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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a9863e81409fbda8fea8

Receipt Date : 13-Apr-2024 11:38:45 am

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Token Number : 202400043740

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PRARTHANA ESTATES PRIVATE LIMITED  
Through Its Director VIKASH MODI (Vendee)

GRN Number : 2401633429



:- For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 एक्टिन्ड 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 के सं०.....S..... के अधिन यथावत स्टाम्प  
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

Prarthana Estates Pvt. Ltd.

Radhika Modi

Vaidhavi Mani Tripathi  
DSR, Ranchi

Vipul

निबंधन पदाधिकारी

23/04/2024

Vikash Modi

Director

Prarthana

23/04/2024

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

Ginsdy 25/4/24  
प्राप्त पशुपालन वी भूमि घोटाला  
एवं आशमकल लीज की सुची  
मे खर्चित प्लॉट एवं नम दर्ज  
नही है।

Ginsdy 25/4/24

सम्पत्ति का मूल्य - Development Agreement  
मुद्रांक - 500/-  
T.D.S. - .....

मार्ग दरिवाक पंजी से भिन्न किया  
जमीन का दर/की. 29742648520  
कच्चा कमान का दर/वर्ग फीट.....  
पक्का कमान का दर/वर्ग फीट.....  
प्लॉट का दर/वर्ग फीट.....



Narsaria  
22/04/2024

**DEVELOPMENT AGREEMENT**

Radhika Modi.

**THIS DEVELOPMENT AGREEMENT** is made on this the 22<sup>nd</sup> day of April' in the year 2024 at Ranchi.

**BETWEEN**

(1) **Mrs. PRITI NARSARIA** wife of Sri Abhishek Narsaria, daughter of Sri Pradeep Kumar Bazaz & granddaughter of Late Dwarka Prasad Bazaz, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Sri Rani Sati Market, Lalji Hirji Road, Main Road, Police Station Kotwali, District Ranchi in the State of Jharkhand, an Indian Citizen; and



बिना कान्ट्रोल के (रजिस्ट्रार के) राशि 5  
बाप 107(1) से 12/2/23 5 मिनट में  
रजिस्ट्रार

Prarthana Estates Pvt. Ltd.  
Prarthana

Director :



*P. Narsimha*

*P. Narsimha*  
*23/04/2024*



Thumb



First finger



Middle finger



Ring finger



Little finger



दिनांक 23/04/2024 समय 10 बजे  
रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38  
के तहत श्री/सु. Pandee K. B. 2022  
निवास स्थान Main Road, Ranchi  
पेश Business का लेखनकारी के दायित्व या  
अवर निबंधन द्वारा प्रमाणित  
पुस्तकनामा सं. \_\_\_\_\_ वर्ष \_\_\_\_\_ के अधीन  
लेखनकारियों या दायित्वों में से एक श्री \_\_\_\_\_  
के अधिनियम ने दिए \_\_\_\_\_ के पुर्वाहन/अपराहन  
में अवर निबंधन कार्यालय \_\_\_\_\_ में  
निबंधन के लिए पेश किया M. P. G.

निबंधन अधिकारी का हस्ताक्षर  
*23/04/2024*

**Vaibhav Mani Tripathi**  
DSR, Ranchi

(2) **Mrs. RADHIKA MODI** wife of Sri Rahul Modi, daughter of Sri Suresh Khemka & granddaughter of Sri Bhadar Mal Khemka, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Flat No. 403, Nandan Kanan, Lake Avenue, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen; hereinafter called the "**LAND OWNERS**" (Which expression shall, unless repugnant to the context or subject or specially excluded by be deemed to include their respective legal heirs successor, legal representatives and assignee) of the **FIRST PART;**

**PAN No. AKLPB9785G** [Priti Narsaria]

**AADHAR No. XXXX XXXX 6255** [Priti Narsaria]

**MOBILE No. 9934266855** [Priti Narsaria]

**PAN No. AQPPM2354Q** [Radhika Modi]

**AADHAR No. XXXX XXXX 9178** [Radhika Modi]

**MOBILE No. 8002335092** [Radhika Modi]

**AND**

**M/s PRARTHANA ESTATES PVT. LTD.**, a company, incorporated under (CIN No. U51109JH2006PTC012452) the provisions of the Companies Act' 2013, Central Act 18 of 2013), having its registered office situated at 601, 6<sup>th</sup> Floor, Modi Heights Phase-2, Opposite Akashwani, Ratu Road, Police Station Sukhdeo Nagar, District Ranchi in the State of Jharkhand, Pin Code - 834001; represented through one of its Director **Mr. VIKASH MODI** son of Sri Ravindra Modi and

Prarthana Estates Pvt. Ltd.

*Vikash Modi*  
Director

*Narsaria*  
23/04/2024

*Radhika Modi*

grandson of Late Shree Ram Modi, by faith & religion Hindu, by category General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Flat No. 402, 4<sup>th</sup> Floor, Nandan Kanan, Lake Avenue, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, an Indian Citizen; hereinafter called the "**DEVELOPER/BUILDER**" (Which expression shall, unless repugnant to the context or subject or specially excluded by, be deemed to include their successor, successors in office, legal representatives) of the **SECOND PART**.

**PAN No. AAACP0517G** [Prarthana Estates Pvt. Ltd.]

**AADHAAR No. XXXX XXXX 0256** [Vikash Modi]

**MOBILE No. 9934300551** [Vikash Modi]

**WHEREAS** the LAND OWNER No. 1 is owned and possessed the land measuring its Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/G, under Khata No. 75, bearing old Holding No. 0030002910000Z0, corresponding to new Holding No. 0030002910000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, through registered Deed of Sale on 06<sup>th</sup> day of March' 2023, vide Deed/Document No. 2023/RAN/1905/BK1/1726, which is registered & entered in Book No. BK1, Volume No. 233, Page Nos. 197 to 280 for the year 2023 at the office of the SRO - Ranchi;

**WHEREAS** the LAND OWNER No. 2 is owned and possessed the land measuring its Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F, under Khata No. 75, bearing old Holding No. Prarthana Estates Pvt. Ltd.

Vikash M  
Director

Prarthana.  
22/04/2024

Radhika Modi.

0030002908000Z0, corresponding to new Holding No 0030009266002Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, through registered Deed of Sale on 06<sup>th</sup> day of March' 2023, vide Deed/Document No. 2023/RAN/1906/BK1/1727, which is registered & entered in Book No. BK1, Volume No. 233, Page Nos. 281 to 360 for the year 2023 at the office of the SRO - Ranchi;

*Ransana*  
29/04/2024

**AND WHEREAS** initially the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, and Other Plots, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, has recorded in the name of the then Landlord namely Jamadar Babu Harihar Singh in Revisional Survey Records of Rights;

**AND WHEREAS** the then Landlord Jamadar Babu Harihar Singh settled the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, situated at Village Chiroundi, Police Station Ranchi now Bariatu, Revenue Thana No. 186, District Ranchi, in favor of Shri Shiv Shankar Rai son of Late Dinanath Rai, vide Hukumnama dated 17.03.1945 and also started realizing rent from the Settle. After vesting of Zamindari, rent was fixed in the name of Shri Shiv Shankar Rai son of Late Dinanath Rai, vide Rent Fixation Case No. 4 R 28 (ii)/1964-65 and he started paying rent to the State;

*Radhika Modi.*

**AND WHEREAS** the aforesaid Shri Shiv Shankar Rai son of Late Dinanath Rai sold & transferred the land measuring its Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one Shri Prarthana Estates Pvt. Ltd.

*Vishan Mr*

Director :

Ratneshwar Choudhary son of Late Ram Dayal Choudhary, vide registered Sale Deed No. 7265 dated 21.04.1975, registered before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 118, Page Nos. 493 to 497 for the year 1975 at the office of the District Sub Registrar, Ranchi. His name is recorded in Register II in Volume No. 1 Page No. 127 at the office of the concern Anchal Office;

*Ratneshwar*  
*21/04/75*

**AND WHEREAS** the said Shri Ratneshwar Choudhary son of Late Ram Dayal Choudhary sold & transferred the land measuring its Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/G under Khata No. 75, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one Smt. Kumud Shrivastav wife of Shri Sureshwari Prasad Shrivastav, vide registered Sale Deed No. 41 dated 03.01.1983, registered before the District Sub Registrar, Ranchi and which is entered in Book No. I, Volume No. 43, Page Nos. 7 to 12 for the year 1984. Thereafter Smt. Kumud Shrivastav wife of Shri Sureshwari Prasad Shrivastav got mutated her name in the office of Circle Office, Town Anchal, Ranchi, vide Mutation Case No. 595 (IV)/1992-93, and started paying rent to the State till her possession;

**AND WHEREAS**, the said Shri Ratneshwar Choudhary son of Late Ram Dayal Choudhary again sold & transferred the land measuring its Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F under Khata No. 75, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one Shri Siddharth Shrivastav son of Shri Sureshwari Prasad Shrivastav, vide registered Sale Deed No. 43 dated 03.01.1983, registered

*Radhika Modi.*

Prarthana Estates Pvt. Ltd.

*Vikram* Director

before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 43, Page Nos. 19 to 24 for the year 1984. Thereafter Shri Siddharth Shrivastav son of Shri Sureshwari Prasad Shrivastav got mutated his name in the office of Circle Office, Town Anchal, Ranchi, vide Mutation Case No. 510 (IV)/1992-93, and started paying rent to the State till his possession, and he also got his name mutated in the office of Ranchi Municipal Corporation, Ranchi and Holding No. 0030002908000Z0 under Ward No. 3 had allotted in his name;

**AND WHEREAS** the aforesaid Smt. Kumud Shrivastav died on 16.08.2014 leaving behind her three sons namely (1) Siddharth Shrivastav, (2) Uday Shrivastav and (3) Gaurav Shrivastav and one daughter namely Vijaylaxmi Shrivastav as her legal heirs and successors, who jointly inherited the purchased land of their deceased mother Kumud Shrivastav. Thereafter they all peacefully possessed the same and jointly got mutated their names in the office of Ranchi Municipal Corporation Ranchi and Holding No. 0030002910000Z0 under Ward No. 3 had allotted in their names;

**AND WHEREAS** the said (1) Siddharth Shrivastav, (2) Uday Shrivastav, (3) Vijaylaxmi Shrivastav, and (4) Gaurav Shrivastav jointly sold & transferred the land measuring its Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/G, under Khata No. 75, bearing Holding No. 0030002910000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi & situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one **Mrs. PRITI NARSARIA** wife of Sri Abhishek Narsaria (LAND OWNER No. 1), by virtue of registered Deed of Sale on 06<sup>th</sup> day of March' 2023, vide Deed/Document No. 2023/RAN/1905/BK1/1726, which is registered & entered in Book No. BK1,

*Ranchi*  
*23/04/2024*

*Padhika Modi.*

Prarthana Estates Pvt. Ltd.

*Vijay*

Director.

Volume No. 233, Page Nos. 197 to 280 for the year 2023 at the office of the SRO - Ranchi and put her in peaceful possession thereof. After purchase of the aforesaid landed property the said Mrs. Priti Narsaria got mutated her name in the office of the Circle Officer, Baragain Anchal, Ranchi vide Mutation Case No. 4224/R-27/2022-23 as well as she also mutated her name in the office of the Ranchi Municipal Corporation, Ranchi and allocated Holding No. 0030002910000Z0 under Ward No. 03 and paying Revenue Rent & Holding Taxes to the competent authority in her own name;

*Narsaria*  
22/04/2024

**AND WHEREAS** the said Siddharth Shrivastav sold & transferred the land measuring its Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F, under Khata No. 75, bearing Holding No. 0030002908000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi & Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one **Mrs. RADHIKA MODI** wife of Sri Rahul Modi (LAND OWNER No. 2), by virtue of registered Deed of Sale on 06<sup>th</sup> day of March' 2023, vide Deed/Document No. 2023/RAN/1906/BK1/1727, which is registered & entered in Book No. BK1, Volume No. 233, Page Nos. 281 to 360 for the year 2023 at the office of the SRO - Ranchi and put her in peaceful possession thereof. After purchase of the aforesaid landed property the said Mrs. Radhika Modi got mutated her name in the office of the Circle Officer, Baragain Anchal, Ranchi vide Mutation Case No. 4212/R-27/2022-23 as well as she also mutated her name in the office of the Ranchi Municipal Corporation, Ranchi and allocated Holding No. 0030009266002Z0 under Ward No. 03 and paying Revenue Rent & Holding Taxes to the competent authority in her own name;

*Radhika Modi.*

Prarthana Estates Pvt. Ltd.

*Vikram Mr*

Director

**AND WHEREAS** the LAND OWNER No. 1 of the FIRST PART have amalgamated their lands (which is more fully described in "First Schedule" herein below) with the land of LAND OWNER No. 2 in one unit, and jointly they are being interested in getting MULTISTORIED COMMERCIAL cum RESIDENTIAL BUILDING along with all the facilities and amenities, to be developed and constructed over "First Schedule" land and to acquire a part of super built up area in the same as absolute owners as consideration in exchange for full and final value of the "First Schedule" property;

*Prarthana*  
*12/01/2024*

**AND WHEREAS** the LAND OWNERS have also represented to the DEVELOPER/BUILDER that they are absolutely seized and possessed of the aforesaid land and are fully and sufficiently entitled to the said land in respect of which they not created any encumbrance, debts, liens, charges or attachments and that they possessed an absolute right, title and interest over the same and is fully entitled to enter into this agreement with the DEVELOPER/BUILDER in the manner mentioned hereinafter;

**AND WHEREAS** the DEVELOPER/BUILDER inspected and verified all the relevant documents of the First Schedule land and satisfied regarding the right title and interest of the LAND OWNERS and have interest in constructing a MULTISTORIED COMMERCIAL cum RESIDENTIAL BUILDING over the said land with their own resources and have, therefore, approached the LAND OWNERS to allow the said DEVELOPER/BUILDER to construct a multistoried building on the terms and conditions as set out hereinafter to which they said LAND OWNERS have agreed.

*Radhika Modi.*

Prarthana Estates Pvt. Ltd.

*Vikram*

Director

**NOW THEREFORE THIS AGREEMENT WITNESSES** and it is hereby agreed by and between the LAND OWNERS and the DEVELOPER/BUILDER as follows :-

**ARTICLE - 1 : DEFINITION**

1.1 **LAND PROPERTY** shall mean all that piece and parcel of land comprised within Revisional Survey Plot No. 411, marked as Sub Plot Nos. 411/G and 411/F, under Khata No. 75, having its total aggregate Area 18 Katha [i.e.29.74 Decimals], bearing portion of Municipal Holding Nos. 0030002910000Z0 & 0030009266002Z0, under Ward No. 3 of Ranchi Municipal Corporation Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi in the State of Jharkhand, more fully described in the First Schedule.

1.2 **BUILDING** shall mean new multi-storied commercial cum residential building comprising of shop/office/flats/dwelling units, with the Basement for car parking, to be constructed on the Land Property according to the norms of, and permitted under, the Rules of Jharkhand Building Bye Laws 2016 and Amendment to Jharkhand Building Bye Laws 2017 and with further Amendments & notifications and also as per permission granted or clearance given by other authorities like Fire Authority, Airport Authority, etc. The Building will be developed under the over arching legal framework of RERA and the Developer shall also get the project registered before RERA.

1.3 **SHOP/OFFICE** shall mean covered spaces of use for commercial purposes etc.

Prarthana Estates Pvt. Ltd.

Vikram Kumar

Director

K. Prarthana  
K. Prarthana

Rodhika Modi

- 1.4 **FLATS/DWELLING UNITS** shall mean covered spaces of use for residential purposes etc.
- 1.5 **PARKING SPACE** shall mean any place in covered area reserved or parking of Motor Cars/Two Wheelers.
- 1.6 **COMMON FACILITIES** shall mean such areas that include Corridors, Hallways, Stairways, Drive Ways, Landings, Machine Room, Stair Case, Passage, Lift Shafts, Lifts, Pump Room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pump, Motor Generator, and other common facilities/amenities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and maintenance of the building.
- 1.7 **CARPET AREA** shall mean the net usable floor area of flats/dwelling units excluding the areas covered by the external walls, the common areas and, exclusive of any balcony/verandah/open terrace areas attached to the flat/dwelling units but including the area covered by the internal partition walls of the flat/dwelling units.
- 1.8 **OPEN BALCONY AREA/OPEN TERRACE** shall mean the area covered in Balcony or open Terrace attached to a shop/office/flats/dwelling units.
- 1.9 **SUPER BUILT-UP AREA** shall mean the area of the shop/office/flats/dwelling units which include the Carpet area, open Balcony/Terrace area, external walls of the flat/flats and the proportionate area of the common area.

Prarthana Estates  
12/01/2024

Radhika Modi

Prarthana Estates Pvt. Ltd.

Vikram Kumar

Director

1.10 **LAND OWNERS' ALLOCATION** shall mean **50%** (Fifty Percent) out of the total constructed commercial area and **45%** (Forty Five Percent) out of the total constructed residential area together with the right over the common facilities and amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the entire roof's **50%** area which will be applicable and enforceable under the law shall be that of the Land Owner's share.

*Prarthana Estates*  
12/02/24

1.11 **DEVELOPER/BUILDERS' ALLOCATION** shall mean **50%** (Fifty Percent) out of the total constructed commercial area and **55%** (Fifty Five Percent) out of the total constructed residential area together with the right over the common facilities and amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the entire roof's **50 %** area which will be applicable and enforceable under the law shall be that of the Builder's share.

*Radhika Modi.*

1.12 The constructed multistoried building shall be named as, "**Prarthana Uma Hills**".

**ARTICLE - II : COMMENCEMENT**

This agreement shall be deemed to have commenced with immediate effect i.e., ..... day of April' 2024.

**ARTICLE - III : THE SCHEME**

The scheme as formulated by the DEVELOPER/BUILDER and agreed by the LAND OWNERS provides as follows :- Prarthana Estates Pvt. Ltd.

*Vikram M*

Director :

1. That the LAND OWNERS will deliver the physical possession of land described in First Schedule to the DEVELOPER/BUILDER for the starting of the construction work only after the execution of this Development Agreement. The DEVELOPER/BUILDER will construct a Commercial cum Residential multistoried building over the said land at their own cost and resources, and the allocation/share of DEVELOPER/BUILDER and LAND OWNERS will be allotted as per the specification of percentage given above. The share of the DEVELOPER/BUILDER and LAND OWNERS in the said proposed multistoried building has been more fully described and detailed below in the Second Schedule.
2. That prior to handing over the possession of land to the DEVELOPER/BUILDER , any arrear of revenue and charges with respect to land and facilities available thereon shall be paid alone by the LAND OWNERS.
3. That as the parties have agreed that the DEVELOPER/BUILDER shall now prepare necessary building plan within the 03 months of execution of this deed at their own cost and expenses and after finalization of the building plan, the DEVELOPER/BUILDER shall show the maps and plans to the LAND OWNERS and after written approval of Plan Map by the LAND OWNERS, DEVELOPER/BUILDER submit the same before Ranchi Municipal Corporation, Ranchi for sanction within one week from the date of approval of LAND OWNERS. The plans and maps shall be submitted for sanction before the RMC, Ranchi and after obtaining sanction plan

*Prarthana Estates*  
2024

*Radhika Modi.*

Prarthana Estates Pvt. Ltd.

*Vikram Kumar*

Director :

BUILDER will get Project registration in Jharkhand Real Estates Regulatory Authority, Jharkhand. All the cost so incurred in sanction of map and registration of Jhar Rera shall be borne and paid by the DEVELOPER/BUILDER .

4. That the LAND OWNERS shall deliver the actual physical possession of the said landed property and Xerox Copies of all documents regarding the said land to the DEVELOPER/BUILDER at the time of execution of this Development Agreement. The LAND OWNERS authorized for doing and performing the following acts, deed and things to the DEVELOPER/BUILDER.
5. That the DEVELOPER/BUILDER shall now manage, supervise and look after the said landed property which is given in the schedule.
6. That the DEVELOPER/BUILDER shall be authorized to prepare the plans or map of the proposed Multistoried Building with Mutual written consent with the LAND OWNERS and to submit the so prepared plan before the RMC, Ranchi and any other authority in the names of the LAND OWNERS or Firm name of the DEVELOPER/BUILDER and to obtain necessary permission or sanction of the plan of the proposed building from the RMC, Ranchi or the other authorities whatsoever required or necessary. The LAND OWNERS agreed to execute and to sign all necessary documents and papers which will be required for official works as per law.
7. That the DEVELOPER/BUILDER shall have also the right and authority to submit so prepared plan or maps and for the said purpose shall also have the right and

*Prarthana*  
*22/04/2024*

*Radhika Modi*

Prarthana Estates Pvt. Ltd.

*Vijay Kumar*

Director

authorities to sign any application, swear any affidavit, sign and execute any bond or security bond and other paper and documents whatsoever shall be necessary for obtaining sanction of the maps or plans of the proposed building and to execute the same. The DEVELOPER/BUILDER will be entitled to have its own electrical connection, telephone connections and whatsoever.

*Prarthana*  
*22/04/2024*

8. That the DEVELOPER/BUILDER shall have also the right and authority to enter into any agreement for sale of the portion of their share of the proposed building or unit along with the joint impartibly undivided share of land in respect of the BUILDER'S share portion of the said building, as well as they also entitled to sale the portion of LAND OWNERS share with full consent of the LAND OWNERS and to receive any amount of advance from the Prospective Purchaser and to grant receipt for the same, The LAND OWNERS will execute a registered power of attorney in favor of the Director of the Builder's company in respect of their shares and also execute a gift deed for road widening, if applicable.

*Radhika Modi.*

9. Further LAND OWNER'S authorize the DEVELOPER/BUILDER to sell their entire share i.e., 45% (Forty Five Percent) in Residential Area & 50% (Fifty Percent) in Commercial Area out of total constructed area, the Shops/Flats which will be booked by the DEVELOPER/BUILDER or reference by LAND OWNERS and the entire agreement amount and installments of such Shops/Flats will be divide between the LAND OWNERS & DEVELOPER/BUILDER in the ratio of 45% & 55% of Residential Area AND 50% & 50% of Commercial Area respectively (i.e. ratio 45% of amount in

Prarthana Estates Pvt. Ltd.

*Vibha* Mr  
Director.

respect to Flats & 50% amount in respect to Shops will go in LAND OWNER'S account and the rest 55% of amount in respect to Flats & 50% amount in respect to Shops will go in BUILDER'S account) the amount shall be distribute as and when receive form the Intending Purchaser/s.

10. That the sale price of the Shops/Flats per square feet is fixed/agreed by the LAND OWNERS and DEVELOPER/BUILDER with mutual consent as per the scenario of market price it will be fixed/agreed time to time by the both party.
11. That the DEVELOPER/BUILDER shall have the right and authority to engage labours, masons, and contractors for construction of the said proposed Multistoried Building and to construct the said building as per the sanctioned Map. All the liabilities in the construction of the multistoried building shall be of the DEVELOPER/BUILDER alone, the LAND OWNERS shall not be liable and responsible for the same.
12. That the DEVELOPER/BUILDER shall have also the right and authority to appear before any authority or court and they shall have the right and authority to represent the LAND OWNERS. The DEVELOPER/BUILDER shall also have the right to sign and deal the legal matters and to receive any summon or notice in the name of LAND OWNERS and comply on the behalf of the LAND OWNERS. It is also authorized to the DEVELOPER/BUILDER to appoint Lawyer/Advocate on behalf of the LAND OWNERS for betterment of the said project and protect the interest of the LAND OWNERS.

*Prarthana*  
*23/04/2024*

*Radhika Modi.*

Prarthana Estates Pvt. Ltd.

*Vijay Mr*

Director :

13. That the DEVELOPER/BUILDER shall comply all the necessary requirements and compliances under the various Labour Laws, Minimum Wages Act and other provisions which are necessary in connection with the construction of the said building works. The DEVELOPER/BUILDER shall use all precautionary and safety measures during the construction period of the building and if any claim is made under the Workmen's Compensation Act or Accident claim, the same shall be the responsibility of the DEVELOPER/BUILDER. All royalties, taxes or any other payments in connection with the building materials purchase shall be the liability of the DEVELOPER/BUILDER.
14. That the DEVELOPER/BUILDER shall develop the said land and shall construct Multistoried Buildings as per the plan sanctioned by the RRDA, Ranchi or any other as required at their own cost and shall sell their allocation of Shop/Shops/Flat/Flats to the different Prospective Purchasers so as to realize cost of construction and development cost of the demised premises.
15. The DEVELOPER/BUILDER shall install and maintain for the benefits of the occupants of the proposed building, deep tube well, overhead storage tanks, public water supply connections, pump sets for lifting water to the storage tanks.
16. The DEVELOPER/BUILDER assures that the entire structure shall be constructed and completed as per the Laws of Building Byelaws, Sanction map, specification mentioned in the Third Schedule and in good substantial

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Vikram Kumar

Director

Prarthana  
22/04/2024

Radhika Modi

and workmanlike manner using the best material suitable for the purpose.

17. That at the request of the DEVELOPER/BUILDER, LAND OWNERS shall execute necessary sale deed or deeds in favor of the Intending Purchaser/s of the building as and when required to do so subject to the fulfillment of all terms and condition as mentioned herein. The LAND OWNERS and their heirs claiming under the LAND OWNERS shall execute the conveyance either personally or through their constituted power of attorney in favor of any one of the Directors of the Builder's company. The cost of registration and transfer of sale deed or deeds shall be borne by the DEVELOPER/BUILDER and their Intending Purchaser/s.
18. That it is further agreed between the parties that if the LAND OWNERS will be retain their part of share in form of the Shop/Shops/Flat/Flats, they shall pay taxes for the such part as well as the maintenance charges etc., of the Shop/Shops/Flat/Flats from the date of delivery of possession. The LAND OWNERS and the DEVELOPER/BUILDER will form maintenance committee/society within one month after completion of the building and the DEVELOPER/BUILDER should assist for the same. The LAND OWNERS shall pay all proportionate maintenance charges in respect of the newly constructed building of their retain Shop/Shops/Flat/Flats to maintenance committee which is to be formed by the Shop/Shops/Flat/Flats owners or residents of the Shop/Shops/Flat/Flats.

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*Radhika Modi*

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*Vikram M*  
Director

19. That all the responsibility arising out of constructing the proposed building shall be on the shoulders of the DEVELOPER/BUILDER exclusively and any responsibility regarding title of the land shall be the responsibility of the LAND OWNER exclusively.
20. That the LAND OWNERS shall duly answer all requests and objections as to the title of the properties as may be made from time to time by the DEVELOPER/BUILDER and shall also make out a good and perfect title hereto, to the reasonable satisfaction of the DEVELOPER/BUILDER free from all encumbrances, liens or charges. The LAND OWNERS also assure the DEVELOPER/BUILDER that if any disputes arise regarding the title of the said property it will be the sole responsibility of the LAND OWNERS to solve the problem on their own cost and the construction will not be interfered in any manner.
21. That the DEVELOPER/BUILDER has inspected and verified the all relevant documents of First schedule land and satisfied themselves regarding the right title and interest of the LAND OWNERS and shall complete the construction work of the buildings within the period of 03 Years with a grace period of 06 Months, after the sanction of the map plan by the Competent Authority.
22. That it is agreed upon by both the parties that additional clauses can be added in future with the mutual consent of both the parties and will be formed as the part of this agreement.

*Prarthana*  
*22/04/2024*

*Radhika Modi.*

Prarthana Estates Pvt. Ltd.

*Nilesh* Director

**ARTICLE - IV : FORCE MAJEURE**

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

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23/04/2024

**ARTICLE - V: RENTS & TAXES:-**

1. Till the completion of the project, the DEVELOPER/BUILDER shall be liable to pay all taxes and out goings, if any for the "The Said Property" from the date of the agreement or DEVELOPER/BUILDER entering into vacant possession, thereafter the LAND OWNERS, Purchasers of Shop/Shops/Flat/Flats with or without car parking area in the new buildings, shall pay/bear the same in proportion to the area held by them after the date of actual delivery of possession of the Shop/Shops/Flat/Flats.

*Radhika Modi*

Prarthana Estates Pvt. Ltd.

*Vijay NM*  
Director

2. Any Indirect Taxes, including Goods and Services Tax, shall be collected and/or paid by the party responsible, to the credit of Government in the manner and rates applicable as per the provisions of Law for the time being in force due to execution of this agreement including taxes on the share of LAND OWNER'S Area/Transfer of Development Rights.

**ARTICLE - VI : SERVICE & CHARGES**

1. From the date of their taking possession of their allocated area (retain part of their share) in the New Building the LAND OWNERS will be liable to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the New Buildings to the maintenance committee so formulated or constructed in this regard.
2. That any type of Tax or Sales Tax or any other Tax levied or to be levied in future (during the period of construction of Building) shall be the responsibility of the both parties in respect ratio of their share for the payment of such tax etc.
3. That the Maintenance corpus fund would be paid by the LAND OWNERS at Rs. 50/- per sq. ft. for their retain part of their share and BUILDERS shall be pay for their share.

**ARTICLE - VII : SCHEDULE FOR MANAGEMENT**

1. That on the completion of the said buildings BUILDERS shall form an association of Shops/Flats Owner's which

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Vilean Mm

Director

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shall repair and maintain the buildings and land property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all this accounts or any other account relating to the said land property and the building shall be payable by all the Shop/Shops/Flat/Flats Owners and unsold shops/flats from builders share should be paid by builder himself. The Shop/Shops/Flat/Flats Owner's Association shall be apex body relating to interest of all the Shop/Shops/Flat/Flats Owners and shall work for the peaceful living of all its members.

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22/04/2024

#### **ARTICLE - VII : LEGAL PROCEDURE**

1. LAND OWNERS and BUILDERS shall execute a Registered Power of Attorney in favor of the Person Authorized by the BUILDERS, in respect of the LAND OWNER'S share as well as BUILDER'S share, through which the said Authorized Person shall execute a sale agreement/sale deed infavour of the Associated Party/s/Intending Purchaser/s for upcoming constructed Shop/Shops/Flat/Flats and Amenities.
2. That any dispute or difference between the parties arising out of the meaning constitute or impart of this agreement or the right and liabilities hereunder shall be referred to the Arbitration of two independent Arbitrators one to be appointed by the LAND OWNERS and other by the BUILDERS who shall appoint an umpire at the commencement of the reference, and award of the arbitrator/umpire shall be final and conclusive specially as between the parties and this clause shall be deemed to

*Radhika Modi*

Prarthana Estates Pvt. Ltd.

*Vijay* Mr

Director

be the submissions within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modification thereof from time to time. In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the BUILDERS or the LAND OWNERS the defaulting party will be liable for legal action and compensational as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.

*Rachana*  
22/04/2014

3. That the LAND OWNERS assure the BUILDERS that they have perfect right, title and possession over the First Schedule landed property. If any defect is found in title and possession the LAND OWNERS shall be responsible for the same.
4. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

#### **FIRST SCHEDULE**

All that piece LAND PROPERTY shall mean all that piece and parcel of land comprised within the part of **Revisional Survey Plot No. 411**, marked as Sub Plot Nos. 411/G and 411/F, under **Khata No. 75** respectively, having its area of 18 Kathas [i.e., 29.74 Decimals], being portion of Municipal **Holding Nos. 003000291000020 & 003000926600220** under **Ward No. 03** of Ranchi Municipal Corporation, Ranchi, situated at **Village**

Prarthana Estates Pvt. Ltd.

*Vileon Mr*  
Director

*Radhika Modi*

**Chiroundi, Police Station Bariatu, Revenue Thana No. 186,  
District Ranchi in the State of Jharkhand.**

Land is bounded and butted as follows:-

North : Part of R.S. Plot No. 411  
South : Part of R.S. Plot No. 411 (marked as 411/E)  
East : R.S. Plot No. 410  
West : Ranchi Boriya Road

Remarks : - The Stamp Duty and Registration Fee is being paid on the basis of the Government Value of Rs. 8,48,520/- per Decimals i.e., Total Land Value is Rs. 2,52,34,985/- only.

**SECOND SCHEDULE**

1. LAND OWNERS' allocation shall be 45% (FortyFive Percent) in Residential Area & 50% (Fifty Percent) in Commercial Area out of the total constructed Super Built-up/Carpet/Commercial cum Residential Area/Common Area along with the parking space in same ratio of the said building named as "**Prarthana Uma Hills**". Apart from the above the LAND OWNERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 50% (Fifty Percent) of the roof right over the upper most floor of the commercial cum residential multistoried buildings shall be of the LAND OWNERS.

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Vijay Kumar

Director

Prarthana  
22/04/2024

Radhika Modi.

## a) Allotted to Mrs. PRITI NARSARIA

Sl. No.	Floor	Flat/Shop No.	Built-up Area (In Sq. Ft.)	Super Built-up Area (In Sq. Ft.)
1.	Ground	3	1310	1441
2.	First	101	911	1002
3.	First	102	744	819
4.	Second	202	1322	1586
5.	Second	204	1410	1692
6.	Second	205	1621	1945

*P. Narsaria*  
25/10/2024

## b) Allotted to Mrs. RADHIKA MODI

Sl. No.	Floor	Flat/Shop No.	Built-up Area (In Sq. Ft.)	Super Built-up Area (In Sq. Ft.)
1.	Ground	1	783	861
2.	Ground	2	710	781
3.	First	103	1384	1523
4.	Third	302	1322	1586
5.	Third	304	1410	1692
6.	Third	305	1621	1945

*Radhika Modi*

2. BUILDERS' allocation shall be 55% (Fifty Five Percent) in Residential Area & 50% (Fifty Percent) in Commercial Area out of the total constructed Super Built-up/Carpet Commercial cum Residential Area/Common Area along with the parking space in same ratio of the said building  
Prarthana Estates Pvt. Ltd.

*Vilem M*  
Director

named as "**Prarthana Uma Hills**". Apart from the above the LAND OWNERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 50 % (Fifty Percent) of the roof right over the upper most floor of the commercial cum residential multistoried buildings shall be of the BUILDERS.

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23/09/2024

**Allotted to M/s PRARTHANA ESTATES PVT. LTD.**

Sl. No.	Floor	Flat/Shop No.	Built-up Area (In Sq. Ft.)	Super Built-up Area (In Sq. Ft.)
1.	Ground	4	995	1095
2.	Ground	5	930	1023
3.	Ground	6	1016	1118
4.	First	104	1036	1140
5.	First	105	961	1057
6.	First	106	1174	1292
7.	Second	201	1282	1538
8.	Second	203	1007	1208
9.	Third	301	1282	1538
10.	Third	303	1007	1208
11.	Fourth	401	1282	1538
12.	Fourth	402	1322	1586
13.	Fourth	403	1007	1208
14.	Fourth	404	1410	1692
15.	Fourth	405	1621	1945

*Radhika Modi*

Prarthana Estates Pvt. Ltd.  
*Vijay Kumar*  
Director

**THIRD SCHEDULE****SPECIFICATIONS & ATTRACTIONS OF COMMERCIAL BUILDING**

Frame Structure	: R.C.C. (1 : 1 <sup>1/2</sup> : 3)
Finishing of Internal Walls	: P.O.P. over cement plaster
Common Area Wall	: Paint over P.O.P.
Finishing of External Wall	: Weather proof/ACP/Textured finish
Windows	: Two Track Aluminum Window
Doors	: Rolling Shutter
Flooring a) Shop & Offices b) Common Passage	: Vitrified - 2'X2' : Granite Tiles
Window Sill	: Marble
Toilet	: 6' Height Ceramic Tiles in Wall : : White Basin & EWC : : Mark/Jaguar or equivalent C.P. sanitary fittings
Electrification	: Concealed Electrical Wiring
Salient Features	: Passenger Lift

*Prarthana*  
*Krishna*

*Radhika Modi*

Prarthana Estates Pvt. Ltd.

*Manu*

Director

**SPECIFICATIONS & ATTRACTIONS OF RESIDENTIAL BUILDING**

Structure	Frame	R.C.C. Frame Structure
	Steel	Fe 550D TMT (Rungta/ Prestige/SRMB)
	Cement	Branded P.S.C. Cement (Dalmia/Jindal/Birla)
	Bricks	AAC Blocks
Doors	Main Door	Flush Door
	Doors	Pine/Solid Wood Filler Flush Door with locks
	Door Frame	Sal Wood Frame
	Windows	3 Track Sliding windows with mess
Flooring	Internal	All Branded
Bedroom	Master Bedroom	Wooden Design Vitrified Tiles of 48" x 24", 24" x 24"
	Rest Bedrooms	Digital Vitrified Tiles 48" x 24", 24"x24"
Toilets	Floor	Anti Skid Floor Tiles
	Walls Tiles	Designer Ceramic Tiles 24" x 12", upto 7' Height

*Prarthana*  
*23/04/2024*

*Radhika Modi*

Balcony	Floor	Anti Skid Floor Tiles
Kitchen	Floor	Digital Vitrified Tiles 48"x24", 24" x 24"
	Dado	24"x12" Ceramic Tiles
	Platform	Granite Cooking Platform with S.S Sink
Living Space	Formal & Informal	Digital Vitrified Tiles 48" x 24", 24" x 24"
	Family Sitting	Digital Vitrified Tiles 48" x 24", 24"x24"
	Dinning Hall	Digital Vitrified Tiles 48" x 24", 24"x24"
Flooring (External)	Foyer	Granite
	Stairs (Main)	Granite
	Community Hall	Digital Vitrified Tiles 48"x24"
	Basement/ Parking	IPS Flooring/Paving Tiles 12"x12"
Toilets	Sanitary ware	Kohler/Jaguar or equivalent
	CP Fittings	Kohler/Jaguar or Equivalent
	Water Line	Hot & Cooled Water Supply with CPVC Pipe line in all Toilet & Kitchen Make(Finolex, Supreme, Astral)

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23/04/2024

*Radhika Modi.*

Electrification		Concealed copper electrical wiring with sufficient light and power point, Modular Switches/ Wires of L&T/Polycab/KEI or equivalent in full flat TV, Telephone and AC point in the Living Room and All Bedrooms.
Wall Finish	Internal	Plaster of Paris Finish
	External	Texture/Weather proof Paint
	Railings	SS Railing of 304 Grade Jindal Make or equivalent

*Prarthana Estates  
for details etc*

### **Common Facilities**

Generator	Sound Proof (Soundless) Genset, with 1 KVA load for each Flat, Common areas, Passage area, lift & parking
Water	24 hour water supply through overhead tank from deep tubewell boring with Water filtration Plant
Security	EPABX connecting all flats with main entrance of the building, CC TV cameras covering common areas at Ground floor
Reception/Society Office	At Ground Floor

*Radhika Modi*

Prarthana Estates Pvt. Ltd.

*Vijay Kumar*  
Director

Lift	Full Automatic Lift of Otis/Schindler or equivalent with ARD
Garden	Landscaped Designer Garden
Indoor Games	Equipped with Pool Table, T.T. Table, Carom etc
Community Hall	Air-conditioned Hall with common toilet & Kitchen
Gymnasium	Equipped with Treadmill, Cross Trainer & Cycling etc
Departmental Store	Store for Groceries etc
Gas Pipeline	Provision from Gail India
Fire Fighting	As per Norms
Solar Energy	For Common Areas
Rain Water Harvesting	As per Norms
Vastu Compliance	Best Possible as per Architect

*Prarthana*  
23/04/2024

*Radhika Modi*

### **CERTIFICATE**

**CERTIFIED** that the land in schedule according to entries in records of right neither Govt. Land or has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

Prarthana Estates Pvt. Ltd.

*Vijay Kumar*

Director

**THIS IS FURTHER CERTIFIED** that the land neither is not tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

**IT IS ALSO CERTIFIED** that the LAND OWNERS does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

**WITNESS THEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals to these presents after fully understanding the contents thereof in presence of the witnesses on the day, month and year first above written.

**WITNESSES :-**

1. Anantam  
Vinod K. Sozvarana  
S/o of. Anant Nath Sozvarana  
Upper Road  
Ranchi 834001

2. Rajiv Singh  
Raj Kumar Singh  
S/o. Sri. Bhazad Singh  
Pandora. Hehal  
Ranchi. 834005

Prarthana Estates Pvt. Ltd.

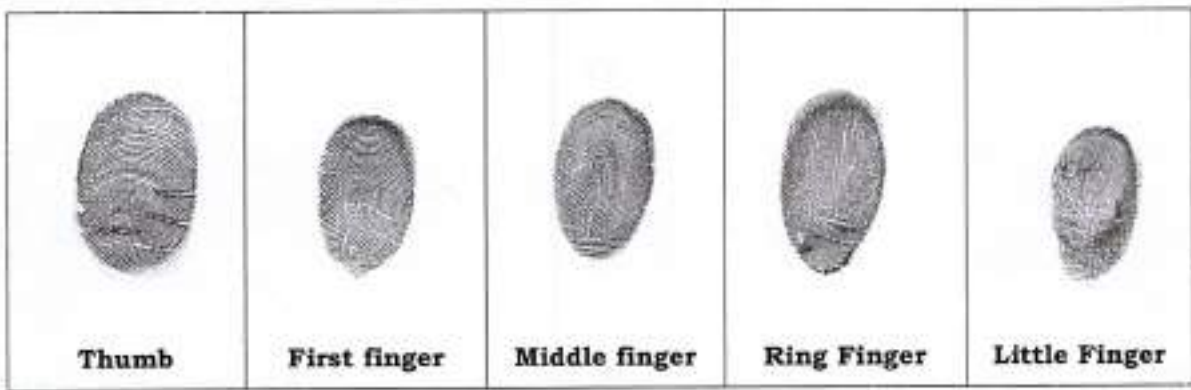
Vikram Kumar  
Director

Prarthana  
23/04/2024

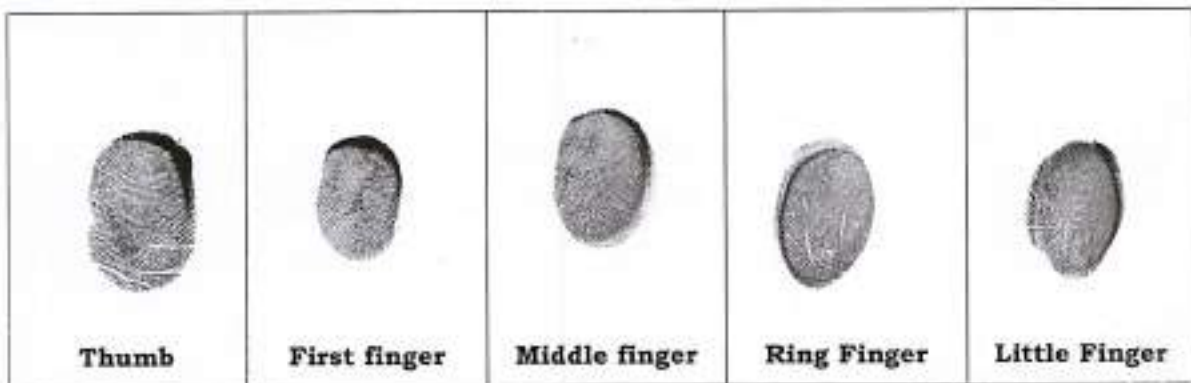
Radhika Modi.



**LAND OWNER No. 1 SIGNATURE AND PHOTOGRAPH**



**LAND OWNER No. 2 SIGNATURE AND PHOTOGRAPH**



Prarthana Estates Pvt. Ltd.  
Viceon Nn  
Director



*Rajesh Kumar*  
23/04/2024

Prarthana Estates Pvt. Ltd.

*Viloon Mm*  
Director  
23/04/2024

*Radhika Modi*

**DEVELOPER/BUILDER'S SIGNATURE AND PHOTOGRAPH**

Thumb	First finger	Middle finger	Ring Finger	Little Finger

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

*Rajesh Kumar*  
23/04/2024

Drafted by : Rajesh Kumar, Advocate  
(Ledger No. 1639/01)

Typed by :

*Rajesh Kumar*  
23/04/2024

Advocate Signature



N  
Z

VILLAGE - CHIRROUNDI

THANA NO - 186

P.S. BARIATU, DIST - RAJGARH

R.S. PLOT NO - 411

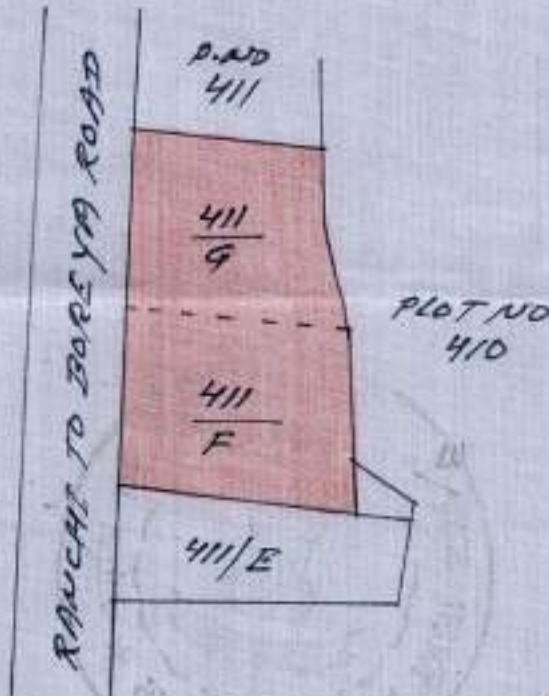
SUB PLOT NO - 411/G & F

GROWN IN RED SAND.

AREA

K - CH

18-00



Rajgarh  
23/04/2024

Radhika Mahi

Prarthana Estates Pvt. Ltd.  
Vice Mgr  
Director

9



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता																			
गैरमजदूरा मालिक, _____, जति, _____, निवासी-																			
जिला का नाम		राँची		अंचल का नाम		बड़ागाँई		हल्का का नाम		हल्का-04		मौजा का नाम		चिरोटी		खाता का प्रकार		गैरमजदूरा खास	
खेवट नम्बर		2		खाता नम्बर		75		धाना का नाम		राँची		धाना नम्बर		186					
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	185	1. अज्ञात 2. अज्ञात	परती कदीम 0	0 एकड़	15 डिसमील														
	199	1. अज्ञात 2. अज्ञात	परती पिंड 0	0 एकड़	62 डिसमील	ठाठ:5 खेपूर,10) कुलहक वकवजे मातीक आम,3 तकही वकवजे मातीक पल वकवजे ठेमवा लोहार वतद विरला लोहार बाहु चुआ लोहार पिसरान भदवा लोहार साकीनमोराबादीबइर, 2लकठ चोलाहकवजेकुलमीजाकटहल, 1 कुलहकवकवजे।													
	228	1. अज्ञात 2. अज्ञात	परती पत्थर 0	0 एकड़	17 डिसमील	पैठा मुन्हा बलद सीतुआ मुन्हा उफ कमरा मुन्हा कौम मुन्हा साकीन देह ।													
	254	1. अज्ञात 2. अज्ञात	परती गड़हा 0	0 एकड़	6 डिसमील														
	257	1. अज्ञात 2. अज्ञात	परती गड़हा 0	0 एकड़	1 डिसमील														



151	१. टाड़ मनुआ पाहन वगैरह ? सिमाना मीजा मोरावादी	परती पत्थर 0	2 एकड़	2 डिसमील						
611	१. अज्ञात १. अज्ञात	परती कदीम 0	0 एकड़	14 डिसमील						
612	१. अज्ञात १. अज्ञात	परती कदीम 0	0 एकड़	22 डिसमील						
154	१. टोंगरी नीज ? सिमाना मीजा मोरावादी	परती कदीम 0	1 एकड़	28 डिसमील						
155	१. परती कदीम नीज ? सिमाना मीजा मोरावादी	अज्ञात 0	24 एकड़	0 डिसमील						
615	१. अज्ञात १. अज्ञात	परती कदीम 0	0 एकड़	10 डिसमील						
636	१. प्रती नाला मलीक ? होगरी नीज	परती कदीम 0	2 एकड़	54 डिसमील	करंज-2 कुलहक बकववे मातीक।					
161	१. टाड़ सनिबरवा उराव ? दोन दुबाना लोहार	परती पत्थर 0	0 एकड़	58 डिसमील						
174	१. दोनो बहुआ उराव ? टाड़ गोबर	अज्ञात 0	1 एकड़	5 डिसमील						
खाता मे कुल		संख्या	62	खाता का कुल मिजान (खतियात के अनुसार)	59	65	खाता का कुल लगान	0	0	0

यह एक कंप्यूटर जनित प्रति है

4/12/2024

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

April 12, 2024

भाग वर्तमान	10	पत्र संख्या	12
जिला का नाम	रोही	अनुमंडल नाम	सदर
भौख का नाम	बिरोडी	होस्टिंग संख्या	75
		तौजी संख्या	
		अवत का नाम	बड़ागाई
		हलका का नाम	हलका-04
		प्लॉट नंबर	188
		इस्टेट का नाम	JHARKHAND
		खाल का प्रकार	गैरमजसूबा खाल
PRITI NARSARIA, पति-ABHISHEK NARSARIA, जति- मारवाड़ी अग्रवाल			
खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
75	411	0 ए 14.87 डि 0 हे	नामान्तरण मुकदमा संख्या 4224/2022 - 2023
	कुल परिमाण	0 ए 14.87 डि 0 हे	तयान
			सेस
सारीख	प्राप्ति पत्र संख्या	साल से	साल तक
04-01-2023	0247481097	2022-2023	2023-2024
		सागत बकाया	सागत चावू साल
		रोड सेस बकाया	रोड सेस चावू साल
		शिक्षा सेस बकाया	शिक्षा सेस चावू साल
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चावू साल
		कृषि सेस बकाया	कृषि सेस चावू साल
		50	60
		12.5	12.5
		25	25
		25	25
		10	10

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 अधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 12

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 10

वो सकुनत नम्बर। Receipt No. : 0247481097

बड़ागाई | चिरीदी | 186 | PRITI NARSARIA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
75	411	0 एकड़ 14.87 डिसमील 0 हेक्टर

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

मांग बाबत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	50.00				50.00	50.00
गुजारी (भावली)	12.50				12.50	12.50
सेस	25.00				25.00	25.00
सूद	25.00				25.00	25.00
मुतफरकात	10.00				10.00	10.00
मीजान	122.50				122.50	122.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				50.00	50.00	
गुजारी (भावली)				12.50	12.50	
सेस				25.00	25.00	
सूद				25.00	25.00	
मुतफरकात				10.00	10.00	
मीजान अदायकारी				122.50	122.50	

(१) मीजान कुल (तफजों में) : Two Hundred Fourty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 01-04-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : OLP22123775420230552  
Department / Section : Revenue Section  
Account Description : Holding Tax & Others

Date : 2023-05-22  
Ward No : 3  
Holding No : 003000291000020

Received From Mr / Mrs / Miss .: PRITI NARSARIA

Mobile No. : 9709244405

Address : VILL CHIROUNDI PS BARIATU THANA NO 186 RANCHI

A Sum of Rs. : 2218.00

(in words) :

**Two Thousand Two Hundred And Eighteen Rupees Only**

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

**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		4		4215.68
				1% Monthly Penalty	19.57
				Online Rebate	105.39
				First Qtr Rebate	105.39
				<b>Total Amount</b>	<b>2218.00</b>
				Round Off Amount	0.75
				<b>Total Paid Amount</b>	<b>2218.00</b>



ENTRY  
Dt.: 22/05/2023

~~Handwritten Signature~~  
Paid Cash

For Details Please Visit : [udhd.jharkhand.gov.in](http://udhd.jharkhand.gov.in)  
OR Call us at 1800 8904115 or 0651-3500700

In Association with  
Sri Publication & Stationers Pvt. Ltd.

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



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

April 12, 2024

भाग वर्तमान	10	पृष्ठ संख्या	11												
जिला का नाम	रोधी	अनुमंडल नाम	खदर	अवंत का नाम	बड़ागाई	ठरका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND						
मीजा का नाम	विरोदी	इंस्टिग संख्या	75	तैवी संख्या		धाना नंबर	185	खता का प्रकार	गैरमजरूबा खत						
RADHIKA MODI, पति-RAHUL MODI, पति- महुवाड़ी अप्रवाल															
खता नंबर	प्लॉट संख्या	रकबा				परिवर्तन के दिग् प्राधिकार				लगान	सेस				
75	411	0 ऐ 14.87 डि 0 हे				नामान्तरण मुकदमा संख्या 4212/2022 - 2023				50	0				
		कुल परिमाण													
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत बाद् सात	रोड सेस बकाया	रोड सेस बाद् सात	शिक्षा सेस बकाया	शिक्षा सेस बाद् सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बाद् सात	कृषि सेस बकाया	कृषि सेस बाद् सात		
04-01-2023	0538546826	2022-2023	2023-2024	50	50	12.5	12.5	25	25	25	25	10	10		

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 असुविधा के लिए सम्बन्धित अधिकारी से संपर्क करें

प्राप्त का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना को थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 11

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 10

वो सकुनत नम्बर | Receipt No. : 0538646826

बड़ागाई | चिरौदी | 186 | RADHIKA MODI

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
75	411	0 एकड़ 14.87 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

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

मांग बावत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	50.00				50.00	50.00
गुजारी (भावती)	12.50				12.50	12.50
सेस	25.00				25.00	25.00
सूद	25.00				25.00	25.00
मुतफरकात	10.00				10.00	10.00
मीजान	122.50				122.50	122.50

तफसील अदायकारी

अदायकारी बावत	साताना	बकाया				मोतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)					50.00	50.00	
गुजारी (भावती)					12.50	12.50	
सेस					25.00	25.00	
सूद					25.00	25.00	
मुतफरकात					10.00	10.00	
मीजान अदायकारी					122.50	122.50	

(१) मीजान कुल (तफजों में) : Two Hundred Fourty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 01-04-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

**Ranchi Municipal Corporation, Ranchi**  
**( Revenue branch )**

**Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.**

Mr /Mrs /Ms

**RADHIKA MODI W/O RAHUL MODI**

Memo No. : **FAM/003/407536/2022-2023**

Address: **VILL CHIROUNDI PS BARIATU THANA NO 186 RANCHI RANCHI**

Effective: **First Quarter 2022-2023**

You are hereby informed that your new Holding No.-

0 0 3 0 0 0 9 2 6 6 0 0 2 2 0

The annual rent value of this holding is Rs. **1806.71 / -** after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for **Ward No. 3 (Old Ward No. 3)** , 1806.71 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 4/ Year: 2022-2023	0	1806.72	1806.72	1806.72
	Total amount		0	1806.72	1806.72	1806.72



**Deputy Municipal Commissioner**  
Ranchi Municipal Corporation, Ranchi

**Note:-**

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website [www.ranchimunicipal.com](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



संयुक्त संघीय विभाग में  
Permanent Account Number Card

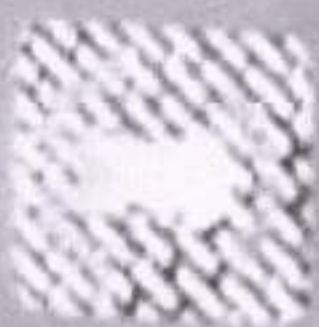
AKLPB9785G

श्री / श्रीमती  
प्रमोद कलशाम्बा

पति के नाम / Father's Name  
प्रमोद कलशाम्बा

जन्म तिथि / Date of Birth  
25/06/1987

  
श्रीमती / Signature





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 1325/12196/00822

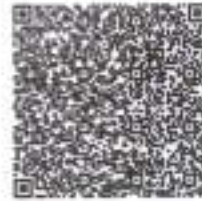
To  
श्रीती नर्सरिया  
Priti Narsaria  
W/O: Abhishek Narsaria  
Sri Rani Sati Market Lalji Hirji Road, Main Road  
Near Sarjana Chowk  
Ranchi G.P.O.  
Ranchi G.P.O.  
Ranchi Ranchi  
Jharkhand 834001  
9934266855

20/09/2016

397514878



MA975148781FT



आपका आधार क्रमांक / Your Aadhaar No. :

**6493 4594 6255**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



श्रीती नर्सरिया  
Priti Narsaria  
जन्म तिथि / DOB : 25/06/1987  
महिना / Female



**6493 4594 6255**

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RADHIKA MODI

SURESH KHEMKA

13/11/1987

Permanent Account Number

AQPPM2354Q

*Radhika Modi*  
Signature



01002007

Government of India



नाम: राधा मोदी  
RADHIKA MODI  
जन्म तिथि: 18/11/1987  
लिंग: FEMALE



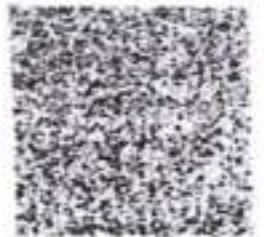
4819 9042 9178

UID: 8185 1141 2512 2194

मेरा आधार, मेरी पहचान

भारत सरकार - Government of India

नाम: राधा मोदी  
नाम: राधा मोदी  
जन्म तिथि: 18/11/1987  
लिंग: FEMALE



Address:  
Nandan Kanan 403 4th Floor, Lake Avenue  
Beside Reliance Mart, Kanke Road,  
Muirgonda alias Bahargonda, Ranchi,  
Jharkhand - 834008

4819 9042 9178

UID: 8185 1141 2512 2194

भारत सरकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRARTHANA ESTATES PRIVATE  
LIMITED



09/06/2006

Permanent Account Number

AAECP951Y6

18112006



भारत सरकार

Government of India

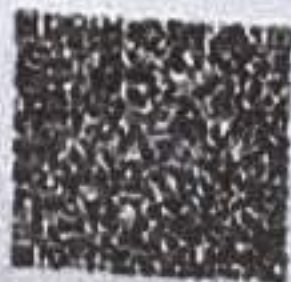


विकास मोदी

Vikash Modi

जन्म तिथि/DOB: 20/03/1988

पुरुष/ MALE



8485 1763 0256

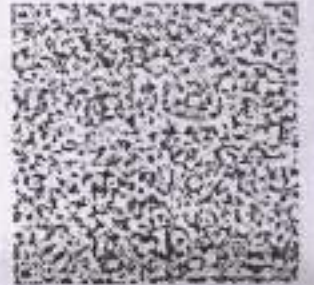
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



विनोद कुमार श्रीवास्तव  
Vinod Kumar Srivastava  
जन्म तिथि/DOB: 02/10/1956  
पुरुष/ MALE



3647 7217 1774

VID : 9109 7853 0807 6263

मेरा आधार, मेरी पहचान

1965

1726



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 532f1e6b8f50639ccec8

Receipt Date : 05-Mar-2023 03:07:34 pm

Receipt Amount : 218700/-

Amount In Words : Two Lakh Eighteen Thousands Seven  
Hundred Rupees Only

Token Number : 202300029800

Office Name : SRO - Ranchi

Document Type : Sale Deed

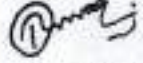
Payee Name : PRITI NARSARIA ( Vendee )

GRN Number : 2316087814



:- For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 बरिषिष्ट 4 दि. 2  
के अन्तर्गत भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 ख. 1 क स. 22 के अन्तर्गत यथावत स्टाम्प  
लक्षित का स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

  
निबंधन पदधारिता (RAHUL MODI)  
06/03/2023 POWER OF ATTORNEY HOLDER  
6/3/23

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

सम्पत्ति का मूल्य 54,67,100/-  
मुद्रक 2,18,700/-  
T.D.S. ✓ 06/03

मार्ग दर्शिका पंजी से किल्ला नं. 3676551 (A9)  
जमी 12/100  
काल. काल का दर/वर्ग बीट.....  
पक्का कमान का दर/वर्ग बीट.....  
फ्लैट का दर/वर्ग बीट.....  
06/03



G.I.C. No. 113/22  
प्राप्त पशुपालन वी भूमि घोटाळा  
एवं खासमहाल सीव को सुतो  
मे वर्णित प्लॉट एवं नाम दर्ज  
नही है।  
06/03/23

**THIS INDENTURE OF ABSOLUTE DEED OF SALE** is made on this the 06<sup>th</sup> day of March' in the year 2023 of the Christian Era at Ranchi;

**BETWEEN**

(1) **Mr. SIDDHARTH SHRIVASTAV** son of Late Sureshwari Prasad Shrivastav & grandson of Late Shiv Bhajan Lal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Service, resident of Morabadi, Police Station Lalpur, District Ranchi, State Jharkhand, presently residing at 21/2 Laurus B Vatika City, Sohna Road, Sector 49, Islampur (97) Gurgaon South City II, Farrukhnagar, Gurgaon, Haryana;

*Ranchi*  
(SUSHIL MOHA)  
POWER OF ATTORNEY HOLDER  
6/3/23

रानी ककाद(पिता) लोचनी (माता) का  
क 102(1) कि 10/1/23 के कालका से  
06/03



(2) **Mr. UDAY SHRIVASTAV** son of Late Sureshwari Prasad Shrivastav & grandson of Late Shiv Bhajan Lal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Service, resident of Morabadi, Police Station Lalpur, District Ranchi, State Jharkhand, presently residing at 33-34, Elegant Siddhachal Phase 7-B, Off Pokhran Road No. 2 Vtc Thane, Post Off Apna Bazar, Maharashtra; and

(3) **Mrs. VIJAYLAXMI SHRIVASTAV** wife of Sri Ajay Kumar Hari Narain, daughter of Late Sureshwari Prasad Shrivastav & granddaughter of Late Shiv Bhajan Lal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Service, resident of C-148, Ashoka Enclave, Part-2, Sector 37, Faridabad, Haryana, all represented through their Power of Attorney Holder **Mr. RAHUL MODI** son of Sri Ravindra Modi & grandson of Late Shree Ram Modi, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of 403, Nandan Kanan, Lake Avenue, Kanke Road, Police Station Gonda, District Ranchi, State Jharkhand (appointed vide P.O.A. No. IV-706 dated 12.03.2021, registered before the District Sub Registrar Ghaziabad, Uttar Pradesh and which is entered in Book IV Volume 1442 Pages 219 to 236, in the year 2021) and;

(4) **Mr. GAURAV SHRIVASTAV** son of Late Sureshwari Prasad Shrivastav & grandson of Late Shiv Bhajan Lal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)],

  
(RAHUL MODI)

POWER OF ATTORNEY HOLDER  
6/3/23

by occupation Service, resident of Morabadi, Police Station Lalpur, District Ranchi, State Jharkhand, presently residing at 2751 Labecca Court Pleasanton 94588 California (CA) United States of America represented through his Power of Attorney Holder **Mr. RAHUL MODI** son of Sri Ravindra Modi & grandson of Late Shree Ram Modi, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by Occupation Business, resident of 403, Nandan Kanan, Lake Avenue, Kanke Road, P.S. Gonda, District Ranchi, State Jharkhand (appointed vide P.O.A No. 11599 dated 29.11.2020, registered before the Office of Secretary of State, California) hereinafter called the "**VENDORS**" of the **FIRST PART**.

**PAN No. ALFPS7325E** [Siddharth Shrivastav]

**AADHAR No. XXXX XXXX 9635** [Siddharth Shrivastav]

**MOBILE No. 9560511990** [Siddharth Shrivastav]

**PAN No. ALCPS6794A** [Uday Shrivastav]

**AADHAR No. XXXX XXXX 2740** [Uday Shrivastav]

**MOBILE No. 9892856422** [Uday Shrivastav]

**PAN No. AGYPS9764K** [Vijaylaxmi Shrivastav]

**AADHAR No. XXXX XXXX 3700** [Vijaylaxmi Shrivastav]

**MOBILE No. 8929065244** [Vijaylaxmi Shrivastav]

**PASSPORT No. K9647132** [Gaurav Shrivastav]

**MOBILE No. 9560511990** [Gaurav Shrivastav]

**PAN No. AICPM8291K** [Rahul Modi]

**AADHAR No. XXXX XXXX 3556** [Rahul Modi]

**MOBILE No. 9934300436** [Rahul Modi]

  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

**AND**



**Mrs. PRITI NARSARIA** wife of Sri Abhishek Narsaria, daughter of Sri Pradeep Kumar Bazaz & granddaughter of Late Dwarka Prasad Bazaz, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Sri Rani Sati Market, Lalji Hirji Road, Main Road, Police Station Kotwali, District Ranchi in the State of Jharkhand, Indian Nationality; hereinafter called the "**PURCHASER**" of the **SECOND PART**.

**PAN No. AKLPB9785G** [Priti Narsaria]

**AADHAR No. XXXX XXXX 6255** [Priti Narsaria]

**MOBILE No. 9709244405** [Priti Narsaria]

The expression "**VENDORS**" and "**PURCHASER**" shall unless repugnant to or expressly excluded by the subject or context below mean and include their respective heirs, executors, administrators, successor-in-interest, legal representatives and assigns.

**WHEREAS**, the aforesaid the **VENDORS** are sufficiently owned and possessed of land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/G, under Khata No. 75, bearing Holding No. 003000291000020 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand which is more-fully described in Schedule below.

*Priti*  
(PRITI NARSARIA)  
ATTORNEY HOLDER 6/3/23

**AND WHEREAS**, initially the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, and Other Plots, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, has recorded in the name of the then Landlord namely Jamadar Babu Harihar Singh in Revisional Survey Records of Rights.

**AND WHEREAS**, the then Landlord Jamadar Babu Harihar Singh settled the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, situated at Village Chiroundi, Police Station Ranchi now Bariatu, Revenue Thana No. 186, District Ranchi, in favor of Shri Shiv Shankar Rai son of Late Dinanath Rai, vide Hukumnama dated 17.03.1945 and also started realizing rent from the Settlee. After vesting of Zamindari, rent was fixed in the name of Shri Shiv Shankar Rai son of Late Dinanath Rai, vide Rent Fixation Case No. 4 R 28 (ii)/1964-65 and he started paying rent to the State.

**AND WHEREAS**, the aforesaid Shri Shiv Shankar Rai son of Late Dinanath Rai sold the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one Shri Ratneshwar Choudhary son of Late Ram Dayal Choudhary, vide registered Sale Deed No. 7265 dated 21.04.1975, registered before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 118, Page Nos. 493 to 497 for the year 1975 at the office of the District Sub Registrar, Ranchi. His name is recorded in Register II in Volume No. 1 Page No. 127 at the office of the concern Anchal Office.

*Ratneshwar*  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER 6/3/23

**AND WHEREAS**, the said Shri Ratneshwar Choudhary son of Late Ram Dayal Choudhary sold the land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/G under Khata No. 75, situated at Village Chiroundi, Police station Bariatu, Revenue Thana No. 186, District Ranchi, to one Smt. Kumud Shrivastav wife of Shri Sureshwari Prasad Shrivastav, vide registered Sale Deed No. 41 dated 03.01.1983, registered before the District Sub Registrar, Ranchi and which is entered in Book No. 1, Volume No. 43, Page Nos. 7 to 12 for the year 1984. Thereafter Smt. Kumud Shrivastav wife of Shri Sureshwari Prasad Shrivastav got mutated her name in the office of Circle Office, Town Anchal, Ranchi, vide Mutation Case No. 595 (IV)/1992-93, which is entered in Volume No. 2, Page No. 254 in Online Register II, and started paying rent to the State, being Rent Receipt No. 0907592997 dated 02.07.2022 for the year 2022-23 stands recorded in her name.

**AND WHEREAS**, the said Smt. Kumud Shrivastav died on 16.08.2014 leaving behind her three sons namely (1) Siddharth Shrivastav, (2) Uday Shrivastav and (3) Gaurav Shrivastav and one daughter namely Vijaylaxmi Shrivastav as her legal heirs and successors, who jointly inherited the aforesaid land. Thereafter they all peacefully possessed the same and jointly got mutated their names in the office of Ranchi Municipal Corporation Ranchi and Holding No. 0030002910000Z0 under Ward No. 3 have allotted in their names.

**AND WHEREAS**, they said (1) Shri Siddharth Shrivastav, (2) Shri Uday Shrivastav both sons of Late Sureshwari Prasad Shrivastav, (3) Smt. Vijaylaxmi Shrivastav daughter of Late

  
(RAHUL BODI)  
POWER OF ATTORNEY HOLDER 6/2/23

Sureshwari Prasad Shrivastav, had jointly executed a registered Power of Attorney being P.O.A No. IV-706 dated 12.03.2021, registered before the District Sub Registrar, Ghaziabad, Uttar Pradesh and which is entered in Book No. IV, Volume No. 1442 Pages 219 to 236, for the year 2021 in favor of Sri Rahul Modi son of Sri Ravindra Modi, for selling of land measuring an Area 6.75 Katha of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/G, under Khata No. 75, bearing Holding No. 003000291000020 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand.

**AND WHEREAS**, the said Shri Gaurav Shrivastav son of Late Sureshwari Prasad Shrivastav also executed a General Power of Attorney being P.O.A. No. 11599 dated 29.11.2020, under the Seal & Signed of the competent Authority of Secretary of State, California, in favor of Sri Rahul Modi son of Sri Ravindra Modi, for selling of land measuring an Area 2.25 Katha of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/G under Khata No. 75, being Holding No. 003000291000020 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand.

**AND WHEREAS**, the aforesaid land is the exclusive property of the VENDORS and the VENDORS have full right and absolute authority to sell, dispose off and transfer the same in whole or in parts and none else except the VENDORS, have any right, title or interest in the same.

  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER - 6/3/23

**AND WHEREAS**, the VENDORS for their bonafide needs and requirements have agreed to sell the aforesaid land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/G, under Khata No. 75, bearing Holding No. 0030002910000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand, unto the PURCHASER for total sale consideration of Rs. 50,00,000/- (Rupees Fifty Lacs) only, and the PURCHASER has agreed for the same.

**AND WHEREAS**, the VENDORS have put the PURCHASER in possession over the Schedule property confirming all rights on the PURCHASER to use and enjoy the Schedule property forever as lawful purchaser.

**AND WHEREAS**, the VENDORS hereby declares that the said land/Schedule property is free from all encumbrance and liabilities and no other person/persons except the VENDORS has/have the right, title, interest and claim in the said property.

**NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS :-**

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. 50,00,000/- (Rupees Fifty Lacs) only, paid by the PURCHASER to the VENDORS, the legal receipt whereof the VENDORS does hereby admit and acknowledge and from the same and every part thereof acquit and discharge the PURCHASER forever, the VENDORS do hereby grant, convey, assign, sell and transfer absolutely and

*Rahul Modi*  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER C/3/23

forever TO AND UNTO the PURCHASER all that piece and parcel land more-fully described in Schedule below and shown in RED WASH together with all rights of easements, path, pathways, right, light, liberties, privileges and appurtenances, whatsoever and the reversion, reminder or reminders, rent, issued and profits thereof and all right, title, interest, claim and demand of the VENDORS to into and upon the said property hereby granted, conveyed, assigned, sold and transferred absolutely and forever TO HAVE AND TO HOLD the same as absolute owner thereof.

2. That the VENDORS covenant with the PURCHASER that the said property hereby granted, conveyed, assigned sold and transferred absolutely and forever to the PURCHASER is free from all encumbrances, charges, trust, liens, lis-pendense, tenancy, attachment and execution, whatsoever and the VENDORS have indefeasible title peaceful possession and absolute and exclusive right to grant, convey, assign, sell and transfer absolutely and forever land described in Schedule below to the PURCHASER and that neither the VENDORS have dealt with the same in any manner previously nor he/they has/have entered into any agreement for the sale of the said property in favour of any other person or persons whomsoever.

3. That the VENDORS also covenant that they have not taken any loan from any Bank/s, Financial Institution/s or any other agency or person by encumbering and mortgaging the said property hereby sold to the PURCHASER.

4. That the PURCHASER, who has been put in possession over the Schedule property, shall continue to remain in

  
(R. A. (L. H. F. O. D.))  
POWER OF ATTORNEY HOLDER  
6/2/23

possession thereof and shall be entitled to erect building and other structures, and use the same in any manner she likes without any let, hindrance, interruption, claims or demand by or from the VENDORS or any person or persons claiming through or under her.

5. That the VENDORS further covenant with the PURCHASER that except the VENDORS and nobody else has or had any right, title, interest, share, possession and any manner of concern with the said property in Schedule below.

6. That the VENDORS further covenant with the PURCHASER that the VENDORS shall indemnify the PURCHASER against all losses, damages, claims, demands and liabilities whatsoever, in case the PURCHASER may sustain, pay or incur any loss and damage by reason of any defect in the title of the VENDORS or any person claiming through or under the VENDORS either in equity or in law or in case any encumbrance is discovered latter on.

7. That the PURCHASER shall get her name mutated in respect of the aforesaid property in the Sherista of the State of Jharkhand through the Circle Officer, Bargain Anchal, Ranchi as well as in the office of other Govt. Authorities and she shall pay all the rent and taxes to the concerned Authorities in her own name and obtain receipt for the same.

8. That now the PURCHASER has every right to grant, convey, assign, sell, transfer absolutely and forever and she is

  
(PARUL MODI)  
ATTORNEY HOLDER  
1/3/23

also entitled to lease, gift, sell etc. the Schedule property to anybody as she likes.

9. That this transaction has taken place at Ranchi (Jharkhand) with free consent of both the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

**SCHEDULE PROPERTY**

All that piece and parcel of vacant residential land measuring an **Area 09 Katha** [i.e. 14.87 Decimals] of **Revisional Survey Plot No. 411**, marked as Sub Plot No. 411/G, under **Khata No. 75**, bearing **Holding No. 003000291000020** under **Ward No. 3** of Ranchi Municipal Corporation, Ranchi, situated at **Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi** in the **State of Jharkhand**, and more clearly delineated and colored in RED WASH in the map annexed hereto forming a part of this deed.

**Butted and Bounded as follows :-**

North	:	Part of R.S. Plot No. 411
South	:	Part of R.S. Plot No. 411 (marked as 411/F)
East	:	R.S. Plot No. 410
West	:	Ranchi Boriya Road

  
(RASHI, MCDI)  
POWER OF ATTORNEY HOLDER 6/3/23

**MEMO OF CONSIDERATION**

The PURCHASER has paid Rs 50,00,000/- (Fifty Lacs) only, entire consideration amount of the Schedule property to the VENDORS on or before the execution of this deed through Electronic Transfer by her Bank.

*Ranchi*

Govt. VALUE 54,67,100/-

**CERTIFICATE**

**CERTIFIED** that the land in schedule according to entries in records of right neither Govt. land nor has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

**THIS IS FURTHER CERTIFIED** that the land neither is tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

**IT IS ALSO CERTIFIED** that the VENDORS does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

**IN WITNESS WHEREOF** the VENDORS and PURCHASER have put their signatures to this present at Ranchi on the date, month and year first above written.

*Ranchi*

(RAHUL MODI)

POWER OF ATTORNEY HOLDER

6/3/23

**WITNESSES :-**

1. Swastars  
Vind Kr. Srivastava  
S/o of. Prem Nath Srivastava  
Upper Bagay,



2. Raj Kr. Singh  
Raj Kumar Singh  
S/o. Smt. Bhand Singh  
Pardaa, Mehal  
Ranchi. 834005

Rahul Modi  
6/3/23

(RAHUL MODI)

POWER OF ATTORNEY HOLDER

**VENDOR'S SIGNATURE through their ATTORNEY HOLDER**






				
<b>Thumb</b>	<b>First finger</b>	<b>Middle finger</b>	<b>Ring Finger</b>	<b>Little Finger</b>



*Rahul Modi*  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

*Narsaria*  
6/3/23

**PURCHASER'S SIGNATURE AND PHOTOGRAPH**

				
<b>Thumb</b>	<b>First finger</b>	<b>Middle finger</b>	<b>Ring Finger</b>	<b>Little Finger</b>

Certified that the finger prints of the left hand of each persons whose photograph affixed in the document have been obtained of me or before me.

*Rajesh Kumar*  
*Adv.*  
06/03/2023

Drafted by : Rajesh Kumar, Advocate  
[Enrolment No. 1639/01]

Typed by :

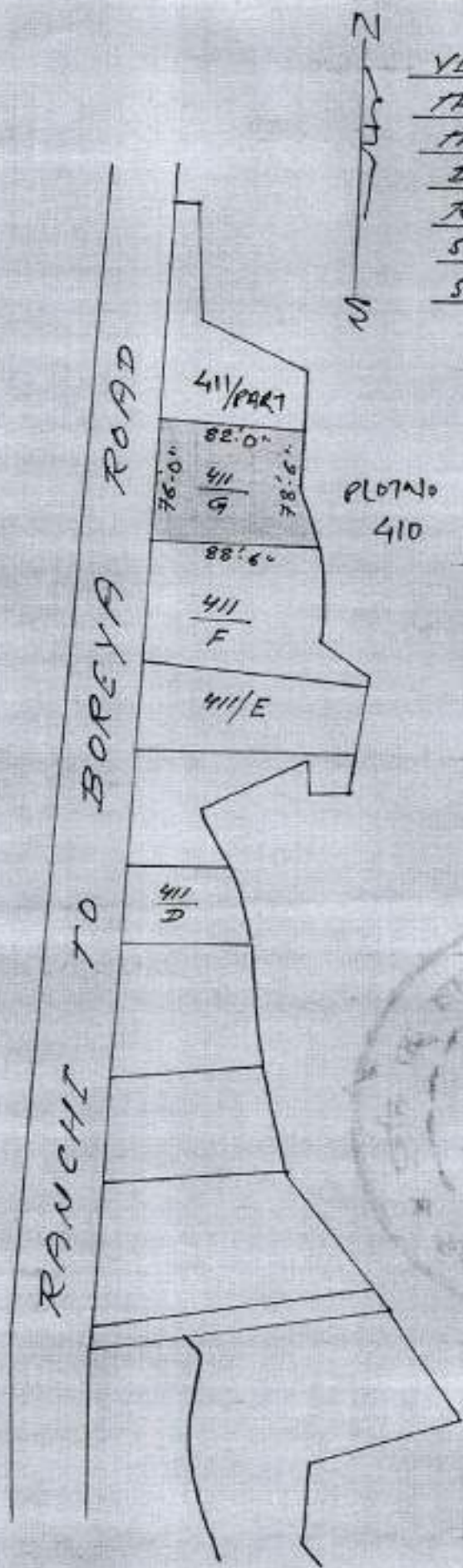
*Rajesh Kumar*  
*Adv.*  
06/03/2023

Advocate Signature



VILLAGE - CHIRAUNDI  
THANA - RANCHI  
THANA NO-186  
DIST - RANCHI  
R.S. PLOT NO-411  
SUB PLOT NO-411/G  
SHOWN IN RED WASH

AREA  
09 KATHA



PLOT NO  
410

*[Signature]*  
(RAJESH KUMAR)  
POWER OF ATTORNEY HOLDER  
6/3/23

*[Signature]*



# राँची समाहरणालय, राँची

(राजस्व शाखा)

## आदेश

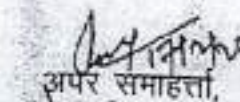
आवेदक श्री सिद्धार्थ श्रीवास्तव, पिता-स्व० सुरेश्वरी प्रसाद श्रीवास्तव, ग्राम-चिरौन्दी, बरियातु जिला-राँची द्वारा समर्पित संलग्न दस्तावेजों के आधार पर अंचल अधिकारी, बड़गाई के पत्रांक-960 दिनांक-07.12.2022 द्वारा जाँचोपरान्त प्रतिवेदन उपलब्ध कराया गया है।

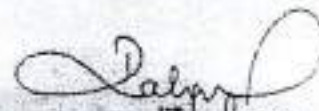
प्रतिवेदनानुसार भूमि का विवरण निम्नवत् है:-

अंचल	मौजा	थाना नं०	खाता सं०	प्लॉट नं०	रकबा	किस्म
बड़गाई	चिरौन्दी	186	75	411	18 कट्टा	गैरमजरूआ मालिक

प्रतिवेदनानुसार आवेदित भूमि मौजा-चिरौन्दी, थाना सं०-186, खाता सं०-75, प्लॉट संख्या-411, रकबा-18 कट्टा भूमि से संबंधित है आवेदित भूमि सर्वे खतियान के अनुसार गैरमजरूआ मालिक किस्म परती कदीम है। आवेदन में संलग्न कागजातों के अनुसार भूतपूर्व जमीन्दार बाबू हरिहर सिंह के द्वारा खाता सं०-75, प्लॉट सं०-411, कुल रकबा-1.96 एकड़ भूमि दिनांक-17.03.1946 को सादा हुकुमनामा के द्वारा शिव शंकर राय को बन्दोबस्ती किया गया। शिव शंकर राय ने पट्टा सं०-7265 दिनांक-27.04.1975 को आवेदित भूमि रत्नेश्वर चौधरी को बिक्री कर दिये एवं लगान निर्धारण वाद सं०-4आर28(2)/64-65 के द्वारा पंजी-11 के भाग सं०-1, पृष्ठ सं०-127 में रत्नेश्वर चौधरी के नाम जमाबन्दी कायम हुआ। तत्पश्चात् रत्नेश्वर चौधरी ने पट्टा सं०-43, दिनांक-3.01.1983 को खाता संख्या-75, प्लॉट संख्या-411, रकबा-09 कट्टा भूमि आवेदक सिद्धार्थ श्रीवास्तव को बिक्री कर दिये। राजस्व पंजी-11 के भाग सं०-2, पृष्ठ सं०-253 में दाखिल-खारिज वाद सं०-510आर27/1992-93 आदेश तिथि-23.09.1992 के द्वारा सिद्धार्थ श्रीवास्तव के नाम जमाबन्दी कायम है एवं पट्टा सं०-41, दिनांक-31.01.1983 को खाता सं०-75, प्लॉट सं०-411, रकबा-09 कट्टा भूमि आवेदक के माता कुमुद श्रीवास्तव पंजी-11, भाग सं०-2, पृष्ठ सं०-254 में दाखिल-खारिज वाद सं०-595आर27/1992-93 के द्वारा कुमुद श्रीवास्तव के नाम जमाबन्दी कायम है। स्थानीय जाँच में पाया गया कि भूमि पर आवेदक का शांतिपूर्ण दखल है।

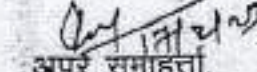
उपरोक्त Genuine Reason के आधार पर पक्षकारों द्वारा प्राप्त आवेदन पर सम्यक जाँचोपरान्त राजस्व निबंधन एवं भूमि सुधार विभाग द्वारा खण्ड-3 सरकार अधिसूचना सं०-13/नि०वि० (निगेटिव लिस्ट)-10/17-585 /नि० राँची, दिनांक 10.10.2019 के कडिका 3 के प्रावधान के अनुसार उक्त अंचल-बड़गाई, मौजा-चिरौन्दी, थाना सं०-186, खाता सं०-75, प्लॉट संख्या-411, रकबा-18 कट्टा भूमि को प्रतिबंधित सूची से मुक्त करने का आदेश दिया जाता है।


  
अपर समाहर्ता,  
राँची।

  
17/12/23  
उपायुक्त,  
राँची।

ज्ञापांक:-...../०७ (१) /रा० दिनांक: 17.02.2023 सं०सं०.....

प्रतिलिपि : निदेशक, भू-अर्जन, भू-अभिलेख एवं परिमाप निदेशालय एवं निबंधक महानिरीक्षक, राजस्व निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार को सूचनार्थ प्रेषित।

  
अपर समाहर्ता,  
राँची।

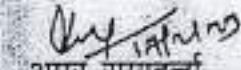
  
17/2/2023  
उपायुक्त,  
राँची।

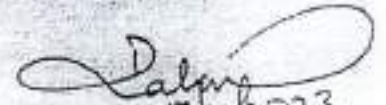
ज्ञापांक:-...../०७ (१) /रा० दिनांक: 17.02.2023 सं०सं०.....

प्रतिलिपि : जिला अवर निबंधक राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।

प्रतिलिपि : अंचल अधिकारी बड़गाई, राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।

प्रतिलिपि : श्री सिद्धार्थ श्रीवास्तव, पिता-स्व० सुरेश्वरी प्रसाद श्रीवास्तव, ग्राम-चिरीन्दी, बरियातु जिला-राँची को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

  
अपर समाहर्ता,  
राँची।

  
17/2/2023  
उपायुक्त,  
राँची।



**KHATIAN**

Form (Lower half)

Contiguous  
Name of Village  
Taluk

Amir

Area  
Thana

Area  
Khat

Area  
Thana Number

Name of Landholder  
No. of Acre in the A

019/10/10  
10/10/10

Number of Acre  
in the A

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

Shimshar  
Khatian

Area

9-10/10

0

Form 8799T  
6/10/19



TO THE  
OFFICE

Area  
Khatian  
6/10/19

Area  
Khatian

Area  
Khatian  
6/10/19

मूल प्रतिवादा को  
मिलान किया  
06/10/19

Area  
Khatian  
6/10/19

Area  
Khatian  
6/10/19

Area  
Khatian  
6/10/19

Area  
Khatian  
6/10/19

Area  
Khatian  
6/10/19

Area  
Khatian  
6/10/19

Area  
Khatian  
6/10/19

Chirauri

नाममौज़ा चिरौंटी

नाम चाना रौंची

प्लाना नम्बर १८६

ज़िला राँची

स्केल एक माइल बराबर १६ इंच

सन १९३२ - ३३ इस्वी







खोड्यान नं० १८५

सौरहावाही नं० १८२

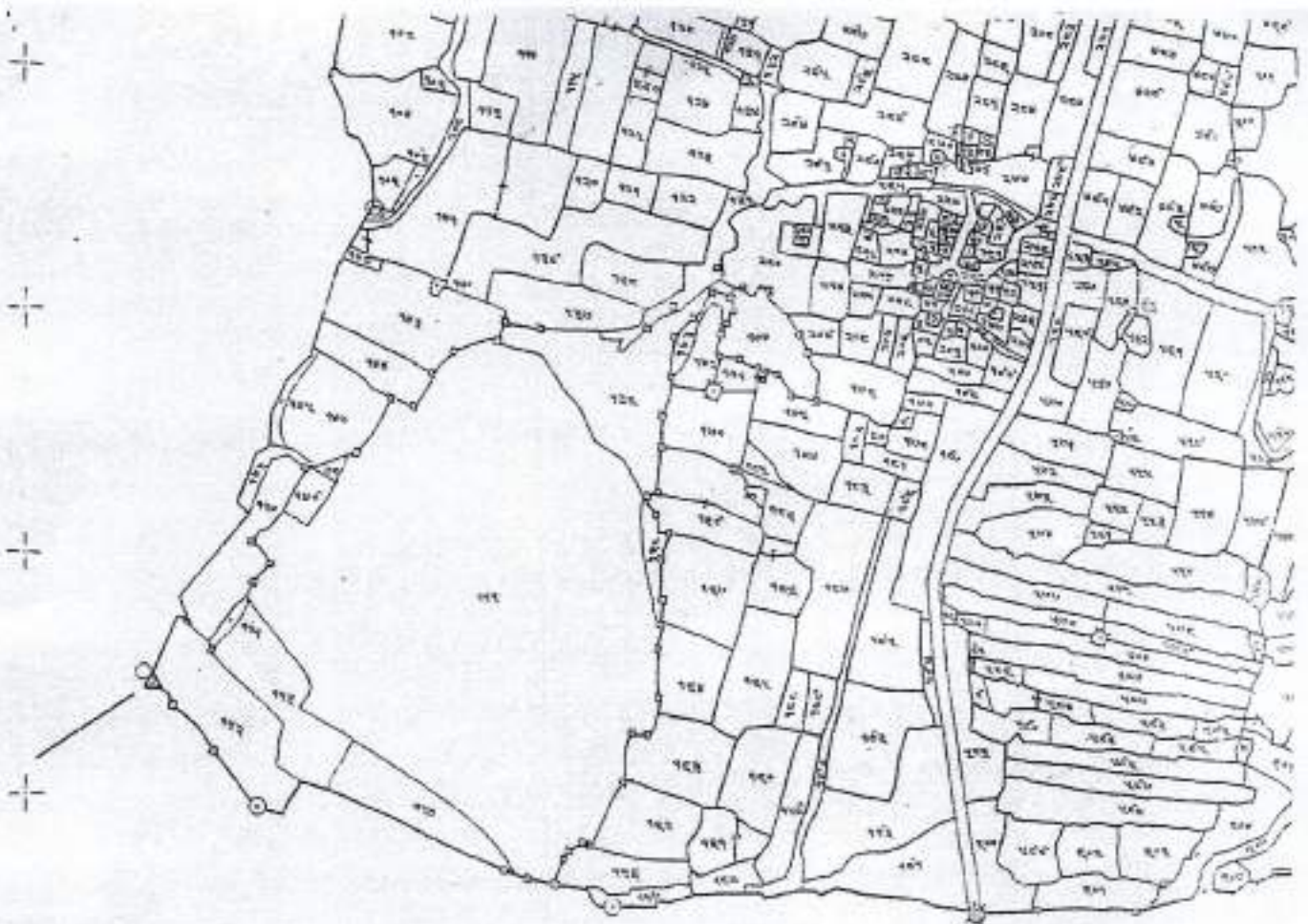
१८२ १८३ १८४ १८५ १८६

Scale 16 inches = 1 Mile.

Drawn and published under the authority of Government



*[Signature]*  
Superintendent of Survey.



मोरहाबादी न० २२

अ. १६

Scale 1/6 inches = 1 Mile.

Land and public



कमाली एलफिज से २ प्रि. सी.  
 मुद्रिता व प्रिण्टिंग संस्थान, मुंबई  
 प्रभाती कोर्ट, सि. वेव. हाहा  
 विहा सर्वेक्षण कार्यालय  
 मूलजाबाब, पन्ना-७

अवर निबंधन कार्यालय, ग्रामीण क्षेत्र, 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.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर  
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित



## Pre Registration Docket

Date :- 06-03-2023 01:59 pm

Office Name :- SRO - Ranchi  
Token No:- 202300029800

Appoinment :- 06-Mar-2023 Time:- 12:0

Article	Sale Deed
Pre Registration Date	05-Mar-2023
No. Of Pages	42
Stamp Duty	218684
Paid Stamp Duty	0
Total Fees	₹ 1,70,427.

Property Id: 923469

Valuation No. : 1252430 / 2023	:- 2022-2023	Date : 06-March-2023 13:33:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Chiraundi	Village/City : Chiraundi	
Chiraundi Word No 3 - Main Road			
Volume Number - 2			
Page Number - 254			
Khata Number - 75			
Plot Number - 411			
Ward Number - 3			
Holding Number - 0030002910000Z0			
<b>Property Rates</b>			
<b>Residential Land (Y)</b>			
₹367655/- Decimal			
Valuation Rule : Residential Land			
<b>Property Details</b>			
1	Land area	14.87 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.87 x 367655=5467029.85	₹54,67,030/-
A	Total		₹54,67,030/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹54,67,100/-
Total Amount in Words : Fifty Four Lakhs Sixty Seven Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. PLOT NO. 410, West: RANCHI BOREYA ROAD, South: PART OF R.S. PLOT NO. 411 (MARKED AS 411/F), North: PART OF R.S. PLOT NO. 411
Area	Land area : 14.87 Decimal
Other Description of the Property	Pin Code - 834006
Government/Market Value	5467029.85
Transaction Amount	5000000

SELLER	<b>-Mr. SIDDHARTH SHRIVASTAV Thro, Address - MORABADI, P.S. - LALPUR, DISTRICT - RANCHI, STATE - JHARKHAND, PRESENT ADDRESS - 21/2 LAURUS B VATIKA CITY, SOHNA ROAD, SECTOR 49, ISLAMPUR GURGAON SOUTH CITY II, FARRUKHNAGAR, GURGAON, HARYANA- ,Father/Husband Name LATE SURESHWARI PRASAD SHRIVASTAV , PAN No.- *****325E,Permission Case No.- , Aadhaar No. *****9635</b>
	<b>-Mr. UDAY SHRIVASTAV Thro, Address - MORABADI, P.S. - LALPUR, DISTRICT - RANCHI, STATE - JHARKHAND, PRESENT ADDRESS - 33-34, ELEGANT SIDDHACHAL PHASE 7-B, OFF POKHRAN ROAD NO. 2 VTC THANE, MAHARASHTRA- ,Father/Husband Name LATE SURESHWARI PRASAD SHRIVASTAV , PAN No.- *****794A,Permission Case No.- , Aadhaar No. *****2740</b>
	<b>-Mrs. VIJAYLAXMI SHRIVASTAV Thro, Address - C-148, ASHOKA ENCLAVE, PART - 2, SECTOR 37, FARIDABAD, HARYANA- ,Father/Husband Name LATE SURESHWARI PRASAD SHRIVASTAV , PAN No.- *****764K,Permission Case No.- , Aadhaar No. *****3700</b>
	<b>-Mr. GAURAV SHRIVASTAV Thro, Address - MORABADI, P.S. - LALPUR, DISTRICT - RANCHI, STATE - JHARKHAND, PRESENT ADDRESS - 2751 LABECCA COURT PLEASANTON 94588 CALIFORNIA CA UNITED STATES OF AMERICA- ,Father/Husband Name LATE SURESHWARI PRASAD SHRIVASTAV , PAN No.- ,Permission Case No.- , Aadhaar No. *****0000</b>
	<b>-Mr. RAHUL MODI , Address - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND- ,Father/Husband Name RAVINDRA MODI , PAN No.- *****291K,Permission Case No.- , Aadhaar No. *****3556</b>
PURCHASER	<b>-Mrs. PRITI NARSARIA, Address - SRI RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND- ,Father/Husband Name PRADEEP KUMAR BAZAZ , PAN No.- *****785G,Permission Case No.- , Aadhaar No. *****6255</b>

Witness Information	<b>Mr. RAJ KUMAR SINGH , Address - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. - PANDRA, DISTRICT - RANCHI, STATE - JHARKHAND-, Father/Husband Name-BHARAT SINGH</b>
---------------------	--

Identifier Details	<b>Mr. VINOD KUMAR SRIVASTAVA , Address - 6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND-, Father/Husband Name-LATE PREM NATH SRIVASTAVA</b>
--------------------	---

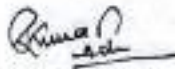
Fee Rule: Sale Deed		
1	Stamp Duty	2,18,684

1	SP	1,140
<b>Total</b>		<b>1,140</b>

Fee Rule: Sale Deed		
1	A1	1,64,013
2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
<b>Total</b>		<b>1,69,167</b>

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

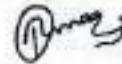
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



## Document Registration Summary 1

Date :-06-Mar-2023

- Government/Market Value: ₹5467100/-
- Transaction Amount: ₹5000000 /-
- Paid Stamp Duty: ₹218700 /-

On Date 06-03-2023 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Receipt : 793886

Receipt Date : 06-03-2023

Presenter Name: RAHUL MODI

PR	₹1
SP	₹1260
I fee	₹5000
M(b) Fee	₹150
LL	₹276
A1	₹164013
Stamp Duty	₹218700

<b>Total</b>	<b>₹389400</b>
--------------	----------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	218684	218700	-16	GRAS	PritiNarsaria	GRN Number : 2316087814 DEPT Transaction Id : 532f1e6b8f50639ccac8 Transaction Type :	218700
PR	1	1	0	GRAS	PritiNarsaria	GRN Number : 2316087774 DEPT Transaction Id : c5518637e4d18ed71813 Transaction Type :	1
SP	1260	1260	0	GRAS	PritiNarsaria	GRN Number : 2316087774 DEPT Transaction Id : c5518637e4d18ed71813 Transaction Type :	1260

I fee	5000	5000	0	GRAS	PritiNarsaria	GRN Number : 2316087774 DEPT Transaction Id : c5518637e4d18ed71813 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	PritiNarsaria	GRN Number : 2316087774 DEPT Transaction Id : c5518637e4d18ed71813 Transaction Type :	150
A1	164013	164013	0	GRAS	PritiNarsaria	GRN Number : 2316087774 DEPT Transaction Id : c5518637e4d18ed71813 Transaction Type :	164013
LL	3	276	-273	GRAS	PritiNarsaria	GRN Number : 2316087774 DEPT Transaction Id : c5518637e4d18ed71813 Transaction Type :	276
Sub Total	389111	389400	-289				

Article : Sale Deed Number of Pages : 84

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202300029800

Deed Type	Sale Deed
Number of Pages	84
Fee Details	Stamp Duty :- Rs. 218684, PR :- Rs. 1, SP :- Rs. 1260, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 164013, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5467030/- ,Transaction Amount :- Rs.5000000/-
Property Details	District :- Ranchi , Tehsil :- Baragei , Village Name :- Chiraundi Location :- Main Road, Chiraundi Word No 3 Property Boundaries :- East: R.S. PLOT NO. 410, West: RANCHI BOREYA ROAD, South: PART OF R.S. PLOT NO. 411 (MARKED AS 411/F), North: PART OF R.S. PLOT NO. 411 Volume Number - 2Page Number - 254Khata Number - 75Plot Number - 411Ward Number - 3Holding Number - 003000291000020 Area Of Land :- 14.87 Decimal

Sh./Smt. RAHUL MODI s/o/d/o/w/o RAVINDRA MODI has presented the document for registration in this office




today dated :- 06-Mar-2023 Day :- Monday Time :- 14:16:27 PM






RAHUL MODI (Power Of Attorney)




Party Name	Document Type	Document Number
RAHUL MODI	PAN/UID	AICPM8291K

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SIDDHARTH SHRIVASTAV Thro ... Jharkhand PAN No.: ALFPS7325E	No	Address:-	RAHUL MODI ... Jharkhand PAN No.: AICPM8291K	SELLER Age:53			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	GAURAV SHRIVASTAV Thro Address1 - MORABADI, P.S. - LALPUR, DISTRICT - RANCHI, STATE - JHARKHAND, PRESENT ADDRESS - 2751 LABECCA COURT PLEASANTON 94588 CALIFORNIA CA UNITED STATES OF AMERICA, Address2 - . . . Jharkhand PAN No.:				SELLER Age:52			
3	VIJAYLAXMI SHRIVASTAV Thro Address1 - C-148, ASHOKA ENCLAVE, PART - 2, SECTOR 37, FARIDABAD, HARYANA, Address2 - . . . Jharkhand PAN No.: AGYPS9764K				SELLER Age:54			
4	UDAY SHRIVASTAV Thro Address1 - MORABADI, P.S. - LALPUR, DISTRICT - RANCHI, STATE - JHARKHAND, PRESENT ADDRESS - 33-34, ELEGANT SIDDHACHAL PHASE 7-B, OFF POKHRAN ROAD NO. 2 VTC THANE, MAHARASHTRA, Address2 - . . . Jharkhand PAN No.: ALCPS6794A				SELLER Age:46			
5	RAHUL MODI Address1 - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - . . . Jharkhand PAN No.: AICPM8291K, Permission Case No.-	Yes	RAHUL- MOQJ Address:- 403 4th Nandan Kanan Apt. . Lake Avenue Kanke Road, , Misingonda alias pahargonda. . Ranchi, 834008, , Jharkhand, India		SELLER Age:39			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	<b>PRITI NARSARIA</b> Address1 - SRI RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - ... Jharkhand PAN No.: AKLPB9785G, Permission Case No.-	Yes	Priti Narsaria Address:- Sri Rani Sati Market, Near Sarjana Chowk, Lalji Hirji Road, Main Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:35			

## Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>VINOD KUMAR SRIVASTAVA</b> S/o-D/o LATE PREM NATH SRIVASTAVA Address1 - 6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - ... Jharkhand PAN No.:			

## Witness:

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


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RAJ KUMAR SINGH</b> Address1 - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. - PANDRA, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb impression are affixed in my presence.

Above mentioned, ( RAHUL MODI ), has/have admitted the execution before me. He/ She/ They has / have been identified by (VINOD KUMAR SRIVASTAVA) Son/Daughter/Wife of (LATE PREM NATH SRIVASTAVA) resident of (6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND) and by occupation (Service).

  
Signature of Registering Officer

Date:- 06-Mar-2023

  
Seal and Signature of Registering Officer



Token No.: 202300029800

## CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **06-Mar-2023** by **RAHUL MODI**, S/O, D/O, W/O **RAVINDRA MODI** resident of 403, NANDAN KAMAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND.,  
This deed was registered as Document No:- **2023/RAN/1905/BK1/1726** in Book No :- **BK1**, Volume No :- **233** from Page No :- 197 to 280 at, office of **SRO - Ranchi**

Date:- **06-Mar-2023**

Registering Officer



1906

1727



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3760a8e42d44a16685a4

Receipt Date : 05-Mar-2023 03:14:06 pm

Receipt Amount : 218700/-

Amount In Words : Two Lakh Eighteen Thousands Seven  
Hundred Rupees Only

Token Number : 202300029787

Office Name : SRO - Ranchi

Document Type : Sale Deed


Payee Name : RADHIKA MODI ( Vendee )

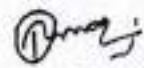
GRN Number : 2316087872



-: For Office Use :-

रजिस्ट्रार ऑफिस, राँची, जहarkhand  
को अर्पित करणीय प्रमाण प्रमाणित करने की अनुमति  
18/03/23 को जारी किया गया है।  
संबंधित का स्टाम्प शुल्क तः निम्नलिखित का स्टाम्प शुल्क  
अर्पित नहीं।

  
निर्वाह पदाधिकारी  
06/03/2023

  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

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

सम्पत्ति का मूल्य - 5.41.67,000/-  
मुद्रांक 2,18,700/-  
T.D.S. - ✓

मार्ग निर्दिष्ट पंजी से मूल्य किया  
जन्म 12/01/07  
प्राप्त का दर/वर्ग फीट  
पत्थर का दर/वर्ग फीट  
प्लेट का दर/वर्ग फीट

आप्त पशुपालन से भूमि छोटासा एवं खासमहल जंगल की सूची में वर्णित प्लॉट एवं नाम दर्ज नहीं है।



(RAHUL MODI)  
POWER OF ATTORNEY HOLDER

**THIS INDENTURE OF ABSOLUTE DEED OF SALE** is made on this the 06<sup>th</sup> day of March' in the year 2023 of the Christian Era at Ranchi;

**BETWEEN**

**Mr. SIDDHARTH SHRIVASTAV** son of Late Sureshwari Prasad Shrivastav & grandson of Late Shiv Bhajan Lal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Service, resident of Morabadi, Police Station Lalpur, District Ranchi, State Jharkhand, presently residing at 21/2 Laurus B Vatika City, Sohna Road, Sector 49, Islampur (97) Gurgaon South City II, Farrukhnagar, Gurgaon, Haryana represented through his Power of Attorney Holder **Mr. RAHUL MODI** son of Sri Ravindra Modi & grandson of Late Shree Ram Modi, by faith & religion Hindu, by caste General [Not belongs to

रॉन्ची रजिस्ट्रार कार्यालय रॉन्ची (रजिस्ट्रार कार्यालय)  
के कार्यालय 107 (11) दिनांक 12/03/23 के अनुसार जारी  
06/3



*Rahul Modi*

(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23



दि. 06/03/2023 तम 10/01  
राजेश कुमार कोशिका 1008 वारा 22 के निवासी  
श्री Rahul Modi  
पिता श्री R. Modi  
पता Kanke Road Ranchi  
व्यवसाय BUSINESS  
श्री Rahul Modi को  
श्री Rahul Modi के द्वारा  
श्री Rahul Modi के द्वारा  
श्री Rahul Modi के द्वारा  
श्री Rahul Modi के द्वारा

06/03/2023

SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of 403, Nandan Kanan, Lake Avenue, Kanke Road, Police Station Gonda, District Ranchi, State Jharkhand (appointed vide P.O.A. No. IV-706 dated 12.03.2021, registered before the District Sub Registrar Ghaziabad, Uttar Pradesh and which is entered in Book IV, Volume 1442, Page Nos. 219 to 236, in the year 2021); hereinafter called the "**VENDOR**" of the **FIRST PART**.

**PAN No. ALFPS7325E** [Siddharth Shrivastav]

**AADHAR No. XXXX XXXX 9635** [Siddharth Shrivastav]

**MOBILE No. 9560511990** [Siddharth Shrivastav]

**PAN No. AICPM8291K** [Rahul Modi]

**AADHAR No. XXXX XXXX 3556** [Rahul Modi]

**MOBILE No. 9934300436** [Rahul Modi]


**AND**

**Mrs. RADHIKA MODI** wife of Sri Rahul Modi, daughter of Sri Suresh Khemka & granddaughter of Sri Bhadar Mal Khemka, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of 403, Nandan Kanan, Lake Avenue, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, Indian Nationality; hereinafter called the "**PURCHASER**" of the **SECOND PART**.

**PAN No. AQPPM2354Q** [Radhika Modi]

**AADHAR No. XXXX XXXX 9178** [Radhika Modi]

**MOBILE No. 8002335092** [Radhika Modi]

  
(RAHUL MODI)  
OWNER OF ATTORNEY HOLDER  
6/3/23

The expression "**VENDOR**" and "**PURCHASER**" shall unless repugnant to or expressly excluded by the subject or context below mean and include their respective heirs, executors, administrators, successors-in-interest, legal representatives and assigns.

**WHEREAS**, the aforesaid the **VENDOR** is sufficiently owned and possessed of land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F, under Khata No. 75, bearing Holding No. 003000290800020 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand, which is more-fully described in Schedule below.

**AND WHEREAS**, initially the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, and Other Plots, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, has recorded in the name of the then Landlord namely Jamadar Babu Harihar Singh in Revisional Survey Records of Rights.

**AND WHEREAS**, the then Landlord Jamadar Babu Harihar Singh settled the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, situated at Village Chiroundi, Police Station Ranchi now Bariatu, Revenue Thana No. 186, District Ranchi, in favor of Shri Shiv Shankar Rai son of Late Dinanath Rai, vide Hukumnama dated 17.03.1945 and also started realizing rent from the Settlee. After vesting of Zamindari, rent was fixed in the name of Shri Shiv

  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

Shankar Rai son of Late Dinanath Rai, vide Rent Fixation Case No. 4 R 28 (ii)/1964-65 and he started paying rent to the State.

**AND WHEREAS**, the aforesaid Shri Shiv Shankar Rai son of Late Dinanath Rai sold the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one Shri Ratneshwar Choudhary son of Late Ram Dayal Choudhary, vide registered Sale Deed No. 7265 dated 21.04.1975, registered before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 118, Page Nos. 493 to 497 for the year 1975 at the office of the District Sub Registrar, Ranchi. His name is recorded in Register II in Volume No. 1 Page No. 127 at the office of the concern Anchal Office.

**AND WHEREAS**, the said Shri Ratneshwar Choudhary son of Late Ram Dayal Choudhary sold the land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F under Khata No. 75, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one Shri Siddharth Shrivastav son of Shri Sureshwari Prasad Shrivastav (now present VENDOR), vide registered Sale Deed No. 43 dated 03.01.1983, registered before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 43, Page Nos. 19 to 24 for the year 1984. Thereafter Shri Siddharth Shrivastav son of Shri Sureshwari Prasad Shrivastav got mutated his name in the office of Circle Office, Town Anchal, Ranchi, vide Mutation Case No. 510 (IV)/1992-93, which is entered in Volume No. 2, Page No. 253 in Online Register II, and started paying rent to the State, being Rent Receipt No. 0307126994 dated 02.07.2022 for the year

  
(RATUL MODI)  
POWER OF ATTORNEY HOLDER  
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2022-23 stands recorded in his name and he also got his name mutated in the office of Ranchi Municipal Corporation, Ranchi and Holding No. 0030002908000Z0 under Ward No. 3 has allotted in his name.

**AND WHEREAS**, the said Shri Siddharth Shrivastav son of Late Sureshwari Prasad Shrivastav, had execute a registered Power of Attorney, being P.O.A. No. IV-706 dated 12.03.2021, registered before the District Sub Registrar Ghaziabad, Uttar Pradesh and which is entered in Book No. IV, Volume No. 1442 Pages 219 to 236, for the year 2021 in favor of Sri Rahul Modi son of Sri Ravindra Modi, for selling of land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F, under Khata No. 75, bearing Holding No. 0030002908000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand.

**AND WHEREAS**, the aforesaid land is the exclusive property of the VENDOR and the VENDOR has full right and absolute authority to sell, dispose off and transfers the same in whole or in parts and none else except the VENDOR, has any right, title or interest in the same.

**AND WHEREAS**, the VENDOR for his bonafide needs and requirements has agreed to sell the aforesaid land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F, under Khata No. 75, bearing Holding No. 0030002908000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186,

  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

District Ranchi, State Jharkhand, unto the PURCHASER for total sale consideration of Rs. 50,00,000/- (Rupees Fifty Lacs) only, and the PURCHASER has agreed for the same.

**AND WHEREAS**, the VENDOR has put the PURCHASER in possession over the Schedule property confirming all rights on the PURCHASER to use and enjoy the Schedule property forever as lawful purchaser.

**AND WHEREAS**, the VENDOR hereby declares that the said Land/Schedule property is free from all encumbrance and liabilities and no other person/persons except the VENDOR has the right, title, interest and claim in the said property.

**NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS :-**

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. 50,00,000/- (Rupees Fifty Lacs) only, paid by the PURCHASER to the VENDOR, the legal receipt whereof the VENDOR does hereby admit and acknowledge and from the same and every part thereof acquit and discharge the PURCHASER forever, the VENDOR do hereby grant, convey, assign, sell and transfer absolutely and forever TO AND UNTO the PURCHASER all that piece and parcel land more-fully described in Schedule below and shown in RED WASH together with all rights of easements, path, pathways, right, light, liberties, privileges and appurtenances, whatsoever and the reversion, reminder or reminders, rent, issued and profits thereof and all right, title, interest, claim and demand of the VENDOR to into and upon the said property hereby granted,

  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/12/25

conveyed, assigned, sold and transferred absolutely and forever TO HAVE AND TO HOLD the same as absolute owner thereof.

2. That the VENDOR covenant with the PURCHASER that the said property hereby granted, conveyed, assigned sold and transferred absolutely and forever to the PURCHASER is free from all encumbrances, charges, trust, liens, lis-pendense, tenancy, attachment and execution, whatsoever and the VENDOR has indefeasible title peaceful possession and absolute and exclusive right to grant, convey, assign, sell and transfer absolutely and forever land described in Schedule below to the PURCHASER and that neither the VENDOR has dealt with the same in any manner previously nor he has entered into any agreement for the sale of the said property in favour of any other person or persons whomsoever.

3. That the VENDOR also covenant that he has not taken any loan from any Bank/s, Financial Institution/s or any other agency or person by encumbering and mortgaging the said property hereby sold to the PURCHASER.

4. That the PURCHASER, who has been put in possession over the Schedule property, shall continue to remain in possession thereof and shall be entitled to erect building and other structures, and use the same in any manner she likes without any let, hindrance, interruption, claims or demand by or from the VENDOR or any person or persons claiming through or under her.

5. That the VENDOR further covenant with the PURCHASER that except the VENDOR and nobody else has or had any right,

  
(RAJUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

title, interest, share, possession and any manner of concern with the said property in Schedule below.

6. That the VENDOR further covenant with the PURCHASER that the VENDOR shall indemnify the PURCHASER against all losses, damages, claims, demands and liabilities whatsoever, in case the PURCHASER may sustain, pay or incur any loss and damage by reason of any defect in the title of the VENDOR or any person claiming through or under the VENDOR either in equity or in law or in case any encumbrance is discovered latter on.

7. That the PURCHASER shall get mutated her name in respect of the aforesaid property in the Sherista of the State of Jharkhand through the Circle Officer, Bargain Anchal, Ranchi as well as in the office of other Govt. Authorities and she shall pay all the rent and taxes to the concerned Authorities in her own name and obtain receipt for the same.

8. That now the PURCHASER has every right to grant, convey, assign, sell, transfer absolutely and forever and she is also entitled to lease, gift, sell etc. the Schedule property to anybody as she likes.

9. That this transaction has taken place at Ranchi (Jharkhand) with free consent of both the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

**SCHEDULE PROPERTY**

All that piece and parcel of vacant residential land measuring an **Area 09 Katha** [i.e. 14.87 Decimals] of **Revisional Survey Plot No. 411**, marked as Sub Plot No. 411/F, under **Khata No. 75**, bearing **Holding No. 003000290800020** under **Ward No. 3** of Ranchi Municipal Corporation, Ranchi, situated at **Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi** in the **State of Jharkhand**, and more clearly delineated and colored in RED WASH in the map annexed hereto forming a part of this deed.

**Butted and Bounded as follows :-**

North : Part of R.S. Plot No. 411 (marked as 411/G)  
South : Part of R.S. Plot No. 411 (marked as 411/E)  
East : R.S. Plot No. 410  
West : Ranchi Boriya Road

**MEMO OF CONSIDERATION**

The PURCHASER has paid Rs 50,00,000/- (Fifty Lacs) only, entire consideration amount of the scheduled property to the VENDOR on or before the execution of this deed through Electronic Transfer by her Bank.

Govt. Value: Rs 54,67,150/-

**CERTIFICATE**

**CERTIFIED** that the land in schedule according to entries in

*Rahul Modi*  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

*Rahul Modi*

records of right neither Govt. land nor has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

**THIS IS FURTHER CERTIFIED** that the land neither is tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

**IT IS ALSO CERTIFIED** that the VENDOR does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

**IN WITNESS WHEREOF** the VENDOR and PURCHASER have put their signatures to this present at Ranchi on the date, month and year first above written.

**WITNESSES :-**

1. *Bhastara*  
Vindaka. Srinastara.  
S/O. Pt. Nath Srinadain  
Upper Bagay  
Ranchi

2. *Rajiv. Sini*  
*Raj Kumar Sini*  
S/O. Sri. Bharat Sini  
Pardoa. Hehal  
Ranchi. 834005






*Ranchi*  
(RAHUL MODI)  
OWNER OF ATTORNEY HOLDER  
6/3/23

*Rahul Modi*

(RAHUL MODI)

POWER OF ATTORNEY HOLDER  
6/3/23






VENDOR'S SIGNATURE through his ATTORNEY HOLDER

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger



*Radhika Modi*  
6/3/23

PURCHASER'S SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

Certified that the finger prints of the left hand of each persons whose photograph affixed in the document have been obtained of me or before me.

*Rajesh Kumar*  
Adv  
06/03/2023

Drafted by : Rajesh Kumar, Advocate  
[Enrolment No. 1639/01]

Typed by :

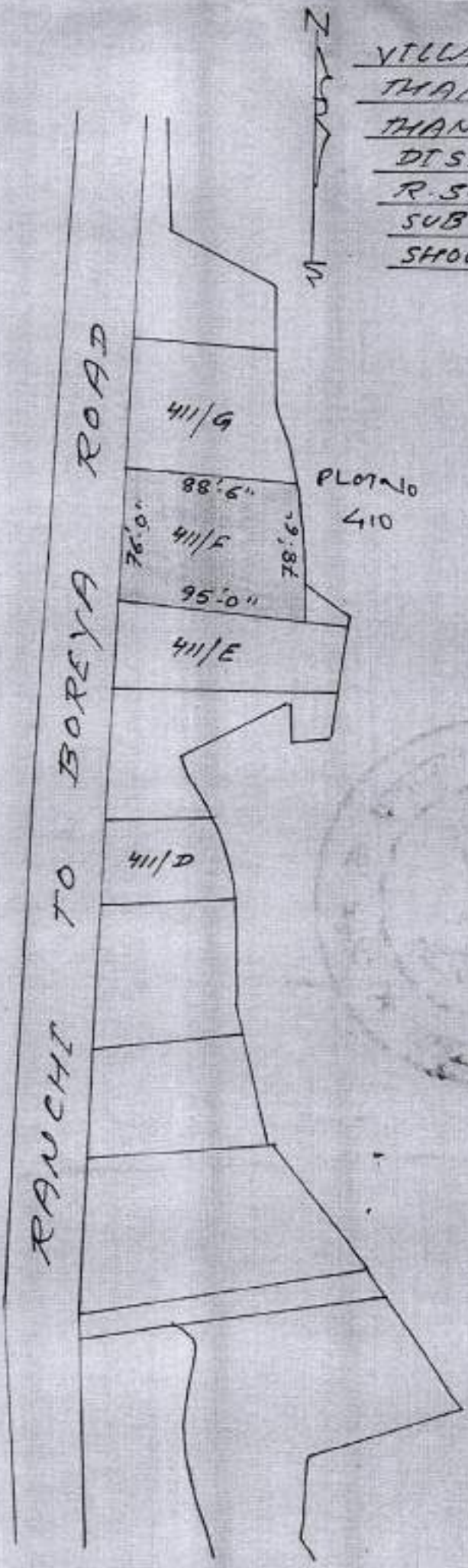
*Rajesh Kumar*  
Adv  
06/03/2023

Advocate Signature



VILLAGE - CHIRAUNDI  
THANA - RANCHI  
THANA NO - 186  
DIST - RANCHI  
R.S. PLOT NO - 411  
SUB PLOT NO - 411/F  
SHOW IN RED WASH

AREA  
09 KATHA



*Rahul Modi*  
(RAHUL MODI)  
POWER OF ATTORNEY HOLDER  
6/3/23

*[Signature]*



# राँची समाहरणालय, राँची

(राजस्व शाखा)  
आदेश

आवेदक श्री सिद्धार्थ श्रीवास्तव, पिता-स्व० सुरेश्वरी प्रसाद श्रीवास्तव, ग्राम-चिरौन्दी, बरियातु जिला-राँची द्वारा समर्पित संलग्न दस्तावेजों के आधार पर अंचल अधिकारी, बड़गाई के पत्रांक-960 दिनांक-07.12.2022 द्वारा जॉचोपरान्त प्रतिवेदन उपलब्ध कराया गया है।

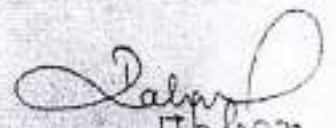
प्रतिवेदनानुसार भूमि का विवरण निम्नवत् है:-

अंचल	मौजा	थाना नं०	खाता सं०	प्लॉट नं०	रकबा	किस्म
बड़गाई	चिरौन्दी	186	75	411	18 कड्डा	गैरमजरूआ मालिक

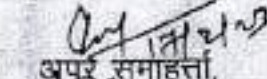
प्रतिवेदनानुसार आवेदित भूमि मौजा-चिरौन्दी, थाना सं०-186, खाता सं०-75, प्लॉट संख्या-411, रकबा-18 कड्डा भूमि से संबंधित है आवेदित भूमि सर्वे खतियान के अनुसार गैरमजरूआ मालिक किस्म परती कदीम है। आवेदन में संलग्न कागजातों के अनुसार भूतपूर्व जमीन्दार बाबू हरिहर सिंह के द्वारा खाता सं०-75, प्लॉट सं०-411, कुल रकबा-1.96 एकड़ भूमि दिनांक-17.03.1945 को सादा हुकुमनामा के द्वारा शिव शंकर राय को बन्दोबस्ती किया गया। शिव शंकर राय ने पट्टा सं०-7265 दिनांक-27.04.1975 को आवेदित भूमि रत्नेश्वर चौधरी को बिक्री कर दिये एवं लगान निर्धारण वाद सं०-4आर28(2)/64-65 के द्वारा पंजी-11 के भाग सं०-1, पृष्ठ सं०-127 में रत्नेश्वर चौधरी के नाम जमाबन्दी कायम हुआ। तत्पश्चात् रत्नेश्वर चौधरी ने पट्टा सं०-43, दिनांक-3.01.1983 को खाता संख्या-75, प्लॉट संख्या-411, रकबा-09 कड्डा भूमि आवेदक सिद्धार्थ श्रीवास्तव को बिक्री कर दिये। राजस्व पंजी-11 के भाग सं०-2, पृष्ठ सं०-253 में दाखिल-खारिज वाद सं०-510आर27/1992-93 आदेश तिथि-23.09.1992 के द्वारा सिद्धार्थ श्रीवास्तव के नाम जमाबन्दी कायम है एवं पट्टा सं०-41, दिनांक-31.01.1983 को खाता सं०-75, प्लॉट सं०-411, रकबा-09 कड्डा भूमि आवेदक के माता कुमुद श्रीवास्तव पंजी-11, भाग सं०-2, पृष्ठ सं०-254 में दाखिल-खारिज वाद सं०-595आर27/1992-93 के द्वारा कुमुद श्रीवास्तव के नाम जमाबन्दी कायम है। स्थानीय जॉच में पाया गया कि भूमि पर आवेदक का शांतिपूर्ण दखल है।

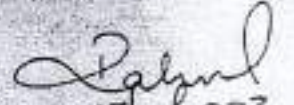
उपरोक्त Genuine Reason के आधार पर पक्षकारों द्वारा प्राप्त आवेदन पर सम्यक जॉचोपरान्त राजस्व निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार अधिसूचना सं०-13/नि०वि० (निगेटिव लिस्ट)-10/17-585 /नि० राँची, दिनांक 10.10.2019 के कडिका 3 के प्रावधान के अनुसार उक्त अंचल-बड़गाई, मौजा-चिरौन्दी, थाना सं०-186, खाता सं०-75, प्लॉट संख्या-411, रकबा-18 कड्डा भूमि को प्रतिबंधित सूची से मुक्त करने का आदेश दिया जाता है।

  
अपर समाहर्ता,  
राँची।


  
17.12.2023  
उपायुक्त,  
राँची।

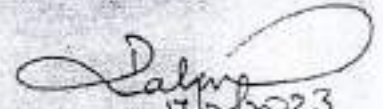
ज्ञापांक:- 107 (i) / रा0 दिनांक: 17.02.2023 सं०सं०.....  
प्रतिलिपि : निदेशक, भू-अर्जन, भू-अभिलेख एवं परिमाण निदेशालय एवं निबंधक महानिरीक्षक, राजस्व  
निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार को सूचनार्थ प्रेषित।

  
अपर समाहर्ता,  
जिला।

  
17/2/2023  
उपायुक्त,  
राँची।

ज्ञापांक:- 107 (i) / रा0 दिनांक: 17.02.2023 सं०सं०.....  
प्रतिलिपि : जिला अवर निबंधक राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।  
प्रतिलिपि : अचल अधिकारी बड़गाई, राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।  
प्रतिलिपि : श्री सिद्धार्थ श्रीवास्तव, पिता-स्व० सुरेश्वरी प्रसाद श्रीवास्तव, ग्राम-चिरौन्दी, बरियातु  
जिला-राँची को सूचनार्थ एवं आवश्यक कार्यार्थ हेतु प्रेषित।

  
अपर समाहर्ता,  
जिला।

  
17/2/2023  
उपायुक्त,  
राँची।



Chirauri

नाममौजा चिरौंटी

नाम थाना राँची

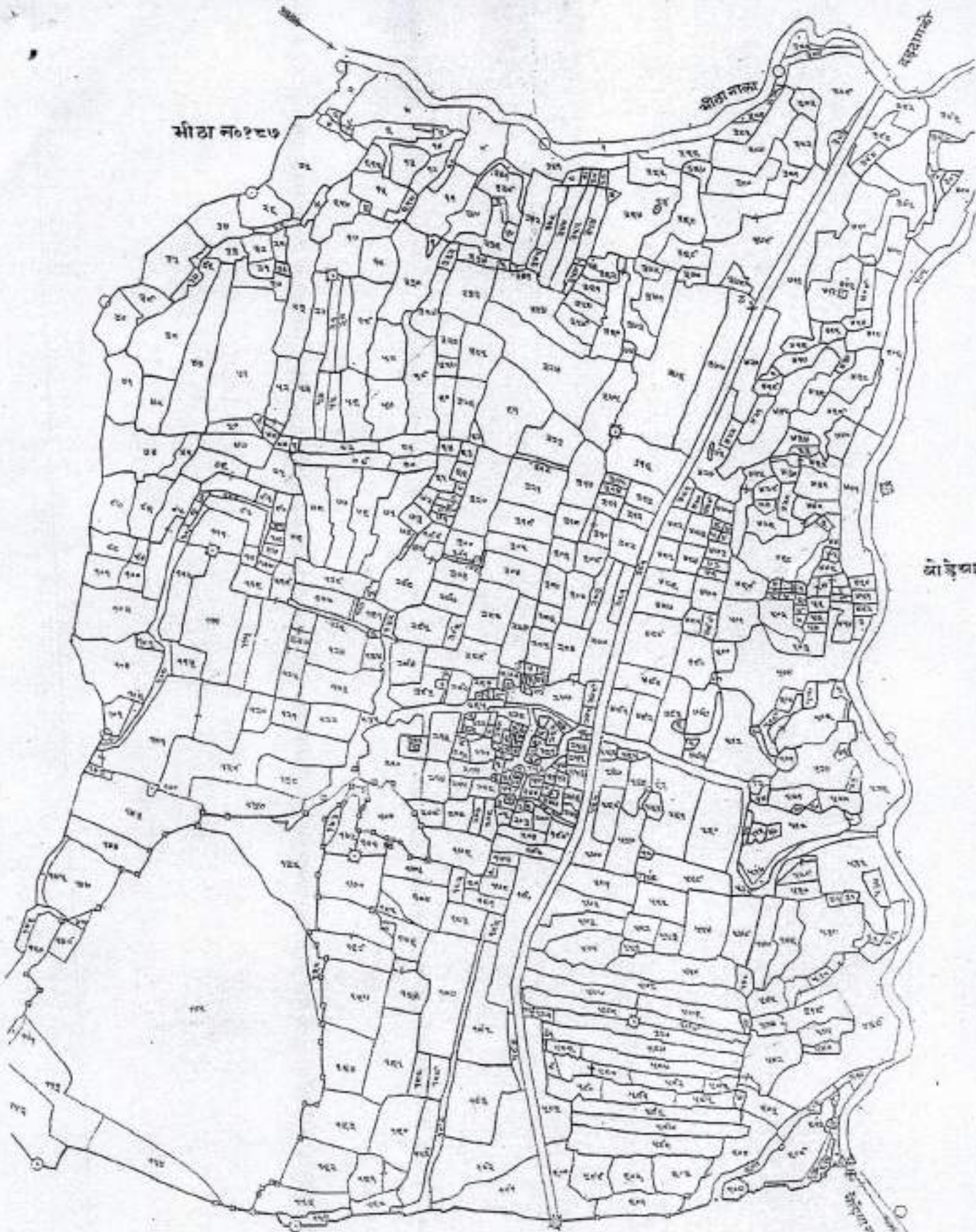
थाना नम्बर १८६

ज़िला राँची

स्केल एक माइल बराबर १६ इंच

सन १९३२ - ३३ रवी





सीठा नं० १८७

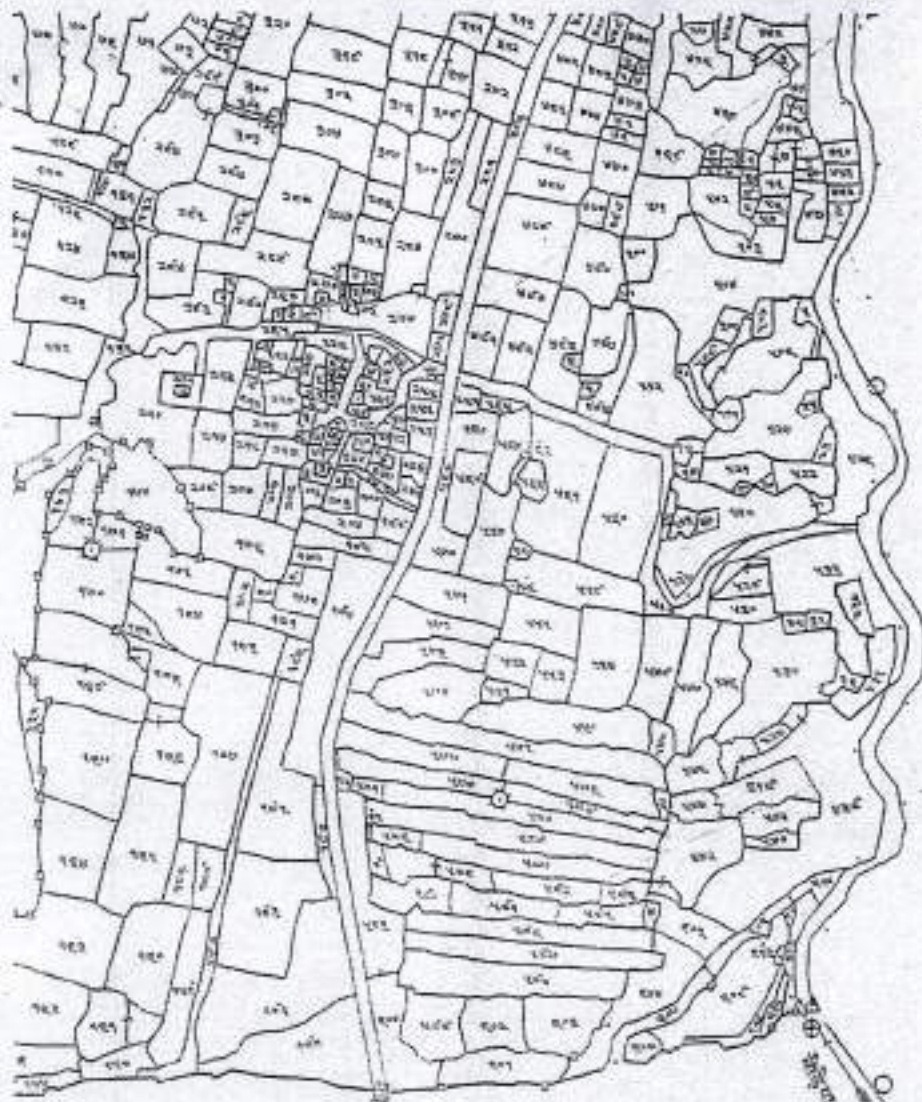
सीठा नं० १८८

को देवा

सीठा नं० १८८

को देवा

श्री क्षेत्रानं ०१८५



मोखावादी नं० १००

१०० १०१ १०२ १०३ १०४

Scale 16 Inches = 1 Mile.



Map and published under the authority of Government

*T. M. Taylor*  
Superintendent of Survey.



मोरहावा दौलत नं० १२०

मोरहावा

Scale 1/6 inches = 1 Mile.

Made and public



अवधवाणी पत्रिका नं० २ मी० १०  
 मुद्रण व निपटारा लखनऊ-१  
 प्रभाती कार्यालय  
 बिहार सर्वसंग कर्मचारी  
 मूलजालकाम, पटना-१

अवर निबंधन कार्यालय, ग्रामीण क्षेत्र, 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 मोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर  
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित



0/57

## Pre Registration Docket

Date :- 06-03-2023 01:24 pm

Office Name :- SRO - Ranchi  
Token No:- 202300029787

Appoinment :- 06-Mar-2023 Time:- 12:6

Article	Sale Deed
Pre Registration Date	05-Mar-2023
No. Of Pages	40
Stamp Duty	218684
Paid Stamp Duty	0
Total Fees	₹ -2,18,684.

Property Id: **923457**

Valuation No. : 1251736 / 2023	:- 2022-2023	Date : 05-March-2023 11:53:AM
State : Jharkhand	District : Ranchi	Tahsil : Baragal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Chiraundi	Village/City : Chiraundi
Chiraundi Word No 3 - Main Road		
Volume Number - 2		
Page Number - 253		
Holding Number - 0030002908000Z0		
Khata Number - 75		
Plot Number - 411		
Ward Number - 3		

### Property Rates

#### Residential Land (Y)

₹367655/- Decimal

Valuation Rule : Residential Land

### Property Details

1 Land area 14.87 Decimal

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.87 x 367655=5467029.85	₹54,67,030/-
A	Total		₹54,67,030/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹54,67,100/-

Total Amount in Words : Fifty Four Lakhs Sixty Seven Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. PLOT NO. 410, West: RANCHI BOREYA ROAD, South: PART OF R.S. PLOT NO. 411 (MARKED AS 411/E), North: PART OF R.S. PLOT NO. 411 (MARKED AS 411/G)
Area	Land area : 14.87 Decimal
Other Description of the Property	Pin Code - 834006
Government/Market Value	5467029.85
Transaction Amount	5000000

SELLER	- <b>Mr. SIDDHARTH SHRIVASTAV Thro, Address - MORABADI, P.S. - LALPUR, DISTRICT - RANCHI, STATE - JHARKHAND, PRESENT ADDRESS - 21/2 LAURUS B VATIKA CITY, SOHNA ROAD, SECTOR 49, ISLAMPUR GURGAON SOUTH CITY II, FARRUKHNAGAR, GURGAON, HARYANA- ,Father/Husband Name LATE SURESHWARI PRASAD SHRIVASTAV , PAN No.- *****325E,Permission Case No.- , Aadhaar No. *****9635</b>
	- <b>Mr. RAHUL MODI , Address - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND- ,Father/Husband Name RAVINDRA MODI , PAN No.- *****291K,Permission Case No.- , Aadhaar No. *****3556</b>
PURCHASER	- <b>Mrs. RADHIKA MODI, Address - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND- ,Father/Husband Name SURESH KHEMKA , PAN No.- *****354Q,Permission Case No.- , Aadhaar No. *****9178</b>

Witness Information	<b>Mr. RAJ KUMAR SINGH , Address - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. - PANDRA, DISTRICT - RANCHI, STATE - JHARKHAND-, Father/Husband Name-BHARAT SINGH</b>
---------------------	--

Identifier Details	<b>Mr. VINOD KUMAR SRIVASTAVA , Address - 6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND-, Father/Husband Name-LATE PREM NATH SRIVASTAVA</b>
--------------------	---

<b>Fee Rule:Sale Deed</b>		
1	Stamp Duty	2,18,684

1	SP	1,080
<b>Total</b>		<b>1,080</b>

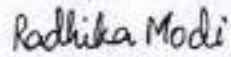
<b>Fee Rule:Sale Deed</b>		
1	A1	1,64,013
2	LL	3
3	PR	1
4	I fee	5,000

5	M(b) Fee	150
<b>Total</b>		<b>1,69,167</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  
06/03/2023

  
Vendee / Claimant

  
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



## Document Registration Summary 1

Date :-06-Mar-2023

- Government/Market Value: ₹5467100/-
- Transaction Amount: ₹5000000 /-
- Paid Stamp Duty: ₹218700 /-

Receipt : 793911

Receipt Date : 06-03-2023

Presenter Name: RAHUL MODI

PR	₹1
SP	₹1200
I fee	₹5000
M(b) Fee	₹150
LL	₹136
A1	₹164013
Stamp Duty	₹218700

On Date 06-03-2023 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

<b>Total</b>	<b>₹389200</b>
--------------	----------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	218884	218700	-16	GRAS	RadhikaModi	GRN Number : 2316087872 DEPT Transaction Id : 3760a8e42d44a16685e4 Transaction Type :	218700
PR	1	1	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	1
SP	1200	1200	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	1200

I fee	5000	5000	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	150
A1	164013	164013	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	164013
LL	3	136	-133	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	136
Sub Total	389051	389200	-149				

Article : Sale Deed Number of Pages : 80

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202300029787

Deed Type	Sale Deed
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 218684, PR :- Rs. 1, SP :- Rs. 1200, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 164013, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5467030/- ,Transaction Amount :- Rs.5000000/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Chiraundi Location :- Main Road, Chiraundi Word No 3 Property Boundaries :- East: R.S. PLOT NO. 410, West: RANCHI BOREYA ROAD, South: PART OF R.S. PLOT NO. 411 (MARKED AS 411/E), North: PART OF R.S. PLOT NO. 411 (MARKED AS 411/G) Volume Number - 2Page Number - 253Holding Number - 0030002908000Z0Khata Number - 75Plot Number - 411Ward Number - 3 Area Of Land :- 14.87 Decimal

Sh./Smt. RAHUL MODI s/o/d/o/w/o RAVINDRA MODI has presented the document for registration in this office



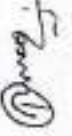



today dated :- 06-Mar-2023 Day :- Monday Time :- 14:19:43 PM






RAHUL MODI (Power Of Attorney)

Party Name	Document Type	Document Number
RAHUL MODI	PAN/UID	AICPM8291K

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SIDDHARTH SHRIVASTAV Thro ... Jharkhand PAN No.: ALFPS7325E	No	Address:-	RAHUL MODI ... Jharkhand PAN No.: AICPM8291K	SELLER Age:53			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>RAHUL MODI</b> Address1 - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - , , , Jharkhand PAN No.: AICPM8291K, Permission Case No.-	Yes	RAHUL MODI Address:- 403 4th Nandan Kanan Apt. , Lake Avenue Kanke Road, , Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		SELLER Age:39			
3	<b>RADHIKA MODI</b> Address1 - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - , , , Jharkhand PAN No.: AQPPM2354Q, Permission Case No.-	Yes	RADHIKA MODI Address:- Nandan Kanan 403 4th Floor, Beside Reliance Mart, Lake Avenue, Kanke Road, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		PURCHASER Age:36			

## Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>VINOD KUMAR SRIVASTAVA</b> S/o-D/o LATE PREM NATH SRIVASTAVA Address1 - 6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - , , , Jharkhand PAN No.:			

## Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJ KUMAR SINGH			
1	Address1 - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. - PANDRA, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( RAHUL MODI ), has/have admitted the execution before me. He/ She/ They has / have been identified by (VINOD KUMAR SRIVASTAVA) Son/Daughter/Wife of (LATE PREM NATH SRIVASTAVA) resident of (6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND) and by occupation (Service).

Signature of Registering Officer

Date:- 06-Mar-2023

Seal and Signature of Registering Officer



Token No.: 202300029787

## CERTIFICATE

Office of the SRO - Ranchi

This Sale Deed was presented before the registering officer on date 06-Mar-2023 by RAHUL MODI , S/O, D/O, W/O RAVINDRA MODI resident of 403, NANDAN KAMAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND ,.

This deed was registered as Document No:- 2023/RAN/1906/BK1/1727 in Book No :- BK1, Volume No :- 233 from Page No :- 281 to 360 at, office of SRO - Ranchi

Date:- 06-Mar-2023

Registering Officer





**निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट**

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

13/04/24  
**Poonim Tiwari**  
 जाँच-समिति का हस्ताक्षर  
 तिथि सहित



  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित  
**Vaikhar Mani Tripathi**  
 DSR, Ranchi



0  
23/4

## Pre Registration Docket

Date :- 23-04-2024 12:21 pm

Office Name :- SRO - Ranchi  
Token No:- 202400043740

Appointment :- 23-Apr-2024 Time:- 13:6

Article	Development Agreement
Pre Registration Date	05-Apr-2024
No. Of Pages	109
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 6,41,299.

Property Id: **1197652**

Valuation No. : 1634822 / 2024	:- 2024-2025	Date : 12-April-2024 20:54:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Chiraundi	Village/City : Chiraundi	
Chiraundi Word No 3 - Main Road			
Volume Number - 10			
Page Number - 11, 12			
Khata Number - 75			
Plot Number - 411			
Holding Number - 0030002910000Z0, 0030009266002Z0			
Ward Number - 3			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹848520/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	29.74 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 29.74 x 848520=25234984.8	₹2,52,34,985/-
A	Total		₹2,52,34,985/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹2,52,35,000/-
Total Amount in Words : Two Crore Fifty Two Lakhs Thirty Five Thousands Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. PLOT NO. 410, West: RANCHI BORIYA ROAD, South: PART OF R.S. PLOT NO. 411 (MARKED AS 411/E), North: PART OF R.S. PLOT NO. 411
Area	Land area : 29.74 Decimral
Other Description of the Property	Pin Code - 834006, Flat Number/Commercial Space Number - NA, Building Name - PRARTHANA UMA HILLS
Government/Market Value	25234984.8
Transaction Amount	-

CLAIMANT	<b>-Ms. PRARTHANA ESTATES PRIVATE LIMITED Through its Director VIKASH MODI, .Father/Husband Name RAVINDRA MODI , PAN No.- Date Of Birth-20-Mar-1988,Permission Case No.- , Aadhaar No. *****0256, Country-INDIA, State Name- Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RATU ROAD,Address - 601, 6TH FLOOR, MODI HEIGHTS PHASE-2, OPPOSITE AKASHWANI, RATU ROAD, P.S. SUKHDEO NAGAR, DIST. RANCHI, Pin Code-834001</b>
EXECUTANTS	<b>-Mrs. RADHIKA MODI, .Father/Husband Name SURESH KHEMKA , PAN No.- Date Of Birth-13-Nov-1987,Permission Case No.- , Aadhaar No. *****9178, Country-INDIA, State Name- Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - FLAT NO. 403, 4TH FLOOR, NANDAN KANAN APARTMENT, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND, Pin Code-834008</b>
	<b>-Mrs. PRITI NARSARIA, .Father/Husband Name PRADEEP KUMAR BAZAZ , PAN No.- Date Of Birth-25-Jun-1987,Permission Case No.- , Aadhaar No. *****6255, Country-INDIA, State Name- Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - SRI RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND, Pin Code-834001</b>

Witness Information	<b>Mr. RAJ KUMAR SINGH , Address - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. PANDRA OP, DIST. RANCHI-, Father/Husband Name-BHARAT SINGH</b>
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Identifier Details	<b>Mr. VINOD KUMAR SRIVASTAVA , Address - RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND-, Father/Husband Name-LATE PREM NATH SRIVASTAVA</b>
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	3,270
<b>Total</b>		<b>3,270</b>

**Fee Rule:Development Agreement**

1	A1	6,30,875
2	E	2,000
3	LL	3
4	PR	1
5	I fee	5,000
6	M(b) Fee	150
<b>Total</b>		<b>6,38,029</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.

*Renuka*  
9d  
22/04/2024

Deed Writer / Advocate

*Vikram Mr*

Vendee / Claimant

*Radhika*

*Radhika Modi*

Vendor / Executant

कोरोना को धराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



## Document Registration Summary 1

Date :-23-Apr-2024

- Government/Market Value: ₹25235000/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹500/-

On Date 23-04-2024 Presented at SRO - Ranchi  
Signature of Presenter

*Narsaria*  
SRO - Ranchi

Receipt : 1008837

Receipt Date : 23-04-2024

Presenter Name: - *PRITI NARSARIA*

E	₹2000
PR	₹1
SP	₹3270
I fee	₹5000
M(b) Fee	₹150
LL	₹4
A1	₹630875
Stamp Duty	₹500

**Total** ₹641800

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	GRAS	PrarthanaEstatesPrivateLimitedThroughItsDirectorVikashModi	GRN Number : 2401633429 DEPT Transaction Id : a9863e81409fba89fea8 Transaction Type :	500
E	2000	2000	0	GRAS	PrarthanaEstatesPrivateLimitedThroughItsDirectorVikashModi	GRN Number : 2401753818 DEPT Transaction Id : 4d9fec8f9ed676fb8658 Transaction Type :	2000
PR	1	1	0	GRAS	PrarthanaEstatesPrivateLimitedThroughItsDirectorVikashModi	GRN Number : 2401753818 DEPT Transaction Id : 4d9fec8f9ed676fb8658 Transaction Type :	1
SP	3270	3270	0	GRAS	PrarthanaEstatesPrivateLimitedThroughItsDirectorVikashModi	GRN Number : 2401753818 DEPT Transaction Id : 4d9fec8f9ed676fb8658 Transaction Type :	3270

I fee	5000	5000	0	GRAS	PrarthanaEstatesPrivateLimitedThroughItsDirectorVikashModi	GRN Number : 2401753818 DEPT Transaction Id : 4d9fec8f9ed676fb8658 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	PrarthanaEstatesPrivateLimitedThroughItsDirectorVikashModi	GRN Number : 2401753818 DEPT Transaction Id : 4d9fec8f9ed676fb8658 Transaction Type :	150
A1	630875	630875	0	GRAS	PrarthanaEstatesPrivateLimitedThroughItsDirectorVikashModi	GRN Number : 2401753818 DEPT Transaction Id : 4d9fec8f9ed676fb8658 Transaction Type :	630875
LL	3	4	-1	GRAS	PrarthanaEstatesPrivateLimitedThroughItsDirectorVikashModi	GRN Number : 2401753818 DEPT Transaction Id : 4d9fec8f9ed676fb8658 Transaction Type :	4
Sub Total	641303	641800	-497				

Article : Development Agreement Number of Pages : 218

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Vaibhav Muni Eripathi  
DSR, Ranchi





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400043740

Deed Type	Development Agreement
Number of Pages	218
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 3270, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 630875, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.25234985/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Chiraundi Location :- Main Road, Chiraundi Word No 3 Property Boundaries :- East: R.S. PLOT NO. 410, West: RANCHI BORIYA ROAD, South: PART OF R.S. PLOT NO. 411 (MARKED AS 411/E), North: PART OF R.S. PLOT NO. 411 Volume Number - 10Page Number - 11, 12Khata Number - 75Plot Number - 411Holding Number - 0030002910000Z0, 0030009266002Z0Ward Number - 3 Area Of Land :- 29.74 Decimal

Sh./Smt.PRITI NARSARIA s/o/d/o/w/o PRADEEP KUMAR BAZAZ has presented the document for registration in this office

today dated :- 23-Apr-2024 Day :- Tuesday Time :- 16:58:49 PM

*P. Narsaria*





PRITI NARSARIA(Individual)

Party Name	Document Type	Document Number
PRITI NARSARIA	PAN/UID	*****6255

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>PRITI NARSARIA</b> <b>Address1 -</b> SRI RANI SATI MARKET, LALJI HIRJI ROAD, MAIN ROAD, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND, <b>Address2 -</b> RANCHI , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Priti Narsaria <b>Address:-</b> Sri Rani Sati Market, Near Sarjana Chowk, Lalji Hirji Road, Main Road, , Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:36			
2	<b>RADHIKA MODI</b> <b>Address1 -</b> FLAT NO. 403, 4TH FLOOR, NANDAN KANAN APARTMENT, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND, <b>Address2 -</b> RANCHI , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	RADHIKA MODI <b>Address:-</b> Nandan Kanan 403 4th Floor, Beside Reliance Mart, Lake Avenue, Kanke Road, Misirgonda alias pahargonda, , Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:36			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>PRARTHANA ESTATES PRIVATE LIMITED</b> Through Its Director <b>VIKASH MODI</b> <b>Address1 -</b> 601, 6TH FLOOR, MODI HEIGHTS PHASE-2, OPPOSITE AKASHWANI, RATU ROAD, P.S. SUKHDEO NAGAR, DIST. RANCHI, <b>Address2 -</b> RATU ROAD , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Vikash Modi <b>Address:-</b> Nandan Kanan 402 Fourth Floor, Beside Reliance Mart, Lake Avenue Kanke Road, , Misirgonda alias pahargonda, , Ranchi, 834008, Ranchi University, Jharkhand, India		<b>CLAIMANT</b> <b>Age:36</b>			<i>Vikash Modi</i>

**Identification:**


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>VINOD KUMAR SRIVASTAVA</b> S/o-D/o <b>LATE PREM NATH SRIVASTAVA</b> <b>Address1 -</b> RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			<i>Vinod Kumar</i>

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RAJ KUMAR SINGH</b> <b>Address1 - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. PANDRA OP,</b> <b>DIST. RANCHI, Address2 -</b> <b>... Jharkhand</b>			

Signature of Operator 


Seal and Signature of Registering Officer   
 Vaibhav Mani Tripathi  
 DSR, Ranchi

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( PRITI NARSARIA , RADHIKA MODI), has/have admitted the execution before me. He/ She/ They has / have been identified by (VINOD KUMAR SRIVASTAVA) Son/Daughter/Wife of (LATE PREM NATH SRIVASTAVA) resident of (RUKMINI CENTRE, GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND) and by occupation (Service).

  
 Signature of Registering Officer

Date:- 23-Apr-2024

Seal and Signature of Registering Officer 

Vaibhav Mani Tripathi  
 DSR, Ranchi



Token No.: 202400043740

## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **23-Apr-2024** by **PRITI NARSARIA, S/O, D/O, W/O PRADEEP KUMAR BAZAZ** resident of SRI RANI SATI MARKET, LAJJI HIRJI ROAD, MAIN ROAD, P.S. - KOTWALL, DISTRICT - RANCHI, STATE - JHARKHAND, RANCHI.

This deed was registered as Document No:- **2024/RAN/3789/BK1/3444** in Book No :- **BK1**, Volume No :- 422 from Page No :- 209 to 426 at, office of **SRO - Ranchi**

Date:- **23-Apr-2024**

Registering Officer

*Vaibhav Miani Tripathi*

DSR, Ranchi

