305	3 RD FLOOR	1568 SQ.FT.	1176 SQ.FT.	990SQ.FT.	533 SQ.FT.
11	401	4 TH FLOOR	1430 SQ.FT.	1073 SQ.FT.	838 SQ.FT.	482 SQ.FT.
12	403	4 TH FLOOR	1333 SQ.FT.	1000 SQ.FT.	836 SQ.FT.	450 SQ.FT.
13	405	4 TH FLOOR	1568 SQ.FT.	1176 SQ.FT.	990SQ.FT.	533 SQ.FT.

SCHEDULE-C MATERIAL SPECIFICATION

Foundation	:	Earthquake resistance R.C.C. foundation as per the structure design along with proper pest control treatment.
Structure	:	Earthquake resistant RCC framed structure.
Wall	:	Brick work in CM 1:6 (5" THOR. 10" THOR.).
Flooring	:	2x2 Vitrified Tiles & Granite in staircase .
Door	:	All doors 30mm thick ISI certified flush doors.
Windows	:	Aluminum sliding windows 3 track sections and designer grills for all windows
Toilet	:	Ceramic glazed tiles having minimum size of 1X1 upto 7 ft. height with was basin, shower, WC IWC EWC Concealed PVC pipe with hot and cold arrangement in shower along with single lever mixture of ISI mark.
Kitchen	:	Kitchen working platform of green/red marble top glazed tiles. Dado upto 2 ft. height above working top fitted with stainless steel sink.

Electrical	:	Concealed PVC conduit with copper wiring and standard electrical accessories. Adequate lighting, power points (without Fan, Tube, Bulbs etc.) with modular switches. Power points in kitchen, bathrooms and all bedrooms. All the brands used will be of minimum ISI Grade or equivalent
A.C.	:	AC point in Master Bedroom.
Finish	:	All internal walls and ceilings in Putty, External surfaces by two coats texture/weather coat paints.
Generator	:	To be provided as per need and specification
Lift	:	ISI Grade lift to be provided in the building.
Cement	:	Only branded cement like- Novoco/ACC/Birla Gold/Ambuja. (Shree and Bangur cement for under tiles.)
Lift	:	To be provided in the building of any good brand.

All materials are with ISI Mark and Branded, below ISI mark materials not to be used in the project.

IN WITNESS WHEREOF THE parties hereto have unto set and subscribed their respective hands and seals on this 02 day of ~~October~~^{Nov.}, 2023 at Ranchi after fully understanding the contents of these presents.

WITNESSES : *Debashish Dey*

1. DEBASHISH DEY Sign. of Landowner Mira Dey

S/O RISHWA NATH DEY
R.K. Mission Road.
Tarpulana, Ranchi.

Mira Dey
02/11/23

2. *Bisheva Nath Dey*
S/o - *Lat Nami Gopal Dey*
Po - R. 12. Sana torium
Ranchi - 835-221

Finger Impression of left Hand, Photograph & Signature of the
DEVELOPER



R. K. Barnwal
02.11.23

R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol. Nr. - 504/07

R. K. Barnwal
Adv

Little	Ring	Middle	Index	Thumb

Misa Deej
02.11.23

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.

Typed and Composed by :-

Mugesh Pd.
(Krishna Computers)

R. K. Barnwal
Adv

Drafted by

R. K. Barnwal
Adv

R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol. Nr. - 504/07



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

October 30, 2023

भाग वर्तमान	4	पृष्ठ संख्या	50											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	टुपुदाना	होलिंग संख्या	67/50	तौजी संख्या	0	थाना नम्बर	267	खाता का प्रकार	---					
श्रीमति मीरा डे, पति-श्री विश्वनाथ डे, जाति- -----														
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार											
67	797	4 कठ॥0 छ 0 वर्गफीट	दाखिल खारिज वाद 212 आर सन् 1997-98 के आदेशनुसार तिथि 23.12-97											
	कुल परिमाण	4 कठ॥0 छ 0 वर्गफीट	लगान	सेस										
			1	1.45										
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	
25/06/2007	867506	2007	2008	0	0	0	0	0	0	0	0	0	0	
07-23-2022	0101415930	2012-2013	2022-2023	10	1	2.5	0.25	5	0.5	5	0.5	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
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करे

Online verified
Sincerely
3/11/23

नक्शा देखें



BACK





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

October 30, 2023

भाग वर्तमान	4	पृष्ठ संख्या	49										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	टुपुदाना	होलिडिंग संख्या	67/49	तौजी संख्या	0	थाना नम्बर	267	खाता का प्रकार	---				
श्रीमति मीरा डे, पति-विश्वनाथ डे, जाति- -----													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								लगान	सेस	
67 ✓	797 ✓	0 बीघघ कठD वर्गफीट	दाखिल खारिज वाद 213 आर सन् 1997-98 के आदेशनुसार तिथि 23.12-97								1	1.45	
कुल परिमान		0 बीघघ कठD वर्गफीट											
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
25/06/2007	867505	2007	2008	0	0	0	0	0	0	0	0	0	0
07-23-2022	0266170717	2011-2012	2022-2023	11	1	2.75	0.25	5.5	0.5	5.5	0.5	2.2	0.2

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

Mutation Cases Not Found !!

List Of Case Status Details

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

Online Verified
Sincerely
31/10/23

नक्शा देखें



BACK



नामकुम | दुपुदाना | 267 | श्रीमति मीरा डे

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
67 ✓	797 ✓	4 कठा 10 छटाक 0 वर्गफीट

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 (2012-2013) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	1.00	7.00	1.00	1.00	1.00	1.00
गुजारी (भावली)	0.25	1.75	0.25	0.25	0.25	0.25
सेस	0.50	3.50	0.50	0.50	0.50	0.50
सूद	0.50	3.50	0.50	0.50	0.50	0.50
मुतफरकात	0.20	1.40	0.20	0.20	0.20	0.20
मीजान	2.45	17.15	2.45	2.45	2.45	2.45

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2012-2013) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	7.00	1.00	1.00	1.00	1.00	
गुजारी (भावली)	1.75	0.25	0.25	0.25	0.25	
सेस	3.50	0.50	0.50	0.50	0.50	
सूद	3.50	0.50	0.50	0.50	0.50	
मुतफरकात	1.40	0.20	0.20	0.20	0.20	
मीजान अदायकारी	17.15	2.45	2.45	2.45	2.45	

(१) मीजान कुल (लफजों में) : Twenty Six Rupees and Ninety Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 26.95

तारीख अमला तहसील कुनिन्दा : 23-07-2022

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



Online verified
Laudy
31/10/23

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।

Print

नामकुम । टुपुदाना । 267 । श्रीमति मीरा डे

खाता संख्या 67 ✓	खेसरा संख्या 797 ✓	रकबा (एकड़ में) 0 बीघा 9 कठा 0 वर्गफीट
---------------------	-----------------------	---

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 (2011-2012) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	1.00	8.00	1.00	1.00	1.00	1.00
गुजारी (भावली)	0.25	2.00	0.25	0.25	0.25	0.25
सेस	0.50	4.00	0.50	0.50	0.50	0.50
सूद	0.50	4.00	0.50	0.50	0.50	0.50
मुतफरकात	0.20	1.60	0.20	0.20	0.20	0.20
मीजान	2.45	19.60	2.45	2.45	2.45	2.45

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (2011-2012) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	8.00	1.00	1.00	1.00	1.00	
गुजारी (भावली)	2.00	0.25	0.25	0.25	0.25	
सेस	4.00	0.50	0.50	0.50	0.50	
सूद	4.00	0.50	0.50	0.50	0.50	
मुतफरकात	1.60	0.20	0.20	0.20	0.20	
मीजान अदायकारी	19.60	2.45	2.45	2.45	2.45	

(१) मीजान कुल (लफजों में) : Twenty Nine Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 29.40

तारीख अमला तहसील कुनिन्दा : 23-07-2022

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



Online verified
Lambh
31/10/23

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।

Print



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : **CNT30112271420220705** Date : **2022-07-30**
Ward No : **55**
Department / Section : Revenue Section New Ward No : **53**
Account Description : Holding Tax & Others Application No **SAF/01/055/04749**
New Holding No : **0550009049000Z0**

Received From Mr / Mrs / Miss : **MIRA DEY W/O BISHWA NATH DEY**
Address : **TUPUDANA KHATA NO 67 797 PS HATIA**
A Sum of Rs. : **12499.00**
(in words) :

Twelve Thousands Four Hundred And Ninety Nine 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	2016-2017	4	2022-2023	9033.60
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	1961.80
				Special Rebate	451.68
				Rebate From Jsk/Online Payment	45.17
				Total Amount	12499.00
				Round Off Amount	0.55
				Total Paid Amount	12499.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : **CNT30112271620220706** Date : **2022-07-30**
Ward No : **55**
Department / Section : Revenue Section New Ward No : **53**
Account Description : Holding Tax & Others Application No **SAF/01/055/04750**
New Holding No : **055000905000020**

Received From Mr / Mrs / Miss . : **MIRA DEY W/O BISHWA NATH DEY**

Address : **TUPUDANA KHATA NO 67 PLOT 797 PS HATIA**

A Sum of Rs. : **7394.00**

(in words) :

Seven Thousand Three Hundred And Ninety Four 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	2016-2017	4	2022-2023	4641.32
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	1007.94
				Special Rebate	232.07
				Rebate From Jsk/Online Payment	23.21
				Total Amount	7394.00
				Round Off Amount	0.98
				Total Paid Amount	7394.00



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





बरौवासे

सर्वेक्षण के अनुसार यह क्षेत्र का क्षेत्रफल १००० बीघर है।
 इस क्षेत्र में कुल १००० बीघर का क्षेत्रफल है।
 इस क्षेत्र में कुल १००० बीघर का क्षेत्रफल है।

Made and published under the authority of Government.

[Handwritten Signature]

Superintendent of Survey.

विलान शीट नम्बर

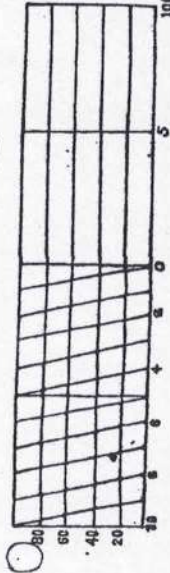
मिलान शीट नम्बर

विराट को

बैरसाद न०२११

हल हल न०२११

Scale 1/6 inches = 1 Mile.



अवर निबंधन कार्यालय, शहरी क्षेत्र सं०.2 (डोरण्डा) प्रक्षेत्र, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

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

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban2

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300143204**

Deed Type	Development Agreement
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 454000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.11999083/- ,Transaction Amount :- Rs.18160000/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Tupudana Location :- Other Road, Tupudana Word No 53 Property Boundaries :- East: Part of Plot No. 797 , West: Road , South: Part of Plot No. 797 , North: R.S. Plot No.-796 Ward Number - 53Holding Number - 0550009049000Z0 0550009050000Z0Khata Number - 67Plot Number - 797Volume Number - 4Page Number - 49 Area Of Land :- 14.88 Decimal
Property No.	2
Valuation Details	Value :- Rs.6160820/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Tupudana Location :- Other Road, Tupudana Word No 53 Property Boundaries :- East: Part of Plot No. 797 , West: Road , South: Part of Plot No. 797 , North: R.S. Plot No.-796 Ward Number - 53Holding Number - 0550009049000Z0 0550009050000Z0Khata Number - 67Plot Number - 797Volume Number - 4Page Number - 50 Area Of Land :- 7.64 Decimal





Sh./Smt.**MIRA DEY** s/o/d/o/w/o **Santi Mitra** has presented the document for registration in this office

today dated :- **02-Nov-2023** Day :- **Thursday** Time :- **14:43:40 PM**





MIRA DEY(Individual)

Party Name	Document Type	Document Number
MIRA DEY	PAN/UID	631292788882


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MIRA DEY Address1 - 235, R.K. Mission Road, Bagicha Toli, Hulhundu, Ramkrishna Sanatorium, Tupudana, Address2 - Thana-Hatia, Dist. Ranchi , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Mira Dey Address:- 235, , R.K . MISSION ROAD, BAGICHA TOLI, Hulhundu, , Ranchi, 835221, , Jharkhand, India		EXECUTANTS Age:53			<i>Mira Dey</i>
2	ARYAN DEVELOPERS AND REALTORS PRIVATE LIMITED Through Its Director ABHISHEK SINHA Address1 - Harihar Singh Road, Address2 - Morhabadi, Ranchi , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Abhishek Sinha Address:- Alka Niwas,Manda Bagicha, , Harihar Singh Road, , Morabadi, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:27			<i>Abhishek Sinha</i>

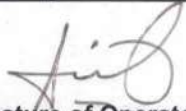
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MANOJ KUMAR VERMA S/o-D/o B P VERMA Address1 - PURULIA ROAD RANCHI, Address2 - , , , Jharkhand PAN No.:			<i>Manoj Verma</i>

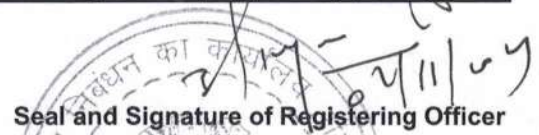
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANOJ KUMAR VERMA Address1 - PURULIA ROAD RANCHI, Address2 - ... , Jharkhand			

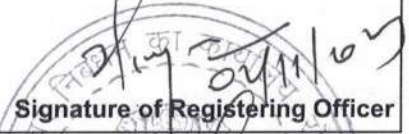


Signature of Operator



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MIRA DEY**), has/have admitted the execution before me. He/ She/ They has/ have been identified by (**MANOJ KUMAR VERMA**) Son/Daughter/Wife of (**B P VERMA**) resident of (**PURULIA ROAD RANCHI**) and by occupation (**Business**).



Date:- 02-Nov-2023





Document Registration Summary 1

Date :-02-Nov-2023

- Government/Market Value: ₹18160000/-
- Transaction Amount: ₹18160000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 926242

Receipt Date : 02-11-2023

Presenter Name: -

On Date 02-11-2023 Presented at SRO - Ranchi Urban2

Signature of Presenter

Micaa Dey

PR

₹1

SP

₹960

LL

₹3

A1

₹454000

Stamp Duty

₹100

SRO - Ranchi Urban2

Total

₹455064

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AryanDevelopersAndRealtorsPrivateLimitedThroughItsDirectorAbhishekSinha	• GRN Number : 2319985659 • DEPT Transaction Id : 0c9aab64f40f31bea3be • Transaction Type :	100
PR	1	1	0	GRAS	AryanDevelopersAndRealtorsPrivateLimitedThroughItsDirectorAbhishekSinha	• GRN Number : 2319986184 • DEPT Transaction Id : a0f30d9855b5ea5c609f • Transaction Type :	1
SP	960	960	0	GRAS	AryanDevelopersAndRealtorsPrivateLimitedThroughItsDirectorAbhishekSinha	• GRN Number : 2319986184 • DEPT Transaction Id : a0f30d9855b5ea5c609f • Transaction Type :	960
A1	454000	454000	0	GRAS	AryanDevelopersAndRealtorsPrivateLimitedThroughItsDirectorAbhishekSinha	• GRN Number : 2319986184 • DEPT Transaction Id : a0f30d9855b5ea5c609f • Transaction Type :	454000
LL	3	3	0	GRAS	AryanDevelopersAndRealtorsPrivateLimitedThroughItsDirectorAbhishekSinha	• GRN Number : 2319986184 • DEPT Transaction Id : a0f30d9855b5ea5c609f • Transaction Type :	3
Sub Total	454968	455064	-96				

Article : Development Agreement Number of Pages : 64

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Pre Registration Docket

Date :- 01-11-2023 07:01 pm

Office Name :- SRO - Ranchi Urban2
Token No:- 202300143204

Appoinment :- 02-Nov-2023 Time:- 10:0

Article	Development Agreement
Pre Registration Date	30-Oct-2023
No. Of Pages	32
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 4,54,964.

Property Id: **1094959**

Valuation No. : 1485454 / 2023	:- 2023-2024	Date : 30-October-2023 19:48:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Tupudana	Village/City : Tupudana	
Tupudana Word No 53 - Other Road		-	
Ward Number - 53			
Holding Number - 0550009049000Z0 0550009050000Z0			
Khata Number - 67			
Plot Number - 797			
Volume Number - 4			
Page Number - 49			
Property Rates			
Commercial Land (Y)			
₹806390/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	14.88 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.88 x 806390=11999083.2	₹1,19,99,083/-
A	Total		₹1,19,99,083/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,19,99,100/-
Total Amount in Words : One Crore Nineteen Lakhs Ninety Nine Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Part of Plot No. 797 , West: Road , South: Part of Plot No. 797 , North: R.S. Plot No.-796
Area	Land area : 14.88 Decimal
Other Description of the Property	Pin Code - 834010
Government/Market Value	11999083.2
Transaction Amount	18160000

Property Id: **1094966**

Valuation No. : 1485458 / 2023	:- 2023-2024	Date : 30-October-2023 19:50:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Tupudana	Village/City : Tupudana	
Tupudana Word No 53 - Other Road		-	
Ward Number - 53			
Holding Number - 0550009049000Z0 0550009050000Z0			
Khata Number - 67			
Plot Number - 797			
Volume Number - 4			
Page Number - 50			
Property Rates			
Commercial Land (Y)			
₹806390/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	7.64 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7.64 x 806390=6160819.6	₹61,60,820/-
A	Total		₹61,60,820/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹61,60,900/-
Total Amount in Words : Sixty One Lakhs Sixty Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Part of Plot No. 797 , West: Road , South: Part of Plot No. 797 , North: R.S. Plot No.-796
Area	Land area : 7.64 Decimal
Other Description of the Property	Pin Code - 834010
Government/Market Value	6160819.6
Transaction Amount	-

CLAIMANT	-Ms. ARYAN DEVELOPERS AND REALTORS PRIVATE LIMITED Through Its Director ABHISHEK SINHA, ,Father/Husband Name Amrendra Kumar Sinha , PAN No.- Date Of Birth-12- Sep-1996,Permission Case No.- , Aadhaar No. *****5186, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Harihar Singh Road, Morhabadi, Ranchi, Locality-Morhabadi, Ranchi,Address - Harihar Singh Road, Pin Code-834008
EXECUTANTS	-Mrs. MIRA DEY, ,Father/Husband Name Santi Mitra , PAN No.- Date Of Birth-04-Jan-1970,Permission Case No.- , Aadhaar No. *****8882, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-235, R.K. Mission Road, Bagicha Toli, Hulhundu, Ramkrishna Sanatorium, Tupudana, Thana- Hatia, Dist. Ranchi, Locality-Thana-Hatia, Dist. Ranchi,Address - 235, R.K. Mission Road, Bagicha Toli, Hulhundu, Ramkrishna Sanatorium, Tupudana, Pin Code-835221

Witness Information	Mr. MANOJ KUMAR VERMA , Address - PURULIA ROAD RANCHI-, Father/Husband Name-B P VERMA
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Identifier Details	Mr. MANOJ KUMAR VERMA , Address - PURULIA ROAD RANCHI-, Father/Husband Name-B P VERMA
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	960
Total		960

Fee Rule:Development Agreement		
1	A1	4,54,000
2	LL	3
3	PR	1
Total		4,54,004

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.

R.K. Barmond *Osinku*

Mireca Dely

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

Token No.: 202300143204

CERTIFICATE

Office of the SRO - Ranchi Urban2

This **Development Agreement** was presented before the registering officer on date **02-Nov-2023** by **MIRA DEY, S/O, D/O, W/O Santi Mitra** resident of 235, R.K. Mission Road, Bagicha Toli, Hulhundu, Ramkrishna Sanatorium, Tupudana ,Thana-Hatia, Dist. Ranchi.

This deed was registered as Document No:- **2023/RANU2/2496/BK1/2331** in Book No :- **BK1**, Volume No :- 255 from Page No :- 481 to 544 at, office of **SRO - Ranchi Urban2**

Date:- **02-Nov-2023**




Registering Officer

VILLAGE - TUPUDANA

THANA NO - 267

P.S. HATIA, DIST - RAJCHUR

R.S. PLOT NO - 797

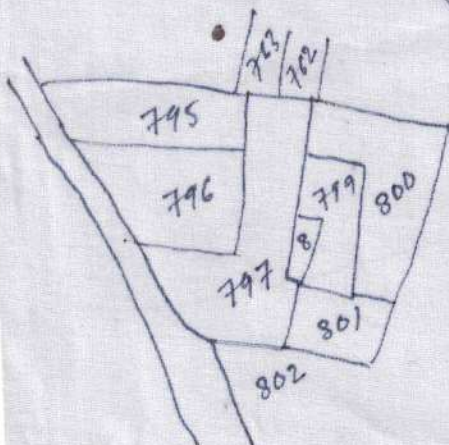
SHOWN IN RED WASH.

SUB PLOT NO	AREA
797/PART	0-14.87
797/PART	0-07.64
TOTAL → 0-22.52	

Original
 02/11/23



797 PART



Mina Deo

@sinha
 02/11/23