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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 232629793c077331ea7b

Receipt Date : 01-Nov-2023 01:08:48 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300139765

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Ms SHANTI CONSTRUCTION Through Its Partner Subhash Prasad Singh (Vendee)

GRN Number : 2319978135



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1906 परिशिष्ट 4 नियम 21 2022
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 क से 5 के अधीन यथावत रकम
सहित या स्टाम्प शुल्क से विपुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

S.K Gupta
11/11/23

Mupali

ASahy
11/11/23

निकेतन प्रसाद शर्मा

01/11/2023

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

Subhash Prasad Singh
11/11/23

Amith K. Mahapatra
11/11/23

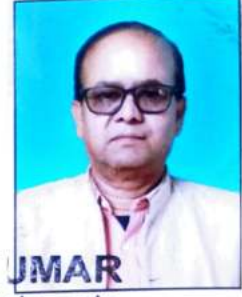
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Gautam 11/11/23

यह पशुपालन बो मुमि घोदना
एन एमएलसी की हरी
मे कोमल एन एन नाम देना
होगे है।

Development Agreement
सम्पत्ति का मूल्य -
मुद्राक - 100/-
T.D.S. -
01/11

Am-89
11/11/23



GAUTAM KUMAR

Civil Court, Ranchi
En. No:- JH 644/2017

यार्ग हरिका पंजी से मिलान किया
जमीन का नं / सी 6084281 (Comm)
बालक कमान का नं / का पीट.....
पुस्तक कमान का नं / का पीट.....
प्लेट का नं / का पीट.....
01/11

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on 01st day of November, 2023 at Ranchi;

BY

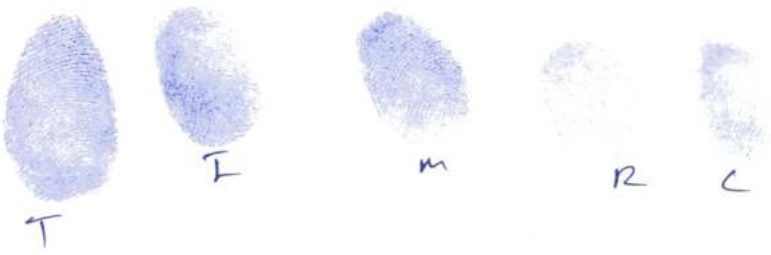
(1) SHRI SURESH KUMAR GUPTA and (2) SHRI KAILASH PATI SAHU both sons of Shri Radheshyam Sahu, Grandsons of Late Ramgati Sahu, by Caste General (unaffected by CNT Act), by Occupation Business and Service, respectively, residents of Hatia Road, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand [hereinafter called the LAND OWNERS/ FIRST PARTY for the sake of brevity, which expression shall unless excluded or repugnant to the subject or context mean and include their legal heirs, successors, executors, legal representatives, administrators, and assigns] of the ONE PART.

Suresh Kumar Gupta

UID- xxxx xxxx 8334 PAN: AXHPG4648J MOB- 9234411275

Kailash Pati Sahu

UID- xxxx xxxx 7624 PAN: CNEPS4292P MOB- 7991174205



गैर मजसूबा प्रतिबंधित सूचि से
खाता..... १६...लॉट..... 1528
का मिलान किया दर्ज नहीं गया
01/11

मूअर्जन वन मुमि
में दर्ज नहीं है।
01/11/23

S.K Gupta
11/11/23

Subhash Pansod Sif
11/11/23

Anurag K. Verma
11/11/23

K.Sahu
11/11/23



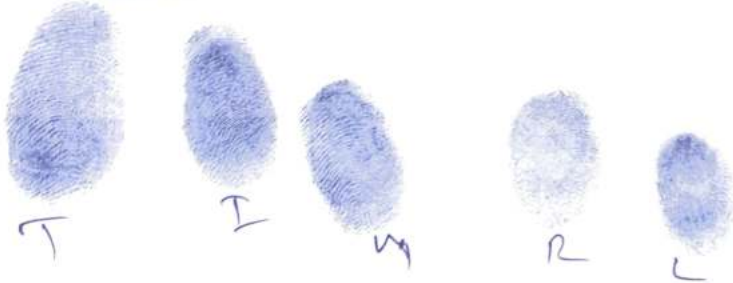
GAUTAM KUMAR

Advocate

Ranchi

En. No. 12047

S.K Gupta
11/11/23



- 01/11/23 द्वारा 10 to 1
 अधिनियम अधिनियम 1938 धारा 52 के नियम 28
 श्री Suresh K. Gupta
 पिता श्री/स्व. श्री P. Sahu
 निवास पत्तन Hatia जिला Jharkhand Ranchi
 पेशा Business जो लेख्यकारियों के दायित्व या
 अपर निबंधन द्वारा प्रमाणित
 मुख्तारनामा संव. वर्ष के अधीन
 लेख्यकारियों या दायित्वों में से एक श्री
 के अभिकर्ता ने दि० क पूर्वाहन/अपराहन
 में अवर निबंधन कार्यालय में
 निबंधन के लिए पेश किया

Mupali

निबंधन पदाधिकारी का हस्ताक्षर
01/11/2023

AND

M/s **SHANTI CONSTRUCTION [PAN:- ADSFS2867G]** a partnership firm (unaffected by CNT Act, 1908) (unaffected by CNT Act) through its Partner (1) Jharkhand **SHRI AMIT KUMAR MAHLI**, son of Late Jethu Mahli, Grandson of Late Bhikham Mahli, by Faith Hindu, Occupation Business, Resident of Village Obaria Road, Hatia, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, PIN 834003 and (2) **SHRI SUBHASH PRASAD SINGH**, Son of Late Bindeshwari Singh, Grandson of Late Thithar Singh, by Faith Hindu, by Occupation Business, resident of Subhash Colony, Kadru, P.S. Argora, District Ranchi, State [hereinafter called THE DEVELOPER/ BUILDER/ SECOND PARTY which expression shall unless excluded or repugnant to the subject or context mean and include his legal heirs, successors, executors, legal representatives, administrators, and assigns] of the OTHER PART;

Amit Kumar Mahli

UID- xxxx-xxxx-3094

MOB- 9709224292

Subhash Prasad Singh

UID- xxxx-xxxx-9270

MOB- 9939110177

GSTIN No. of M/s Shanti Construction- 20ADSFS2867G1ZT

WHEREAS LAND OWNERS are descendants of Radheshyam Sahu, Son of - Late Ramgati Sahu, Grandson Son of - Late Dulu Sahu. The land originally belonged to Khatiani Raiyats namely - Dulu Sahu, Bhukal Sahu, Jago Sahu etc. and there had been a family partition amongst Khatiani Raiyats above named, and as per family partition this part of land had been allotted to the only son of Dulu Sahu namely Ramgati Sahu, who succeeded the land. After the death of Ramgati Sahu, the land has been distributed amongst his five sons (i) Ramhari Sahu (ii) Shital Sahu (iii) Radheshyam Sahu (iv) Ghanshyam Sahu & (v) Kishori Sahu.

WHEREAS, the portion of land which fell in the share of Radheshyam Sahu, by way of a family arrangement made in the year 2005, Radheshyam Sahu handed over the peaceful possession of land as detailed below being Khata No. 86, Plot No. 1528, Total Area 1.48 Acres, situated in Village/ Mauza - Hatia, Circle- Namkum, Thana No. 248, District- Ranchi, to the FIRST PARTY and later the same has been mutated in the names of FIRST PARTY bearing Mutation No. 558 R 27/2005-06, recorded in Register - II, in Volume No. 08, Page No. 81 and since then FIRST PARTY is regularly paying Malgujari to the State of Jharkhand till today.

AND WHEREAS LAND OWNERS are giving their land share of 33 Decimals (out of total area of 1 Acre 48 decimals) as described in FIRST SCHEDULE -A to the BUILDER for development. The BUILDER already owns adjoining land measuring an area 42 Decimals under Khata No. 186, R.S. Plot No. 1524 & Khata No. 216 R.S. Plot

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1523 and the building plan has been sanctioned for B+G+9 Floors on the amalgamated land of the FIRST PARTY and the DEVELOPER for construction residential building complex / Affordable Housing Society on a total land of 75 decimal. The LAND OWNERS have agreed to the BUILDER's proposal. Second Party will develop, and construct Multi Storied Residential Complex named "SHANTI MANSION" as per plan prepared by the Second Party and approved by Ranchi Regional Development Authority, Ranchi vide B.C Case No. RRDA/AH/0265/2020. All the obligatory actions will be completed by the Second Party in respect of development, construction and transfer of proportionate share of land, flats and residential space. The First Party will not bear any cost or charges for the above mentioned jobs.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE LAND OWNERS AND THE DEVELOPER AS FOLLOWS:

1. LAND OWNERS shall mean (1) **SHRI SURESH KUMAR GUPTA** and (2) **SHRI KAILASH PATI SAHU** both sons of Shri Radheshyam Sahu, Grandson of **Late Ramgati Sahu**, by Caste General (unaffected by CNT Act), by Occupation Business and Service, respectively, residents of Hatia Road, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand, owner of the land property mentioned in FIRST SCHEDULE-A below and their all executors administrators, representatives, heirs, successors in interest.
2. BUILDER/DEVELOPER shall mean **M/s SHANTI CONSTRUCTION [PAN:-ADSF2867G]** a partnership firm (unaffected by CNT Act, 1908) through its Partner (1) **SHRI AMIT KUMAR MAHLI**, son of Late Jethu Mahli, Grandson of Late Bhikham Mahli, by Faith Hindu, Occupation Business, Resident of Village Obaria Road, Hatia, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, PIN 834003 and (2) **SHRI SUBHASH PRASAD SINGH**, Son of Late Bindeshwari Singh, Grandson of Late Thithar Singh, by Faith Hindu, by Caste General (unaffected by CNT Act), by Occupation Business, resident of Subhash Colony, Kadru, P.S. Argora, District Ranchi, State Jharkhand, owner of land property mentioned in FIRST SCHEDULE - B who will develop the land and construct the multi storied building/residential complex.
3. LAND PROPERTY shall mean all that piece and parcel of land more fully described in FIRST SCHEDULE - A below.
4. BUILDING shall mean the multi storied building RESIDENTIAL COMPLEX "SHANTI MANSION" to be constructed on the land property in accordance with the plan sanctioned by the Ranchi Regional Development Authority, Ranchi.
5. RESIDENTIAL AREA/FLATS shall mean the total super built up area consisting of residential space, bed rooms, living rooms, bath room,

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K.P. Sahu
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kitchen, balcony/verandah etc. more particularly described in the SECOND SCHEDULE below.

6. PARKING SPACE shall mean the place or area reserved for only parking of the motor cars, more particularly described in the SECOND SCHEDULE below.
7. COMMON FACILITIES common facilities and amenities shall include corridors, halt ways, stairways, passage ways, drive ways, common tank, water pumps, motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the THIRD SCHEDULE below.
8. COMMON EXPENSES shall mean and include a proportionate share of the cost, charges and expenses for maintenance, upkeep, repairs, replacement of common parts of common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and land property after issuance of completion certificate by the competent authority and shall be payable to maintenance committee/ society more particularly described in FIFTH SCHEDULE below.
9. SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provision for common facilities and the space required thereof.
10. LAND OWNERS ALLOCATION shall mean 38.5% for his contribution of 33 Decimals of land, which is equivalent to 16.94% of total SUPER BUILT-UP area of the entire project, to be constructed over joint property of 75 Decimals, more-fully described in FIRST SCHEDULE-C below, along with common facilities and amenities, agreed upon by the developer's being exclusively allocable to the OWNER' or their nominee.
11. BUILDERS' ALLOCATION shall mean 61.5% over 33 Decimals of land, which belongs to LAND OWNERS, which is equivalent to 83.06% of total SUPER BUILT-UP area of entire project to be constructed over joint property of 75 Decimals, more-fully described in FIRST SCHEDULE-C below, along with common facilities and amenities, agreed upon by the developer's being exclusively allocable to the DEVELOPER or their nominee.

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3. The builder/developer shall, be entitled to advertise and enter into agreement to sale with the intending purchaser for purchase of flats along with Car Parking Space and undivided share of land from developer's allocation. The agreement of sale shall be prepared, inspected and approved by the builder/developer.
4. The DEVELOPER has filed application for sanction of Building Plan from Ranchi Regional Development Authority, Ranchi in consultation with the LAND OWNERS vide Case No. RRDA/AH/0265/2020 and the LAND OWNERS hereby empowers and authorized the Developer to sign any document required for this purpose.
5. LAND OWNERS shall get a 38.50% share for his contribution of 33 Dismil land, which is 16.94% of the total super built-up area of the entire project to be constructed on the on the total land of 75 Dismil, more fully described in SCHEDULE- A and B. After the delivery of the possession of the respective flats, residential area and parking spaces in the aforesaid building to the LAND OWNERS', the purchasers shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER'S agreement or otherwise.
6. LAND OWNERS shall pay proportionate share of common expenses of all taxes, outgoing and other charges, specified in the FIFTH schedule hereunder after two years of taking possession of the flats under LAND OWNER ALLOCATION or after the management society or association is formed for the purpose.
7. That any type of any other tax levied to be levied by the Central/State Government in the future (during the period of construction of the building) shall be the responsibility of the DEVELOPER.

ARTICLE-IV DEVELOPER RIGHT:

1. The LAND OWNERS hereby grants, subject to what has been herein after provided the exclusive right to the Developer to build, construct, erect and complete and the said Apartment and Residential Complex and to commercially exploit its allocation by entering into agreements for sale and/or transfer and/or construct in accordance with the plan sanctioned by the Ranchi Regional Development Authority with or without amendment and/or modification made or caused by the DEVELOPER.
2. The DEVELOPER shall be entitled to alter the plan, if as may be required under RRDA, Ranchi rules at his own costs and shall pay and bear all fees, including architect's fees, changes as required to be paid or deposited for obtaining the sanction of RRDA, Ranchi and for the construction of the building at the said premises, provided however that the DEVELOPER shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the DEVELOPER. In case of any change in building plan resulting in change in the total super built area

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 Amita Mishra
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 P. P. Sahay
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of the project, the LAND OWNER'S ALLOCATION and DEVELOPER'S ALLOCATION shall change accordingly and proportionately.

ARTICLE- V APARTMENT CONSIDERATION:

1. That the BUILDER has examined the documents relating to the 33 Decimals of land belonging to the LAND OWNERS and have been fully satisfied with regard to the title and possession of the land. LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit this land property and construct, erect and complete the buildings on the premises as a whole within the period of Sixty Months plus grace period of six months with mutual understanding, from the date of release of plan by RRDA, Ranchi on the premises.
2. The DEVELOPER shall obtain all necessary permissions and/or approval and/or consent at his own cost.
3. The DEVELOPER shall bear costs of supervision of the development and construction of the OWNER' allocation in the building at the said premises. All the liabilities in the construction of the multi-storeyed building project shall be of the BUILDER alone and the LAND OWNERS shall not be liable and responsible for the same.
4. That the BUILDER shall be solely liable for the amount of advance receive from Prospective Purchasers for his share of Flat / Flats.
5. The DEVELOPER shall allocate the LAND OWNERS' allocation of the constructed area in the building to be constructed at the said premises [hereinafter called the LAND OWNERS' allocation].
6. The DEVELOPER shall give complete possession of the LAND OWNERS' allocation within a period of Sixty Months plus a grace period of six months with mutual understanding from the date of release of building plan by RRDA, Ranchi. The LAND OWNERS will be entitled to take possession of their share on the completion of building.
7. That the BUILDER shall be solely responsible for any action/penalty from the concerned authorities arising due to any deviation from the sanctioned building plan. The LAND OWNER shall not be responsible/liable in any way for any deviation from the sanction plan carried out by the BUILDER. Any amount liable to be paid on this account shall be paid by the BUILDER only.
8. That the 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 in regards to matters related to the Title of the Land only, with the written consent of the LAND OWNERS. The BUILDER shall also have the right to deal with legal matters and to receive any summon or notice in the name of LAND OWNERS and comply on the behalf of the LAND OWNERS. The LAND OWNERS reserve the right to appoint a lawyer/advocate as needed or deemed necessary.
9. In no case, BUILDER can handover the project to any Third Party, save and except in special circumstances with the written consent of the LAND OWNERS.

Subhangh Prasad Singh
11/11/23

Amit K. Mehta
11/11/23

S. K. Gupta
11/11/23

Prakash
11/11/23

ARTICLE-VI LANDLORD/LAND OWNERS ALLOCATION:

It shall be the constructed area in the form of such residential area, flats, along with parking space [more particularly described in the SCHEDULE - C] in the aforesaid building complex as per specifications mentioned in the fourth schedule and agreed upon by the LAND OWNERS and DEVELOPER being exclusively allocable to the LAND OWNERS and/or his nominee or nominees.

1. The DEVELOPER shall at his own costs construct, create and complete in all respects, the said multi-storeyed residential complex and shall allocate to the LAND OWNERS of the area of the residential flats and parking space.
2. That the LAND OWNERS shall get a 38.50% share for his contribution of 33 Dismil land, which is 16.94% of the total super built-up area of the entire project to be constructed on total land of 75 Dismil, more fully described in FIRST SCHEDULE- A and FIRST SCHEDULE- B, with car parking space, as well as 16.94% of total roof area along with proportionate share of land together with undivided proportionate share in the common area and facilities and other service area in the said building.
3. It is agreed between the parties that the LAND OWNERS will have no interest in the land or the building except the residential flats in residential complex and proportionate share of land, parking space more particularly described in the LAND OWNERS' allocation. It is clearly understood that the purchasers of the flats and parking space [allocated to the DEVELOPER] shall pay all the costs to the DEVELOPER.
4. That the LAND OWNERS shall be entitled to advertise his share for sale, enter into an agreement for sale of their specific allocation to prospective purchasers/allottees and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement or execute sale deed, it shall not be obligatory on the part of the LAND OWNER to obtain any further consent from the DEVELOPER and this agreement by itself shall be treated as consent by the DEVELOPER.
5. That the area to be allotted to the LAND OWNERS as their share as defined in SCHEDULE - C given below out of the total constructed area shall be marked in the map to be prepared and duly signed by both the parties i.e. the LAND OWNERS and BUILDER showing their respective shares separately. The map so prepared shall be treated as part of Registered Agreement.

ARTICLE-VII BUILDER'S/DEVELOPER'S ALLOCATION:

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1. In consideration of the above, the DEVELOPER shall get 83.06% of the total super built-up area of the entire project to be constructed on total land of 75 Dismil, more fully described in FIRST SCHEDULE- A and FIRST SCHEDULE- B with car parking space as well as 83.06% of total roof area together with undivided proportionate share in the common area and facilities and other service area in the said building [more particularly described in the SCHEDULE - C] after providing for LAND OWNERS' allocations as provided in Article-VI herein above.
2. The DEVELOPER shall be entitled to advertise his share for sale, enter into an agreement for sale and subsequently transfer the DEVELOPER'S allocation to prospective purchasers/allottees and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement or execute sale deed, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent from the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.
3. That the DEVELOPER shall be solely liable for the amount of advance received from Prospective Purchasers for his share of Flat / Flats.
4. The DEVELOPER shall be entitled to mortgage, charge or to deal with the DEVELOPER'S allocation and right, title, interest under this agreement.

ARTICLE-VIII : 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, legal issues, and/or any notice from Ranchi Municipal Corporation/ RRDA or any other statutory body or any prohibitory order of Court restraining the construction of the New Building on "The Said Property/ Project " or restraining construction in general and/or changes in any building bye-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.

ARTICLE-IX : MISCELLANEOUS :-

1. The LAND OWNERS and the BUILDER have entered into this agreement purely on contractual basis, and nothing contained herein shall be deemed to construe a partnership between the BUILDER and the LAND OWNERS or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.
2. It is understood that from time to time to facilitate the construction of the building by the BUILDER and transfer of flats various deeds matters may be required to be done by the BUILDER.

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K. S. Choudhary
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The LAND OWNERS hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the LAND OWNERS also undertakes to sign and execute all such additional applications and other documents only in relation to construction of the building by the DEVELOPER and transfer of flats, if required, provided that all such deeds matters and things do not in any way infringe on the rights of the LAND OWNERS and/or go against the spirit of this agreement.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the LAND OWNERS or any part thereof to the BUILDER or as creating any right title or interest in respect thereof in the BUILDER other than an exclusive license to the BUILDER to commercially exploit the same in terms hereof provided. However, the BUILDER shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned building on his own cost and repayment to the financial institution shall be made by the BUILDER only for the purpose aforementioned.
4. That the BUILDER is satisfied that there is no existing agreement regarding the development of the sale of the said premises and that all arrangements if any, prior to this agreement has been cancelled and are being superseded by this agreement.
5. It shall be mandatory and necessary on the part of the LAND OWNERS to become members of the FLAT OWNER Association or Society, formed by the members staying in the said building complex. The association of the FLAT OWNERS will repair and maintain the property and shall pay all the charges of various Government Duties and levies. Any outgoing relating to the said property and the building shall be payable by all the FLAT OWNERS. The FLAT OWNER'S association shall be the apex body, relating to all the interests of all the FLAT OWNERS and shall work for the peaceful living of all members.
6. The DEVELOPER shall appoint any person/persons for the construction of the apartment buildings and residential complexes, for which the LAND OWNERS will have no objection whatsoever.
7. The LAND OWNERS shall provide vacant possession of the above mentioned plot to the DEVELOPER immediately after execution of this agreement and the builder/developer will start the construction work from the date of sanction/approval of plan. Thereafter as per the plan approved by RRDA Ranchi, builder will carry on the construction work from start to finish in a regular manner and the DEVELOPER will not leave the construction of the building in the middle.
8. It is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall have full right, title, ownership, interest over the Super built up area specifically allotted to the LAND OWNERS as their share more specifically described in the LAND OWNERS' SHARE shall be fully entitled to enjoy the

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above Super built up area and shall be fully entitled to transfer convey, grant, otherwise alienate or transfer his interest in any manner as deemed fit by the LAND OWNERS to any person, association or persons, firm, company, corporate body co-operative societies, govt. agencies etc. on such terms and conditions as may be decided by the LAND OWNERS .

9. The name of the building complex shall be "SHANTI MANSION ".
10. The LAND OWNERS or their nominee or nominees shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
11. That after sanction of map, the DEVELOPER may start necessary processing, planning advances booking for the sale of his proportionate share of flats.
12. That the LAND OWNERS will not raise any question or objection if any changes or amendment done by the DEVELOPERS in the said multi storied building without disturbing the LAND OWNERS share as permitted by RRDA Ranchi. However, in case of any change in building plan resulting in change in the total super built up area of the project, the LAND OWNER'S ALLOCATION and DEVELOPER'S ALLOCATION shall change accordingly and proportionately.
13. That the LAND OWNERS will pay the proportionate necessary charges, fees, levied by Corporation/Government from time to time along with other CO-OWNERS of the building only after issuance of the completion certificate of the building from the competent authority and taking possession of their share of flats.
14. The LAND OWNERS shall make available all the original documents of LAND PROPERTY mentioned in FIRST SCHEDULE-A, according to the need of builder.
15. That the DEVELOPER will use standard materials in the multi-storied building without any variation in the share of LAND OWNERS and similarly standard materials shall be maintained throughout the construction.
16. The DEVELOPER is also the owner of adjoining land measuring an area 42 Decimal under Khata No. 216, R.S. Plot No. 1523 and Khata No. 186, R.S. Plot No. 1524 and the building plan has been sanctioned on the amalgamated land of the LAND OWNERS and the DEVELOPER. So no registered development Agreement is required with respect to the land measuring an area 42 decimals belonging to Developer.

ARTICLE-X LEGAL PROCEDURES:

1. It is hereby expressly agreed by and between the parties hereto that it will be the joint responsibility of the LAND OWNERS and DEVELOPER to defend all actions

Sub-house Proceed sykh
11/11/23
S. K. Gupta
11/11/23
Amith K. Mahab.
11/11/23
K. Saha
11/11/23

- and proceedings in respect of the title and/or possession of the land property and the cost of the same shall be borne by the DEVELOPER.
2. That the LAND OWNERS shall not be responsible in any manner whatsoever, if in future, any legal complication arises regarding the process of development construction and sale of the said multi-storied apartment which is to be constructed or any effect therein.
 3. In case BUILDER fails to provide possession of LAND OWNERS share of FLAT/FLATS within the stipulated time of 60 months with a grace period of 6 months, the BUILDER will be liable to pay rental compensation per month, per flat (as per LAND OWNERS share) @ market rate or adjoining building's rental value (whichever is higher).
 4. The Developer shall obtain the Completion Certificate from the competent authority and furnish it to the LAND OWNERS before handing over the LAND OWNERS share.
 5. That this Development Agreement is hereby executed under Section 5 (1) of Jharkhand Apartment (Flat) Ownership Act 2011 between LAND OWNERS and DEVELOPER. Both the parties hereby bind themselves to accept the terms and conditions of this development agreement.
 6. That both the parties hereby agree that that as per sub section 2 of section 5 of Jharkhand Apartment (Flat) Ownership Act 2011, after the completion of construction of the building project, the respective share owner i.e.; developer/promoter and the LAND OWNERS, shall be absolute owner of their respective shares and they will be entitled to sell and or transfer their shares (flats) separately by any means including gift, exchange, lease or Will. No separate power is required to be executed by LAND OWNERS/DEVELOPER in this context.
 7. The LAND OWNERS is providing full Power of Attorney by this agreement in favour of the said DEVELOPER, through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchases and in general, carry all the necessary activities required for the purpose of construction and disposal of only his allocation of Residential portions and parking space with full amenities to prospective purchasers. The cost of registration and transfer of Sale Deeds shall be borne by the prospective purchasers.
 8. The advantage and convenience of the associated parties, this General Power of Attorney cum Registered Development Agreement is being executed and the same be read along with spirit of this agreement.

Subhash Prasad Singh
11/11/20
Anurag Kumar
11/11/20
S. K. Gupta
11/11/20
K. S. Sanyal
11/11/20

9. The LAND OWNERS agree to produce/handover all relevant document regarding, title, possession, municipal taxes and other legal papers concerning the land properties referred above, in original, as and when required or demanded by Developer. The LAND OWNERS further assure and confirm to provide to the DEVELOPER any other document if required in connection with the said landed property within a reasonable time.
10. The Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of and concerning this transaction.
11. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

FIRST SCHEDULE -A

All that piece and parcel of the land under Khata No. 86, R.S. Plot No. 1528, measuring an area 33 decimals (out of 1 Acre and 48 Decimal) situated at village Hatia, Thana No. 248, District Ranchi, State Jharkhand having which bounded and butted as follows: -

North : Plot No. 1528/Part
 South : Plot No. 1524 (Land of Developer)
 East : Plot No. 1528/Part
 West : Plot No. 1526

Valuation of Land for the purpose of Registration:

Commercial Value of 33 Decimal =Rs. 200,78,200/-

(Rupees Two Crore Seventy Eight Thousand Two Hundred Only)

FIRST SCHEDULE - B
(Land purchased and owned by Developer)

All that piece and parcel of land concerning Revisional Survey Plot No. 1524 marked under Khata No. 186 and Plot No. 1523 marked under Khata No. 216 having total Area of 42 Decimal is name of Shanti Construction through its Partner Subhash Prasad Singh situated at Village Hatia Namkum Anchal , Ranchi District, Police Station - Jagannathpur , Revenue Thana No.248, Hatia, District Ranchi, Jharkhand. This is bounded and butted as follows:

North : Plot No. 1528
 South : Plot No. 1522
 East : Plot No. 1524 Part and 1523 Part
 West : Road

Subhash Prasad Singh
 11/11/08
 Amit Kumar
 11/11/08
 S.K. Gupta
 11/11/08
 Prakash
 11/11/08

SCHEDULE - C
SHARE ALLOCATION
LAND OWNERS' SHARE

LAND OWNERS share is **38.5%** of **33 Decimals** of land i.e. 16.94% of the total super built-up area of the entire project to be constructed on total land of 75 Dismil which in terms of super built up area of flats is 23555 sq. ft out of total 139050 sq. ft super built up area. It is described as per the list below.

Serial No.	Flat	Block	Super Built Up Area(sq. ft)
<u>1.</u>	1A(front side)	A	1599
<u>2.</u>	1B	A	1395
<u>3.</u>	1G	A	1550
<u>4.</u>	1H(front side)	A	1685
<u>5.</u>	2A(front side)	A	1599
<u>6.</u>	2B	A	1395
<u>7.</u>	2C	A	1385
<u>8.</u>	2D	A	1671
<u>9.</u>	2E	A	1689
<u>10.</u>	2F	A	1545
<u>11.</u>	2G	A	1550
<u>12.</u>	2H(front side)	A	1685
Total			18748 Sq.Ft.

Subhash Prasad Singh
1/11/2013

Amit K. Mahesh
19/11/2013

S.K. Gupta
1/11/2013

K. Sahay
1/11/2013

Serial No.	Flat	Block	Super Built Up Area (Sq.Ft.)
<u>1.</u>	LIG 1A	B	995
<u>2.</u>	LIG 1B	B	930
<u>3.</u>	LIG 2A	B	995
<u>4.</u>	LIG 2B	B	930
<u>5.</u>	LIG 3A	B	995
<u>6.</u>	LIG 3B	B	930
		TOTAL	5775
		Grand Total (A+B Block)	24523

Note: The Landowners have been allotted Extra share of 968 Sq.Ft. (24523 Sq. ft. in place of 23555 Sq. ft.) in the building in form of flats mentioned above, for which they shall pay to the Developer a sum of Rs. 27,10,400/- calculated @ 2800/Sq.ft., after completion certificate is issued to Developer.

DEVELOPER'S SHARE

DEVELOPER share is **61.5% over 33 Decimals** of land i.e. 83.06% of the total super built-up area of the entire project to be constructed on total land of 75 Dismil, which in terms of super built up area of flats is 114527 sq. ft out of the total 139050 sq. ft. of super built up area.

Serial	Flat Type	Flat No.	Super Built Up Area (Sq.Ft.)
1.	A (3 BHK) Block A	3A, 4A, 5A, 6A, 7A, 8A, 9A	7x1599 Sq. ft. = 11193 Sq. ft.
2.	B (3 BHK) Block A	3B, 4B, 5B, 6B, 7B, 8B, 9B	7x1395 Sq. ft. = 9765 Sq. ft.
3.	C (3 BHK) Block A	1C, 3C, 4C, 5C, 6C, 7C, 8C, 9C	8x1385 Sq. ft. = 11080 Sq. ft.

Subhash Prasad Sijp
 1/11/23
 Amit K. Mehta
 11/11/23
 S.K. Gupta
 1/11/23
 Pradeep
 1/11/23

4.	D (3 BHK) Block A	1D, 3D, 4D, 5D, 6D, 7D, 8D, 9D	8x1671 Sq. ft. = 13368 Sq. ft.
5.	E (3BHK) Block A	1E, 3E, 4E, 5E, 6E, 7E, 8E	7x1689 Sq. ft. = 11823 Sq. ft.
6.	F (3BHK) Block A	1F, 3F, 4F, 5F, 6F, 7F, 8F, 9F	8x1545 Sq. ft. = 12360 Sq. ft.
7.	G (3 BHK) Block A	3G, 4G, 5G, 6G, 7G, 8G, 9G	7x1550 Sq. ft. = 10850 Sq. ft.
8.	H (3BHK) Block A	3H, 4H, 5H, 6H, 7H, 8H, 9H	7x1685 Sq. ft. = 11795 Sq. ft.
9.	LIG A (2 BHK) Block B	4A, 5A, 6A, 7A, 8A, 9A,	6x995 Sq. ft. = 5970 Sq. ft.
10.	LIG B (2 BHK) Block B	4B, 5B, 6B, 7B, 8B, 9B	6x930 Sq. ft. = 5580 Sq. ft.
11.	LIG E (2 BHK) Block B	9E	1x750 Sq. ft. = 750 Sq. ft.
12.	EWS C (1 BHK) Block B	1C, 2C, 3C, 4C, 5C, 6C, 7C, 8C, 9C	9x495 Sq. ft. = 4455 Sq. ft.
13.	EWS D(1 BHK) Block B	1D, 2D, 3D, 4D, 5D, 6D, 7D, 8D, 9D	9x532 Sq. ft. = 4788 Sq. ft.
14.	EWS E (1 BHK) Block B	E1, E2	2x375 Sq. ft. = 750 Sq. ft.
		TOTAL	114527 Sq. ft.

Submittal Form 9/11/11

Amith K. Mahapatra 1/11/10

S. K. Gupta 1/11/10

A. Sahay 1/11/10

SECOND SCHEDULE ABOVE REFERRED TO BUILDING:

RESIDENTIAL AREA/FLATS shall mean the total super built up area consisting of residential space, bed rooms, living rooms, bath room, kitchen, balcony/verandah etc. PARKING SPACE shall mean the place or area reserved for only parking of the motor cars. The builder shall at its own cost construct, create and complete in all respect the said building complex "Shanti Mansion" and shall allocate LAND OWNER'S share of the area of Flats and Car Parking Space as per the drawing sanctioned by RRDA, Ranchi and the remaining Flats and Car Parking Space shall be Developer's Share.

THIRD SCHEDULE ABOVE REFERRED TO COMMON FACILITIES:

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landing, entrance and exists, Terrace of the roof which shall be utilized by the DEVELOPER and the prospective PURCHASERS shall have right to access. Wherever it will necessary for the purpose of repair maintenance etc. of common amenities and the DEVELOPER shall have right to construct if any above the roof of the building in above proportionate share as mentioned in this deed
2. Pumps installations, pump room and for staff or workers if any.
3. Common passages, driveways, excepting car parking spaces if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meters and fixtures.
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer side walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and Generator Room.
9. Such other common parts, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as necessary for passage to use and occupancy of flat or flats in common and as are easement or necessity or the building but excluding car parking space and areas.

Subhash Prasad Singh
1/11/20

Anil K. Mahabadi
1/11/20

S. K. Gupta
1/11/20

Prakash
1/11/20

FOURTH SCHEDULE ABOVE REFERRED TO SPECIFICATION:
SPECIFICATION OF RESIDENTIAL BUILDING

<u>1.</u>	Building	Construction on RCC Column
<u>2.</u>	Wall	All wall is flyash bricks.
<u>3.</u>	Wall Finish	Internal – Wal Putty and Primer Outer- Rustic & Weather Coat
<u>4.</u>	Balcony + Stair	S.S. Steal Railing
<u>5.</u>	Window	3 Track Aluminum Coloured
<u>6.</u>	Flooring	Vitrified double charge tiles 2 X 2 ft. size
<u>7.</u>	Electricals	All wire of Polycab/Havells Switches & others are Anchor rider.
<u>8.</u>	Bathroom	Tiles Non Skid in Flooring & Wall tiles standard.
<u>9.</u>	Fitting	All fittings are Hindware/ Parryware/ Jaquar Essco
<u>10.</u>	Doors	All doors of standard ply with fittings.
<u>11.</u>	Kitchen	Granite on Platform & 2 ft. height wall
<u>12.</u>	Stair & Corridor	Standard granite with tiles mix design/ granite/ marble/ tiles finish.
<u>13.</u>	Lift	3 No. in A Block and 1 No. in B Block is automatic Otis/Kone/ Johnson other 3 no. lift general non automatic
<u>14.</u>	Generator	Mahindra/ Kirloskar/ Ashok Leyland or equivalent

Note: - As per above specification customer should change any extra requirement as paying own cost internal flat area only.

Subhash Prasad Sir 11/1/25
 Amit K. Mohale 11/1/25
 S. C. Gupta 11/1/25
 P. S. Singh 11/1/25

FIFTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES:

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common area and facilities including whitewashing, painting and decorating the exterior portion of the said building the boundary walls, entrance staircase, landings gutters, rain water pipers, motor pumps, tube well, wiring and installation, sewers, drains and all other common parts, fixtures, fittings, and requirement is under or upon the building enjoyed or used in common by the OWNERS, intending purchasers, co-purchasers or occupier hereto.
2. The cost of leaning, maintenance and lighting the maintenance, passage, landing, staircase and other parts of the building as enjoyed or used in the common by the occupiers of the said building.
3. The salaries or managers, clerks, bill collectors, chowkidar, plumbers, electrician, sweepers etc. if any.
4. The cost of working repairs, replacement and maintenance of pumps, tube well and other plumbing including all other services charges for services rendered in common to all occupiers i.e. lift maintenance, generator maintenance etc.
5. Municipal Taxes and other taxes and other outgoing etc.
6. Insurance of building against earthquake, fire, mob, damages and civil common etc.
7. All electrical payable in common for the common portions of the said building.

SIXTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES:

1. The intending purchasers shall be entitled to all right, privileges, vertical and lateral supports, easement, appendages whatsoever belonging to the said building or therewith usually held, used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule thereof.
2. The right way in common as aforesaid in, to and upon all the common passages, driveways entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flats and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and/or, his/her, their/its servants and employees invites and/or customer to obstruct in any way by vehicle, deposit or materials, rubbish and any other thing, free passage, driveways and entrance as aforesaid.

Subhash Prasad Sijl
1/11/23

Amikumar
1/11/23

S.K. G. P. 20
1/11/23

Prasanna
1/11/23

3. The right of protection of the said flats by or from all other parts of building and property so as for they protect same.

SEVENTH SCHEDULE ABOVE REFERRED TO :

The under mentioned rights, easements and privileges to the said flats shall be expected and be reserved up to the other co-purchasers and/or occupiers of other part of the said building.

1. The right of flow in common with the purchaser and any part [other than the said flats] to the other part of the said building through pipes, drains, wires, or conduits lying or being in under though or over the said flats and so for as may be reasonable for the beneficial use, occupation and enjoyment of other parts of the building.
2. The right of protection of other parts of the said building or all parts of the said flats as the same and/or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or to diminish any support enjoyment by other parts of the said building.

IN WITNESSES whereof the LAND OWNERS and the DEVELOPER have put their respective signature on this ^{01st} day of November, 2023 at Ranchi after fully understanding the contents.

WITNESSES:

1. Bimandroy Mahli.
S/O Man Kumar Mahli
Dromanghi Ranchi

S.K Gupta
11/11/23

K. Sahay

Signature of the LAND OWNERS:

Amit K. Mahli
11/11/23

2. Rajesh Oraon
S/O Late Jagdish Oraon
B.P. Anchari
Rohit Oraon Kueli

Subhash Prasad Singh
11/11/23

Signature of the DEVELOPER



VILLAGE - HATIA
THANA NO - 248
THANA B DIST - RANCHI
R.S. PLOT NO - 1528
SHOWN IN RED WASH.

AREA
A - DEC
0 - 33

P.NO
1526



LAND OF
SHANTI CONSTRUCTION

Amity. Mohb
01/11/2023

S. K Gupta
01/11/2023

S. Subhash Prasad Sijh
01/11/2023

K. Saha

14/11/2023

1. Finger Impression of left Hand, Photograph & Signature of the DEVELOPER/BUILDER

Amir K. Mohli
01/11/2023



Little	Ring	Middle	Inde	Thumb

X

2. Finger Impression of left Hand, Photograph & Signature of the ~~DEVELOPER/BUILDER~~ DEVELOPER/BUILDER

S. K Gupta
11/11/23

Subhash Prasad Sijil
11/11/23



Little	Ring	Middle	Inde	Thumb

X

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

1-11-2023
Gautam Kumar
Advocate
Civil Court, Ranchi
En. No. - JH 644/2017

S. K Gupta
11/11/23

K. Sahu
11/11/23



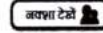
झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 1, 2023

पंजी II प्रति

भाग वर्तमान	8	पृष्ठ संख्या	81										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	हटिया	होखिंग संख्या	86	तौजी संख्या	0	धाना नम्बर	248	खाता का प्रकार	----				
श्री सुरेश कुमार गुप्ता, श्री कैलासपति साहू, पिता-राधेश्याम साहू, जाति-----													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार						लगान	सेस		
86	1528	1 ए 48 डि 0 हे		1. दाखिल खारिज वाद संख्या 558 R 27 सन् 2005-06 को अंचल अधिकारी के आदेशानुसार दर्ज किया गया।						1	1.45		
	कुल परिमाण	1 ए 48 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
09/09/2011	4185833	2010-11	2011-12	0	1	0	0.25	0	0.5	0	0.5	0	0.2
07-10-2016	1468157538	2012-2013	2016-2017	4	1	1	0.25	2	0.5	2	0.5	0.8	0.2
06-05-2018	0564185104	2017-2018	2018-2019	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2
02-06-2020	0587959347	2019-2020	2019-2020	0	1	0	0.25	0	0.5	0	0.5	0	0.2
12-22-2020	0048845530	2020-2021	2020-2021	0	1	0	0.25	0	0.5	0	0.5	0	0.2
02-22-2022	0686077057	2021-2022	2021-2022	0	1	0	0.25	0	0.5	0	0.5	0	0.2
08-13-2022	0575204780	2022-2023	2022-2023	0	1	0	0.25	0	0.5	0	0.5	0	0.2

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।



ऑनलाइन जाँचा

नामकुम । हटिया । 248 । श्री सुरेश कुमार गुप्ता, श्री कैलासपति साहु		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
86	1528	1 एकड़ 48 डिसमील 0 हेक्टर

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

मांग बावत	साताना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	1.00					1.00
गुजारी (भावली)	0.25					0.25
संस	0.50					0.50
सूद	0.50					0.50
मुतफरकात	0.20					0.20
मौजान	2.45					2.45

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					1.00	
गुजारी (भावली)					0.25	
संस					0.50	
सूद					0.50	
मुतफरकात					0.20	
मौजान अदायकारी					2.45	

(१) मौजान कुल (लफजों में) : **Two Rupees and Fourty Five Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **2.45**तारीख अमला तहसील कुनिन्दा : **13-08-2022**

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम सेक्रेटरी ऑफ इस्टेट इन इन्डिआ इनकौन्सिल	रैयत का नाम, अभिभावक का नाम, रिश्ता जागो शाहु, पेशरान - गरीब शाहु, वहिस्सा बराबर, जाति- रवानी बनीया, निवासी- साकिन देह व दुलु शाहु, पेशरान - गरीब शाहु, वहिस्सा बराबर, जाति- रवानी बनीया, निवासी- साकिन देह व भुखल शाहु, पेशरान - गरीब शाहु, वहिस्सा बराबर, जाति- रवानी बनीया, निवासी- साकिन देह
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जिला का नाम	राँची	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	मौजा का नाम	हटिया	खाता का प्रकार	रैयती
खेवट नम्बर 2		खाता नम्बर 86		थाना का नाम	नामकुम	थाना नम्बर 248			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
86	188	टांड फकीन कोइरी परती कदीम मालिक	बाग आम टांड दो 1	1 (एकड़) 27 (डिसमील) 0	वकवजे इजमाल आम/64 कुलहक वकवजे रैअत		13	6	3	कायमी
	736	टांड ललवा कोइरी सड़क	मकान/2, सहन/1 0	0 (एकड़) 6 (डिसमील) 0	वकवजे जागो शाहु		13	6	3	
	737	टांड नीज सड़क	मकान/3, सहन/1 0	0 (एकड़) 5 (डिसमील) 0	वकवजे दुलु शाहु		13	6	3	
	738	रास्ता मकान नीज	टांड एक 1	0 (एकड़) 9 (डिसमील) 0	वकवजे दुलु शाहु चाह पोखता/1 वकवजे रैअत		13	6	3	
	1528	दोन मुशमात रुकमीन वोगैरह दोन ललवा कोइरी	दोन दो 8	1 (एकड़) 48 (डिसमील) 0	वकवजे दुलु शाहु		13	6	3	
	1593	दोन मुशमात रुकमीन	दोन दो 7	1 (एकड़) 13 (डिसमील) 0	वकवजे जागो शाहु		13	6	3	

ऑनलाइन जाँच

	वोगैरह दोन भुखल शाहु							
1594	दोन जागो शाहु दोन मुसमात रुकमीन वोगैरह	दोन दो 7	1 (एकड़) 4 (डिसमील) ()	वकवजे भुखल शाहु		13	6	3
खाता मे कुल प्लोट संख्या	7	खाता का कुल मिजान	5 (एकड़) 12 (डिसमील) ()	खाता का कुल				13 6 3

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

11/1/2023

10:29:32

AM



Ranchi Regional Development Authority (RRDA)

FORM FOR SANCTION OF AFFORDABLE HOUSING

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

From,

The Vice Chairman
Ranchi Regional Development Authority (RRDA)

To,

1.SHANTI CONSTRUCTION THROUGH SUBHASH PRASAD
SINGH 2.SURESH KUMAR GUPTA 3.KAILASHPATI SAHU
JAGARNATHPUR, HATIA, 834003

Re:sanction of your building plan case no. **RRDA/AH/0265/2020** dated **11/12/2020** for grant of license on Dated **4/10/2023** for the **Affordable Housing** in Khata No.: **86,186,216** on RS Plot no.: **1523,1524,1528** Situated in Colony/Street: **HATIA** Mohalla/Bazar/Road: **HATIA**.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Vice Chairman **Ranchi Regional Development Authority (RRDA)**, under clause no.37 of Jharkhand Regional Development Authority 2001[Adopted] with following conditions :

1. You have to pay the balance fee of **RS.387685/-**
2. You have to furnish & Deposit a Gift Deed of **0** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.751349/-** labour cess @ 1% of the project cost.

Ranchi Regional Development
Authority (RRDA)

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	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

1/11



Pre Registration Docket

Date :- 31-10-2023 09:13 pm

Office Name :- SRO - Ranchi

Token No:- 202300139765

Appoinment :- 01-Nov-2023 Time:- 10:21

Article	Development Agreement
Pre Registration Date	18-Oct-2023
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 41,324.

Property Id: **1089597**

Valuation No. : 1486534 / 2023	:- 2023-2024	Date : 31-October-2023 20:52:PM
State : Jharkhand	District : Ranchi	Tahsil : Namkum
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hatia	Village/City : Hatia
Hatia Word No 52 - Other Road	-	
Khata Number - 86		
Plot Number - 1528		
Volume Number - 8		
Page Number - 81		

Property Rates			
Commercial Land (Y)			
₹608428/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	33 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33 x 608428=20078124	₹2,00,78,124/-
A	Total		₹2,00,78,124/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,00,78,200/-
Total Amount in Words : Two Crore Seventy Eight Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 1528/Part, West: Plot No. 1526, South: Plot No. 1524 (Land of Developer), North: Plot No. 1528/Part
Area	Land area : 33.00 Decimal
Other Description of the Property	Pin Code - 834003, Flat Number/Commercial Space Number - NIL, Building Name - SHANTI MANSION
Government/Market Value	20078124
Transaction Amount	20078200

CLAIMANT	-Mr. Ms SHANTI CONSTRUCTION Through Its Partner Subhash Prasad Singh, ,Father/Husband Name Late Bindeshwari Singh , PAN No.- Date Of Birth-10-Jan-1965,Permission Case No.- , Aadhaar No. *****9270, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Kadru,Address - Subhash Colony, Kadru, P.S. Argora, District Ranchi, State Jharkhand, Pin Code-834002
	-Ms. Ms SHANTI CONSTRUCTION Through Its Partner Shri Amit Kumar Mahli, ,Father/Husband Name Late Jethu Mahli , PAN No.- Date Of Birth-08-Feb-1979,Permission Case No.- , Aadhaar No. *****3094, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Hatia,Address - Village Obaria Road, Hatia, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, Pin Code-834002
EXECUTANTS	-Mr. KAILASH PATI SAHU, ,Father/Husband Name Shri Radheshyam Sahu , PAN No.- Date Of Birth-26-Feb-1965,Permission Case No.- , Aadhaar No. *****7624, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Hatia,Address - Hatia Road, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand, Pin Code-834003
	-Mr. SURESH KUMAR GUPTA, ,Father/Husband Name Shri Radhashyam Sahu , PAN No.- Date Of Birth-20-Aug-1963,Permission Case No.- , Aadhaar No. *****8334, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-Ranchi, Locality-Hatia,Address - Hatia Road, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand, Pin Code-834003

Witness Information	Mr. Birendra Mahli , Address - Ranchi-, Father/Husband Name-Man Kumar Mahli
---------------------	--

Identifier Details	Mr. Birendra Mahli , Address - Ranchi-, Father/Husband Name-Man Kumar Mahli
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
Total		1,320
Fee Rule:Development Agreement		
1	A1	5,01,955
2	LL	3
3	PR	1
Total		5,01,959

Sr.No. Exemption Detail Amount

Exemption for Low Income Group

1 A1 461955

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.

Anil Kumar

S. K Gupta

Subhash Prasad Singh

K. S. Sahay

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-01-Nov-2023

- Government/Market Value: ₹20078200/-
- Transaction Amount: ₹20078200 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 925254

Receipt Date : 01-11-2023

Presenter Name: - *Suresh Kumar Gupta*

PR	₹1
SP	₹1320
LL	₹3
A1	₹40000
Stamp Duty	₹100

On Date 01-11-2023 Presented at SRO - Ranchi

Signature of Presenter

S.K Gupta

SRO - Ranchi

Total	₹41424
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MsShantiConstructionThroughItsPartnerSubhashPrasadSingh	GRN Number : 2319978135 DEPT Transaction Id : 232629793c077331ea7b Transaction Type :	100
PR	1	1	0	GRAS	MsShantiConstructionThroughItsPartnerSubhashPrasadSingh	GRN Number : 2319977465 DEPT Transaction Id : ede77e7fd8177476a8f3 Transaction Type :	1
SP	1320	1320	0	GRAS	MsShantiConstructionThroughItsPartnerSubhashPrasadSingh	GRN Number : 2319977465 DEPT Transaction Id : ede77e7fd8177476a8f3 Transaction Type :	1320
A1	40000	40000	0	GRAS	MsShantiConstructionThroughItsPartnerSubhashPrasadSingh	GRN Number : 2319977465 DEPT Transaction Id : ede77e7fd8177476a8f3 Transaction Type :	40000

LL	3	3	0	GRAS	MsShantiConstructionThroughItsPartnerSubhashPrasadSingh	GRN Number : 2319977465 DEPT Transaction Id : ede77e7fd8177476a8f3 Transaction Type :	3
Sub Total	41328	41424	-96				

Article : Development Agreement Number of Pages : 88

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	461955 /-


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 :- **202300139765**

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 40000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.20078124/- , Transaction Amount :- Rs.20078200/-
Property Details	<p>District :- Ranchi , Tehsil :- Namkum , Village Name :- Hatia Location :- Other Road, Hatia Word No 52</p> <p>Property Boundaries :- East: Plot No. 1528/Part, West: Plot No. 1526, South: Plot No. 1524 (Land of Developer), North: Plot No. 1528/Part</p> <p>Khata Number - 86Plot Number - 1528Volume Number - 8Page Number - 81</p> <p>Area Of Land :- 33.00 Decimal</p>







Sh./Smt.**Ms SHANTI CONSTRUCTION** Through Its Partner **Shri Amit Kumar Mahli** s/o/d/o/w/o **Late Jethu Mahli** has presented the document for registration in this office

today dated :- **01-Nov-2023** Day :- **Wednesday** Time :- **16:51:40 PM**



Ms SHANTI CONSTRUCTION
Through Its Partner Shri Amit
Kumar Mahli(Individual)

Party Name	Document Type	Document Number
Ms SHANTI CONSTRUCTION Through Its Partner Shri Amit Kumar Mahli	PAN/UID	879081563094

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KAILASH PATI SAHU Address1 - Hatia Road, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand, Address2 - Hatia , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kailash Pati Sahu Address:- , Near Hatia chowk, , Upper Hatia, Hatia, , Ranchi, 834003, , Jharkhand, India		EXECUTANTS Age:58			<i>K.P. Sahu</i>
2	SURESH KUMAR GUPTA Address1 - Hatia Road, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand, Address2 - Hatia , , , Jharkhand PAN No.: Permission Case No.-	Yes	Suresh Kumar Gupta Address:- , Near mahabir Chowk, , Upper Hatia Road, Hatia, , Ranchi, 834003, , Jharkhand, India		EXECUTANTS Age:60			<i>S.K. Gupta</i>
3	Ms SHANTI CONSTRUCTION Through Its Partner Shri Amit Kumar Mahli Address1 - Village Obaria Road, Hatia, P.O. Hatia, P.S. Jagarnathpur, District Ranchi, Address2 - Hatia , , , Jharkhand PAN No.: Permission Case No.-	Yes	Amit Kumar Mahli Address:- , , vill- obaria, thana- jagarnathpur, Hatiya, , Ranchi, 834003, , Jharkhand, India		CLAIMANT Age:44			<i>Amitko. mahli</i>

Amitko. mahli

S.K. Gupta

K.P. Sahu

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	Ms SHANTI CONSTRUCTION Through Its Partner Subhash Prasad Singh Address1 - Subhash Colony, Kadru, P.S. Argora, District Ranchi, State Jharkhand, Address2 - Kadru , , , Jharkhand PAN No.: Permission Case No.-	Yes	Subhash Prasad Singh Address:- 192B, , , Subhash Colony kadru , Ps- Argora, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:58			<i>Subhash Prasad Singh</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Birendra Mahli S/o-D/o Man Kumar Mahli Address1 - Ranchi, Address2 - , , , Jharkhand PAN No.:			<i>Birendra Mahli</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Birendra Mahli Address1 - Ranchi, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.



- Above mentioned, (**SURESH KUMAR GUPTA , KAILASH PATI SAHU**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Birendra Mahli**) Son/Daughter/Wife of (**Man Kumar Mahli**) resident of (**Ranchi**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 01-Nov-2023


Seal and Signature of Registering Officer



Token No.: 202300139765

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **01-Nov-2023** by **Ms SHANTI CONSTRUCTION Through its Partner Shri Amit Kumar Mahli, S/O, D/O, W/O Late Jethu Mahli** resident of Village Obaria Road, Hatia, P.O. Hatia, P.S. Jagarnathpur, District Ranchi ,Hatia.

This deed was registered as Document No:- **2023/RAN/9505/BK1/8748** in Book No :- **BK1**,Volume No :- 1170 from Page No :- 373 to 460 at, office of **SRO - Ranchi**

Date:- **01-Nov-2023**


Registering Officer

