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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 208cbbe0896464cda740

Receipt Date : 18-Jul-2022 01:01:28 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20220000081403

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : TEJASWI CONSTRUCTION AND DEVELOPMENT PVT LTD THROUGH ITS DIRECTOR MUNNA KUMAR ( Vendee )

GRN Number : 2212217511



Official Use

100/- रुपये का स्टाम्प

18/07/2022

Munna Kumar

18/07/2022

Tejaswi Construction and Development Pvt. Ltd

Munna Kumar

18/07/2022

Director

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 अभिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

सम्पत्ति का मूल्यांकन  
Devaluation Agreement  
23/13/2022  
रकम... 102.7... रुपये



मानक दरिका पंजी से मिलावट किया  
क/न/सी. 10502061-66mm)  
स. भूदान का दर/वर्ग फीट.....  
प. भूदान का दर/वर्ग फीट.....  
फ्लैट का दर/वर्ग फीट.....

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Tejaswi Construction and Development Pvt. Ltd.  
Munim Kumar  
16/7/22 Director

18/7/22  
18/7/22

This Development Agreement is made on this the 16th day of July 2022 at Ranchi.

BETWEEN

(1) NIRMALA DEVI Date of Birth - 11.12.1965, wife of Sri Sambhu Sharma. Daughter of Late Ram Briksh Singh, Grand Daughter Late Kishna Singh. by Occupation - Housewife, by Caste - General (Not covered under CNT Act 1908), by Faith - Hindu, resident of LIG R/53, Harmu Housing Colony. Near Patel Chowk, District - Ranchi, State - Jharkhand, Indian Citizen. (2) SANJAY KUMAR alias SANJAY SHARMA Date of Birth - 25.12.1963, son of Late Madhav Sharma, Grand son of Late Ram Lagan Sharma, by Occupation - Business, by Caste - General (Not covered under CNT Act 1908), by Faith - Hindu, resident of LIG R/53, Harmu Housing Colony, Near Patel Chowk, District - Ranchi, State - Jharkhand, Indian Citizen, (3) PRIYA RANJAN BHAGAT Date of Birth - 10.02.1958, son of Late Ranjit Lal Bhagat, Grand son of Late Nand Lal Bhagat, by Occupation - Lawyer, by Caste - General (Not covered under CNT Act 1908), by Faith - Hindu, resident of Near Mobile Tower, Vishnu Cinema Road, Old Commissioner Compound, Ranchi. G.P.O. Ranchi, District - Ranchi, PIN-834001, State - Jharkhand. Indian Citizen (hereinafter referred to as OWNERS) of the First Part.

- (1) UID -XXXX XXXX 0613, PAN- BRWPD0061N, MOB-8340390307
- (2) UID - XXXX XXXX 6391, PAN- FJLPS2293Q, MOB-9931628662
- (3) UID - XXXX XXXX 9801, PAN- AFPCPB6657F, MOB-9835126243

विमोचन 16/07/2022  
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पुनर्जन वन भूमि  
में दर्ज नहीं है।  
18/7

Priya Ranjan Bhagat  
16/07/2022

Sanjay Sharma  
16/07/2022

मानक दरिका पंजी से मिलावट किया  
क/न/सी. 45, 75 और 2102, 2101  
18/7



निर्मला देवी

16/07/2022  
18/07/2022



Thumb



Index



Middle



Ring



Little



18/07/2022  
निर्मला देवी  
Late Parm Boikash Singh  
Army Parach  
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Impall  
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AND

TEJASWI CONSTRUCTION AND DEVELOPMENT PVT. LTD. (PAN - AAHCT6713D), with its Principal place of business at 711 A, Eastern Mall, Circular Road, Dangra Toli Chowk, Lalpur, District - Ranchi, State - Jharkhand through its director **Munna Kumar** Date of Birth - 15.01.1973, son of Late Kalika Prasad Singh, Grand Son of Late Brij Kishore Singh, by Faith - Hindu, by Caste - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Kusum Vihar, Road No. 8, P.S. Bariyatu, District - Ranchi [hereinafter referred to as **DEVELOPER** of the other part.]

PAN - AXSPK6381M, UID - XXXX XXXX 4559, MOB-9308385556

WHEREAS First party are the absolute owners and are in peaceful possession over the land measuring 4 Kathas i.e. 6.61 Decimals (at Sub Plot No. C-IV) and 4 Kathas i.e. 6.61 Decimals (at Sub Plot No. C-III). morefully described in the schedule below and 9.55 decimal of sub plot no. F-1.

AND WHEREAS the aforesaid, R.S. Plot No. 2102 under R.S. Khata No. 45, total area 1.23 acres in Village Argora, P.S. Ranchi is recorded in revisional survey record of rights in the name Gopal Mahto son of Auu Mahto by Caste - Teli as Kayami.

AND WHEREAS Chotanagpur Raj Niyog Bhog Trust No. 2, Ratu settled the said land to Bishram Bhagat son of Basudeo Bhagat on 28.10.1953 and after vesting of the Jamindari, Bishram Bhagat son of Basudeo Bhagat got his name mutated in Circle Office and was paying rent to the state remained in peaceful possession over the same as absolute owner.

AND said Bishram Bhagat son of Basudeo Bhagat had sold the land measuring 4 Kathas i.e. 6.61 Decimals being portion of Plot No. 2102. At Sub Plot No. C-III. under Khata No. 45 situated at Village - Argora. P.S. - Argora. P.S. No. - 207, District - Ranchi to **NIRMALA DEVI (LANDOWNER NO. 1)** by virtue of a registered sale deed no. 2082/1953 dated 23.02.1981 entered in Book No. 1. in the year 1981 registered in the office of District Sub Registrar. Ranchi whereafter she mutated her name in Town Anchal now Argora Anchal, Ranchi vide Mutation Case No. 352R27/1981-82 order dated 05.12.1981 and her name is also entered into Register II, Volume No. 5, Page No. 106 and paid land rent to the concern authorities and uptodate rent receipt no. 0177448425 dated 08.06.2021 for the year 2021 to 2022 issued in favour of First Party and she is in peaceful possession over the same and has also got holding from Ranchi Municipal Corporation, Ranchi and she has been allotted Holding No. 0290005525000A2 Within Old ward No. 29 New Ward No. 26 of Ranchi Municipal Corporation. Ranchi.

AND said Bishram Bhagat son of Basudeo Bhagat had sold the land measuring 4 Kathas i.e. 6.61 Decimals being portion of Plot No. 2102. At Sub Plot No. C-IV. under Khata No. 45 situated at Village - Argora. P.S. - Argora. P.S. No. - 207, District - Ranchi to **SANJAY KUMAR (LANDOWNER NO. 2)** by virtue of a registered sale deed no. 2083/1954 dated 23.02.1981 entered in Book No. 1. in the year 1981 registered in the office of District Sub Registrar. Ranchi

Tejaswi Construction and Development Pvt. Ltd.

Munna Kumar

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Director

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Nirmala Devi

whereafter he mutated his name in Town Anchal now Argora Anchal, Ranchi vide Mutation Case No. 351R27/1981-82 order dated 05.12.1981 and his name is also entered into Register II, Volume No. 5, Page No. 105 and paid land rent to the concern authorities vide rent receipt no. 0291191299 dated 30.07.2020 for the year 2020 to 2021 whereafter he is in peaceful possession over the same and got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding No. 0290005524000A2 Within Old ward No. 29 New Ward No. 26 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS R.S. Plot No. 2101 under R.S. Khata No. 75, total area 2.37 acres in Village Argora, P.S. Ranchi originally belonged to Late Jagarnath Mahto @ Jagarnath Sahu as his raiyat land was recorded as such in the R.S. Records of right after the death of the recorded tenant aforesaid his three sons namely: (1) Kaita Mahto @ Kaita Sahu (2) Oman Mahto @ Oman Sahu (3) Budhua Mahto @ Budhua Sahu duly inherited the property. The above said three brothers later on amicably partitioned the aforesaid property and only came in exclusively possession of the portions allotted to each of them.

AND WHEREAS Kaita Sahu was allotted 0.79 Acres out of the total 2.37 acres of the aforesaid land being its eastern portion measuring 73' in width from (East to West) and covering the entire length of the plot, and he duly came in exclusive possession of the same;

AND WHEREAS after the death of Kaita Mahto @ Kaita Sahu all the movable and immovable properties including the aforesaid land was inherited by Sri Doman Mahto @ Doman Sahu who duly came in exclusive possession of the same with his independent right, title and interest there over.

AND WHEREAS said DOMAN MAHTO @ DOMAN SAHU Son of Late Kaita Sahu by faith Hindu, by occupation-Cultivation, resident of Mohalla Argora, P.S. Ranchi, now P.S. Argora, P.S. No. 207 District Ranchi, through his duly appointed lawful attorney Sri SUNIL KUMAR TIWARY son of Sri Shyam Behari Tewary, BY Caste Brahmin, by faith Hindu, by occupation business, resident of Tiwary Niwas, Doranda, P.S. Doranda, District Ranchi, vide registered General Power of Attorney No. 379 dated 30.08.1984 had sold the land measuring 5 Kathas 12.50 Chhattaks i.e. 9.55 Decimals being portion of Plot No. 2101, Sub Plot No. 2101/E-1 under R.S. Khata No. 75 situated at Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi to **PRIYA RANJAN BHAGAT (LANDOWNER NO. 3)** by virtue of a registered sale deed no. 5868/5586 dated 21.05.1985 entered in Book No. 1, Volume No. 128 Page No. 193 to 205 in the year 1985 registered in the office of District Sub Registrar, Ranchi thereafter he mutated his name in Town Anchal now Argora Anchal, Ranchi vide Mutation Case No. 43R27/1985-86 and his name is entered into Register II, Volume No. 7, Page No. 138 and paid land rent to the concern authorities vide rent receipt no. 0793264557 dated 07.12.2021 for the year 2021 to 2022 thereafter he is coming in peaceful possession over the same and got holding from Ranchi Municipal Corporation, Ranchi and he has been allotted Holding Holding No. 0290003101000A1

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Munish Kumar

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Director

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Sarajoy Sharma  
22/02/2022

Priya Ranjan Bhagat  
16/7/2022



possession over the same as part performance of contract within one month from the date of execution of this agreement and upon payment of the token amount by conferring all the rights and powers hereinafter contemplated for the purpose of construction of the multistoried residential building.

AND WHEREAS the terms & conditions as set out in this agreement were agreed to by and between the Owners and Developer with regard to the transfer of construction of the building.

AND WHEREAS for the purpose of development of the schedule- A property by constructing multi storied (G+4) residential building "Tejaswi Apartment", Developer will apply before RMC, Ranchi for sanction of map in the name of landowners.

AND WHEREAS in order to avoid future complications the parties hereto are desirous to record the terms & conditions in writing in the manner herein after contemplated:

1. That the following words, terms and expressions shall have the meaning assigned to them where the context requires otherwise.

OWNERS/(S): shall mean the owners/ (s) named above as the one part of agreement and his respective heirs, successors, executors, administrators and assignees.

LAND/ PROPERTY: shall mean and include which is fully described in schedule A of this agreement. And their legal respective heirs.

DEVELOPER: shall mean TEJASWI CONSTRUCTION AND DEVELOPMENT PVT. LTD. named above as the Second part and his successors in interest, legal representatives and assigns.

BUILDING: shall mean the residential multistoried building comprising of several units of unit/flat/hall etc. and other tenement therein in accordance with approved plan of RANCHI MUNICIPAL CORPORATION, RANCHI.

Unit/flat: shall mean an independent unit with certain covered area available for independent occupation.

COVERED AREA: shall mean the entire constructed area within the boundary limits of the owners property described in schedule A which shall include the Plinth area of the unit.

PLINTH: area comprises of the areas of Unit/flat/ kitchen/ balconies/ verandas/ open terrace/ Guard Room/ Zen-Set Room/ office rooms/ parking space /common areas and also the area covered under external and internal pillars etc.

PARKING SPACE: shall mean the area which is meant for use of the occupants of the unit/flat/hall etc. or other tenement therein in terms of their respective allotment to be made by the developer.

COMMON AREA: shall mean and include all areas of passage/ (s) / corridors/ stair case/ lift/ common lavatories /pump room/ Gen - set room/ tube well/

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Anuja Ranjan Bhargava  
16/7/2022

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Director

overhead tank/ terrace/ water pumps and all areas available for use of common facilities/ amenities together with its fitting and fixtures.

**SUPER BUILT UP AREA:** shall mean the carpet area of unit/flat from wall to wall including the areas of verandah, balconies, proportionate area of stair case, guard room, set back areas, generator room etc. of the building proposed to be constructed.

**OWNERS SHARE :** as described in schedule B of the finally constructed super built up area of agreed specification together with its fitting and fixtures as described in schedule C as consideration in exchange for full and final value of the schedule A property including the right to use car parking space and undivided share of land in proportion share as mentioned in schedule 'B' below and also to use and enjoy the common amenities as would be available therein.

**DEVELOPERS SHARE:** shall mean the rest of the constructed super built up area share as mentioned in schedule 'B' below over the schedule A property as per specification mentioned in schedule C together with absolute right, title and interest in the common amenities including the right over car parking space and undivided share of land in proportion.

**FORCE MAJURE:** shall mean natural calamities such as flood, earthquake, civil commotion such as riots, war storm, strike, lock out and / or any other act or commission beyond the control of the developer.

2. That the owners has appointed TEJASWI CONSTRUCTION AND DEVELOPMENT PVT. LTD. as developer of Schedule A Property and the developer shall develop the schedule A property which has been shown in red wash map annexed hereto by constructing a multistoried residential building thereon at his own costs, risks, expenses and responsibility.
3. That the owners are desirous in getting a multistoried residential building/ complex developed on the SCHEDULE A property and to acquire the share as mentioned in schedule 'B' below of the finally constructed super built up area of the building as consideration in exchange as described in Schedule B for full and final value of the land described in schedule A below.
4. That the owners have agreed that the developers shall construct residential building or complex at his own cost and risk and the multistoried Residential building proposed to be constructed shall be known as "Tejaswi Apartment".
5. That the owners shall be entitled to get the finally constructed super built-up area as consideration in exchange or the value of his allocation /share from the developer in the manner as described in Schedule B below. It is agreed to by and between the parties hereto that the allocation of share of owners and developer shall be marked within 15 days from the date of sanction of plan map.

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6. That the owners will be solely and exclusively entitled to his share in the manner as contemplated in schedule B and further to use and enjoy the same in the manner as he may deem fit and proper including the absolute right to transfer his share to any person/persons.
7. That it is also made clear that the developer shall be fully authorized to make application for mutation before the authority concerned to get the land mutated in the name/ (s) of the owners.
8. That the period of completion of the said BUILDING shall be three years after sanction of map from Ranchi Municipal Corporation with a grace period of six months. However if the construction work is affected due to inclement weather, labour strike, curfew etc. or by any such happenings beyond the control of the developer then the period so lost shall be excluded from the total period of limitation of this agreement, it is mandatory for the developers that they must inform the owners about above stated happenings in writing whenever such situation arises.
9. That the Owners and the Developers shall jointly get the said property surveyed and ascertained the exact area of the said property. If at the time of commencement of the construction of the building any objection or obstruction regarding legal ownership and possession of schedule A property is received by the Developers then and in that event, the Developers shall forthwith bring the same to the notice of the Owners and the Owners shall at his own costs remove such obstruction or objection.
10. That the Owners have informed and represented before the Developers that :
  - a) The Owners or any one on their behalf has or have /not received any notice for acquisition of the said property or any part or portion thereof;
  - b) The Owners have not entered into any agreement for sale or development in respect of the said property or any part or portion thereof;
  - c) The Owners or any one on his behalf has or have not created any adverse right in respect of the said property; The Developers on being posted with all the aforesaid facts have agreed to take the said property for development.
11. That the Developers shall within a period of two month from the date of getting possession shall get the plan map prepared by a competent engineer/ architect and place the same on behalf of the owners before the RMC Ranchi for sanction. The developer shall take all affirmative steps to get the plan map sanctioned at an early date so that they could proceed with construction of the Building.
12. The decision regarding any changes in sanctioned plan is to be taken by the developer. If no changes is required, the developer shall construct

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the building in accordance with sanctioned plan as may be granted in due course of time.

13. That the Owners hereby agree to indemnify the developer from or against all third parties claim arising out of his act of omission or commission pertaining to title and possession of schedule A property.
14. That the Owners may give a GENERAL POWER OF ATTORNEY in favour of the Developers or their nominee/ (s) in respect of the said property described in schedule A to carry out the work of Promoters/ Developers and construction of building in peaceful manner including the right to alienate/transfer/ convey/sale/disposal of developers allocation . The Developers shall pay and bear the cost of Stamp duty and registration Fees and all other incidental expenses required in due execution of Power of Attorney.
15. That the law/ rules of RERA, RMC or local bodies will be applied during the handing over the possession are strictly to be followed otherwise the liability will be of the developers.
16. That the Developers shall be entitled to proceed with the development of the said property and construction of the building /buildings over the schedule A property strictly in accordance with the rules and regulations of the RMC Ranchi.
17. That the Developers shall not at any time cause or permit any public or private nuisance into or upon the said property or do anything which shall cause unnecessary annoyance, inconveniences suffering hardship or disturbance to the Owners or to the occupants of the neighboring properties.
18. That it shall be responsibility of the Developers to complete the development and construction within the three years. Which is the essence of the contract.
19. That all dues relating to land shall be paid by the Owners before delivery of vacant possession of schedule A property to Developers.
20. That the delivery of possession of the share proposed to be given to owners in accordance with schedule B as mentioned above shall be deemed to form always adequate consideration and the parties hereto consider it to be very fair and reasonable. The developer shall be entitled to take loan from the Financial Institution or any individual against the structure of the building and it is agreed by the owners that they shall extend their co-operation to the developer. However, it is made clear that developer shall liquidate the loan amount to the Financial Institution or any individual as the case may be till completion of multi storied Residential building by the Developer and if not paid the loan amount and interest their on will be adjusted from developer share and owners will not have any responsibility whatsoever for any debts of any kind.

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Sanjay Sharma  
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Rupa Ranjan Bhargava  
16/7/2022

Tejaswi Construction and Development Pvt. Ltd.

Munish Kumar

14/7/22

Director

21. That the developer shall get the plan map sanctioned from RMC Ranchi and allocate the owners share including car parking space and then developer shall have exclusive right to book the remaining unit/flat etc. and other tenement therein and further to make allotment of parking space and other tenement therein except the share of the owners as described in schedule B.
22. That the developer shall act as an independent developer in constructing the building over the schedule A property and shall keep the owners indemnified from or against all third parties claim arising out of their act of omission or commission.
23. That it is further agreed to by and between the parties hereto that the owners shall be entitled to get undivided share of land in proportion in the manner as would be applicable to the other bonafide purchaser/ (s" of the unit/flat hall etc. and other tenement therein of the said building.
24. That in view of the terms agreed the owners hereby authorize and confer rights upon the developer to do the following acts, deeds and things in order to give effect to the development plan:
  - a. To prepare or amend the building plan in due consultation with an architect/ engineer or to get the same amended in accordance with rules and regulation of the RMC Ranchi and to get the same sanctioned at their own cost.
  - b. To appoint architects/ surveyors/ engineers/ contractors and all other person / persons as required.
  - c. To make application to the authority concerned for electrical connection and permit/ permits for quotas of cement and other building materials.
  - d. To enter into an agreement for sale of the premises/unit/flat proposed to be constructed in the said building (other than the share of the owners proposed to be given to him in accordance with schedule B) and receive consideration from the prospective purchaser/ purchasers of the developers allocation and to acknowledge a receipt of the same.
  - e. To accept service of any writ, summon or other legal proceeding/ s and to represent the owners in any court/ tribunal/s or any other authority in arising out of development of the building over schedule A property and further to file any suit/ suits before any court and to appoint lawyer/ solicitor/ arbitrator and to verify the complaint/ written statement/ petition/ applications etc. either before the court or the authority concerned.
  - f. To assign rights and liabilities under this agreement to any other person or persons, only upto the extent of Developers allocation.

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Munna Kumar

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- g. AND to do all other acts, deeds and things which will be necessary for due execution of development plan in accordance with the sanctioned plan.
25. That the owners hereby further declare that the property described in schedule A below and also shown in the red wash map annexed hereto is free from all encumbrances, charges, claims, demands and that he has not given rise to any such act whereby the schedule A property may be a subject matter of attachment which after due enquiry the developers satisfied and excepted the offer for development of schedule-A property.
  26. That it is also declared by the owners that apart from them none is entitled to have any share, right, title and interest in schedule A property or any portion thereof.
  27. That the developer has verified the title of the owners over the schedule A property and on being satisfied with the representation of owners, they have agreed to develop the property by constructing a multistoried residential building thereon. The developer shall construct the building at his own cost.
  28. That all expenses from the date of possession of the schedule A property shall be borne by the developer including Rent, Tax, Liabilities, Fee etc.
  29. That this agreement shall not ever be deemed to constitute partnership of any sort between the owners and the developer.
  30. That the owners shall hold his area in the Building on the same terms and conditions as would be applicable to other prospective purchaser including a society or an association of persons. The owners shall become member of society or association of persons whichever is found suitable by the developer and the owners or their successor or nominee or licensee shall be guided by the rules and regulations of the society or association of persons as the case may be. The owners shall be entitled to use all common facilities in the occupation of the building applicable to all members for such utilisation and the owners shall also be entitled for undivided share of land in proportion as per law. It is made clear that till formation of co-operative society all the occupants/allottee of unit/flat etc. and other tenement therein in the said building shall pay maintenance charges to the developer.
  31. That the developer undertakes that in the event of any violation of the rules and regulations of the RMC Ranchi, all fine or penalty shall be paid by them. It is further agreed by the developers that if any levy is imposed by the Ranchi Municipal Corporation or any public body/ ies or the Govt, for the development/ betterment of the area in which the said premises is located or any other levy becomes applicable on the said premises or the building then the same shall be borne by the developer and other owners of the unit/flat etc. jointly in the same proportion as

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 Owners Rajni  
 Rajni Rajan Bhargava  
 16/02/2019

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 16/02/2019  
 Director

- their respective shares of built-up area in the building excluding owners of the land.
32. That the developer shall be entitled to construct a temporary godown for the purpose of storage and security of building materials of the said building from the date of execution of this agreement and also to put up sign boards and hoardings thereon. The developer undertakes to remove the proposed structure of godown after completion of the multistoried building at his own cost.
  33. That in all transfer of Unit/flat and any other tenement therein including the undivided share of land in proportion, the transferee shall bear the cost of stamp duty, registration fees and all other incidental expenses which does not apply to the land owners.
  34. That in the event of breakdown of the generator a suitable alternative arrangement shall be provided by developer to serve the purpose till formation of society.
  35. That the developer shall provide one smokeless silent generators of a reputed company having ISI mark with adequate load for the proposed building.
  36. That after completion of building the owners shall execute deed of sale in favour of prospective purchaser of unit/flat etc. and other tenement therein of developers allocation together with undivided share of land in proportion and in all such deed of final conveyance of the developers share, the Developer shall join as confirming party. The deed of sale will bear a specific clause that the cost of the unit/flat etc. and other tenement therein will be paid by the purchaser to the confirming party and the confirming party shall acknowledge a receipt of the same before the registering authority. This clause will become automatically redundant/ineffective in the event of execution of power of attorney in favour of the developer by the owners.
  37. That after completion of building the developer shall hand over the share of the owners as described in schedule B below on priority basis.
  38. That the Developers shall be entitled to publish advertisement in local Newspaper and also affix a hoarding/ board on the plot publishing and displaying the proposed building plan, the name of the Developers, name of the Architect and Engineers and such other particulars as would be deemed necessary by the Developers.
  39. That the developer shall use all standard/branded materials in constructing the multistoried building (**specifications mentioned in separate sheet**). It is made clear that the owners or their representative duly authorized by them in this behalf shall have a right to inspect the site at all reasonable time for the purpose of approving the building materials during the construction of the building. It is made clear that after construction of building he shall not be entitled to raise any

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Sanjay Sharma  
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Pooja Rajas Ranegal  
 16/07/22



49. That immediately after the handing over the possession of the schedule-A property the developers will construct a permanent boundary wall over the schedule-A Property.
50. That after constitution of the society the landowner will pay the building maintenance charges to the society.
51. That it is agreed between the parties that both of them will abide all the terms and condition of this Development Agreement and neither of them will cancel this development agreement.
52. That landowner will pay all the charges regarding installation of electric meter for landowner's share.
53. That if any necessary clause not included in this agreement for any purpose, will be considered in accordance with prevailing law.

16/10/2022  
16/10/2022

**SCHEDULE- A**

ALL THAT land measuring 4 Kathas i.e. 6.61 Decimals (at Sub Plot No. 2102/C-IV) and 4 Kathas i.e. 6.61 Decimals (at Sub Plot No. 2102/C-III), being portion of Plot No. 2102, under Khata No. 45, land measuring 5 Kathas 12.50 Chhattaks i.e. 9.55 Decimals being portion of Plot No. 2101, Sub Plot No. 2101/E-1, total land measuring 22.77 Decimals under R.S. Khata No. 75 situated at Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi corresponding to Holding No. 0290005525000A2, 0290005524000A2 & 0290003101000A1 Within Old ward No. 29 New Ward No. 26 of Ranchi Municipal Corporation, Ranchi, Which is butted and bounded as follows: -

Sanjay Sharma  
16/10/2022

**Combined Boundary of the land**

- North : Sub Plot No. 2102/C-V & Sub Plot No. 2101/E-2  
 South : Sub Plot No. 2102/C-II & Sub Plot No. 2101/D  
 East : Proposed Road  
 West : Proposed Road And Sub Plot No. 2101/E-2

**VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION**

Value of land measuring 22.77 Decimals	Rs. 2,39,13,300/- (Rupees Two Crore Thirty Nine Lakh Thirteen Thousand Three Hundred) only
--	--

Pooja Ranjan Bhargava  
16/10/2022

Tejaswi Construction and Development Pvt. Ltd.

Munish Kumar

16/10/22

Director

## SCHEDULE-'B'(LAND OWNERS AND DEVELOPERS SHARE)

### LANDOWNER'S SHARE:-

That in lieu of the land provided by the Landowners to the Developer for constructing the Multi-storied Building, the Developer shall give super built-up area of the proposed residential building to the Landowners for their respective land in proportion out of total super built up constructed area with undivided share of land and all common facilities and amenities details of which is as follows :-

Sl. No.	Name of Landowner	Flat No.	Floor	Super Built up Area
1.	Priya Ranjan Bhagat	3A	3rd	1445 sq.ft.
2.	Priya Ranjan Bhagat	3B	3rd	1515 sq.ft.
3.	Priya Ranjan Bhagat	2B	2nd	1515 sq.ft.
4.	Nirmala Devi	1A	1st	1445 sq.ft.
5.	Nirmala Devi	2D	2nd	1405 sq.ft.
6.	Nirmala Devi	2E	2nd	1405 sq.ft.
7.	Sanjay Kumar 'a' Sanjay Sharma	3C	3rd	1380 sq.ft.
8.	Sanjay Kumar	3D	3rd	1405 sq.ft.
9.	Sanjay Kumar	3E	3rd	1405 sq.ft.

### DEVELOPER'S SHARE

The Developer shall have right to remaining super built-up area of the proposed residential building out of total super built up constructed area with undivided share of land and all common facilities and amenities details of which is as follows :-

Sl. No.	Flat No.	Floor	Super Built up Area
1.	1B	1st	1515 sq.ft.
2.	1C	1st	1380 sq.ft.
3.	1D	1st	1405 sq.ft.
4.	1E	1st	1405 sq.ft.
5.	2C	2nd	1380 sq.ft.
6.	2A	2nd	1445 sq.ft.
7.	4A	4th	1445 sq.ft.
8.	4B	4th	1515 sq.ft.
9.	4C	4th	1380 sq.ft.
10.	4D	4th	1405 sq.ft.
11.	4E	4th	1405 sq.ft.

Tejaswi Construction and Development Pvt. Ltd.

Munna Kumar

16/07/22

Director

Priya Ranjan Bhagat  
16/07/22

Sanjay Sharma  
16/07/2022

Priya Ranjan Bhagat  
16/07/2022



	of CP. Standard make. All sanitary lines will be done with CPVC Pipes. All water supply lines will be PVC pipes and PPC for hot water.  (Jaguar/Hindware or equivalent)
Roof & Terrace	: Water proof treatment will be provided on top of Roof and Terrace.
Overhead Water Tank	: Overhead water tank of adequate capacity shall be provided.
Water Supply	: 24 Hours water supply with deep tube well.
Generator	: Adequate rating of generator shall be provided for power back-up.

Tejaswi Construction and Development Pvt. Ltd.

Munna Kumar


Director

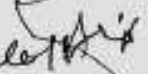
16/07/22

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day and year first above written.

WITNESSES:-

OWNERS

1.   
 212321091  
 पिता स्वर्ण माधव झा  
 एमू हाउसिंग कॉलोनी  
 भाग - अ ग गोडा, जाला रोड  
 16/07/2022

2.   
 S/o Shrinath Alex  
 Vill - Katab Samuday  
 Samuday Ranchi  
 16/07/2022

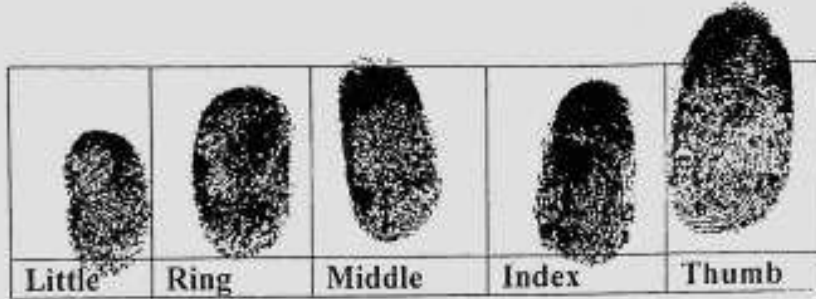
1. निमलिता देवी  
 16/07/2022



Purna Daryas Ranagal  
 16/7/2022

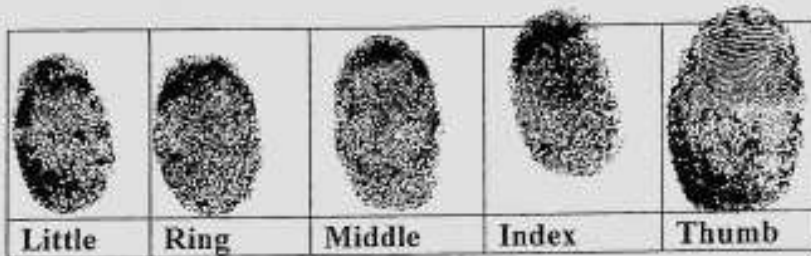
Sanjay Kumar  
 16/07/2022

Sanjay Sharma  
16/07/2022



Punja Ranjan Bhagat  
16/7/22

3.



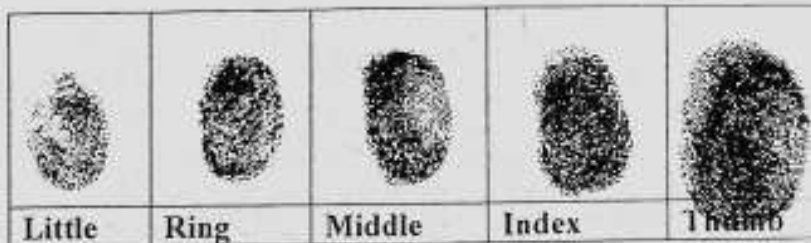
Signed, Sealed & Delivery by for M/S TEJASWI CONSTRUCTION DEVELOPMENT PVT. LTD.

Tejaswi Construction and Development Pvt. Ltd.

Munna Kumar

16/7/22

Director



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

Typed by: - D.K. Saha

नि प्रिया देवी  
16/07/2022

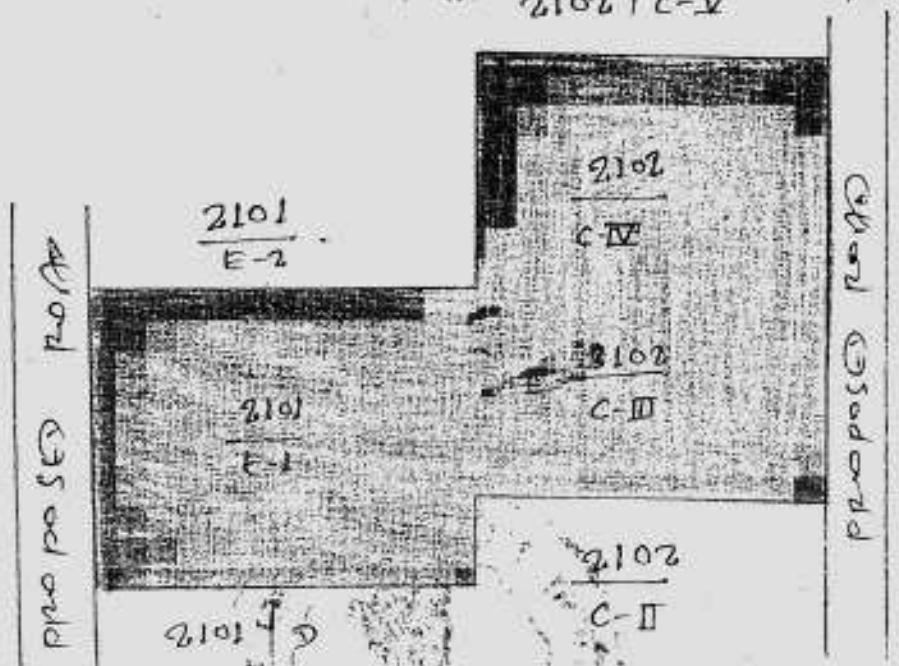
Drafted by: -

18.07.2022



VILLAGE - ARMORA, THANA N° 207  
THANA - ARMORA, DIST - RANCHI  
KHATA N° - 45 AND 75  
R.S. PLOT N° - 2102 AND 2101  
WARD N° - 29  
HOLDING N° - 0290005525000A2  
AREA SHOWN IN RED WASH

SUB PLOT N°	AREA -
2102/C-IV	KA - CH OF DEC
2102/C-III	04-00 = 6.61
2101/E-I	05-12.5 = 9.55
TOTAL 2102/C-V	22.79 DECIMAL



*Pragya Ranjan Singh*  
 16/7/2022

*Soumya Sharma*  
 9/7/16/07/2022

*सौम्य शर्मा*  
 9/7/16/07/2022

Tejaswi Construction and Development Pvt. Ltd.  
Munna Kumar  
 16/7/22 Director

*[Signature]*  
 RSM



Number of 250041  
2500 4100 (100)

11/12

18

Form No. 18  
Khatian Form (Lower Part)

Name of Village  
Khatian

Name of Landholder  
Khatian

Thana Number  
17

Thana Name  
Khatian

Thana Number  
17

Thana Name  
Khatian

Sl. No.	Name of Landholder	Area (Acres)	Thana Number	Thana Name	Remarks
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...



RECORDED TO THE RECORDS  
RECORDS SECTION  
Khatian

खतियान से  
मिलान किया  
18/12

...

...

...

Number of Khats  
for this (Total)



18

Serials of Khats  
for this Settlement

**KHATHAN**

Part (A) (Part B)

Name of Village  
खथान

Thana  
खथान

Area of Khata  
200

Name of Landholder  
for this Khata

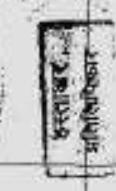
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	7550 06.7.20	7550 06.7.20														
2	7550 06.7.20	7550 06.7.20														
3	7550 06.7.20	7550 06.7.20														
4	7550 06.7.20	7550 06.7.20														
5	7550 06.7.20	7550 06.7.20														
6	7550 06.7.20	7550 06.7.20														
7	7550 06.7.20	7550 06.7.20														
8	7550 06.7.20	7550 06.7.20														
9	7550 06.7.20	7550 06.7.20														
10	7550 06.7.20	7550 06.7.20														
11	7550 06.7.20	7550 06.7.20														
12	7550 06.7.20	7550 06.7.20														
13	7550 06.7.20	7550 06.7.20														
14	7550 06.7.20	7550 06.7.20														
15	7550 06.7.20	7550 06.7.20														
16	7550 06.7.20	7550 06.7.20														
17	7550 06.7.20	7550 06.7.20														

7550  
06.7.20



Handwritten notes and signatures in the right margin.

7550  
06.7.20



मूल खतियान से  
मिलान किया

Handwritten signatures and notes.

Handwritten signatures and notes.

V

नाम रेखत मय वसिदयत जमाबन्दी Vo. No. 1  
 वो सकुनत नम्बर। Receipt No. : 0793264557

गाँव   207   श्री गीयरंजन भागत	सेसरा संख्या	रकबा (एकड़ में)
खाला संख्या	2101	5 कठ 12.5 उटाक 0 हेक्टर
75		

नकदी	अराजी भावती	हाफसील हिसाब लगान भावती
------	-------------	-------------------------

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा (1985-1986) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)	
री (नकदी)	0.50	16.50	0.50	0.50	0.50	0.50
री (भावती)	0.12	3.96	0.12	0.12	0.12	0.12
.....	0.25	8.25	0.25	0.25	0.25	0.25
हरकात	0.25	8.25	0.25	0.25	0.25	0.25
लान	0.10	3.30	0.10	0.10	0.10	0.10
	1.22	40.26	1.22	1.22	1.22	1.22

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				गोतालवा हाल (2021-2022)	फारिल
		तीन वर्ष से ज्यादा (1985-1986) - (2017-2018)	३ रा वर्ष (2018-2019)	२ रा वर्ष (2019-2020)	१ ला वर्ष (2020-2021)		
री (नकदी)		16.50	0.50	0.50	0.50	0.50	
री (भावती)		3.96	0.12	0.12	0.12	0.12	
.....		8.25	0.25	0.25	0.25	0.25	
फरकात		8.25	0.25	0.25	0.25	0.25	
लान अदायकारी		3.30	0.10	0.10	0.10	0.10	
		40.26	1.22	1.22	1.22	1.22	

मीजान कुल (लफजों में): Forty Five Rupees and Fourteen Paise

नाम देहिन्दा-

कुल बकाया- 45.14

तारीख अमला तहसील कुनिन्दा : 07-12-2021

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



आन-५ नाँ

एक कम्प्युटर जनित प्रति है।

प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

की भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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

Print

V

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. 5  
 वो सकुनत नम्बर। Receipt No. 0177448425

मीजा नम्बर  
 मीजा नम्बर

मोबा | अमला | 207 | श्रीमती निर्मला देवी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
45	2102	4 कठा 0 छटाक 0 वर्गफीट

राजी नकदी	अराजी भावली	तफसील हिस्सन लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग भावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	1.85					1.85
गुजारी (भावली)	0.46					0.46
सेस	0.92					0.92
सूद	0.92					0.92
मुतफरकात	0.37					0.37
मीजान	4.52					4.52

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मौतालबा हाल (2021-2022)	फाजिल
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष			
माल (नकदी)					1.85		
गुजारी (भावली)					0.46		
सेस					0.92		
सूद					0.92		
मुतफरकात					0.37		
मीजान अदायकारी					4.52		

(१) मीजान कुल (तफसील में) : Four Rupees and Fifty Two Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 4.52

तारीख अमला तहसील कुनिन्दा : 08-06-2021

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



आनंद ५ तॉ

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल श्रावों की जानकारी के लिए है।

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

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

दिनांक : अक्टूबर | 2021 | श्री संजय कुमार

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
45	2102	4 कठ 0 छटाक 0 वर्गफीट

नकदी	अराजी भावली	तफसील हिसाब लगान भावली
जौत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।		

मांग बाबत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष (2019-2020)	
(नकदी)	1.75				1.75	1.75
(भावली)	0.44				0.44	0.44
.....	0.88				0.88	0.88
रकबात	0.88				0.88	0.88
.....	0.35				0.35	0.35
.....	4.30				4.30	4.30

अदायकारी बाबत	बकाया				मोतलबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष (2019-2020)		
(नकदी)				1.75	1.75	
(भावली)				0.44	0.44	
.....				0.88	0.88	
हाल				0.88	0.88	
अदायकारी				0.35	0.35	
.....				4.30	4.30	

म कुल (सफ्तों में) : Eight Rupees and Sixty Paise

देहिन्दा -

बकाया- 8.60

तारीख अमला तहसील कुनिन्दा : 30-07-2020

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



युटर जनित प्रति है।

उ प्रार्थी की जानकारी के लिए है।

र की अशुद्धियों के लिए सम्बन्धित अंगलाधिकारी से संपर्क करें।

आमन १/ ३/



द्वारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

July 18, 2022

पंजी 11 प्रति

भाग वर्तमान	5	पृष्ठ संख्या	105	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	
वित्त का नाम	सैदी	अनुसूची का नाम	सदर	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	
मैला का नाम	अनुसूची	अनुसूची का नाम	45/81	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	अनुसूची का नाम	अनुसूची	
श्री संजय कुमार, पिता-श्री माधो शर्मा, जति- —														
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										तमान	सेस
45	2102	4 कठक ज. 0 वर्गफीट	दस्तावेज केस नम्बर 351 / अर 27 सन 1981-1982 दिनांक 4-12-1981										1.75	2.54
कुल परिमाण		4 कठक ज. 0 वर्गफीट												
तारीख	प्रति पत्र संख्या	साल से	साल तक	सावत बकाया	सावत वातु साल	रोड सेस बकाया	रोड सेस वातु साल	विद्या सेस बकाया	विद्या सेस वातु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस वातु साल	कृषि सेस बकाया	कृषि सेस वातु साल	
28/06/2007	8781158	2007	2008	43.75	1.75	10.94	0.44	21.88	0.88	21.88	0.88	8.75	0.35	
03-22-2017	1490188805	1981-1982	2016-2017	61.25	1.75	15.4	0.44	30.8	0.88	30.8	0.88	12.25	0.35	
28/07/2015	A158884	2012	2016	5.25	1.75	1.31	0.44	7.63	0.88	2.63	0.88	1.05	0.35	
03-12-2019	0552587489	2017-2018	2018-2019	1.75	1.75	0.44	0.44	0.88	0.88	0.88	0.88	0.35	0.35	
07-30-2020	0291191290	2019-2020	2020-2021	1.75	1.75	0.44	0.44	0.88	0.88	0.88	0.88	0.35	0.35	

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

List Of Case Status Details

अनुसूची

BACK

यह एक कंप्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की त्रुटि/दोष के लिए सम्बन्धित अंशदाधिकारी से संपर्क करे  
पत्र का नम्बर देखने के लिए पत्र नम्बर दिखाने के लिए

ऑनलाइन



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

July 18, 2022

पंजी II प्रति

भाग वर्गमान	5	पृष्ठ संख्या	106
जिला का नाम	रोहता	अनुमंडल नाम	सदर
ब्लॉक का नाम	अरगोडा	होलिंग संख्या	4582
		सदर अवतल का नाम	तौली संख्या
		अरगोडा	0
		हलका का नाम	धाना नम्बर
		हल्का-03	207
		इस्टेट का नाम	संज्ञा का प्रकार

श्रीमती निर्मल देवी, जीवे-श्री रामु शर्मा, जति. —

खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्रधिकार	समान	सेस
45	2102	4 कठर उ. 0 वर्गफीट	दस्तावेज क्रमांक 352 / अर 27 सन 1981-1982 दिनांक 4-12-1981	1.85	2.68
	कुल परिमाण	4 कठर उ. 0 वर्गफीट			

वारीस	प्राप्ति पत्र संख्या	राजस्व से	सात तक	सामान्य बकाया	सात तक साल	रोड सेस बकाया	रोड सेस जातु सात	शिक्षा सेस बकाया	शिक्षा सेस जातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस जातु साल	कृषि सेस बकाया	कृषि सेस जातु सात
28/06/2007	378139	1982-1983	2007-2008	46.25	1.85	11.06	0.46	23.13	0.93	23.13	0.93	9.25	0.37
12-24-2016	1482601990	1981-1982	2016-2017	64.75	1.85	16.1	0.46	32.2	0.92	32.2	0.92	12.96	0.37
07-16-2017	1500222653	2017-2018	2017-2018	0	1.85	0	0.46	0	0.92	0	0.92	0	0.37
07-19-2018	0929416705	2018-2019	2018-2019	0	1.85	0	0.46	0	0.92	0	0.92	0	0.37
04-07-2019	0959697628	2019-2020	2019-2020	0	1.85	0	0.46	0	0.92	0	0.92	0	0.37
07-25-2020	0565995056	2020-2021	2020-2021	0	1.85	0	0.46	0	0.92	0	0.92	0	0.37
06-08-2021	0177448425	2021-2022	2021-2022	0	1.85	0	0.46	0	0.92	0	0.92	0	0.37
05-01-2022	0474549071	2022-2023	2022-2023	0	1.85	0	0.46	0	0.92	0	0.92	0	0.37

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

List Of Case Status Details

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यह एक कम्प्यूटर जनित प्रति  
यह प्रारंभ केवल धर्मो की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारियों से संपर्क करे  
प्रारंभ का अवश्य देखने के लिए प्लॉट नंबर लिख कर ले

आनंद शर्मा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

July 18, 2022

पंजी 11 प्रति

भाग वर्तमान	7	प्लॉट संख्या	138	जिला का नाम	रोही	अनुमंडल नाम	सदर	अंचल का नाम	अररोडा	इलाका का नाम	02991-03	इस्टेट का नाम	झारखण्ड
मौजा का नाम	अररोडा	इंस्ट्रिंग संख्या	384/138	तैली संख्या	0	धान नम्बर	207	शासक का प्रकार	—				

अप्यक्ष करु राम, पिता-मुनु राम, जति — श्री प्रियरजन  
भग्य, पिता-रंजीत तात भगत, जति — अप्यक्ष करु  
राम, पिता-मुनु राम, जति — श्री प्रियरजन भगत, पिता-  
रंजीत तात भगत, जति —

खाल नम्बर	प्लॉट संख्या	रकबा	परिचर्जन के लिए प्राधिकार	लमान	शेअ
384	2097	0 ए 17 डि 0 हे	1) दाखिल खारिज केस न. 269 R 27 / 57-05 द्वारा दिनांक 28.9.87 को स्वीकृत हुआ। (2) दाखिल खारिज चाद संख्या 581/88-89 द्वारा दिनांक 12.10.88 को स्वीकृत हुआ।	2.95	4.28
75	2101	5 ए 12.5 डि 0 हे			
	कुल परिमाण	0 ए 10.5 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सात बकाया	सात पातु सात	रोड सेस बकाया	रोड सेस पातु सात	विद्युत सेस बकाया	विद्युत सेस पातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस पातु सात	कृषि सेस बकाया	कृषि सेस पातु सात
26/11/1988	162007	1988	1989	0	4.95	0	1.24	0	2.48	0	2.48	0	0.99
30/12/2004	8018942	1997	2005	4	0.5	1	0.13	2	0.25	2	0.25	0.8	0.2
2021-12-07 14.57.16	8793264557	1985-1988	2021-2022	16	0.5	4.32	0.12	9	0.25	9	0.25	3.8	0.1

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

List Of Case Status Details ← BACK

यह एक कंप्यूटर जनित प्रति  
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है  
किसी भी प्रकार की अप्रुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें  
पत्र का नम्बर देखने के लिए पत्र नंबर लिंक करें।

आम ११ ११



	वगैराह								
1608	टाड दोगुआ रेली टाड रामचरन साहु	टाड दो 3	2 (एकड़) 22 (डिसमील) ()			0	0	0	काएथी
1689	टाड पनु महतो टाड सीताराम साहु	टाड दो 1	0 (एकड़) 9 (डिसमील) ()			0	0	0	काएथी
1696	टाड बुधआ उरॉव पाग आम खोआ उरॉव वगैराह	दोन तीन 1	0 (एकड़) 36 (डिसमील) ()	आम/3 तकडी वकवजे खोआ उरॉव वल्द पोरु उरॉव कोम उरॉव साकीन देह फल वकवजे कुल मौजा		0	0	0	काएथी
1744	टाड सारो उरॉव राडक	टाड दो 1	0 (एकड़) 65 (डिसमील) ()	आम/2 तकडी वकवजे मालीन फल वकवजे कुल मौजा		0	0	0	काएथी
1772	परती नाला दोन सोइआ उरॉव	दोन एक 6	1 (एकड़) 33 (डिसमील) ()			0	0	0	काएथी
1819	दोन वमासत राम चरन साहु। दोन नीज	दोन दो 8	1 (एकड़) 12 (डिसमील) ()			0	0	0	काएथी
1820	दोन नीज परती नाली	दोन एक 6	1 (एकड़) 0 (डिसमील) ()			0	0	0	काएथी
1834	दोन राम लाल साहु दोन सतोन महतो वगैराह	दोन तीन 3	1 (एकड़) 2 (डिसमील) ()			0	0	0	काएथी
1888	टाड वोधना महतो टाड मगरा उरॉव	टाड दो 2	0 (एकड़) 75 (डिसमील) ()			0	0	0	काएथी
1899	टाड मगा उरॉव टाड जुगु उरॉव	टाड दो 2	1 (एकड़) 45 (डिसमील) ()	आम/1 तकडी खोइआ उरॉव वल्द पैतु उरॉव कोम उरॉव साकीन देह फल वकवजे कुल मौजा		0	0	0	काएथी
2102	दोन मोरा उरॉव सडक	टाड दो 1	1 (एकड़) 23 (डिसमील) ()			0	0	0	काएथी
2119	दोन खेमलाल साहु वगैराह दोन धनो उरॉव	दोन एक 7	0 (एकड़) 83 (डिसमील) ()			0	0	0	काएथी
2151	दोन सातल उरॉव वगैराह दोन नीज	दोन तीन 2	0 (एकड़) 23 (डिसमील) ()			0	0	0	काएथी
2214	टाड वीगुआ उरॉव वगैराह टाड खेमलाल	टाड दो 1	0 (एकड़) 53 (डिसमील) ()			0	0	0	काएथी



				उर्राँव वो फागु फागु उर्राँव पेशरान डेडवा उर्राँव एक हीशा वहीशा बराबर कोम उर्राँव साकीन देह					
1783	दोन नीज दोन साम लाल साहु	दोन एक 8	1 (एकड़) 75 (डिसमील) 0			0	0	0	कायमी
1784	परती नाला दोन नीज	दोन दो 6	0 (एकड़) 36 (डिसमील) 0			0	0	0	कायमी
1785	टाड बागुल उर्राँव दोन नाज	दोन दो 2	0 (एकड़) 21 (डिसमील) 0			0	0	0	कायमी
1842	टाड भाथो उर्राँव टाड खोइआ उर्राँव	टाड दो 2	0 (एकड़) 86 (डिसमील) 0			0	0	0	कायमी
1907	रस्ता टाड पहलु महतो	टाड दो 0	0 (एकड़) 75 (डिसमील) 0	वकवजे अमज महतो वो मनरखन महतो वहीशा बराबर वेटा रैयत		0	0	0	कायमी
1978	रस्ता टाड पहलु महतो	टाड दो 1	0 (एकड़) 44 (डिसमील) 0	वकवजे खैटा महतो वेटा रैयत		0	0	0	कायमी
1979	रस्ता टाड पहलु महतो	टाड दो 1	0 (एकड़) 45 (डिसमील) 0	वकवजे बुधुआ महतो वेटा रैयत		0	0	0	कायमी
2101	दोन सनीवरवा उर्राँव सडक	टाड दो 2	2 (एकड़) 37 (डिसमील) 0			0	0	0	कायमी
2275	सडक टाड अमत महतो	टाड दो 2	0 (एकड़) 24 (डिसमील) 0			0	0	0	कायमी
2357	टाड कफील उर्राँव टाड लाल देव उर्राँव	परती कदीम 1	0 (एकड़) 1 (डिसमील) 0	करज/2 कुलहक वकवजे रैयत		0	0	0	कायमी
2359	टाड लाल देव महतो सडक	टाड एक 1	0 (एकड़) 2 (डिसमील) 0	कटहल/1 कुलहक वकवजे रैयत		0	0	0	कायमी
2364	मकान नीज टाड सुखआ महतो वो वगैराह	मकान/1, सहन/1 0	0 (एकड़) 2 (डिसमील) 0	वकवजे बुधुआ महतो रैयत इमली लकडी वो लाह वकवजे रैयत फल वकवजे कुल मोजा गुलर/1 लकडी वो लाह वकवजे रैयत		0	0	0	कायमी
2366	टाड साम लाल साहु मकान नीज	मकान/1, सहन/1 0	0 (एकड़) 2 (डिसमील) 0	वकवजे खैटु महतो वेटा रैयत		0	0	0	कायमी
2367	टाड जदु महतो टाड मपील महतो	मकान/1, सहन/1 0	0 (एकड़) 4 (डिसमील) 0			0	0	0	कायमी

AFFIDAVIT

I, Sanjay Kumar, S/o Smt. Madho Sharma, P/O B-1, Harma  
Link Colony, P.S. Arora, P.O. Harma, Dist. Ranchi,  
do hereby solemnly affirm and declare as follows:-

1. That I am also known as Sanjay Kumar, S
2. That Sanjay Sharma and Sanjay Kumar Sharma is  
the name of only one and same person i.e. twin  
names of myself.
3. That the statements made above are true and  
correct to the best of my knowledge and belief

Sworn and signed at Ranchi on 28.3.17

Sanjay Sharma

Deponent

Solemnly affirmed before me by  
the deponent who is identified  
by Sri *Vijay Kumar Singh*  
Advocate, Ranchi.

Identified by me  
*Vijay Kumar Singh*  
Advocate.



WITNESSES  
1. *[Signature]*  
2. *[Signature]*

28.3.17  
128  
1807  
1807



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. CNT2923062021110410  
 Department / Section : Revenue Section  
 Account Description : Holding Tax & Others

Date : 23-06-2021  
 Old Ward No : 29  
 New Ward No. : 26  
 Holding No : 2142/A49  
 New Holding No : 0290003101000A1

Received From Shri / Smt. **PRIYA RANJAN BHAGAT C/O**

Address : **MANJU SHREE ASHOK PURAM OPPOSITE ROAD NO. 4 ARGORA RANCHI**

A Sum of Rs. 5513.00 (in words) **Five Thousand Five Hundred Thirteen Rupees Only**

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No .....

Dated ..... Drawn on .....

Place Of The Bank. ....

Signature of Tax Collector

V.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

### HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
100100A	Holding Tax Arrear		
100100C	Holding Tax Current	2021-2022 I - 2021-2022 IV	5959.80
100200A	Water Tax Arrear		
100200C	Water Tax Current	2021-2022 I - 2021-2022 IV	0.00
100400A	Conservancy Tax / Latrine Tax Arrear		
100400C	Conservancy Tax / Latrine Tax Current	2021-2022 I - 2021-2022 IV	0.00
100500	Lighting tax		
105201	Education Cess	2021-2022 I - 2021-2022 IV	0.00
105203	Health Cess	2021-2022 I - 2021-2022 IV	0.00
718002	Interest on Holding Tax Receivable		0.00
		<b>Total</b>	<b>5960.00</b>
		<b>Rebate on Current Demand</b>	<b>446.99</b>
		<b>Amount Received</b>	<b>5513.00</b>



# राँची नगर निगम, राँची!

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memor. No. : SAM/029/0372/21/22  
Date : 28-03-2022  
प्रभावी : चतुर्थ तिमाही 2021-2022

श्री/श्रीमती/सुश्री  
SANJAY KUMAR S/O LATE MADHAV SHARMA

पता  
KHATA NO-45, PLOT NO 2102, ARGORA KADRU ROAD RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं- 0290005524000A2 एवं नया वार्ड सं- 26 (पुराना वार्ड सं- 29) हुआ है, आपके स- निर्धारण घोषणा पत्र के आधार पर वार्षिक विन्यास मूल्य 69936.00/- रु- निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं-	Particulars	Amount (In Rs.)
1.	गृह कर	1366.72
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	6.00
कुल राशि (प्रति तिमाही)		1366.72



[Blank box for signature]

To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम वेबसाइट [www.ranchimunicipal.com](http://www.ranchimunicipal.com) पर प्रदर्शित है।
- निष्पावली कंडीशन II, 4 के अन्तर्गत में वर्षा जल संरक्षण कि व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ति कर का 60% होगा।  
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक तिमाही वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण पूर्ति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 6% की रियायत दी जाएगी।
- किसी देय पूर्ति को निर्दिष्ट सम्भावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- खर कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्वतन्त्र जांच यथा समय निगम कर सकता है एवं तथ्य गलत पाए जाने पर निष्पावली कंडीशन II, 2 के अनुसार निर्धारित शक्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संप्रदित इस सम्पत्ति कर इन इमारतों/दांचों को कोई कानूनी हेतु प्रदान नहीं करता है और/या न ही अपने मतियों / दस्तावेज को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होलिंग नं- का आखिरी अंक S/B/7/8 है तो यह विविध संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

Print



# राँची नगर निगम, राँची!

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित विद्ये गये सम्पत्ती कर की सूचना।

Memo No. : SAM/029/03/3/21/22  
Date : 31-03-2022  
प्रभावी : चतुर्थ तिमाही 2021-2022

श्री/श्रीमती/सुश्री  
MIRHALA DEVI W/O SHAMBHU SHARMA

पता  
KHATA NO 45, PLOT NO 2102, ARGORA KADRU ROAD RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं- 0290006525000A2 एवं नया वार्ड सं- 26 (पुराना वार्ड सं- 29) हुआ है. आपके स- निर्धारण चौकण पत्र के आधार पर वार्षिक किराया मूल्य 60036.00/- स- निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं*	Particulars	Amount (In Rs.)
1.	गृह कर	1388.72
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		1388.72



To be signed by the Applicant

नोट-

- कर निर्धारण की सूची, राँची नगर निगम website, [www.ranchinmunicipal.com](http://www.ranchinmunicipal.com) पर प्रदर्शित है।
- नियमावली कंडीका नं. 4 के अन्तर्गत वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती कर का 50% होगा।  
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लग कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- पञ्चक विधेय वर्ष में सम्पत्ती कर का भुगतान वैधानिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण पूर्ति कर कर भुगतान विधेय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो वरदात्त को 5% की रिहायश दी जाएगी।
- किसी देय पूर्ति को निर्दिष्ट समयावधि (व्यत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जात है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- गृह कर निर्धारण आपके स्व-निर्धारण एवं बी नई घोषणा के आधार पर की जा रही है. इस स्व-निर्धारण सह-लेखापत्र की स्वीकृति जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका नं. 2 के अनुसार निर्धारित ब्याज (Penal) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संपादित इस सम्पत्ति कर इन इमारतों/घरों को कोई कानूनी हिसाबत प्रदान नहीं करता है और/या न ही अपने नसिकी / दखतकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होलिंग नं. का आखिरी अंक 5/6/7/8 है तो यह विधित संरचनाओं की श्रेणी के अन्तर्गत मान्य जायेगा।

Print



## Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

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

From,

The Municipal Commissioner  
Ranchi Municipal Corporation

To,

Priya ranjan bhagat, Sanjay kumar and Nirmala devi  
Ashok puram, opp Road No-4, Ashok Nagar, kadru  
road, Argoda, ranchi, 834002

Resanction of your building plan case no. RMC/BP/0098/W26/2022 dated 8/2/2022 for grant of license on Dated 15/6/2022 for the Building Development Permit in Khata No.: 75&45 on RS Plot no.: 2101&2102 Situated in Colony/Street: Ashok puram Mohalla/Bazar/Road: Argoda.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner Ranchi Municipal Corporation, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of RS.91182/-
2. You have to furnish & Deposit a Gift Deed of 62.15 sq.mts. of land as road widening keeping the area of road widening at road level. You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of RS.122302/- labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

Argara

नामसौदा

आरगोडा

नाम सला

रांची

२०७

पाना नमर

राँची

खिला एक माहल नमर १६ हवा  
सन् १९३२ - ३३ एके

सर्वेक्षण १९३५-३६



Scale 1/6 inch = 100 ft.



1/6 inch = 100 ft.





शिवल मदी

शिवल का २०२

शिवल का २०२



11



शुभ शीत नमस्कार

शुभ शीत नमस्कार

Map and published under the authority of Govt.

शुभ शीत नमस्कार

शुभ शीत नमस्कार

Superintendent of Survey  
*[Signature]*



Handwritten text and symbols on the left side of the map, including a vertical line of crosses and some illegible characters.

Handwritten text at the bottom center of the map, possibly a title or scale indicator.

Handwritten text at the top right corner of the map.



संघीय निर्यात-रिपोर्ट प्रतिकर  
 FEDERAL EXPORT-REPORT SUBSIDY OF INDIA

पता:

ब्यांकिंग बिल्डिंग, एन  
 आई सी आर/53, हरम  
 हाल्डिंग्स कालोनी, पदेन  
 चौक के पास, हरम, रोडवा  
 र्गनी,

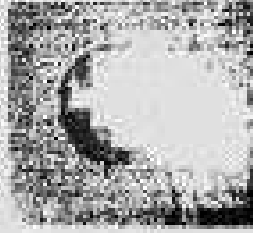
Address:

W/O: Shambhu Sharma, L I C  
 1053, Harma Housing Colony  
 Near Patel Chowk, Harma  
 Deraada, Harma  
 Distt:Harma - 834002

ब्रांच - 834002 6599 2816 0613

**MERA AADHAAR, MERA PEHACHAN**

संघीय निर्यात-रिपोर्ट प्रतिकर  
 FEDERAL EXPORT-REPORT SUBSIDY OF INDIA

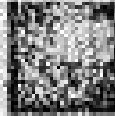


निर्मला देवी

Nirmala Devi

जन तिथि DOB: 01/02/1963

महिला / FEMALE



6599 2816 0613

मेरा आधार, मेरी पहचान

गणराज्य विहित

भारत सरकार

INCOME DEPARTMENT  
NORMALS DEVT.

GOVT. OF INDIA

RAMBRIKSH SINGH

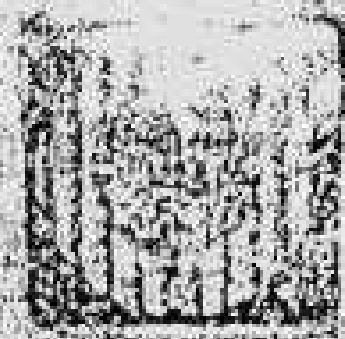
01/12/1965

Post Account No.

BRWP00061N

Signature of Order

Signature



2104 6173 6391

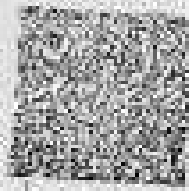
2104 6173 6391

From: Sanyu Sharma

Address: Sanyu Sharma

2104 6173 6391

2104 6173 6391



2104 6173 6391

2104 6173 6391

2104 6173 6391

From: Sanyu Sharma

Address: Sanyu Sharma

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2104 6173 6391



भारत सरकार

GOVERNMENT OF INDIA

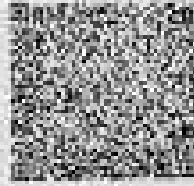
आधार कार्ड



शुभा रंजन भागत

जन वर्ष / Year of Birth : 1958

पुरुष / Male



6717 6353 9801



आधार आयोग  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O. श्रीमती सुमती शर्मा, गणेश  
घर 3, एम. एम. एम. जेठू सिटी, 22  
डी सी रो. नो. 1, गीतिका रो. नो. 1  
नो. 1, डी. रो. नो. 2, बंगलूरु - 534001

Address: S/O. Rangit Lal Shreeja  
Near- Mobile Tower, Area- Vishnu,  
C-22/2, Road C.C. Ranchi,  
Ranchi (J.F.O. Ranchi, Ranchi  
G.P.O. Jharkhand, 834001)



1800 180 1801



aha@uaa.gov.in



www.aha.gov.in

P.O. Box No. 1801,  
Bangalore-5600 01

आधार - आम आदमी का अधिकार

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AFCPB6657F

पिता का नाम

PRIYARANJAN BHAGAT

FATHER'S NAME

RANJIT LAL BHAGAT

जन्म तिथि

DATE OF BIRTH

10-02-1958

स्थायी हस्ताक्षर

SIGNATURE

*Ranjit Lal Bhagat*

*Bhagat*

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI

क्र. सं.	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -	<input type="checkbox"/>	<input type="checkbox"/>
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- II अथवा	<input type="checkbox"/>	<input type="checkbox"/>
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा	<input type="checkbox"/>	<input type="checkbox"/>
	(iii) शुद्धि पत्र	<input type="checkbox"/>	<input type="checkbox"/>
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद	<input type="checkbox"/>	<input type="checkbox"/>
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।	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	पंजी-II का मोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	मुद्रांक शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	आधार सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	PAN सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

जाँच लिपिक का हस्ताक्षर  
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित

C  
MA



### Pre Registration Docket

Date :- 18-07-2022 11:23 am

Office Name :- SRO - Ranchi  
Token No:- 20220000081403

Appoinment :- 18-Jul-2022 Time:- 12:18

Article	Development Agreement
Pre Registration Date	07-Jul-2022
No. Of Pages	47
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,99,250.

Property Id: 769845

Valuation No. : 1045575 / 2022	: - 2022-2023	User Id : 3516	Date : 18-July-2022 11:09:AM
State : Jharkhand	District : Ranchi		Tahsil : Argora
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora		Village/City : Argora
Argora Word No 29 - Other Road			
Volume Number - 5			
Page Number - 106			
Holding Number - 0290005525000A2			
Khata Number - 45			
Plot Number - 2102			
Valuation Rule : Commercial land			
Property Details			
1	Land area	6.61 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.61 x 1050206=6941861.66	₹69,41,862/-
			₹69,41,862/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹69,41,900/-
Total Amount in Words : Sixty Nine Lakhs forty One thousand Nine Hundred Rupees Only			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PROPOSED ROAD, West: PROPOSED ROAD AND SUB PLOT NO. 2101/E-2, South: SUB PLOT NO. 2102/C-II AND SUB PLOT NO. 2101/D, North: SUB PLOT NO. 2102/C-V AND SUB PLOT NO. 2101/E-2
Area	Land area : 6.61 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	6941861.66
Transaction Amount	-

Property Id: 769853

Valuation No. : 1045576 / 2022	:- 2022-2023	User Id : 3516	Date : 18-july-2022 11:09:AM
State : Jharkhand	District : Ranchi		Tahsil : Argora
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora		Village/City : Argora
Argora Word No 29 - Other Road			
Volume Number - 5			
Page Number - 105			
Holding Number - 0290005524000A2			
Khata Number - 45			
Plot Number - 2102			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	6.61 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.61 x 1050206=6941861.66	₹69,41,862/-
			₹69,41,862/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			₹69,41,900/-
<b>Total Valuation (A)</b>			₹69,41,900/-
<b>Total Amount in Words</b> : Sixty Nine Lakhs Forty One Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PROPOSED ROAD, West: PROPOSED ROAD AND SUB PLOT NO. 2101/E-2, South: SUB PLOT NO. 2102/C-II AND SUB PLOT NO. 2101/D, North: SUB PLOT NO. 2102/C-V AND SUB PLOT NO. 2101/E-2
Area	Land area : 6.61 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	6941861.66
Transaction Amount	-

Property id: 769857

Valuation No. : 1045577 / 2022	: - 2022-2023	User Id : 3516	Date : 18-July-2022 11:09:AM
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora	
Argora Word No 29 - Other Road			
Volume Number - 7			
Page Number - 138			
Holding Number - 0290003101000A1			
Khata Number - 75			
Plot Number - 2101			
Valuation Rule : Commercial land			
Property Details			
1	Land area	9.55 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.55 x 1050206=10029467.3	₹1,00,29,467/-
Note : Final Valuation is Rounded to Next 100/-			₹1,00,29,500/-
Total Valuation (A)			₹1,00,29,500/-
Total Amount in Words: One Crore Twenty Nine Thousands Five Hundred and Rupees Only			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PROPOSED ROAD, West: PROPOSED ROAD AND SUB PLOT NO. 2101/E-2, South: SUB PLOT NO. 2102/C-II AND SUB PLOT NO. 2101/D, North: SUB PLOT NO. 2102/C-V AND SUB PLOT NO. 2101/E-2
Area	Land area : 9.55 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	10029467.3
Transaction Amount	-

CLAIMANT	-Ms. TEJASWI CONSTRUCTION AND DEVELOPMENT PVT LTD THROUGH ITS DIRECTOR MUNNA KUMAR, Address - KUSUM VIHAR ROAD NO. 8 BARIYATU RANCHI- ,Father/Husband Name LATE KALIKA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****4559
EXECUTANTS	-Mr. SANJAY KUMAR ALIAS SANJAY SHARMA, Address - LIG R/ 53 HARMU HOUSING COLONY NEAR PATEL CHOWK RANCHI- ,Father/Husband Name LATE MADHAV SHARMA , PAN No.- ,Permission Case No.- , Aadhaar No. *****6391
	-Mrs. NIRMALA DEVI, Address - LIG R/ 53 HARMU HOUSING COLONY NEAR PATEL CHOWK RANCHI- ,Father/Husband Name LATE RAM BRIKSH SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0613

-Mr. PRIYA RANJAN BHAGAT, Address - NEAR MOBILE TOWER  
VISHNU CINEMA ROAD OLD COMMISSIONER COMPOUND RANCHI  
G.P.O, RANCHI- ,Father/Husband Name LATE RANJIT LAL BHAGAT ,  
PAN No.- ,Permission Case No.- , Aadhaar No. \*\*\*\*\*9801

Witness Information

Mr. DULAL AHIR , Address - KOTAB JAMUDAG RANCHI-  
Father/Husband Name-BHUTNATH AHIR

Identifier Details

Mr. DULAL AHIR , Address - KOTAB JAMUDAG RANCHI-  
Father/Husband Name-BHUTNATH AHIR

Fee Rule:Development Agreement

1	Stamp Duty	4
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1	SP	1,410
<b>Total</b>		<b>1,410</b>

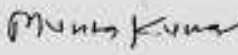
Fee Rule:Development Agreement

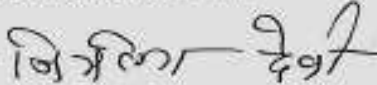
1	A1	5,97,833
2	LL	5
3	PR	2
<b>Total</b>		<b>5,97,840</b>

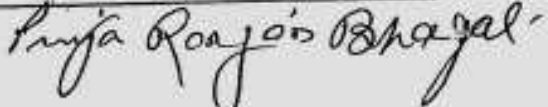
All the entries made, have been verified by me and are found same as the entries of the document presented.

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

  
Deed Writer / Advocate

  
Vendee / Claimant

  
Vendor / Executant

  
Priya Ranjan Bhagat

# Document Registration Summary 1

18-Jul-2022

- Government/Market Value: ₹23913300/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 680473

Receipt Date : 18-07-2022

Presenter Name : -

PR	₹2
SP	₹1410
LL	₹597833
A1	₹100
Stamp Duty	

On Date 18-07-2022 Presented at SRO - Ranchi

Signature of Presenter

*[Handwritten Signature]*  
SRO - Ranchi

Total ₹598350

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	TejaswiConstructionAndDevelopmentPvt.LtdThroughItsDirectorMunnaKumar	GRN Number : 2212217511 DEPT Transaction Id : 208cbb0095464cda740 Transaction Type :	100
PR	2	2	0	GRAS	TejaswiConstructionAndDevelopmentPvt.LtdThroughItsDirectorMunnaKumar	GRN Number : 2212217571 DEPT Transaction Id : 454e6e89684e021d4d3c Transaction Type :	2
SP	1410	1410	0	GRAS	TejaswiConstructionAndDevelopmentPvt.LtdThroughItsDirectorMunnaKumar	GRN Number : 2212217571 DEPT Transaction Id : 454e6e89684e021d4d3c Transaction Type :	1410
A1	597833	597833	0	GRAS	TejaswiConstructionAndDevelopmentPvt.LtdThroughItsDirectorMunnaKumar	GRN Number : 2212217571 DEPT Transaction Id : 454e6e89684e021d4d3c Transaction Type :	597833
LL	5	5	0	GRAS	TejaswiConstructionAndDevelopmentPvt.LtdThroughItsDirectorMunnaKumar	GRN Number : 2212217571 DEPT Transaction Id : 454e6e89684e021d4d3c Transaction Type :	5
Sub Total	599254	598350	-96				

Article : Development Agreement Number of Pages : 94



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000081403




Deed Type	Development Agreement
Number of Pages	94
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 2, SP :- Rs. 1410, A1 :- Rs. 597833, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.6941862/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Other Road, Argora Word No 29 Property Boundaries :- East: PROPOSED ROAD, West: PROPOSED ROAD AND SUB PLOT NO. 2101/E-2, South: SUB PLOT NO. 2102/C-II AND SUB PLOT NO. 2101/D, North: SUB PLOT NO. 2102/C-V AND SUB PLOT NO. 2101/E-2 Volume Number - 5Page Number - 106Holding Number - 0290005525000A2Khata Number - 45Plot Number - 2102 Area Of Land :- 6.61 Decimal
Property No.	2
Valuation Details	Value :- Rs.6941862/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Other Road, Argora Word No 29 Property Boundaries :- East: PROPOSED ROAD, West: PROPOSED ROAD AND SUB PLOT NO. 2101/E-2, South: SUB PLOT NO. 2102/C-II AND SUB PLOT NO. 2101/D, North: SUB PLOT NO. 2102/C-V AND SUB PLOT NO. 2101/E-2 Volume Number - 5Page Number - 105Holding Number - 0290005524000A2Khata Number - 45Plot Number - 2102 Area Of Land :- 6.61 Decimal
Property No.	3
Valuation Details	Value :- Rs.10029467/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Other Road, Argora Word No 29 Property Boundaries :- East: PROPOSED ROAD, West: PROPOSED ROAD AND SUB PLOT NO. 2101/E-2, South: SUB PLOT NO. 2102/C-II AND SUB PLOT NO. 2101/D, North: SUB PLOT NO. 2102/C-V AND SUB PLOT NO. 2101/E-2 Volume Number - 7Page Number - 138Holding Number - 0290003101000A1Khata Number - 75Plot Number - 2101 Area Of Land :- 9.55 Decimal



NIRMALA DEVI(Individual)

Party Name	Document Type	Document Number
NIRMALA DEVI	PAN/UID	659928160613

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p>PRIYA RANJAN BHAGAT</p> <p>Address1 - NEAR MOBILE TOWER VISHNU CINEMA ROAD OLD COMMISSIONER COMPOUND RANCHI G.P.O. RANCHI, Jharkhand</p> <p>Address2 - ... Jharkhand</p> <p>PAN No.:</p> <p>Permission Case No.-</p>	Yes	<p>Priya Ranjan Bhagat</p> <p>Address:- , Near-Mobile Tower, , Area-Vishnu Cinema Road, O C C, Ranchi, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India</p>		<p>EXECUTANTS</p> <p>Age:64</p>			<i>Priya Ranjan Bhagat</i>
2	<p>NIRMALA DEVI</p> <p>Address1 - LIG RJ 53 HARMU HOUSING COLONY NEAR PATEL CHOWK RANCHI, Jharkhand</p> <p>Address2 - ... Jharkhand</p> <p>PAN No.:</p> <p>Permission Case No.-</p>	Yes	<p>Nirmala Devi</p> <p>Address:- L IG B/53, Near Patel Chowk, Harmu Housing Colony, Harmu, Doranda, , Ranchi, 834002, , Jharkhand, India</p>		<p>EXECUTANTS</p> <p>Age:56</p>			<i>Nirmala Devi</i>

	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	SANJAY KUMAR ALIAS SANJAY SHARMA Address1 - LIG R/ 53 HARMU HOUSING COLONY NEAR PATEL CHOWK RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Sharma Address:- , , VILL- PANCHMAHALA, POST- TIKARI, PS-TIKARI, Gaya, , Gaya, 823001., Bihar, India		EXECUTANTS Age:58			Sanjay Sharma
4	TEJASWI CONSTRUCTION AND DEVELOPMENT PVT LTD THROUGH ITS DIRECTOR MUNNA KUMAR Address1 - KUSUM VIHAR ROAD NO. 8 BARIYATU RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Munna Kumar Address:- , , sri krishna puri divyan road ,morabadi, Konge, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:49			Munna Kumar

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DULAL AHIR S/o-D/o BHUTNATH AHIR Address1 - KOTAB JAMUDAG RANCHI, Address2 - ... Jharkhand PAN No.:			Dulal Ahir

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DULAL AHIR Address1 - KOTAB JAMUDAG RANCHI, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( PRIYA RANJAN BHAGAT , NIRMALA DEVI , SANJAY KUMAR ALIAS SANJAY SHARMA), has/have admitted the execution before me. He/ She/ They has / have been identified by (DULAL AHIR) Son/Daughter/Wife of (BHUTNATH AHIR) resident of (KOTAB JAMUDAG RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 18-Jul-2022

Seal and Signature of Registering Officer



Token No.: 202220000081403

## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **18-Jul-2022** by **NIRMALA DEVI, S/O, D/O, W/O LATE RAM BRIKSH SINGH** resident of LG R/ 53 HARMU HOUSING COLONY NEAR PATEL CHOWK RANCHI .,

This deed was registered as Document No:- **2022/RAN/4866/BK1/4321** in Book No :- **BK1**, Volume No :- **578** from Page No :- **317** to **410** at, office of **SRO - Ranchi**

Date:- **18-Jul-2022**

Registering Officer



*M/18/2022*