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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4ec7e75770ee6ff9bbc5

Receipt Date : 26-Apr-2024 12:22:08 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202400050928

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : NISITH KESHARI CONSTRUCTIONS PVT  
LTD THRO ITS DIRECTOR SHRI RAJEEV  
KUMAR KESHRI ( Vendee )

GRN Number : 2401812778



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 क स०.....5..... के अधिन यथावत स्टाम्प  
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

Vaibhav Mani Tripathi  
DSR, Ranchi

*Impati*  
निर्बंधन पदाधिकारी

26/04/2024

*Hydar*

*Devi*

*Mahar Mohan Yadav*  
*Shankha Yadav*

*Uyadav*

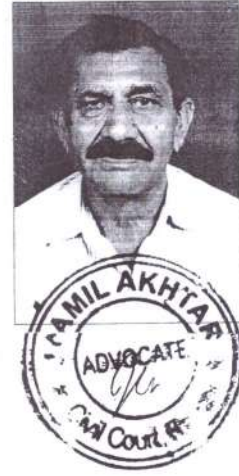
*Usha Kumar*

26/4/24

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।

*Rajiv Kumar Keshri*

Development Agreement  
 सम्पत्ति का मूल्य - .....  
 मुद्रांक - ..... 50/- .....  
 T.D.S. - ..... 26/4



Bhaskar  
 24/4/24

मार्ग दर्शिका पंजी से मिलाया गया  
 जमीन का दर/खीं 822/1155504  
 काका कमान का दर/बर्ग प्लॉट  
 पञ्जाब कमान का दर/बर्ग प्लॉट  
 प्लॉट का दर, बर्ग प्लॉट

26/4/24  
 प्राप्त पशुपालन व भूमि घोटाला  
 एवं खाशमहल लीज की सूची  
 में वर्णित प्लॉट एवं नाम दर्ज  
 नहीं है।  
 26/4/24

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 26/4

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**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on 26<sup>th</sup> day of April 2024 at Christian Era.

**BETWEEN**

(1) DHANESHWAR KUMAR YADAV (UID- XXXX XXXX 3755) resident of Jaipal Nagar, Jorar, Namkum, Ranchi (Jharkhand) (2) BASANT KUMAR GOPE (UID- XXXX XXXX 5006) (3) MADAN MOHAN YADAV (UID- XXXX XXXX 8964) resident of Mahua Toli, Namkum, Ranchi, Jharkhand (4) SHANKAR YADAV (UID- XXXX XXXX 3638) resident of Flat No. 101, Shree Ganesh Apartment, Ashok Vihar, Ashok Nagar, Ranchi (Jharkhand) all sons of Late Sanichar Mahto, grandsons of Late Yadua Ahir (5) USHA YADAV (UID- XXXX XXXX 8782) wife of Late Visham Narayan Yadav alias Visham Yadav, daughter of Late Ram Naresh Prasad Yadav, granddaughter of Late Sri Chamari Yadav, resident of A-8, Maitri Ashoka Bungalows, Near Swastik School, Near Motera Village, Motera, Ahmedabad, Gujarat (6) USHA KUMARI (UID- XXXX XXXX 4713) wife Late Bablu Kumar Yadav, daughter of Lalu Singh Yadav, granddaughter of Late Budhan Singh Yadav, resident of Muhawa Toli, Namkum, Ranchi (Jharkhand) all by Category- General, Excluded from CNT Act 1908, by Faith- Hindu, by Occupation- Business/Housewife, residents of Village- Mahua Toli, P.S. Namkum, P.O. Namkum, District- Ranchi, 834010, Jharkhand, hereinafter called the LAND OWNERS (which expression shall, unless excluded by the subject or context below, mean and include their respective heirs, successors, legal representatives, executors and administrators) of the FIRST PART.

गैर मजरूबा प्रतिबंधित सूचि से  
 खाता... 638 प्लॉट... 638  
 का मिलाया गया दर्ज नहीं पाया

सुप्रीम कोर्ट में दर्ज नहीं है।  
 26/04/24

Rajan Kumar Koshi

26/4/24  
J. Akhatar



The photographs of Jamal Akhata, signatures and fingers print are taken in my presence  
26/4/2024



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दिनांक 26/04/24 समय 10:01  
रजिस्ट्रेशन अधिनियम 1909 धारा 52 के नियम 38  
श्री Dhaneshwar K. Yadav  
पिता श्री/स्व. S. Mahto  
निवासी स्थान Nankum Ranchi  
पेशा: Retired जो लेखपाली के दायित्व या  
अवर निबंधक द्वारा प्रभाषित  
मुख्यतया स. के अधीन  
लेखपाली या दायित्वों में से एक को  
के अधिकारों के दि. के पुराने/अपराइन  
में अवर निबंधन कार्यालय में  
निबंधन के लिए पेश किया



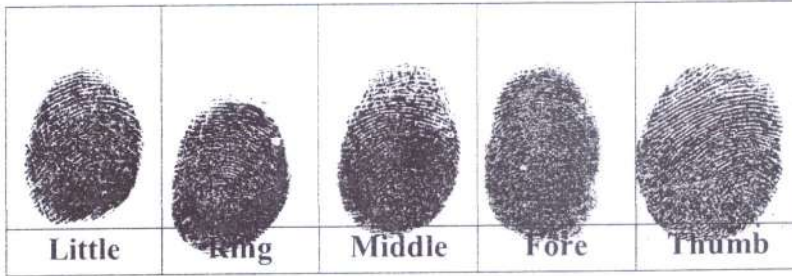
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निबंधन एकाधिकारी का हस्ताक्षर  
26/04/2024

Vaikhav Mani Tripathi  
DSR, Ranchi

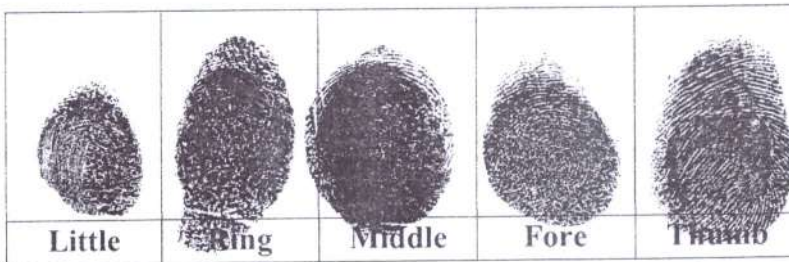
Signature of the Landowner No. 2

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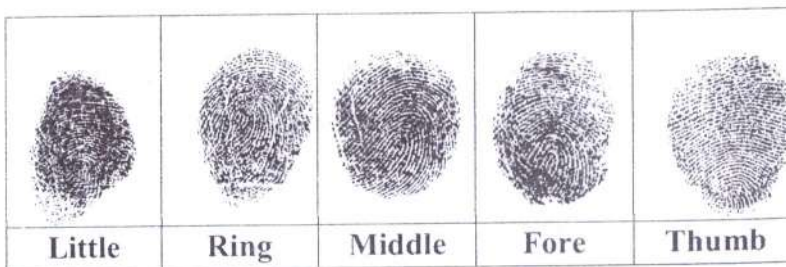
Signature of the Landowner No. 3

*Maden Mohan Yadav*



Signature of the Landowner No. 4

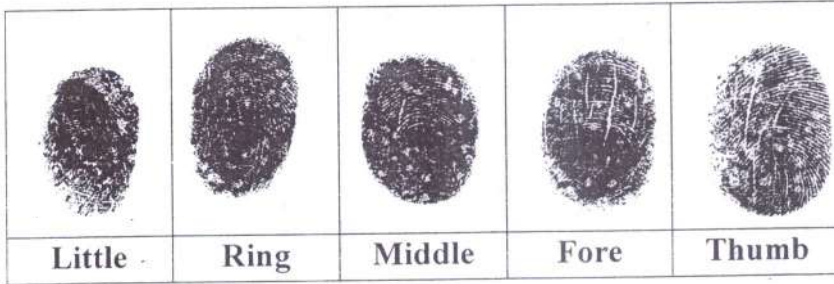
*Shanku Yadav*



*Rajiv Kumar Reddy*  
26/4/24

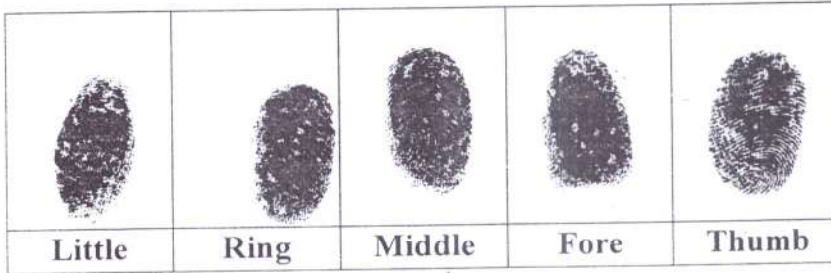
Signature of the Landowner No. 5

*Uyadav*



Signature of the Landowner No. 6

*Usha Kumari*



**AND**

**M/S NISITH KESHARI CONSTRUCTIONS PRIVATE LIMITED, PAN-AADCN2392Q** an Indian Company incorporated under the Indian Company Act 1956, vide registration No. U45200JH2010PTC013930 having its registered office located at 221 First Floor Tirath Mansion, Near Over Bridge, Main Road, P.S Chutia District Ranchi 834001, Jharkhand represented through its **DIRECTOR SHRI RAJEEV KUMAR KESHRI** (UID- XXXX XXXX 1622) son of Shri Ramchandra Keshri, daughter of Sitaram Keshri, resident of 4'E' Tirath Mansion, Near Over Bridge, Main Road Ranchi, Jharkhand, PIN-834001, hereinafter called the "BUILDER/DEVELOPER" (which expression shall mean and includes its successor-in-interests and assigns) of the SECOND PART.

*Rajeev Kumar Keshari*  
26/4/24

*Shankar Yadav*

*RSPP*

*Madan Mohan Yadav*

*Shankar Yadav*

*Uyadav*

*Usha Kumari*

गैर मजरूबा प्रतिबंधित सूचि से  
खाता.....68. प्लॉट.....638  
का मिलान किया दर्ज नहीं पाया

*C.I.*

WHEREAS at all material time the Land owners held and possessed as the absolute owners in equal shares all that piece and parcel of land measuring 82 (eighty two) Decimals being area of R.S. Plot No. 638, under Khata No. 68, Ward No. 47, Holding No. 0490004190000Z0, Thana no. 214, Mauza-Namkum, Circle- Namkum, situated at Village- Mahua Toli, P.S. Namkum, P.O. Namkum, District- Ranchi, Jharkhand, more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "the said property" or "the said premises") and are desirous of developing the said premises into a New Building Complex or Project by involving real estate Builder/Developer for the purpose. The Land Owners entered upon discussions and negotiations with the Builder/Developer herein and Builder/Developer inspected the said property and it was agreed between them that the Land Owners would, inter alia, provide the said premises and the same shall be developed by the Builder/Developer and the parties shall be entitled to specific portions and shares therein. And the terms and conditions agreed by and between them in this connection do hereby record in writing as hereinafter contained.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by the LAND OWNER/first party and Developer/Second Part as follows:

#### ARTICLE-I-DEFINITIONS

- 1.1 LAND OWNERS/FIRST PARTY shall mean (1) DHANESHWAR KUMAR YADAV (2) BASANT KUMAR KUMAR GOPE (3) MADAN MOHAN YADAV (4) SHANKAR YADAV (5) USHA YADAV and (6) USHA KUMARI and their legal heirs, successors, executors, administrators and representatives.
- 1.2 BUILDER/SECOND PARTY - M/S NISITH KESHARI CONSTRUCTIONS PVT. LTD. which shall mean and include its heirs, administrators, executors and assigns.
- 1.3 LANDED PROPERTY shall mean all that piece and parcel of land more particularly described in the FIRST SCHEDULE herein below.
- 1.4 NEW BUILDING shall mean the building to be constructed on the landed property in accordance with the plan duly sanctioned by the

Alav  
Basant  
Madan Mohan  
Shankar Yadav

Uyadas  
Usha Kumari

Rajeev Kumar Keshari  
26/4/24

RMC Ranchi vide B.C. Case No. RMC/GH/0800/W47/2022 dated 27.09.2022 for grant of license on 01.03.2024. The said Residential Building containing flat/dwelling unit, car parking space and other common facilities and amenities known as "OAK VALLEY", "YADUGRAAM" Village- Mahua Toli, P.O. Namkum, District-Ranchi, PIN- 834010.

- 1.5 **FLAT / UNIT** shall mean super built up area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony, verandah, terrace gardens, & common area etc.
- 1.6 **PARKING SPACE** shall mean the place of area reserved for parking of motor cars / Bikes allocated to each unit as per the plan.
- 1.7 **COMMON FACILITIES** and amenities shall include corridors, roof, stairways, passage ways, drive ways, common lavatories, community centre, pump room, generator room, tube well, overhead tank, water pumps, motor, one guard room with toilet, and lift arrangement and other facilities which may be mutually agreed upon between the parties are required for the establishment, location, enjoyment, provisions, maintenance and management of the building including roof terrace of the building, common amenities of the said building, common amenities of the said building more particularly described in the **THIRD SCHEDULE**.
- 1.8 **COMMON EXPESNES** shall mean and include a proportionate share of the cost, charges and expenses for working maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property more particularly described in **FOURTH SCHEDULE**.
- 1.8(i) The expenses accrued on all this accounts or any other account relating to the said property and the building shall be payable by all the flat owners. The flat owner's association shall be apex body relating to interest of all the flat owners and shall work for the peaceful living of all members.

*Shankar Yadav*  
*Shankar Yadav*  
Mudra Mohan Yadav  
Shankar Yadav.

*Usha Kumar*  
*Usha Kumar*

*Rajeev Kumar Keshri*  
26/4/24

1.8(ii) It shall be obligatory on the part of the Owners to become member of the flat owners association or society formed by the members staying in the said building.

1.8(iii) The Owners shall, from the date of taking possession, maintain the said flats at their own cost in a good and tenantable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or any of the statutory bodies of which may cause hardship to other co-occupants nor shall the Owners alter or make additions in or above the said building/flat or part thereof.

1.9 **SALEABLE SPACE-** It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1.10 **AREAS OR ALLOCATION -** Units or Flats containing 35% (Thirty Five Percent) of the "Total Transferable Areas" or "Total Saleable space/Area" of all the Units or Flats in each floor with car parking spaces of the Project shall belong to the Landowners and Units or Flats containing 65% (Sixty Five Percent) of the "Total Transferable Areas" or "Total Saleable space/Area" of all the Units or Flats in each floor with car parking space of the Project shall belong to the Builder/Developer except Landowners area or allocation. It is clarified that such allocation as mentioned herein between the Landowners and the Builder/Developer shall be for all categories of Units, be it residential, office etc., or otherwise, together with the appurtenances thereof, undivided share in the Common Areas and Installations in the same ratio. Morefully and particularly described in the SECOND SCHEDULE.

1.11 In the event of Builder/Developer carrying out any extra work in the owner's allocated flat, the LANDOWNERS shall have to bear the cost of extra work and actual electric connection charges. However, the Builder/Developer undertakes to make changes in the internal layout of rooms of LANDOWNERS share of flat/unit at additional cost if any.

1.12 **TRANSFER** with its grammatical variations shall mean transfer by voluntary handing over of possession and by any other means, adopted

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*Rajeev Kumar Keshari*  
26/4/24

for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the transfer of property Act or other enactments.

**1.13 TRANSFEREE** – It shall mean any natural or juristic persons like individual company, Association to whom any space in the building has been transferred.

**1.14 SUPER BUILT-UP AREA** shall mean and include the carpet areas of flat, unit, wall area, veranda/balcony/cupboard area, the proportionate area of staircase, guardroom and generator room and all common facilities.



## ARTICLE-II COMMENCEMENT


This agreement shall be deemed to have commenced from the date of signing and registering of this agreement or handing over the vacant possession of land in the First Schedule below whichever is later.

## ARTICLE-III-THE SCHEME

The scheme as formulated by the **DEVELOPER/BUILDER** and agreed upon by the owner.

- III.1 The Builder/Developer will invite and select purchaser(s) agreeing to acquire as an ownership basis flat in the said building of the Builder/Developer Allocation, constructed over the scheduled property along with car parking space, proportionate share in land and all common facilities and amenities appertaining to the same. It shall be obligatory for the owner to enter into such agreement/sell with intending purchaser, who is nominee of the BUILDER/DEVELOPER and the BUILDER/DEVELOPER will join as confirming party.
- III.2 It shall be sole responsibility of the BUILDER/DEVELOPER to make the landed property ready and suitable for development at its own cost only.

  
  
Madan Mohan Yadav

  
Usha Kumari

Shankar Yadav

Rajew Kumar Keshari  
26/4/24

#### ARTICLE-IV : DEVELOPER'S RIGHT

1. The LAND OWNERS hereby grants subject to what has been hereinafter provided, the exclusive right to the developer to build, construct, erect and complete the said new building/apartment by entering into agreement for sale of the flat/unit from the BUILDER/DEVELOPER share as per the allocation plan.
2. The BUILDER/DEVELOPER shall be entitled to prepare or alter the plan, if or as may be required under RMC rules after written intimation to the owner, at his own costs, and shall pay and bear all fees, including architects, charges as required to be paid or deposited for the sanction by RMC, Ranchi and for the construction of the new building/apartments, provided however, that the developer shall be exclusively entitled to all refund in any or all payments, all deposits made by developer.
3. The BUILDER/DEVELOPER shall develop the scheduled land and construct thereon a multistoried building by themselves and at their own expense.

#### ARTICLE-V: NEW BUILDING/APARTMENT CONSIDERATION

1. On the LAND OWNER'S representation about his title and possession over the said property and relying upon the LAND OWNERS' personal guarantee that he has made full and correct disclosures and that he has full right, indefeasible title and absolute authority to enter into this agreement and the BUILDER/DEVELOPER upon fully and completely being satisfied with the right, title and interest of the land owners aforesaid property by exercise of due diligence, has accepted the offer.
2. In consideration of the LAND OWNERS having agreed to permit the Developer to commercially exploit this land property and construct, erect and to complete the buildings along with all fittings and fixing and handing over of LANDOWNERS share as a whole within a period of 48 (forty eight) months and thereafter 6 (six) months grace period, included from the date of sanction of this building plan. If not completed within the time frame, BUILDER/DEVELOPER would pay delay penalty to the LAND OWNERS every month of such delay (i.e. the rent of the flats that has been allotted to the owner at the prevailing market rate) mutually agreed by builder and owner.

*Alexander*  
*Rajendra*  
Madan Kumar Yadav  
Shankar Yadav..

*Uyadar*  
Usha Kumar

Page | 8

Rajendra Kumar Kashin  
26/4/24

3. The BUILDER/DEVELOPER shall complete the proposed project on its own cost and expenditure as per standard norms, rules and regulation without creating any financial, legal or other liability on the landowners.
4. To give possession of the OWNER'S ALLOCATION by the BUILDER/DEVELOPER after completion of said building strictly within the stipulated time frame as above.
5. The BUILDER/DEVELOPER shall be entitled to entering flat buyer agreement with the intended PURCHASER(S) of the flats of Builder's Allocation and the PURCHASER(S) shall get the Home Finance from any Nationalized Bank or Financial Institution.

**ARTICLE-VI : FORCE MAJEURE**

The BUILDER/DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of the *force majeure* and shall be exempted from the obligation during the duration of the *force majeure*.

'FORCE MAJEURE' shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and/or any other act or omission beyond the control of the Developer.

**ARTICLE-VII-MISCELLANEOUS**

1. The LAND OWNERS and the BUILDER/DEVELOPER have entered into his agreement purely on contractual basis and this agreement is in the nature of collaboration agreement between the BUILDER/DEVELOPER and owners for mutual benefit.
2. Any finances/moneys obtained by the BUILDER/DEVELOPER from prospective buyers of flats on the landed property from banks, financial institutions shall only be utilized for the construction and completion of the building till the time of its completion and handing over of the land owner's share after obtaining the requisite completion certificate from the concerned authority.
3. The BUILDER/DEVELOPER shall obtain completion/occupancy certificate from the authority concern after completion of the proposed building "OAK VALLEY", "YADUGRAAM" Village- Mahua Toli, P.O. Namkum, District- Ranchi, PIN- 834010 within time frame as per law.

Rajew Kumar Keshari  
26/4/24

*Handwritten signature*  
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*Uyaelan*

*Madam Mohan Yadav*

*Shankar Yadav*

*Usha Kumari*

4. The BUILDER/DEVELOPER shall always keep the land owners fully and completely protected against all and any problems whatsoever that may arise related to the construction and building of the new structure and that it shall alone bear all the costs and consequences of such problems.
5. The Builder/Developer shall also provide Air Conditioned Community Hall with kitchen and air conditioned Health Club, staff room(s) and adequate numbers of toilets in all such structures, Landscaped gardens, CCTV Camera system for security purpose, all with best quality workmanship and materials and without charging and cost or expense from the Land Owners in any manner therefore.
6. The area increase or decrease of the flat of the landowners shall be adjusted @ Rs. 2100/- per Sq.Ft. and the payment shall be made to the Landowners within three months w.e.f. the date of registration of Development Agreement and Vice-Versa.
7. All liabilities for taxes, levies, duties etc. in relation to the Development and construction of the Project, from the date of signing this agreement, including sales tax, value added tax, service tax, work contract tax, GST etc. shall be borne and paid by the Builder/Developer to concern authorities accordingly.
8. The Developer/Builder/Landowners shall sell the flats of EWS and LIG of their allotted share as per the norms of the State Government or competent authority.
9. Post completion defect or deficiency :- The Builder/Developer shall exclusively be liable for all post completion defects or deficiency in the construction and completion of New Building Complex.
10. Insurance :- The Builder/Developer shall keep the New Building Complex or Project fully and comprehensively insured including all damages, losses, events, third party liabilities etc. The Builder/Developer shall pay the premium for one year only from the date of handing over the Building and society will continue to pay the premium to the Insurance Company.
11. The Builder/Developer hereby agreed and covenant
  - (I) Not to do any act deed or thing which may be contrary to and/or in violation of any of the terms and conditions of this Agreement.

*[Handwritten Signature]*  
*[Handwritten Signature]*

Maden Mohan Yadav  
 Shankar Yadav

*[Handwritten Signature]*

Usha Kumari

Rajeev Kumar Kothari  
26/4/24

- (II) Builder/Developer will be entitled to get finance from the bank/financial institution against mortgage of Builder/Developer shares of flats mentioned in Schedule – II below.
12. The Builder/Developer hereby indemnifies and agrees to keep the Land Owners saved harmless and indemnified of, from and against any and all loss, damage, cost, claim, demand action, proceeding or liabilities (whether criminal or civil) suffered by the Land Owners in relation to the development and construction of the Building Complex and those resulting from breach of this Agreement by the Builder/Developer, including any act of neglect or default of the Builder's consultants, employees and any breach resulting in any successful claim by and third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

**ARTICLE-VIII : LEGAL PROCEDURES**

1. It is hereby agreed by the parties that all disputes and differences arising out of or in relation to these presents or concerning the development, of the property and construction of new Buildings and in relation thereto may be referred to the sole Actuator/Arbitrator appointed with the consent of both parties and his decision shall be final and binding on the parties.
2. Only the Courts at Ranchi shall have jurisdiction to entertain try and determine or adjudicate all actions, suits and legal proceedings arising out of or in relation to these presents and the award of Arbitrator or otherwise between the parties herein shall be final.

Rajeev Kumar Keshari  
26/4/24

**FIRST SCHEDULE**  
**(Property of Land)**

All that piece and parcel of land measuring 82 (eighty two) Decimals being area of R.S. Plot No. 638, under Khata No. 68, Ward No. 47, Holding No. 0490004190000Z0, Thana no. 214, Mauza- Namkum, Circle- Namkum, situated at Village- Mahua Toli, P.S. Namkum, P.O. Namkum, District- Ranchi, Jharkhand

**Boundary of aforesaid lands**

NORTH : R.S. Plot No. 623 & 624  
SOUTH : R.S. Plot No. 639

*Hyndar*  
*Dalpat*  
*Nandan Mohan Yadav*  
*Shankar Yadav..*

*Uyadhu*

*Usha Kumari*

EAST : R.S. Plot No. 1095, Village Road  
 WEST : R.S. Plot No. 637

**Valuation of land for the purpose of registration**

Value of land measuring 82 decimals

@ Rs. 11,55,504/- per Decimals

(Main Road)

Commercial Rate.

Rs. 9,47,51,328/-

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**(OWNER'S ALLOCATIONS)**

All that piece and parcel of 30 flats along with 29 car parking space in "OAK VALLEY", "YADUGRAAM" altogether with undivided proportionate share in land and all common facilities and amenities of the Building allotted to the Landowner's as OWNER'S ALLOCATION.

**Details of Flats**

Sl. No.	Flat no.	Block	Floor	Super Built up Area	Name of Land Owners
1.	2-A	A	2 <sup>nd</sup>	1575 Sq.Ft.	M.M. Yadav
2.	2-C	A	2 <sup>nd</sup>	1885 Sq.Ft.	M.M. Yadav
3.	5-A	A	5 <sup>th</sup>	1575 Sq.Ft.	B.K. Gope
4.	5-B	A	5 <sup>th</sup>	1740 Sq.Ft.	B.K. Gope
5.	6-A	A	6 <sup>th</sup>	1575 Sq.Ft.	Usha Kumari
6.	7-B	A	7 <sup>th</sup>	1740 Sq.Ft.	D.K. Yadav
7.	7-C	A	7 <sup>th</sup>	1885 Sq.Ft.	Usha Yadav
8.	9-A	A	9 <sup>th</sup>	1865 Sq.Ft.	Shankar Yadav
9.	9-B	A	9 <sup>th</sup>	770 Sq.Ft.	Shankar Yadav
10.	9-D	A	9 <sup>th</sup>	345 Sq.Ft.	Shankar Yadav
11.	2-B	B	2 <sup>nd</sup>	1735 Sq.Ft.	Shankar Yadav
12.	2-D	B	2 <sup>nd</sup>	1690 Sq.Ft.	Usha Kumari
13.	2-E	B	2 <sup>nd</sup>	1720 Sq.Ft.	Usha Kumari
14.	3-A	B	3 <sup>rd</sup>	1775 Sq.Ft.	Shankar Yadav
15.	3-B	B	3 <sup>rd</sup>	1735 Sq.Ft.	Shankar Yadav

*Shankar Yadav*  
*Shankar Yadav*  
 Shankar Yadav  
 Shankar Yadav

Page | 12  
*Uyadav*  
 Usha Kumari

*Kumar Keshvi*  
*Rojan*  
 26/4/24

16.	3-D	B	3 <sup>rd</sup>	1690 Sq.Ft.	M.M. Yadav
17.	3-E	B	3 <sup>rd</sup>	1720 Sq.Ft.	M.M. Yadav
18.	4-D	B	4 <sup>th</sup>	1690 Sq.Ft.	D.K. Yadav
19.	4-E	B	4 <sup>th</sup>	1720 Sq.Ft.	D.K. Yadav
20.	5-A	B	5 <sup>th</sup>	1775 Sq.Ft.	D.K. Yadav
21.	5-D	B	5 <sup>th</sup>	1690 Sq.Ft.	B.K. Gope
22.	5-E	B	5 <sup>th</sup>	1720 Sq.Ft.	B.K. Gope
23.	8-F	B	8 <sup>th</sup>	1085 Sq.Ft.	B.K. Gope
24.	9-C	B	9 <sup>th</sup>	1210 Sq.Ft.	Shankar Yadav
25.	9-E	B	9 <sup>th</sup>	1720 Sq.Ft.	Usha Yadav
26.	9-F	B	9 <sup>th</sup>	1085 Sq.Ft.	M.M. Yadav
27.	10-A	B	10 <sup>th</sup>	1775 Sq.Ft.	Usha Yadav
28.	10-B	B	10 <sup>th</sup>	1735 Sq.Ft.	Usha Yadav
29.	10-C	B	10 <sup>th</sup>	1210 Sq.Ft.	Usha Kumari
30.	10-F	B	10 <sup>th</sup>	1085 Sq.Ft.	D.K. Yadav

### BUILDER'S ALLOCATION

All that piece and parcel of 60 flats along with 60 car parking space in "OAK VALLEY", "YADUGRAAM" altogether with undivided proportionate share in land and all common facilities and amenities of the Building allotted to the BUILDER as BUILDER ALLOCATION.

### Details of Flats

Sl. No.	Flat no.	Block	Floor	Super Built up Area
1.	2-B	A	2 <sup>nd</sup>	1740 Sq.Ft.
2.	3-A	A	3 <sup>rd</sup>	1575 Sq.Ft.
3.	3-B	A	3 <sup>rd</sup>	1740 Sq.Ft.
4.	3-C	A	3 <sup>rd</sup>	1885 Sq.Ft.
5.	4-A	A	4 <sup>th</sup>	1575 Sq.Ft.
6.	4-B	A	4 <sup>th</sup>	1740 Sq.Ft.

Rajeev Kumar Kishore  
 26/4/24

*Shankar Yadav*  
*B.K. Gope*

*Maan Mohan Yadav*  
*Shankar Yadav*

*Uyadav*

*Usha Kumari*

7.	4-C	A	4 <sup>th</sup>	1885 Sq.Ft.
8.	5-C	A	5 <sup>th</sup>	1885 Sq.Ft.
9.	6-B	A	6 <sup>th</sup>	1740 Sq.Ft.
10.	6-C	A	6 <sup>th</sup>	1885 Sq.Ft.
11.	7-A	A	7 <sup>th</sup>	1575 Sq.Ft.
12.	8-A	A	8 <sup>th</sup>	1575 Sq.Ft.
13.	8-B	A	8 <sup>th</sup>	1740 Sq.Ft.
14.	8-C	A	8 <sup>th</sup>	1885 Sq.Ft.
15.	9-C	A	9 <sup>th</sup>	1885 Sq.Ft.
16.	1-A	B	1 <sup>st</sup>	1775 Sq.Ft.
17.	1-B	B	1 <sup>st</sup>	1735 Sq.Ft.
18.	1-C	B	1 <sup>st</sup>	1210 Sq.Ft.
19.	1-D	B	1 <sup>st</sup>	1690 Sq.Ft.
20.	1-E	B	1 <sup>st</sup>	1720 Sq.Ft.
21.	1-F	B	1 <sup>st</sup>	545 Sq.Ft.
22.	1-G	B	1 <sup>st</sup>	545 Sq.Ft.
23.	2-A	B	2 <sup>nd</sup>	1775 Sq.Ft.
24.	2-C	B	2 <sup>nd</sup>	1210 Sq.Ft.
25.	2-F	B	2 <sup>nd</sup>	545 Sq.Ft.
26.	2-G	B	2 <sup>nd</sup>	545 Sq.Ft.
27.	3-C	B	3 <sup>rd</sup>	1210 Sq.Ft.
28.	3-F	B	3 <sup>rd</sup>	545 Sq.Ft.
29.	3-G	B	3 <sup>rd</sup>	545 Sq.Ft.
30.	4-A	B	4 <sup>th</sup>	1775 Sq.Ft.
31.	4-B	B	4 <sup>th</sup>	1735 Sq.Ft.
32.	4-C	B	4 <sup>th</sup>	1210 Sq.Ft.
33.	4-F	B	4 <sup>th</sup>	545 Sq.Ft.

Rajan Kumar Keshari  
26/4/24

~~Shankar~~

~~Raj~~

Mahesh Motam Jaal

Shankar Yadav

Uyada

Usha Kumari

34.	4-G	B	4 <sup>th</sup>	545 Sq.Ft.
35.	5-B	B	5 <sup>th</sup>	1735 Sq.Ft.
36.	5-C	B	5 <sup>th</sup>	1210 Sq.Ft.
37.	5-F	B	5 <sup>th</sup>	545 Sq.Ft.
38.	5-G	B	5 <sup>th</sup>	545 Sq.Ft.
39.	6-A	B	6 <sup>th</sup>	1775 Sq.Ft.
40.	6-B	B	6 <sup>th</sup>	1735 Sq.Ft.
41.	6-C	B	6 <sup>th</sup>	1210 Sq.Ft.
42.	6-D	B	6 <sup>th</sup>	1690 Sq.Ft.
43.	6-E	B	6 <sup>th</sup>	1720 Sq.Ft.
44.	6-F	B	6 <sup>th</sup>	1085 Sq.Ft.
45.	7-A	B	7 <sup>th</sup>	1775 Sq.Ft.
46.	7-B	B	7 <sup>th</sup>	1735 Sq.Ft.
47.	7-C	B	7 <sup>th</sup>	1210 Sq.Ft.
48.	7-D	B	7 <sup>th</sup>	1690 Sq.Ft.
49.	7-E	B	7 <sup>th</sup>	1720 Sq.Ft.
50.	7-F	B	7 <sup>th</sup>	1085 Sq.Ft.
51.	8-A	B	8 <sup>th</sup>	1775 Sq.Ft.
52.	8-B	B	8 <sup>th</sup>	1735 Sq.Ft.
53.	8-C	B	8 <sup>th</sup>	1210 Sq.Ft.
54.	8-D	B	8 <sup>th</sup>	1690 Sq.Ft.
55.	8-E	B	8 <sup>th</sup>	1720 Sq.Ft.
56.	9-A	B	9 <sup>th</sup>	1775 Sq.Ft.
57.	9-B	B	9 <sup>th</sup>	1735 Sq.Ft.
58.	9-D	B	9 <sup>th</sup>	1690 Sq.Ft.
59.	10-D	B	10 <sup>th</sup>	1690 Sq.Ft.
60.	10-E	B	10 <sup>th</sup>	1720 Sq.Ft.

Rajeev Kumar Keshari  
26/4/24

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Mahesh Mahesh Yadav

Shankar Yadav

Uyada

Usha Kumari

That the Builder allocation pursuant of Section 5, Sub-Section (1) & (2) of the Jharkhand New building/apartment (Flat) Ownership Act 2011. The land owner and developer shall be absolute owner of their respective shares and they will be entitled to sell/transfer their shares separately.

Sub Sec. 5.2 The final sale/lease of the new building/apartment (Flat) alongwith the common areas and facilities shall be executed and registered by the Developer/Promoter or the owner, as the case may be as per Sub-Section 5.1 in favor of the prospective New building/apartment (Flat) Owners.

**THE THIRD SCHEDULE ABOVE REFERRED TO: (COMMON FACILITIES)**

1. The foundation, columns, beams, supports, corridors, lobbies, stairs, landings, entrances and exits which shall be utilized by the Developer but the purchasers have right to access whenever necessary for the purposes of repair maintenance etc. of common amenities and the Developer shall have right to construct if any above the roof of the building according to their proportion.
2. Pumps installation, pump room and room for staff workers if any.
3. Common passages drive ways 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, meter and fixtures (excluding those as are installed for any particulars flat).
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer wide walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and its room.
9. One Guard/Servant room with Bathroom.
10. Such other common parts, areas, equipments, installations, fittings, covered and open space in or about the said building as necessary for passage to user and occupancy of flat or flats in common and as are

Rajeev Kumar Keshri  
26/4/24

~~Hyderabad~~  
~~Hyderabad~~  
Moolan Moton Tadar  
Shankar Yadav

Uyada

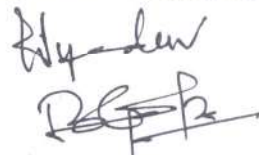
Usha Kumari

easement of necessary or the building but excluding car parking space and areas.

**THE FOURTH SCHEDULE ABOVE REFERRED TO: (COMMON EXPENSES)**

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common areas and facilities including white washing, paints and decorating the exterior portion of the said building, the boundary walls, entrance, staircase, landings gutters, rainwater pipes, motor pump, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in, under or upon the building enjoyed or used in common by the owners, intending purchasers co-purchaser or other occupiers thereto after the LAND OWNERS of the building after completion.
2. The cost of cleaning, maintenance and lighting the main entrance, landings, staircase and other parts of the building as enjoyed or used in common by these occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidars, plumbers, electricians, sweepers etc. if any.
4. The costs of working repairs, replacement and maintenance of pumps, tube well and other plumbing works including all other service 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. All electrical charges payable in common for the common portions of the said building.
7. All such other expenses including printing & stationery also, expenses incurred in respect of any dispute with Ranchi municipal corporation, R.M.C., Ranchi or any other local authority, government, insurance company or any other persons in relation to or be deemed by the **BUILDER** or any adhoc committee or association of the occupiers to be

Rajew Kumar Kothari  
26/4/24



Madan Mohan Yadav

Shankar Yadav



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Usha Kumari

necessary or incidental to the maintenance and upkeep of the said building.

**THE FIFTH SCHEDULE REFERRED TO ABOVE :-**

1. The intending purchaser shall be entitled to all rights, privileges, vertical and lateral supports, easements, 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 of way in common as aforesaid into and upon all the common passages, driveways, entrances at all times, for all purposes connected with the reasonable use and enjoyment of the said flat 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 invitees and/or customers to obstruct in any way by vehicle, deposit of materials, rubbish or any other thing, free passage driveways, and entrance as aforesaid.
3. The right of protection of the said flat by or from all other parts of the building and property so far as they protect the same.

Rajew Kumar Keshri  
26/4/24

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

1. The right of flow in common with the purchaser and other person aforesaid of electricity, water, soil or waste from and to any part (other than tries said flats) to the other part of the said building through pipes, drains, wires or conduits lying or being in under 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 diminish any support enjoyed by other parties of the said building.

H4-~~dar~~

~~12/12/24~~

Madan Mohan Yadav

Shankar Yadav

Vyadav

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Usha Kumari

**(SPECIFICATION INCLUDING UTILITY AREA)**

<b>FOUNDATION:</b>	R.C.C. Foundation
<b>PLINTH LEVEL :</b>	As per design
<b>ROOF :</b>	R.C.C. slab with proportion as per design.
<b>WALL :</b>	All external wall of thickness 10" & internal wall thickness 5" as per design.
<b>FLOOR :</b>	Common floor area marble vitrified tiles.
<b>CHOUKHAT :</b>	All choukhat of WPC sal wood frame/R.C.C. and flush door or commercial ply 32 mm thick.
<b>WINDOWS:</b>	Three track sliding UPVC/Aluminium with glass.
<b>WIRING :</b>	Concealed wiring with standard electrical fittings (ISI Mark)
<b>DOORS :</b>	Wooden frame with flush door
<b>ROOMFLOOR :</b>	Vitrified Tiles.
<b>KITCHEN :</b>	Floor vitrified tiles and glazed tiles. Platform : R.C.C. 2" thick topped with Granite.
<b>TOILET :</b>	Floor : Glazed tiles upto 7 feet.
<b>INTERNAL FINISH :</b>	Finished in P.O.P. of standard make.
<b>WATER SUPPLY :</b>	Through necessary fitting of standard make from bore well with over head tank connected with electric pump.
<b>PIPE LINE :</b>	For water supply G.I. Pipe or P.V.C. for sewerage cement pipe as per design.
<b>SANITARY FITTINGS:</b>	All C.P. or brass fittings of standard make. White glazed vitreous sanitary ware. Cistern of white acrylic fiber glass.

Rajeev Kumar Keshari  
26/4/24

~~Shankar Yadav~~  
~~Rajeev~~

Uyadav

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Mohan Mohan Tachar

Shankar Yadav. Usha Kumari

**STAIRCASE :** Comfortable designed R.C.C. made with 1:2:4 proportions Railing made of pipe.

**LIFT & GENERATOR :** Passenger lift for 6 person each, Strachure Lift and one generator (sound proof) as required.

**OTHER FACILITY :** Telephone, EPBX, T.V. Cable, Standby power facility available at extra cost.

IN WITNESSES WHEREOF the LAND OWNERS and the DEVELOPER have put their respective signatures, on this the 26<sup>th</sup> day of April 2024 at Ranchi after fully understanding the contents of this Development Agreement.

Witnesses :

1. Kamla Gope

Kamla Gope  
Wife of Basant Kumar Gope  
R/o- Mahuwa Toli, Namkum, Ranchi.  
UID- XXXX XXXX 9642

2. Anil Kumar

Anil Kumar  
Son of Ramchandra Keshri  
R/o- Flat No. 4/E, Western Block,  
Tirath Mansion, Main Road, Ranchi  
UID- XXXX XXXX 2455

Signature of LAND OWNERS

Hyderabad

~~Basant Kumar Gope~~

Madan Mohan Tadar

Shankar Tadar

Uyadav

Usha Kumari

26/4/24

All signatures here are  
taken in my presence





Chyngun  
26/4/2024



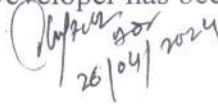
Md. Saad  
~~Md. Saad~~  
 Md. Nusrat Jahan  
 Shauka Jahan  
 Ujjwal  
 Usha Kumari

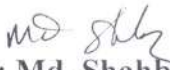
Signature of the Builder/Developer

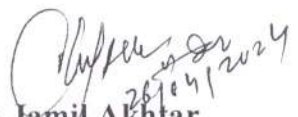
Rajeev Kumar Keshri

				
Little	Ring	Middle	Fore	Thumb

Certified that the finger print and photograph of land owners & Developer has been affixed by me, before me.

  
 26/04/2024

  
 Typed by : Md. Shahbaz

  
 Drafted by : Jamil Akhtar  
 Advocate



VILLAGE: NAMKUM, THANA No. 214

P.S: NAMKUM, DISTRICT: RAHCHI

R.S PLOT No. 638

KHATA No. 68

AREA: 82 Decimals

SHOWN IN RED WASH

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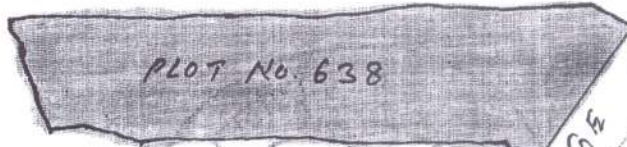
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26/4/24

PLOT No. 623 & 624

PLOT No.  
637



PLOT No. 638



PLOT No. 639

VILLAGE ROAD

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Sch XIV- F.No. 180v  
रसीद मालगुजारी  
नाम सर्कल । नाम मौजा मय  
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती  
नाम रैयत मय वलिदयत जमाबन्दी  
वो सकुनत नम्बर।

Page No. : 45  
Vol. No. : 10  
Receipt No. : 0068117852

नामकुम   नामकुम   214   धनेश्वर कुमार यादव वगैरह ,Basant Kumar Gope, Madan Mohan Yadav, Shankar Yadav, Usha Yadav, Usha Kumari		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
68	638	0 एकड़ 82 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	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)	
माल (नकदी)	100.00				100.00	100.00
गुजारी (भावली)	25.00				25.00	25.00
सेस	50.00				50.00	50.00
सूद	50.00				50.00	50.00
मुतफरकात	20.00				20.00	20.00
मीजान	245.00				245.00	245.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2021-2022)		
माल (नकदी)				100.00	100.00	
गुजारी (भावली)				25.00	25.00	
सेस				50.00	50.00	
सूद				50.00	50.00	
मुतफरकात				20.00	20.00	
मीजान अदायकारी				245.00	245.00	

(1) मीजान कुल (लफजों में) : Four Hundred Ninety Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 26-04-2022

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



ऑनलाइन जाँचा

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 ।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

April 26, 2024

पंजी !! प्रति

भाग वर्तमान	10	पृष्ठ संख्या	45											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-02	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	नामकुम	होलिडिंग संख्या	68	तौजी संख्या		थाना नम्बर	214	खाता का प्रकार	रैयती					
धनेश्वर कुमार यादव वगैरह , पिता-स्व. सनिचर यादव व., जाति- अहीर एवं Basant Kumar Gope , Madan Mohan Yadav , Shankar Yadav , पिता-Late Shanichar Yadav, जाति- अहीर एवं Usha Yadav , पति-Late Bhisham Yadav, जाति- अहीर एवं Usha Kumari , पति- Late Bablu Kumar Yadav, जाति- अहीर														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
68	638	0 ए 82 डि 0 हे			नामान्तरण मुकदमा संख्या 9451/2021 - 2022					100	0			
		कुल परिमाण			0 ए 82 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	
04-26-2022	0068117852	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20	
09-11-2023	0529473230	2023-2024	2023-2024	0	100	0	25	0	50	0	50	0	20	

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

Mutation Cases Not Found !!

List Of Case Status Details

व्यवस्था देखें



BACK

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

ऑनलाइन जाँचा



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



CRSLP/40460416 4/2/2022

जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	नामकुम	हल्का	हल्का-02
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	10	पृष्ठ संख्या वर्तमान	45	थाना न.	214
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है	करोबार विस्तृत सूचना प्लॉट न.
60416	9451	नामकुम/ 214	नामकुम	(अंचलाधिकारी) 21/03/2022	By Succession	खाता न. 68	खतो न. 638
	/R/27				Decd No. Dated	पृष्ठ संख्या वर्तमान 67	82 डिसमील
	2021-2022						
उत्तराधिकारी का नाम: (धनेश्वर कुमार यादव वगैरह पिता-स्व. सनिचर यादव व. जाति-अहीर, पता-Mahuwa Toli Namkum Ranchi) एवं (Bisham Kumar Gopeपिता-Late Shanichar Yadav, जाति-अहीर, पता-Mahuwa Toli Namkum Ranchi) एवं (Madan Mohan Yadavपिता-Late Shanichar Yadav, जाति-अहीर, पता-Mahuwa Toli Namkum Ranchi) एवं (Shankar Yadavपिता-Late Shanichar Yadav, जाति-अहीर, पता-Mahuwa Toli Namkum Ranchi) एवं (Usha Yadavपिता-Late Bhisam Yadav, जाति-अहीर, पता-Mahuwa Toli Namkum Ranchi) एवं (Usha Kumariपिता-Late Bablu Kumar Yadav, जाति-अहीर, पता-Mahuwa Toli Namkum Ranchi)							
जमाबंदी रैयत का नाम: जदुआ अहीर-पुत्र-चमर							
पूर्वज: Jaduwa Ahir, पिता-Late Chamru Ahir, जाति-अहीर, पता-Mahuwa Toli Namkum Ranchi							



Approved By : BINOD PRAJAPATI  
अंचलाधिकारी नामकुम

राजस्व कर्मचारी हल्का-02 को आवश्यक कार्यवाही एवं सूचनायें हस्तान्तरित।  
यह एक कंप्यूटर जनित प्रति है।  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

C.No.14-19 से बचाव-कोरोना हारोगा. भारत जीतेगा। दो गज की दूरी मास्क है जरूरी। सोशल डिस्टेंसिंग करना होगा, हमें कोरोना से लड़ना होगा।



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : CNT07110911820220716

Date : 2022-07-07

Department / Section : Revenue Section

Ward No : 49

Account Description : Holding Tax & Others

New Ward No : 47

Application No SAF/01/049/02397

New Holding No : 049000419000020

Received From Mr / Mrs / Miss . : DHANESHWAR KUMAR YADAV S/O LATE SANICHAR MAHATO, BASANT KUMAR GOPE S/O LATE SHANICHAR MAHTO, MADAN MOHAN YADAV S/O LATE SANICHAR MAHTO, USHA KUMARI W/O LATE BABLU KUMAR YADAV, USHA YADAV W/O LATE VISHAM YADAV, SHANKAR YADAV S/O LATE SANICHAR MAHTO

Address : MAHUWA TOLI NAMKUM RANCHI

A Sum of Rs. : 12536.00

(in words) :

**Twelve Thousands Five Hundred And Thirty Six Rupees Only**

towards : Holding Tax & Others Vide : CASH

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	4	2021-2022	4	2022-2023	11208.38
<b>Total Amount</b>					<b>12536.00</b>
<b>Round Off Amount</b>					<b>0.88</b>
<b>Total Paid Amount</b>					<b>12536.00</b>



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



## Ranchi Municipal Corporation

FORM FOR SANCTION OF GROUP DEVELOPMENT SCHEME

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

From,

The Municipal Commissioner  
Ranchi Municipal Corporation

To,

DHANESHWAR KUMAR YADAV BASANT KUMAR GOPE  
MADAN MOHAN YADAV SHANKAR YADAV USHA YADAV  
AND USHA KUMARI  
HIG -21 , ARGORA HOUSING COLONEY , ARGORA ,  
RANCHI, 834002

Re:sanction of your building plan case no. RMC/GH/0800/W47/2022 dated 27/9/2022 for grant of license on Dated 1/3/2024 for the Group Development Scheme in Khata No.: 68 on RS Plot no.: 638 Situated in Colony/Street: NAMKOM Mohalla/Bazar/Road: NAMKOM.

Sir,

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

1. You have to pay the balance fee of RS.694181/-
2. You have to furnish & Deposit a Gift Deed of 12.35 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.709746/- labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

*Namkom*

**Namkom**

**नाममौजा नामकोम**

शीट नम्बर २

नाम, चाना शंची

चाना नम्बर २१४

**ज़िला राँची**

स्केल एक माईल बराबर १६ इंच

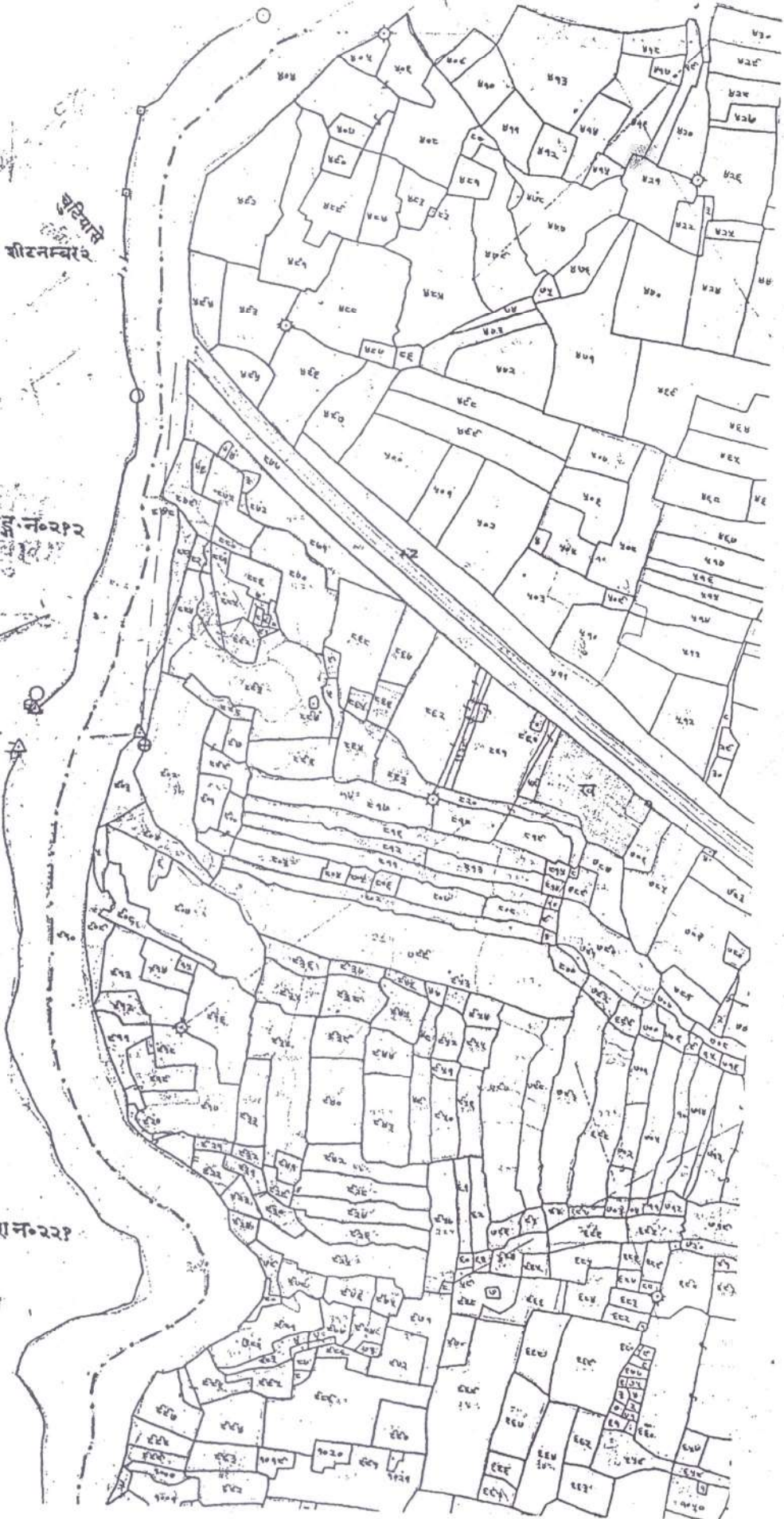
सन १९३२ - ३३ इस्वी

शामलोड्ड नं० २१२

बड़ा चाघरान नं० २२१

बड़ा चाघरान

बड़ा चाघरान



*Handwritten notes:*  
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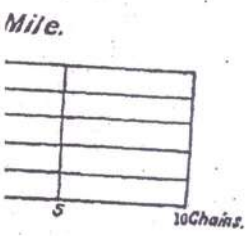


समलोक नं०२१२



बड़ा बाघरा नं०२२१

सुवर्णा



सुवर्णा नदी

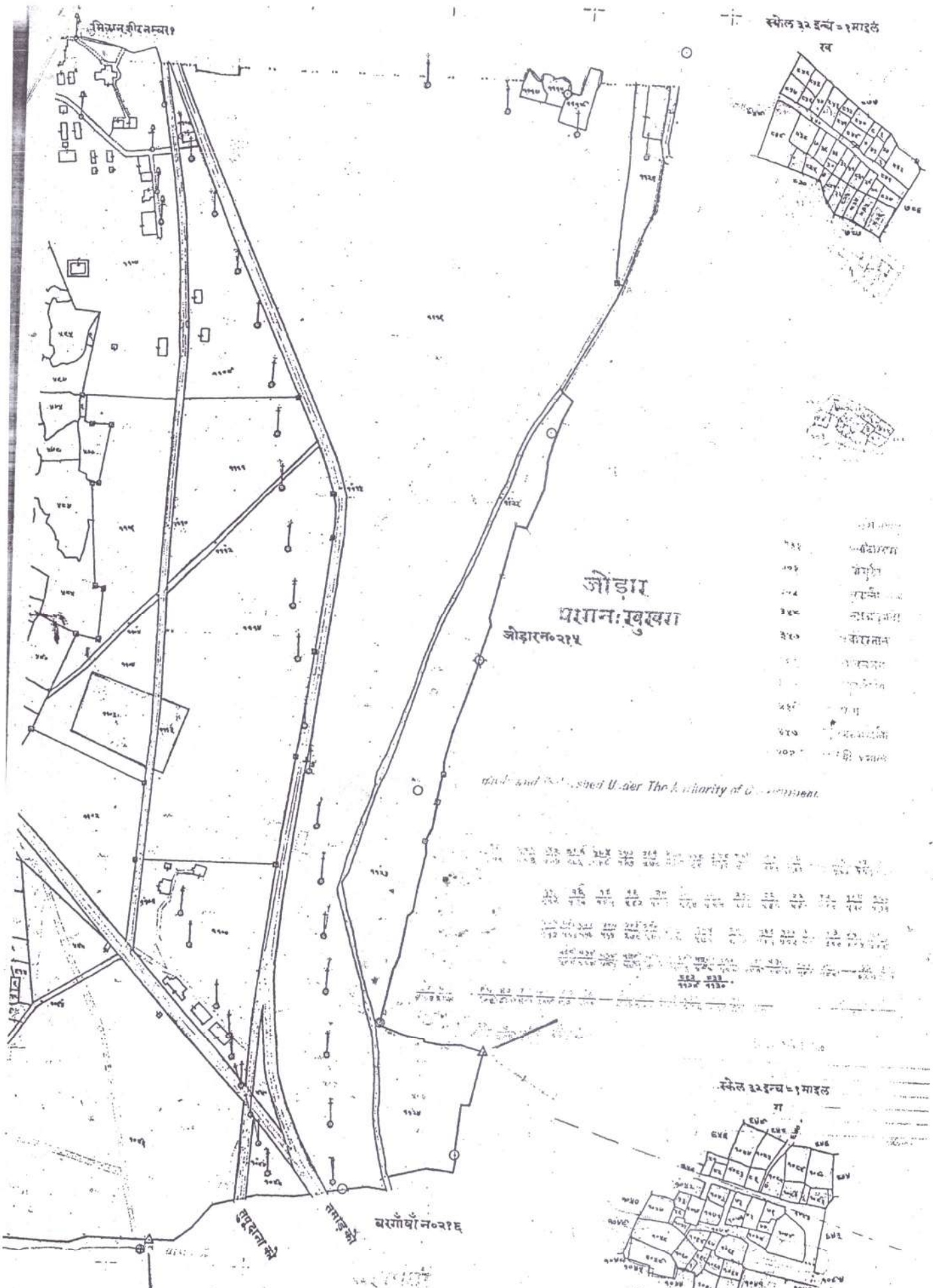
विजयी नं०२१८

विजया

सुवर्णा नदी

638





स्केल ३२ इंच = १ माइल

रव



जोड़ार  
परान: खुखरा  
जोड़ार नं० २१५

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स्केल ३२ इंच = १ माइल

रव



Made and published under the authority of Government.

*[Signature]*

Superintendent of Survey.



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम			रैयत का नाम, अभिभावक का नाम, रिश्ता							
हरवंस लाल साहु			जदुवा अहीर, पेशरान - चमरु अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- साकीन हातमा व मंगरा अहीर, पेशरान - चमरु अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- साकीन हातमा							
जिला का नाम	राँची	अंचल का नाम	नामकुम	हलका का नाम	हल्का-02	मौजा का नाम	नामकुम	खाता का प्रकार	रैयती	
खेवट नम्बर <sup>3</sup>	खाता नम्बर 68		थाना का नाम	नामकुम	थाना नम्बर	214				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
68	638	दोन करमा उरांव दोन जगेशर राम वगैरह	दोन एक 5	0 (एकड़) 82 (डिसमील) 0		बजरिये सादा हुकुमनामा सादा तारीख 31-5-21 इस्वी सलामी 60-0-0 साठ रुपैया	4	2	0	कायमी
खाता मे कुल प्लोट संख्या		1	खाता का कुल मिजान	0 (एकड़) 82 (डिसमील) 0		खाता का कुल	4 2 0			

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 |

ऑनलाइन जाँचा

4/26/2024  
4:13:23 PM

**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)	✓	

26/04/24  
**Poonam Tewari**  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित



**W**  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित

**Vaibhav Mani Tripathi**  
 DSR, Ranchi

C  
26/4



## Pre Registration Docket

Date :- 26-04-2024 09:21 am

Office Name :- SRO - Ranchi

Token No:- 202400050928

Appoinment :- 26-Apr-2024 Time:- 11:27

Article	Development Agreement
Pre Registration Date	24-Apr-2024
No. Of Pages	46
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 23,72,169.

Property Id: 1208337

Valuation No. : 1645036 / 2024	:- 2024-2025	Date : 26-April-2024 09:25:AM
State : Jharkhand	District : Ranchi	Tahsil : Namkum
Land Type : Urban	Corporation : Ranchi Municipal Corporation Namkum	Village/City : Namkum
Namkum Ward No 47 Village Code 214 - Other Road -		
Khata Number - 68		
Plot Number - 638		
Volume Number - 10		
Page Number - 45		
Holding Number - 0490004190000Z0		
Ward Number - 47		

Property Rates			
Commercial Land (Y)			
₹1155504/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	82 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 82 x 1155504=94751328	₹9,47,51,328/-
A	Total		₹9,47,51,328/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹9,47,51,400/-
Total Amount in Words : Nine Crore Forty Seven Lakhs Fifty One Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R S PLOT NO 1095 VILLAGE ROAD, West: R.S. PLOT NO. 637, South: R.S. PLOT NO. 639, North: R.S. PLOT NO. 623 & 624
Area	Land area : 82.00 Decimal
Other Description of the Property	Pin Code - 834010, Building Name - OAK VALLEY YADUGRAAM
Government/Market Value	94751328
Transaction Amount	94751400

CLAIMANT	<b>-Ms. NISITH KESHARI CONSTRUCTIONS PVT LTD THRO ITS DIRECTOR SHRI RAJEEV KUMAR KESHRI , Father/Husband Name SHRI RAMCHANDRA KESHRI , PAN No.- Date Of Birth-11-Feb-1980, Permission Case No.- , Aadhaar No. *****1622, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-MAIN ROAD, Address - R/O- 4-E TIRATH MANSION, NEAR OVER BRIDGE, MAIN ROAD, P.S. CHUTIA, DISTRICT- RANCHI, Pin Code-834001</b>
EXECUTANTS	<b>-Mr. MADAN MOHAN YADAV , Father/Husband Name LATE SANICHAR MAHTO , PAN No.- Date Of Birth-12-Apr-1957, Permission Case No.- , Aadhaar No. *****8964, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-NAMKUM, Address - R/O- VILLAGE- MAHUA TOLI, P.S. NAMKUM, DISTRICT- RANCHI, Pin Code-834010</b>
	<b>-Mr. DHANESHWAR KUMAR YADAV , Father/Husband Name LATE SANICHAR MAHTO , PAN No.- Date Of Birth-19-Jan-1953, Permission Case No.- , Aadhaar No. *****3755, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-NAMKUM, Address - R/O- JAIPAL NAGAR, JORAR NAMKUM, DISTRICT- RANCHI, Pin Code-834010</b>
	<b>-Mr. BASANT KUMAR GOPE , Father/Husband Name LATE SHANICHAR MAHTO , PAN No.- Date Of Birth-01-Jan-1955, Permission Case No.- , Aadhaar No. *****5006, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-NAMKUM, Address - R/O- MAHUA TOLI, NAMKUM, DISTRICT- RANCHI, Pin Code-834010</b>
	<b>-Mrs. USHA KUMARI , Father/Husband Name LALU SINGH YADAV , PAN No.- Date Of Birth-25-Aug-1979, Permission Case No.- , Aadhaar No. *****4713, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-NAMKUM, Address - R/O- VILLAGE- MAHUA TOLI, P.S. NAMKUM, DISTRICT- RANCHI, Pin Code-834010</b>
	<b>-Mrs. USHA YADAV , Father/Husband Name LATE RAM NARESH PRASAD YADAV , PAN No.- Date Of Birth-25-May-1970, Permission Case No.- , Aadhaar No. *****8782, Country-INDIA, State Name-Gujarat, District Name-GANDHI NAGAR, City/Village/Town Name-GANDHI NAGAR, Locality-MOTERA, Address - R/O- A-8, MAITRI ASHOKA BUNGLOWS, NEAR SWASTIK SCHOOL, DISTRICT-AHMEDABAD, Pin Code-382424</b>

	<b>-Mr. SHANKAR YADAV , Father/Husband Name</b> LATE SANICHAR MAHTO , <b>PAN No.- Date Of Birth</b> -07-Mar-1961, <b>Permission Case No.- , Aadhaar No.</b> *****3638, <b>Country</b> -INDIA, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -RANCHI, <b>Locality</b> -ASHOK NAGAR, <b>Address</b> - R/O- FLAT NO. 101, SHREE GANESH APARTMENT, ASHOK VIHAR, ASHOK NAGAR, DISTRICT- RANCHI, <b>Pin Code</b> -834002
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Witness Information	<b>Mrs. KAMLA GOPE , Address</b> - MAHUWA TOLI NAMKUMA RANCHI-, <b>Father/Husband Name</b> -BASANT KUMAR GOPE
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Identifier Details	<b>Mr. ANIL KUMAR , Address</b> - R/O- 4-E WESTERN BLOCK TIRATH MANSION, MAIN ROAD, DISTRICT- RANCHI-, <b>Father/Husband Name</b> -RAMCHANDRA KESHRI
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,380
<b>Total</b>		<b>1,380</b>

Fee Rule:Development Agreement		
1	A1	23,68,785
2	LL	3
3	PR	1
<b>Total</b>		<b>23,68,789</b>

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

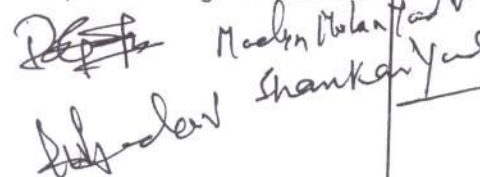
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



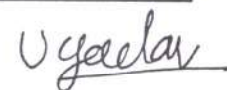
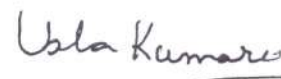
Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



## Document Registration Summary 1

Date :-26-Apr-2024

- Government/Market Value: ₹94751400/-
- Transaction Amount: ₹94751400 /-
- Paid Stamp Duty: ₹50 /-

On Date 26-04-2024 Presented at SRO - Ranchi  
Signature of Presenter

SRO - Ranchi

Receipt : 1010528

Receipt Date : 26-04-2024

Presenter Name: -

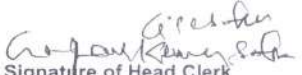
PR	₹1
SP	₹1380
LL	₹2034
A1	₹2368785
Stamp Duty	₹50

<b>Total</b>	<b>₹2372250</b>
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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	50	-46	GRAS	NisithKeshariConstructionsPvtLtdThroltsDirectorShriRajeevKumarKeshri	GRN Number 2401812778 DEPT Transaction Id : 4ec7e75770ee6ff9bbc5 Transaction Type :	50
PR	1	1	0	GRAS	NisithKeshariConstructionsPvtLtdThroltsDirectorShriRajeevKumarKeshri	GRN Number 2401813032 DEPT Transaction Id : 846827c699fa501d44c1 Transaction Type :	1
SP	1380	1380	0	GRAS	NisithKeshariConstructionsPvtLtdThroltsDirectorShriRajeevKumarKeshri	GRN Number 2401813032 DEPT Transaction Id : 846827c699fa501d44c1 Transaction Type :	1380
A1	2368785	2368785	0	GRAS	NisithKeshariConstructionsPvtLtdThroltsDirectorShriRajeevKumarKeshri	GRN Number 2401813032 DEPT Transaction Id : 846827c699fa501d44c1 Transaction Type :	2368785
LL	3	2034	-2031	GRAS	NisithKeshariConstructionsPvtLtdThroltsDirectorShriRajeevKumarKeshri	GRN Number 2401813032 DEPT Transaction Id : 846827c699fa501d44c1 Transaction Type :	2034
Sub Total	2370173	2372250	-2077				

Article : Development Agreement Number of Pages : 92

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

Vaibhav Mani Tripathi  
DSR, Ranchi





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400050928







Deed Type	Development Agreement
Number of Pages	92
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1380, A1 :- Rs. 2368785, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.94751328/- ,Transaction Amount :- Rs.94751400/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Namkum Location :- Other Road, Namkum Ward No 47 Village Code 214 Property Boundaries :- East: R S PLOT NO 1095 VILLAGE ROAD, West: R.S. PLOT NO. 637, South: R.S. PLOT NO. 639, North: R.S. PLOT NO. 623 & 624 Khata Number - 68Plot Number - 638Volume Number - 10Page Number - 45Holding Number - 0490004190000Z0Ward Number - 47 Area Of Land :- 82.00 Decimal










Sh./Smt.**DHANESHWAR KUMAR YADAV** s/o/d/o/w/o **LATE SANICHAR MAHTO** has presented the document for registration in this office today dated :- **26-Apr-2024** Day :- **Friday** Time :- **15:35:52 PM**






**DHANESHWAR KUMAR YADAV**(Individual)

Party Name	Document Type	Document Number
DHANESHWAR KUMAR YADAV	PAN/UID	*****3755

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>USHA YADAV</b> <b>Address1 - R/O-</b> A-8, MAITRI ASHOKA BUNGLOWS, NEAR SWASTIK SCHOOL, DISTRICT- AHMEDABAD, <b>Address2 -</b> MOTERA , , , Jharkhand <b>PAN No.:</b> <b>Permission Case</b> <b>No.-</b>	Yes	Usha Yadav <b>Address:-</b> A-8, Near Swastik School, Maitri Ashoka Bunglows, Near Motera Village, Motera, Ahmedabad, Ahmadabad City, Ahmedabad, 382424, Chandkheda, Gujarat, India		EXECUTANTS Age:53			<i>Uyedar</i>
2	<b>MADAN MOHAN YADAV</b> <b>Address1 - R/O-</b> VILLAGE- MAHUA TOLI, P.S. NAMKUM, DISTRICT- RANCHI, <b>Address2 -</b> NAMKUM , , , Jharkhand <b>PAN No.:</b> <b>Permission Case</b> <b>No.-</b>	Yes	Madan Mohan Yadav <b>Address:-</b> , , , vill- mahuatoli po- namkum, Namkum, Namkum, Ranchi, 834010, Namkum, Jharkhand, India		EXECUTANTS Age:67			<i>Madan Mohan Yadav</i>
3	<b>USHA KUMARI</b> <b>Address1 - R/O-</b> VILLAGE- MAHUA TOLI, P.S. NAMKUM, DISTRICT- RANCHI, <b>Address2 -</b> NAMKUM , , , Jharkhand <b>PAN No.:</b> <b>Permission Case</b> <b>No.-</b>	Yes	Usha Kumari <b>Address:-</b> , , , Mahuwatoli Namkum, Namkum, Namkum, Ranchi, 834010, Namkum, Jharkhand, India		EXECUTANTS Age:44			<i>Usha Kumari</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power	Party Type	Party_Photo	Finger Print	Signature
				Of Attorney				
4	<b>BASANT KUMAR GOPE</b> Address1 - R/O- MAHUA TOLI, NAMKUM, DISTRICT- RANCHI, Address2 - NAMKUM , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Basant Kumar Gope Address:- , , , Mahua Toli, Namkum, Namkum, Ranchi, 834010, Namkum, Jharkhand, India	EXECUTANTS	Age:69			
5	<b>SHANKAR YADAV</b> Address1 - R/O- FLAT NO. 101, SHREE GANESH APARTMENT, ASHOK VIHAR, ASHOK NAGAR, DISTRICT- RANCHI, Address2 - ASHOK NAGAR , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Shankar Yadav Address:- FLAT NO- 101,SHREE GANESH APARTMENT, , ASHOK VIHAR, ASHOK NAGAR, , Ranchi, 834002, , Jharkhand, India	EXECUTANTS	Age:63			
6	<b>DHANESHWAR KUMAR YADAV</b> Address1 - R/O- JAIPAL NAGAR, JORAR NAMKUM, DISTRICT- RANCHI, Address2 - NAMKUM , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	DHANESHWAR KUMAR YADAV Address:- , Jaipal Nagar, , Jorar Namkum ranchi, Namkum, Namkum, Ranchi, 834010, Namkum, Jharkhand, India	EXECUTANTS	Age:71			

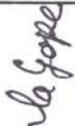
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	<b>NISITH KESHARI CONSTRUCTIONS PVT LTD THRO ITS DIRECTOR SHRI RAJEEV KUMAR KESHRI</b> Address1 - R/O- 4-E TIRATH MANSION, NEAR OVER BRIDGE, MAIN ROAD, P.S. CHUTIA, DISTRICT- RANCHI, Address2 - MAIN ROAD , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rajeev Kumar Keshri Address:- 4/E,Western Block,Tirath Mansion, Near Over Bridge, Main Road, , Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:44			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>ANIL KUMAR</b> S/o-D/o <b>RAMCHANDRA KESHRI</b> Address1 - R/O- 4-E WESTERN BLOCK TIRATH MANSION, MAIN ROAD, DISTRICT- RANCHI, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>KAMLA GOPE</b> Address1 - MAHUWA TOLI NAMKUMA RANCHI, Address2 - , , , Jharkhand			

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, ( DHANESHWAR KUMAR YADAV , BASANT KUMAR GOPE , MADAN MOHAN YADAV , SHANKAR YADAV , USHA YADAV , USHA KUMARI), has/have admitted the execution before me. He/ She/ They has / have been identified by (ANIL KUMAR) Son/Daughter/Wife of (RAMCHANDRA KESHRI) resident of (R/O- 4-E WESTERN BLOCK TIRATH MANSION, MAIN ROAD, DISTRICT- RANCHI) and by occupation (Business).

  
Signature of Registering Officer

Date:- 26-Apr-2024

  
Seal and Signature of Registering Officer

*Vaibhav Mani Tripathi*  
DSR, Ranchi



Token No.: 202400050928

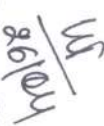
## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **26-Apr-2024** by **DHANESHWAR KUMAR YADAV**, S/O, D/O, W/O **LATE SANICCHAR MAHTO** resident of R/O- JAIPAL NAGAR, JORAR NAMKUM, DISTRICT- RANCHI, NAMKUM.

This deed was registered as Document No:- **2024/RAN/3885/BK1/3534** in Book No :- **BK1**, Volume No :- 433 from Page No :- 417 to 508 at, office of **SRO - Ranchi**

Date:- **26-Apr-2024**

  
Registering Officer  
*Yashwan Mami Tivipathu*  
DSR, Ranchi

