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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4e85b29d6a1e4f21275a

Receipt Date : 26-Apr-2023 01:06:53 pm

Receipt Amount : 100/-

Amount In Words : ONE Hundred Rupees Only

Token Number : 202309053000

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : MS JB Real Estate Developers And Contractors Through The Authorized Partner Mrs Jyoti Bajaj (Vendor)

GRN Number : 2316900528



- For Office Use -

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 विधम 21/27
के अन्तर्गत भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 का 1 के संकेत के अन्तर्गत स्थापित
संकेत या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

निष्कन पदाधिकारी

27/04/23

[Handwritten Signature]
27/4/23

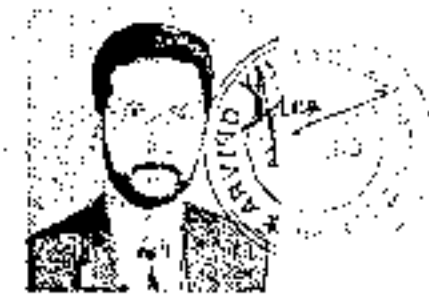
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27/4/23
MS JB Real Estate Developers & Contractors
[Handwritten Signature]
27/4/23

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

10

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Handwritten signature of Rashid Hassan.

Finger prints of Rashid Hassan
Development Agreement
100/-

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115/119
115/119 (Comm No.)

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Ranchi on this 27th day of April, 2023 (two thousand and twenty three) AD of the Christian Era.

BETWEEN

(1) RASHID HASSAN (UID No. XXXX XXXX 1130, PAN-ACEPH 717GR, Mobile No.:8252522560), Date of Birth:07.02.1968 son of Md Zamir Hasan, grand father's name Nabu Mia, by faith- Muslim, by Category- General (not affected by any restrictive provision of C.N.T.Act. 1908), by occupation - Business, resident of Ansari Mohalla, Village-Balsokra, P.S.- Chanho, District- Ranchi in the State of Jharkhand. Nationality-Indian;

For Jit Real Estate Development & Contractors

Jyoti Bajer
Partner

27/4/23

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27/4/23



Finger prints Rehana Raza



Shahjadi Khatoon
27/4/23



Finger prints of Shahzadi Khatoon

For the heirs Estate Development & Construction

Ijazat Bajaj
Hkms

27/4/23

Signature

27/4/23

(2) REHANA RAZA (UID No. XXXX XXXX 7149, PAN: EHLPR 6989E1, Mobile No.:7294166899), Date of Birth:01.01.1980, wife of Aswar Raza, daughter of Late Md. Lumar, grand father's name Md. Abdulah, by faith- Muslim, by Category- General (not affected by any restrictive provision of C.N.T.Act. 1998), by occupation - Housewife, resident of 158, Mari Tola, Near B.S.M.L. Bazar, Village - Borunda, P.O. & P.S.- Doranda, District- Ranchi in the state of Jharkhand, Nationality-Indian.

Shahjahan
27/04/23

(3) SHAHZADI KHATOON (UID No. XXXX XXXX 5130, PAN: AOUTK 2427D, Mobile No. 7283069283), Date of Birth:21.12.1984, wife of Md. Shahid Raza, D/o Late Mohammod Naser, grand father's name Abdul Rauf, by faith- Muslim, by Category- General (not affected by any restrictive provision of C.N.T.Act. 1998), by occupation - Housewife, resident of Dr. Fatehullah Road, P.S. Lower Bazar, District- Ranchi in the state of Jharkhand, Nationality-Indian, hereinafter jointly referred to as "LANDOWNERS"/ FIRST PARTY of the ONE PART.

سہیلہ رضا
27/04/23

AND

M/s JB Real Estate Developers, & Contractors, a Partnership firm, having Registration No. 484/2018 constitute under the Indian Partnership Act, 1932 having its office at 3A, Pepee Compound, P.S.- Hindpuri, District-Ranchi, through the authorized Partner Mrs. Jyoti Bajaj, wife of Sardar Gurbir Singh, resident of Pepee Compound, P.S.- Hindpuri, Dist.-Ranchi in the State of Jharkhand, Nationality-Indian, hereinafter referred to as the "DEVELOPER"/ PROMOTER" / "SECOND PARTY" of the OTHER PART.

Jyoti Bajaj
27/04/23

PAN of Firm:- AAKFI 3699K.

for JB Real Estate Developers & Contractors

Jyoti Bajaj
27/4/23 Partner

The terms and expression "LANDOWNERS / FIRST PARTY and the "DEVELOPER" / "PROMOTER" / SECOND PARTY shall mean and include in the context below their respective heirs, legal representatives, successors, successors-in-interest, successors-in-office, administrators and assigns.

Shahzad / Chandan
27/04/23

WHEREAS, the FIRST PARTY No.1/ Rashid Hassan is the absolute owner of land measuring an area of 11.57 Decimals more or less, being portion of M.S. Plot No. 1688, Sub Plot No. 1688/B-Part, Sub Plot No. 1688/B Part and Sub Plot No. 1688/B-Part, Thana No.198, corresponding to Municipal Holding No. 484 and, New Municipal Holding No. 016000268000320, Old Ward No. IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi, situated at Village- Konka, Church Road, Ranchi P.S.- Lower Bazar, District Ranchi, in the State of Jharkhand more fully described in PART-I of the FIRST SCHEDULE here under.

Wid. in (S)
27/04/23

AND WHEREAS, the FIRST PARTY No.2/ Rehana Khatun is the absolute owner of land measuring an area of 7.61 Decimals more or less, being portion of M.S. Plot No. 1688, Sub Plot No. 1688/B, Thana No.198, corresponding to Municipal Holding No. 484 and, New Municipal Holding No. 016000268000320, Old Ward No. IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi, situated at Village- Konka, Church Road, Ranchi P.S.- Lower Bazar, District- Ranchi, in the State of Jharkhand more fully described in PART-II of the FIRST SCHEDULE here under.

Wid. in (S)
27/04/23

AND WHEREAS, the FIRST PARTY No.3/ Shahzadi Khatun is owner of land measuring an area of 15.44 Decimals more or less, being portion of M.S. Plot No. 1688, Sub Plot No. 1688/A and Sub Plot No. 1688/C/ Part, Thana No.198, corresponding to

For J2 Recd Estate Development & Capital Works

Jyoti Bera
27/4/23
Project

Municipal Holding No. 481 and, New Municipal Holding No: 016000268800020 & 016000268700020, Old Ward No. IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi, situated at Village- Kunka, Church Road, Ranchi P.S.- Lower Bazar, District- Ranchi, in the State of Jharkhand more fully described in PART III of the FIRST SCHEDULE here under

Shankar Singh
27/04/23

AND WHEREAS, the members of the First parties, in order to develop their respective land have amalgamated the same into one unit having total area of 34.65 Decimals more or less more fully described in Part IV of First Schedule hereunder and shown in red wash in the map attached herewith forming part of this agreement.

Shankar Singh
27/04/23

AND WHEREAS, the landowners are in exclusive possession with absolute right, title, interest and possession over their respective land and the same is free from all encumbrances, debts, liens, lease, charges or attachment and in marketable condition and they have in themselves good right, full power and absolute authority having perfect title to transfer the whole or part of their land.

AND WHEREAS, the landowners have represented that they are absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of vacant land measuring 34.65 Decimals more or less, particularly described in Part-IV of the First Schedule to this Agreement.

AND WHEREAS, the landowners have agreed that the property described in the said first Schedule, be developed into a Multi-storeyed Residential cum Commercial Complex comprising of ownership residential flats and Commercial spaces.

Shankar Singh
27/04/23

AND WHEREAS, the landed properties bearing M.S. Plot No. 1687 measuring an area of 17 Karies and

प्लॉट नं. 1687 क्षेत्रफल 17 क्यारेस
Jyoti Bajoraj
27/4/23

the land being M.B. Plot No. 1588, measuring an area of 1 Acre 367 Karies, corresponding to Municipal Holding No. 484 situated at Church Road, Ranchi, P.S. Lower Bazar, Distr.-Ranchi Old Ward No IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi, in the State of Jharkhand, was owned and possessed by Rev. A. C. Chatterjee son of Late W.C. Chatterjee and had constructed his house and other tenements much before the Municipal Survey

Shri. J. B. Chatterjee
27/04/23

AND WHEREAS, during the Municipal Survey the said landed property was recorded in the name of Rev. A. C. Chatterjee son of Late W.C. Chatterjee as Pukka Bungalow and compound.

AND WHEREAS, after the death of said Rev. A.C. Chatterjee/ the recorded owner, the aforesaid properties besides other properties were inherited by his four sons and nine daughters.

Shri. J. B. Chatterjee
27/04/23

AND WHEREAS, during the year 1960 one of the daughters of Late Rev. A.C. Chatterjee namely Mrs. Grasa Kiter Bala Banerjee wife of Mr. P.C. Banerjee filed a partition suit being partition suit No. 48 of the year 1960 (Mrs. Grasa Kiter Bala Banerjee v/s Mr. D.A. Chatterjee and others), in the Court of Special Sub Judge, Ranchi against her brothers and sisters in respect of the all the properties of Late Rev. A.C. Chatterjee.

Shri. J. B. Chatterjee
27/04/23

And whereas the aforesaid partition suit No. 48 of the year 1960 was keenly contested by all the co sharers.

And whereas the learned Special Sub Judge, Ranchi was pleased to Decree the above suit,

For Jt Real Estate Developers & Contractors

Jyoti Bajoraj
Partner
27/4/23

confirmed the pleader commissioner report and passed a final decree in 16.06.1965.

AND WHEREAS, according to said partition, M.S. Chatterjee, son of late Rev. A.C. Chatterjee got 7 Kathas (more or less) of land with portion of house situated at Church Road, Ranchi in the said final decree dated: 16.06.1965.

And whereas M.S. Chatterjee being absolute owner and having peaceful possession sold 7 Kathas/14.57 decimals (more or less) to Mosoom Alam Siddiqui son of late M.M. Siddiqui, resident of Darzi Mahalla Doranda, P.O. & P.S.- Doranda, District Ranchi by virtue of registered deed of sale on 29.06.1992 being Deed No. 7107 which is entered in the year 1992 before Sub Registrar, Ranchi and after purchasing said land Mosoom Alam Siddiqui came and peaceful possession over the same.

AND WHEREAS, said Mosoom Alam Siddiqui orally gifted the aforesaid land with house constructed thereon to Mohammad Zubair son of Md. Hafiz, resident of Church Road, Dr. Patchullah Road, P.S. Lower Bazan, Ranchi on 28.10.1992 coupled with Memorandum of Oral Gift dated: 31.03.1994 and thereafter Md. Zubair came in peaceful possession of the same.

AND WHEREAS, Md. Zubair got his name mutated in name before the Circle Officer, Town Anchal, Ranchi vide Mutation Case No. 265 R 27/1992 and 3 R 27/1994 -1995 and paying rent to the State regularly, the rent receipt being No. 0335356382 till the year 2019-2020 which has been recorded in the Register-II, Vol. No.13, Page No.-182.

For J9 Real Estate Developers & Contractors

Jyoti Rajja
27/4/23 Partner

of Khajurahi. Ranchi. 27/04/23

27/04/23

27/04/23

AND WHEREAS, Mohammad Zubair sold the land and kaccha house bearing M.S. Plot No. 1688, Thana No.198, measuring an are 2.72 Decimals out of the 7 Kathas, marked as Sub Plot No 1688 B/Part corresponding to Municipal Holding No. 484, New Municipal Holding No.010000129400029, situated at Village Konka, Church Road, Ranchi P.S. Lower Bazar, District Ranchi, Old Ward No. IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi to Rashid Hassan/ First party No.1, by virtue of registered deed of sale on 23.07.2020, being Deed No. 2020/RAN/4175/BK1/3840, Book No.BK1, Vol. No. 529, from Page No. 107 to 152 at Office of SRO, Ranchi and thereafter Rashid Hassan came in peaceful possession of the same

Shahid Hussain Khan
27/04/23

AND WHEREAS, Rashid Hassan/ First party No.1, mutated his name before the Circle Officer, Town Anchal, Ranchi vide Mutation Case No. 934/ R 27/2021-2022 and paying rent to the State regularly, the rent receipt being No. 0329726222 till the year 2021-2022 which has been recorded in the Register-II, Vol. No.25, Page No. 31.

Wahid Hussain
27/04/23

And whereas, Mohammad Zubair further sold the land and kaccha house bearing M.S. Plot No. 1688, sub-plot No:1688 B/Part Khata No.1405, measuring an are 4.50 Decimals out of the 7 Kathas to Rashid Hassan/ First party No.1 by virtue of registered deed of sale on 17.07.2020, being Deed No. 2020/RAN/4019/BK1/3697, Book No.BK1, Vol. No. 508, from Page No. 369 to 428 at Office of SRO, Ranchi and thereafter Rashid Hassan came in peaceful possession of the same.

Shahid Hussain Khan
27/04/23

And whereas Rashid Hassan/ First party No.1 also mutated his name before the Circle Officer, Town

For JG Real Estate Developers & Contractors

Jyoti Banerjee
27/4/23 Partner

Anchal, Ranchi vide Mutation Case No 937/ R 27/2021-2022 and paying rent to the State regularly, the rent receipt being No. 0711133471 till the year 2021-2022 which has been recorded in the Register-II, Vol. No.28, Page No.-33.

And whereas Muhammad Zubair also sold the land and kachha house bearing M.S. Plot No. 1688, Sub.Plot No: 1688 B/Part Khata No.1405, measuring an are 4.3a Decimals out of the 7 Kathas, corresponding to Municipal Holding No. 484, New Municipal Holding No.016000128400020, situated at Village- Konka, Church Road, Ranchi P.S. Lower Bazar, District Ranchi, to Rashid Hassan/ First party No.1 by virtue of registered deed of sale on 13.07.2020, being Deed No. 2020/RAN/3903/BK1/3591, Book No.BK1, Vol. No. 495, from Page No 211 to 274 at Office of SRO, Ranchi and thereafter Rashid Hassan came in peaceful possession of the same.

And whereas Rashid Hassan further mutated his name before the Circle Officer, Town Anchal, Ranchi vide Mutation Case No. 919/ R 27/2021-2022 and paying rent to the State regularly, the rent receipt being No. 0024538107 till the year 2021-2022 which has been recorded in the Register II, Vol. No.28, Page No. 30.

And whereas, according to said partition, Mrs. Shefalika Verma daughter of Late Rev. A.C. Chatterjee and wife of Cap. S.K. Verma who was the Defendant No. 7, was allotted 2 Kathas 5 Chatak 40 Slt. (more or less) in the aforesaid land consisting of land and house situated at Church Road, Ranchi in the said final decree dated:16.06.1965.

For the said Estate Development & Construction

Jyoti Bajaj
27/4/23 Partner

Shahjahan Khan
27/04/23

W. S. S. S.
27/04/23

M. S. S. S.
27/04/23

And whereas Shefalika Verma died leaving behind (1) Mrs. Rupali Singh wife of Shri Vijay Singh and (2) Mrs. Deepali Singh wife of Shri Ramesh Singh both by occupation- Housewife, resident of C/359, Defence Colony, New Delhi-22 as her legal heirs, successors, and legal representatives came in peaceful possession of the landed property.

And whereas (1) Mrs. Rupali Singh wife of Shri Vijay Singh and (2) Mrs. Deepali Singh wife of Shri Ramesh Singh through their constituted attorney Mastak Alam alias Mustaque Alam son of Late Muzaffar Ali, resident of Village- Husia, P.S.- Kanke, District Ranchi vide registered General Power of Attorney No. 1504 IV dated:09.04.1992 executed and registered before Sub Registrar, Delhi authorized their attorney to execute the said deed with respect to her property.

And whereas (1) Mrs. Rupali Singh wife of Shri Vijay Singh and (2) Mrs. Deepali Singh wife of Shri Ramesh Singh sold 2 Kathas 5 Chatrak 40 Sq. more or less being portion of M.S. Plot, No. 1688, sub plot no. 1688/A corresponding to Municipal Holding No. 484 situated at Church Road, Ranchi, P.S.- Lower Bazar, Distt Ranchi Old Ward No IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi, in the State of Jharkhand to Shahnaz Begum W/o Late Md. Nesar by virtue of Deed of Sale dated: 30.06.1992 vide registered sale deed No. 7257 for the year 1992

And whereas Shahnaz Begum mutated in name before the Circle Officer, Town Anchal, Ranchi vide Mutation Case No. 266/ R 27/1992-1993 and paying rent to the State regularly, the rent receipt being No. 0545414103 till the year 2019-2020

For JS Real Estate Developers & Contractors

Jyoti Bajoraj
Partner
27/4/23

Shahnaz Begum
27/04/23

W/o Nesar
27/04/23

M. G. S. S. S.
27/04/23

which has been recorded in the Register-II, Vol. No.13, Page No.- 183.

And whereas Shahnaz Begum transferred her land measuring an area of 2 Kathas 5 Chattak 40 Sq. (i.e 3.89 Decimals) more or less being portion of M.S. Plot. No 1688, sub plot no. 1688/A by an Oral gift to Shahzadi Khatoon/ First party No.3 which has been reduced into writing on 15.11.2020, Notarised on 01.02.2021 and put the Dauce in peaceful possession thereof.

(After that Shahnaz Begum gave an Oral Gift to her daughter Shahzadi Khatoon dated 15.11.2020 vide non judicial stamp receipt no. 79edc6e3f11106b1658 dated 03.11.2020. And whereas, Shahzadi Khatoon/ First party No.3 put her name mutated in name before the Circle Officer, Town Anchal, Ranchi vide Mutation Case No. 34/ 2022-23 dt:06.02.2022 and paying rent to the State regularly, the rent receipt being No. 0530551624 dt. 02.06.2022 which has been recorded in the Register-II, Vol. No. 29, Page No. 03.

And whereas Md. Mustaque Alam son of Late Muraddin Ali purchased 4 Kathas 10 chatak (i.e 7.64 Decimals) from Sri Anil Chatterjee, through Registered Power of Attorney holder, Parwez Ahmad, son of Late Md. Salim, resident of Mohallah Bulte Kalal Lane, Ranchi (vide Registered Power of Attorney No. 1987/92 dated 20.05.1992 and 05.06.1992 executed and registered at Page(?) London,England and New Delhi, through a Registered Sale deed No.7512/7258 dated 30.06 1992.

And whereas, Md. Mustaque Alam son of Late Muradodin was the owner of all that piece and parcel of land measuring an area of 4 kathas 10 Chattak (i.e 7.64 Decimals) bearing M.S. Plot No 1688 being Sub Plot No. 1688/D corresponding to

Shahzadi Khatoon
27/04/23

Shahzadi Khatoon
27/04/23

Md. Mustaque Alam
27/04/23

For J3 Rural Estate Development & Corporation

Jyoti Bajoria
27/4/23
For J3

Jamabandhi Khata No.1405/4127 situated at Village - konka, Church Road, Ranchi Old Ward No.-IV, New Ward No.-16, P.S. No.-198, Lower Bazar, District Ranchi.

And whereas, by an Oral Gift coupled with Memorandum of Oral Gift dated; 31.03.1994, Md. Musaque Alam had gifted 4 kathas 10 Chatrak (i.e. 7.64 decimata) of land with house to Md. Manjur and put him into possession thereof.

And whereas, Md. Manjur got his name mutated in respect of the aforesaid land and house constructed thereon in the revenue record of the state of Jharkhand, through the Circle Office, Town Anchal, Ranchi vide mutation case no. 258/R27/1992-1993 which has been registered in the Vol.No 13, at Page No. 178, of registered -II of the Circle Office, Town Anchal, Ranchi and also got his name mutated in respect of the aforesaid property in the office of Ranchi Municipal Corporation, Ranchi, wherein New Holding No.-0160001134000A2, within Ward No. 16 of the Ranchi Municipal Corporation, Ranchi is allotted in respect of the aforesaid property.

And whereas Md. Manjur sold his land, measuring an area of 4 Kathas 10 Chatrak (i.e. 7.64 Decimal) more or less along with a House being portion of M.S. Plot No.1688 being Sub Plot No. 1688/D through his constituted attorney holder Shahzadi Khatoon vide Power No. 2019/RAN/3394/389, Vol No.-335, Page No. 455 to 502 dated:30.04.2019 in the year 2019, registered in the office of District Sub Registrar, Ranchi to Rehana Raza / First Party No.2 by virtue of a registered Deed of Sale dated: 11th Day of July, 2019, being Deed No.2019/RAN/5271/BK1/4657 entered into Book

Shahzadi Khatoon
27/04/23

Shahzadi Khatoon
27/04/23

Shahzadi Khatoon
27/04/23

For Jt Real Estate Developer & Contractors

Jyoti Bajaj
Partner
27/4/23

No.-BK1, Vol. No. 565 from Page No.-313 to 366 at the office of SRO, Ranchi and Rehana Raza/ First Party No.2 came into peaceful possession of aforesaid land and constructed house, thereon get her name mutated in the revenue Record of State of Jharkhand through their Circle Office, Town Anchal, Ranchi vide Mutation No. 936/R27/2020-2021 and rent receipt no 0182520556, Vol No. 28, Page No. 25 and has been paying rent and taxes to the state regularly.

Sahayashi Chatterjee
27/04/23

And Whereas, according to final decree dated 16.06.1965 passed in Partition Suit No: 48 (1) M.S. Chatterjee son of Late Rev. A.C. Chatterjee, (2) Mrs. Nilima Choudhary daughter of Late Rev. A.C. Chatterjee, (3) Mrs. Parul Mukherjee daughter of Late Rev. A.C. Chatterjee wife of B.C. Mukherjee, and (4) Mrs. Lillian Parimal Raha daughter of Late Rev. A.C. Chatterjee along with their brother namely Maj. S. A. Chatterjee were jointly allotted 18 Kathas/10 Chattak (more or less) as their joint properties

W. S. S.
27/04/23

And Whereas, later on (1) M.S. Chatterjee son of Late Rev. A.C. Chatterjee, (2) Mrs. Nilima Choudhary daughter of Late Rev. A.C. Chatterjee, (3) Mrs. Parul Mukherjee daughter of Late Rev. A.C. Chatterjee wife of B.C. Mukherjee, and (4) Mrs. Lillian Parimal Raha daughter of Late Rev. A.C. Chatterjee and their aforesaid brother namely Maj. S.A. Chatterjee orally and amicably partitioned their allotted share and in the aforesaid oral and amicable partition 14 Kathas of land was jointly allotted to (1) M.S. Chatterjee son of Late Rev. A.C. Chatterjee, (2) Mrs. Nilima Choudhary daughter of Late Rev. A.C. Chatterjee, (3) Mrs. Parul Mukherjee daughter of Late Rev. A.C. Chatterjee wife of B.C.

M. S. Chatterjee
27/04/23

For Jd Area Encasement & Construction

Jyoti Bera
27/4/23
Particular

Mukherjee, and (4) Mrs. Lilhan Parimal Raha daughter of Late Rev. A.C. Chatterjee and thereafter all the four person came into joint possession over the said land which has been marked as Sub Plot No. 1688/C/Part.

And Whereas (1) M.S. Chaterjee (2) Mrs. Nilima Choudhary (3) Mrs. Parul Mukherjee and (4) Mrs. Lilhan Parimal Raha being in need of money jointly sold 7 Kathas land more or less out of the aforesaid 14 kathas of land marked as Sub plot No. 1688/C/Part through their constituted attorney Sri Mustak Alam alias Mushtaq Alam son of Muraddin Ah, (vide registered General Power of Attorney number 1004-IV dated: 09.04.1992 of the office of District Sub Registrar, New Delhi) to Md. Nesar son of Mohammad Rauf, by faith Muslim, by occupation-Business, resident of Mahala Fateullah Land, Ranchi, P.S. Lower Bazar, District Ranchi by virtue of a registered deed of sale vide Deed No.7553/7109 Dated 29th Day of June, 1992.

And whereas Md. Nesar transferred his land measuring an area of 7 kathas more or less (11.55 decimals) being portion of M.S. Plot. No. 1688, sub plot no. 1688/C PART by an Oral gift to Shahzadi Khatoun/ First party No.3, which has been reduced into writing on 10.04.2016 and put the Donee in peaceful possession thereof. And whereas, Shahzadi Khatoun got her name mutated in respect of the aforesaid land and a house constructed thereon, in the revenue record of the state of Jharkhand, through the Circle Office, Town Anchal, Ranchi vide mutation case no. 607/2022-23 dated 22.07.2022, rent receipt no.0207113242 dated 13.01.2023 which has been registered in the Vol.No.30, at Page No.4, of register-II of the Circle

Shahzadi Khatoun
27/04/23

U.S. Singh
27/04/23

M. S. Chatterjee
27/04/23

For JG Real Estate Developers & Contractors

Jyoti Bajoria
Partner
27/4/23

Office, Sahar Anchal, Halka 02, Thana No.198, Ranchi in respect of the aforesaid property.

AND WHEREAS the landowners' approached the Developer and offered their respective properties for development as mentioned in the schedule below by amalgamating their plots into one unit and the Developer/ promoter has agreed to the said proposal.

AND WHEREAS, the landowner do hereby authorize the Promoter/ Developer to develop the property as mentioned in PART-V of the First Schedule below, as shown in the RED Map in true copy attached hereto and the First parties allow the Developer to construct new building/s thereon consisting of dwelling Unit/s and Commercial Unit/s on ownership basis and the Landowner are ready and willing to convey and transfer the said land with new building on ownership basis to the nominee/s of the Developer.

AND WHEREAS the Promoter is satisfied from the documents made available to them about the right, title and interest of the Landowner in the said property and the technical feasibility of the construction of the proposed new building on ownership flats/ commercial spaces basis. But if any litigation/dispute arises before handing over the possession of the premises, or thereafter or in between the construction period regarding possession/ownership/title of land and its measurement, then it shall be the responsibility of the landowner/ First party to clear such issues/disputes regarding the title by peaceful and legal means, and the Developer/promoter is free from all the litigation/encumbrances/claims regarding land and all costs and expenses incurred, whatsoever in nature, shall be the responsibility of the Landowner and they shall be responsible for payment of the same. Under no circumstances shall the Developer/Promoter be held responsible for such occurrences.

For J&K Real Estate Developers & Contractors

Jyoti Bajaj
Partner

27/4/23

Shubhendra Khuntia
27/04/23

W. S. S. S.
27/04/23

Prakash Chandra
27/04/23

Now, therefore these presents Witnesseth that in pursuance of the said agreement it is hereby agreed between the parties here to as follows:

11 Definitions. In this agreement, unless there is anything repugnant in the subject or context:

- a) LANDOWNERS shall mean Rashid Hassan and others and include their heirs, successors, executors, administrators and legal representatives.
- b) DEVELOPER shall mean M/s JB Real Estate Developers & Contractors.
- c) BUILDING shall mean the building or buildings to be constructed on the said property mentioned in schedule below.
- d) COMMON FACILITIES AND AMENITIES (for residential unit/s) shall include corridors, hallways, stair ways, passage-ways drive-way, common lavatories, pump-room, tube wells, underground water reservoir, overhead water tank, water-pump and motor, 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 but excluding the roof and terrace of the building. The roof and terrace of the building shall remain with the Landowners and developer same proportionate there as in constructed area such as 50% and 50% respectively. The common facilities and amenities are more fully described in Fourth schedule hereunder.
- e) SALEABLE SPACE shall mean the space in the building available for independent use and occupation after providing for common facilities and common areas/spaces and the same required thereof.

S. Khushfika Khan
27/04/23

U. S. S.
27/04/23

Thirugan
27/04/23

For JB Real Estate Developers & Contractors

Jyoti Bajaj
Partner
27/4/23

Carpet Area: As defined in Real Estate (Regulation and Development Act, 2016.

f) LANDOWNERS ALLOCATION (jointly to all the landowners) shall mean 50% super built-up area out of the total super built-up area in the proposed Multi storeyed building (Basement+ Lower Ground Floor +Ground Floor +8 upper floors) in the shape of flat/s and Commercial space/s along with 50% parking space and undivided proportionate share in land and right to use common facilities and amenities jointly. The roof right shall also be apportioned between landowner and developer on 50:50% basis.

Shahjahan Khan
27/04/23

g) DEVELOPERS ALLOCATION, the remaining 50% super built up area out of the total super built-up area with 50% parking space along with undivided proportionate share in land with right to use and enjoy common facilities and amenities jointly in the proposed Multi storeyed building (Basement+Lower Ground Floor +Ground Floor +8 upper floors) as per building plan sanctioned by the competent Authority. The roof right shall also be apportioned between Landowner and Developer on 50:50% basis.

W. S. S. S.
27/04/23

h) BUILDING PLAN shall mean the plan to be prepared by the Architect appointed by the Developer for the construction of the new building/s on the said property and its sanction by the RMC, or any other competent authority, Ranchi. The building plan presented in the RMC or any other competent authority, Ranchi shall be either signed by Landowners or by the Developer as required by the sanctioning authority.

Shahjahan Khan
27/04/23

i) "THE ENGINEER/ARCHITECT" shall mean, the consulting Engineer who has been appointed by Developer for designing and planning of the New Buildings or any other persons, firm or company

For J&H Real Estate Developer & Contractors

Jyoti B. B. B.
27/4/23

who may be appointed hereafter for the similar purpose;

j) COMMON EXPENSES - Charge like water, fire and scavenging charge and taxes, electric lighting, sanitation, repairs and renewal charges, charges for the Bill collections and charges for managements and maintenance and expenses in relation to the maintenance of the proposed building including all common wiring, pipes, electrical and mechanical installations, appliances, tools, implements, apparatus, pathways, open-spaces and all other facilities whatsoever as may be mutually agreed upon from time to time by the OWNERS of the flats and commercial spaces, shall be paid by the Owners' after the handover of flats and commercial spaces to the Owners. The Common Expenses are more particularly described in the Fifth Schedule below to this Agreement.

k) FORCE MAJEURE: shall mean natural calamities such as flood, earthquake, civil commotion, riots, ~~war~~ storm and or any other act or commission beyond the control of the Developer including title issues.

LICENSE TO DEVELOP

- 2) The Landowners hereby entrust, hand over and give license to the Developer to enter into the said property, develop the property and construct a multi-storied building/s thereon containing dwelling units and/or ownership flats and commercial space/s with the best materials and in accordance with the approved plans and specifications mentioned in 'third schedule' hereunder.
- 3) The Developer/Promoter hereby agrees to develop and/or cause to be developed the schedule landed property by constructing building/s with best

Shahjahan Khan
27/04/23

(Signature)
27/04/23

(Signature)
27/04/23

For JB Real Estate Developers & Contractors

Jyoti Raj
Partner
27/4/23

materials and in accordance with the specifications and plans, the rules and regulations in relation thereto with the approval and/or sanction of the concerned authorities at its own costs, expenses and arranging its own finance and at their own risk and responsibility, indemnifying the Landowners against any claims arising out of it including unauthorized construction and purchaser's claim, likewise the Landowners shall also be liable to indemnify all losses, expenses, incurred by the developer as well as claims of the purchaser, if any defect is found in title as well as in the possession of the property, etc.

Shahjahan Chaudhary
27/06/23

CONSIDERATION

In consideration of the Landowners having entrusted, giving license to the Promoter to enter in the property, construct multi-storied buildings thereon having dwelling units and commercial spaces at their own costs and conferring on him the rights, powers, privileges and benefits mentioned hereinafter, the Developer/Promoter agrees to allocate 50% super built-up area out of the total super built-up area with 50% parking space with undivided proportionate share in land with right to use common facilities and amenities jointly. The remaining 50% super built-up area out of the total super built-up area with 50% parking space with undivided proportionate share in land with right to use common facilities and amenities in the proposed multi-storied building shall be the property of the developer, who can sell, negotiate to sell and realize the consideration from their nominee/s/ purchaser as amicably settled and agreed upon by the Landowners and the Promoter more fully and clearly mentioned in Second schedule hereunder.

Shahjahan Chaudhary
27/06/23

Shahjahan Chaudhary
27/04/23

It has been agreed between the parties that immediately after sanction of the building plan, the

For JS Real Estate Developers & Contractors

Jyoti Bejari
27/4/23

allocation of their respective shares shall be earmarked and the Landowners and the Developer shall be the owner of their respective shares.

DEVELOPER'S OBLIGATIONS

- 4) The Developer shall get the building plan sanctioned from the competent authority and shall construct the proposed building in accordance with the said plan.
- 5) The development of the said property by constructing building/s containing dwelling units and/or ownership flats and commercial spaces shall commence forthwith with all earnest, in accordance with the specifications, plans, schemes and approvals of the competent authorities, rules, regulations and bye laws of authorities applicable at the cost, risk and responsibility of the Developer/Promoter, the Landowners having no responsibility in respect thereof in any manner, whatsoever, save as contained herein.
- 6) In constructing the buildings and providing units, the Developer/Promoter, shall install in the said building, at his own cost pump operated deep tube well, water storage tanks/overhead reservoirs, electrical installations, electrical wirings, water pipes and all other facilities and amenities attached to dwelling units for comfortable habitation. However, the Landowners' shall have to pay their proportionate share for installation of Transformer, Generator, etc.

TIME IS THE ESSENCE OF CONTRACT

- 7) The Promoter/ Developer covenants and agrees to complete the construction of new buildings with all amenities therein and thereon within Three years from the date of receipt of sanctioned plan by RMC/ RRDA with a grace period of further six

Shahjahan Khan
27/04/23

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For Jai Real Estate Developers & Contractors

Jyoti Bajaj
Partner
27/4/23

months. The time of performance of these presents shall be essence of the contract.

However, any delay caused by the any event/s of FORCE MAJEURE, such period of delay shall be added to the completion period. It has been further agreed that mutually the period of completion may be extended, if any delay caused due to any litigation with respect to title or order of any authority, and any other bonafide reasons, etc.

- 8) If the project will not be completed within the stipulated time and on expiry of the grace period then the builder will be liable to compensate by paying the owners monthly rent of Rs. 35,000/- (Thirty Five Thousand only) per month. Likewise, the Landowners' shall pay likewise monthly compensation for any delay in handing over the premises as well as incidental expenses such as provision of security guards, etc. after receipt of non-refundable advance.

DEVELOPER'S RIGHT

- 9) The Developer/ Promoter shall be entitled to advertise in their own name about the said development of the property, and proposed sale of flat and commercial spaces in the buildings to be constructed and to put up Advertisement Board on the property, to remove the debris and rubbish on demolition of existing structures and to dispose of the same out of their own account and/or use the same for the benefit of the Promoter.
- 10) The Promoter shall be entitled to enter into any agreement with any building contractor, architect, and may appoint agent or agents to assign the benefit of this contract, for the purpose of development of the said property in their own name and its costs, risks and expenses. The name of the apartment or new building shall be MAGNUM ESTATE as has been mutually decided by the

Shubhanshu Chaturvedi
27/04/23

Shubhanshu Chaturvedi
27/04/23

Shubhanshu Chaturvedi
27/04/23

For J&B Real Estate Developers & Contractors

Jyoti Bajaj
27/4/23
Partner

Landowners and the Developer but in all circumstances a marketable name shall be selected.

- 11) The Developer shall have exclusive right to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer to any prospective purchaser and/or to their nominee/s and shall construct the building in accordance with the plan to be sanctioned by Ranchi Municipal Corporation/ Competent authority with or without amendment and/or modification made or caused by the DEVELOPER.
- 12) The DEVELOPER shall be at liberty to sell/lease at any rate, their allotted portion of residential flat/s, commercial space/s, and any remaining parking space along with proportionate share of land mentioned in First Schedule.
- 13) It has been agreed between the parties that the landowners shall have no objection if the Developer will amalgamate the schedule land with any adjacent land for the construction of the proposed building in order to make the project viable, however the landowners shall get their share only to the extent of their own area of land given for development. The Landowners shall not claim any share or profits in excess to their shares as defined in foregoing paragraphs and in PART I of the Second schedule.

LANDOWNER TO EXECUTE DOCUMENT:

- 14) The Landowner shall at the request and costs, expenses and charges of the Developer/Promoter, sign, execute from time to time all plans, applications for layouts, plan of the proposed building and structures on the said property and all other documents which may be necessary for giving proper effect to these presents.

For JB Real Estate Developers & Contractors

Jyoti Bajaj
Partner
27/4/23

Shubhankar Chatterjee
27/04/23

Wishu Singh
27/04/23

Chandrasekhar
27/04/23

POWER OF ATTORNEY

- 15) If required by the Developer/Promoter, the landowners shall, at the costs and request of the Promoter, execute a Power of Attorney in favour of the Promoter or its Partner or to the nominee giving him all necessary powers required to carry out the work of development and completion of the project and to sell/lease the Developer's area/share.

Shubhraj. Khatri
27/04/23

LANDOWNERS UNDERTAKING

- 16) The Landowners undertake to provide the Developer/Promoter, the following photocopied of the land to be developed:

- a) Circle's office Mutation;
- b) Rent Receipt;
- c) Khatna;
- d) Purchase Deed;
- e) The Landowners also undertake to produce the original documents, and when required by any authority, prospective purchaser/s, financial institution. Any other documents required by Financial Institutions, Regulatory Authorities, etc. shall be furnished immediately upon demand.

W. S. G.
27/04/23

- 17) The Landowners hereby declares and assures the Developer/Promoter that the said property is not in any way encumbered, charged, mortgaged, committed to or has been the subject of acquisition and requisition by any authority. The landowners further assure the Developer that they have not entered into any agreement with any contractor, Builder, Promoter whatsoever, in respect of said property except this Promoter/Developer and that there is no defect in title and/or possession of the Landowners over the said property and the Landowners have full subsisting title and right to

Pratik S. G.
27/04/23

For Jt Real Estate Developer & Contractor

Jyoti Bhojraj
Partner
27/4/23

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enter into the Development Agreement with this Developer/ Promoter. In the event any defect in title and Possession over the said property, which may be, discovered hereafter, the same shall be resolved by the Landowners at their own cost.

- 18) The Landowners further declares that they have not done any act, deed or thing whereby or by reason whereof the development and construction of the said property and/or buildings may be affected or prevented in any manner whatsoever, and that the Landowners undertake to remove any possible impediment to the implementation of these presents.
- 19) The Landowners hereby declare that they have not received any notice either from the Government, Local Authority, Municipal Authority or any other Authority concerning the said property for its acquisition or requisition or imposing any restriction on the development of the property in the manner proposed herein.
- 20) The Landowners hereby agree, covenant and undertake not to cause any interference by themselves or through others under them in the development of the property or in the construction of the new building/s on the said property by the Promoter or through agents or does any act, deed or thing preventing the Developer/promoter from disposing off, selling, assigning or transferring any portion of the Developer/Promoter's allocation in any manner, whatsoever.
- 21) The Landowners agree to pay all municipal rents, holding tax and other outgoings till financial year 2022-23 in respect of the said property till 31st March, 2023 or till such further extended period of time taken in the peaceful handing over of the property to the Developer/Promoter, and the Developer/Promoter shall pay, bear all municipal rates, taxes and other outgoings after such date till

Shri. Rajendra Kumar
27/04/23

Shri. Rajendra Kumar
27/04/23

Shri. Rajendra Kumar
27/04/23

For Jyoti Real Estate Developers & Contractors

Jyoti Bajaj
Partner
27/4/23

such date the Landowner's allocation is delivered to the Landowners. From which date, the Landowners will pay such rates, taxes and outgoings proportionate to the Landowner's allocation and the Developer / Promoter will bear such rates, taxes and outgoings in respect of their own allocation.

LANDOWNER'S ALLOCATION

- 22) The Developer/Promoter shall give notice to the Landowners, then the Landowners would be at liberty and bound to take possession of the Landowner's allocation in the said new building on and from the date specified in the notice. On receipt of the notice on and from the date mentioned in the notice for taking possession, the Landowners shall be responsible to pay all rents, taxes, service charges, maintenance charges and other outgoings in respect of the common facilities in the building proportionate to the Landowner's allocation.
- 23) Provided that any additional insurance premium, costs or expenses by way of maintenance for any particular use or for any portion within the Landowner's allocation shall be paid by the Landowners.
- 24) In addition to the portion of the building in Landowner's allocation, the Landowners shall have proportionate right, title and interest in respect of the roof of the new building provided that occupants of flats in the said building shall have the right to visit the roof with technical hands and/or workers for the purpose of inspection of the overhead water tanks, installation of Radio Aerials, T.V. Antenna, Cables etc. repairs and replacement thereof. The Promoter/Developer and Landowners shall have proportionate right, title over the top of the roof of the building in the same proportion as mentioned in Landowner's allocation and Developer's allocation.

Shahjahan Khan
27/04/23

W. S. S.
27/04/23

M. S. S.
27/04/23

For JD Real Estate Developers & Contractors

Jyoti Bajaj
27/4/23
Partner

SCHEME FOR MANAGEMENT

25) After the handover of flats to the landowner and purchasers, a society will be formed which will include Landowner and Developer, and all the purchasers, who will then be entrusted with the task of management, administration and maintenance of amenities in the said building.

RESTRICTION AS TO USER OF THE BUILDING

26) Any transfer of any portion of said building out of the Landowner allocation or Promoter's allocation shall be subject to the provisions contained herein and all occupants shall be bound by the provisions contained in this agreement and also by rules, regulations, bye-laws and restrictions.

27) Neither the Landowner nor the Promoter nor any person occupying any portion of the said building whether in the Landowner allocation or in the Promoter's allocation shall use or permit to be used in his/her/their portion or space occupied by them or their agents for carrying on any illegal or immoral purpose, trade or spurious activity or do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside or outside the building or to store any inflammable or explosive materials, goods or products nor shall the occupants of the building allow any persons suffering from epidemic or virus. The decision of the management, as to whether any act will cause nuisance or annoyance or any substance is inflammable or explosive shall be final.

28) No structural alterations, addition or any change in the building shall be made without the written consent of the management of the said building subject to get prior sanction of the concerned authorities, is necessary.

29) On performing their obligations under these Presents, if the Landowner or Promoter transfers any portion out of their respective allocations, such

Shahjahan Chatterjee
27/04/23

Shahjahan Chatterjee
27/04/23

Shahjahan Chatterjee
27/04/23

For All Real Estate Developers & Contractors

Jyoti Bajoraj
27/4/23 Partner

transfer shall be subject to the terms and conditions, restrictions and covenants contained herein and any documents or conveyance that might be executed should be clear in unambiguous terms and recitals.

- 30) It will be the obligation of the Landowners, Promoter and Occupier of each portion of the said new building to keep the interior walls, floor, ceiling, fittings, electric wirings and gadgets, fixtures, appointments, pipes, drains, showers and all other amenities in their respective portions or space occupied by them in good repair and perfect working condition and take all possible steps to prevent any damage being caused to the building or any other portion thereof or cause any inconvenience to the Occupier of any other portion of the said building and in case of failure to perform any of the obligations he shall be liable to indemnify the Landowner, Promoter, Occupier or the Persons suffering damages or injury or the Person/Persons affected due to such negligence or dereliction of obligation.
- 31) The Landowner, Promoter, Occupier or their agents in the new building shall not keep any articles or display anything in the corridor or places of common uses or do anything which might cause inconvenience or hindrance in any manner in the free movement of men and material.
- 32) The Landowner, Promoter, their agents, nominees or Occupiers of any portion of the new building shall not throw or accumulate any dirt, rubbish, wastage or refuse or permit or allow anybody to do the same inside the spaces meant for common use or in the compounds or in or about the building.
- 33) On decision of the Management of the building that certain repairs, cleaning, testing or other things are necessary to be done in any portion of the new building, the Landowner, promoter and occupier,

Shahjahan Chaturvedi
27/04/23

Vishal Singh
27/04/23

Anand Singh
27/04/23

For J2 Real Estate Development & Contractors

Jyoti Bajaj
Partner
27/4/23

as the case may be, shall permit the management or its nominee with or without workmen and technicians on prior intimation to enter into and upon the rooms, flats, spaces for the purpose of repairing, clearing, testing, maintaining, rebuilding or replacing drains, gas connections, electric wiring, water pipes, sanitary drains and/or pipes and/or fittings and any other matter which might affect the enjoyment of any portion of the said building by any person whether he/she/ they be the Landowner or Occupier thereof.

Shubham Chaturvedi
27/04/23

34) All the Deeds of Conveyance either prepared by the Promoter or the Landowner for the sale/sales of their respective allocations shall have uniformity and consistency.

35) There shall be no religious gathering, public or political gathering/meeting in the areas of the Complex.

Vishal G.
27/04/23

DELIVERY OF TITLE DEEDS

36) The Developer/Promoter shall be entitled to inspect the title deeds all other documents in possession of the Landowner with respect to the said property and on signing of agreement, they shall be delivering title deeds, documents and all papers relating to the property.

COMPENSATION FOR BREACH

37) Either of the parties herein committing any breach of These Presents or any of the terms hereof or unduly delays the performance of his/her obligations herein shall be liable to pay compensation to the party aggrieved.

Pratik Bajaj
27/04/23

MUTUAL RIGHTS:

38) The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this

For JB Patel Estate Development & Constructions

Jyoti Bajaj
Partner
27/4/23

Agreement shall be treated as Joint Venture or Adventure between them and the parties hereto do not constitute an association.

The provision of The Jharkhand Apartment (Flat) Ownership Act 2011 is binding upon the parties.

RATES & TAXES:

- 39) Till the completion of the Project beginning from the date of handing over peaceful possession of the scheduled land, the Developer shall be liable to pay all taxes and other dues, if any, on the 'The Said Property', thereafter the Developer, Landowners and purchasers of Flat/Dwelling units in the New Building, shall pay/bear the same in proportion to the area held by them.

Shankar Singh Chatterjee
27/04/23

TITLE DEEDS

- 40) Copy of the Title Deeds in respect of the said property shall be given by Landowners to the Developer as and when required until the New Building is completed and the entire consideration as reserved in clause 4(c) of this agreement is paid/allotted by the Developer. On receipt of the entire consideration as stipulated herein above, the landowners shall hand over all the original documents of title with respect to 'The Said Property'.

Liaison in U.S.
27/04/23

ARBITRATION:

- 41) If at any point of time any question, dispute or difference shall arise between the landowner and the developer upon or in relation to or in connection with the contract or its interpretation, either party may forthwith give to the other a notice in writing with respect to existence of such question, dispute or differences and the same shall be referred to the adjudication of the sole Arbitrator who jointly appointed by the Developer and the landowner. The arbitrator so appointed shall proceed under the provisions of the Arbitration and

Arbitration Clause
27/04/23

For Jd Real Estate Developers & Contractors

Jyoti Bajaj
Partner
27/4/23

PART-II

(Land belongs To First Party No.3/Rehana Raza)

All that piece and parcel of land measuring an area of 7.61 Decimals more or less, being portion of M.S. Plot No. 1688, Sub Plot No. 1688/D, Thana No.198, corresponding to Municipal Holding No. 484 and, New Municipal Holding No.0160002689003Z0, Old Ward No. IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi, situated at Village- Kouka, Church Road, Ranchi P.S.- Lower Bazar, District- Ranchi, in the State of Jharkhand.

Shahjahan Khan
27/04/23

PART III

(Land belongs to and First Party No. 3/ Shahzadi Khatoon)

All that piece and parcel of land measuring an area of 15.44 Decimals more or less, being portion of M.S. Plot No. 1688, Sub Plot No. 1688/A, Sub Plot No. 1688/C/Part, Thana No.198, corresponding to Municipal Holding No. 484 and, New Municipal Holding No.0160002688000Z0 & 0160002687000Z0, Old Ward No. IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi, situated at Village- Kouka, Church Road, Ranchi P.S.- Lower Bazar, District- Ranchi, in the State of Jharkhand.

Shahzadi Khatoon
27/04/23

PART-IV

(Total extent of land after amalgamating the land mentioned in Part-I, Part II and Part-III, herein above)

All that piece and parcel of land measuring an area of 34.65 Decimals more or less, being portion of M.S. Plot No. 1688, Sub Plot No. 1688/B/Part, 1688/B/Part, 1688/B/Part, 1688/A/Part, 1688/D and 1688/C/Part, Thana No.198, corresponding to Municipal Holding No. 484 and, New Municipal Holding No.0160002690002Z0, 0160002689003Z0, 0160002688000Z0 & 0160002687000Z0, Old Ward

Shahjahan Khan
27/04/23

For Jt Real Estate Developer & Constraction

Jyoti Bajaj
Partner
27/4/23

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No. IV, present Ward No. 16 of the Ranchi Municipal Corporation, Ranchi, situated at Village-Kenka, Church Road, Ranchi P.S.- Lower Bazar, District- Ranchi, in the State of Jharkhand, shown in RED Wash in map attached herewith forming part of this agreement and the same is butted and bonded as follows,

- North - Portion of Plot No 1088 B
- South - Church Road
- East - 22 Ft Wide Road
- West - Polytechnic College

Shahjahan Khan
27/04/23

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALLOCATION OF THE PARTIES

PART I

Landowner's allocation

The landowners will jointly get 50% of super built-up area out of the total super built up area in the proposed Multistoried building and one car Parking space for each complete flat, along with undivided proportionate share in land with right to use common facilities and amenities jointly with other occupants of said building as per the terms and conditions also of these presents as well as per the specification is mentioned in this development agreement. The landowners may distribute their inter se shares according to their respective land.

W. S. S. S.
27/04/23

PART-II

Developer's allocation

The developer's share is 50% of super built-up area out of the total super built up area in the proposed Multistoried building and one car Parking space for each complete flat, along with undivided proportionate share in land with right to use common facilities and amenities jointly with other occupants of said building as per the terms and conditions also of these presents as well as per the specification is mentioned in this development agreement.

W. S. S. S.
27/04/23

For Jt Real Estate Developers & Contractors

Jyoti Bajaj
Partner
27/4/23

PART III

SHARING OF REMAINING PARKING SPACE (if any)

After allocation of one car parking space for each flat to the parties/occupants, if any, additional parking space is available, the same shall be shared between the Landowner/Developer as per agreed ratio of 50:50.

THE THIRD SCHEDULE ABOVE REFERRED TO
PART-I

(Specification of the Building and flats Schedule)

Foundation	:	As per the design of structural consultants.
Structure	:	Reinforced cement concrete framed building with Basement, Lower Ground floor, Ground plus 8 upper floors or as per sanction drawing.
Flooring	:	Complete finished flooring. (Size 24" x 24" ISI make).
Walls	:	Red Brick masonry 10" thick, partition 5" thick with cement mortar, plastering both sides of the surface finished with plaster of paris with cement primer on the inside wall and one coat snowcem with two coat weather coat paint in the external areas the building.
windows	:	Three track aluminium windows with white glass and grills.
Doors	:	Wooden frame Chowkhats (Salwood/Hardwood) with flush door outside and inside, with Steel fittings and painted with two coat of synthetic enamel paint over a coat of cement primer with Eye piece in main

Shahjahan Khan
27/04/23

W. S. S.
27/04/23

Prakash
27/04/23

For Jit Real Estate Development & Corporation

Jyoti Bajaj
Partner
27/4/23

	:	door.
Toilets	:	One European and one Indian Pan, Basin, Shower, Ceramic tiles up to seven feet with CPVC Pipes for hot and cold water. All chrome finish CP fittings, power plug for geysers ISI make.
Sanitary Fittings	:	White glazed sanitary wares mark of Hindware/Harryware/Jaguar.
Kitchen	:	Floor Tiles Flooring (Size 12" x 16"), working platform with granite top & stainless steel sink with glazed tiles up to 2 feet above the working top. Provision of exhaust fan point and power point in the kitchen.
Balcony Stair Case:	:	Steel Railing, or as approved by Architect.
Electrification:	:	Cableless PVC Copper wiring (BKR Kabel/HPE/Havells) and modular switches (Legrand/Havells/Anchor). Power plug in each room. A separate transformer for building & electric connection from JSEB will be provided to each flat at additional cost.
Telephone/TV	:	Telephone and TV Connection in drawing room.
Water Supply	:	24 hrs. water supply from Deep Tube well and overhead tank RCC/Sintex or Similar brand.
Generator	:	500 watts supply in each flat and running Water Pump/Lift/ Common Area lighting shall be provided at additional cost. (Eicher/Jackson / Kiloskar)
Parking	:	Anti skid tiles.

Shriyanshu Chandra
27/04/23

W. S. S. S.
27/04/23

Chaitanya
27/04/23

For Jai Kashi Estate Developers & Contractors

Jyoti Bajaj
Partner
27/4/23

Common Space	:	Marble / Granite.
Lift	:	One lift 6 passengers or as per rules.
Cement	:	Lafarge/Ultra-tech/Ambuja/ACC.
Steel	:	Jinda/ Sail/ Electro Steel/Rungta.

S. Lakshya 27/04/23

PART-B

"Specification" of the Commercial space Schedule)

Foundation/Structure	:	As per the design of structural consultants. Reinforced cement concrete framed building with ground plus 3 Upper floors or as per sanction drawings
Walls	:	Red Bricks/ Fly ash bricks
Wall Finish Internal	:	All walls & ceiling cement plastered and finished with Plastaput Paris
External Wall	:	Plaster and Cement Based Paint.
Doors	:	Steel Rolling Shutters.

W. S. S. 27/04/23

Note. Installation of separate Generator facility, lift, stairs, interest on roof of building will not be given to the shop/s owners. The shop owners will not be allowed to put any banding on the building except on the space provided to them at specified charges with permission from the Landowner/Promoter.

Chaitanya 27/04/23

FOURTH SCHEDULE REFERRED TO ABOVE COMMON FACILITIES/ AMENITIES

1. The foundation, columns, beams, stairs, stair-ways, landings, entrance and exits.

For the Main Estate Development & Construction

Jyoti Bajaj
Project
27/4/23

2. Pump installations, Pump rooms & room for staff or workers if any.
3. Common passage, driveways except car parking areas.
4. Tube well, water pump, water tank, reservoir, water pipes and other common plumbing.
5. Electric wiring, meters and fixtures, T.V. and Telephone wiring.
6. Drainage, sewerage and nat. water pipe lines.
7. Boundary including outside walls of the said building and the main gate.
8. Such other common parts, areas, equipments, installations, fixtures & fittings.

Shahjahan Khan
27/04/23

FIFTH SCHEDULE REFERRED ABOVE TO COMMON EXPENSES

The expenses of administration, maintenance, repair, replacement of the common parts and equipments, white washing or painting and decorating the outer portion of the said building and the boundary walls, entrance, stair case, landing, rainwater, lift, pipes, meter pumps, tube well, wiring and installation of reservoirs, drain and all other common parts, fixtures and fittings, required in and upon the building enjoyed and used in common by the LANDOWNERS, intending purchasers. However, one year free maintenance against any defects inside the flats and outside of building/Amenities is to be provided by the Builder. The new owners' shall pay common area maintenance charges for one year to the Developer/Promoter before possession is handed over.

W. S. S.
27/04/23

Shahjahan Khan
27/04/23

1. The cost of cleaning, maintenance and lighting of the main entrance, stair- case and other parts of the building used in common

For All Real Estate Developers & Contractors

Tyoti Bajaj
27/4/23
Partner

2. The expenses for the service of clerks, bill collectors, chowkidars/s, pump-operators, electricians, sweepers, if any.
3. Municipal taxes and other outgoings etc.
4. Insurance of the Building against earthquake, fire, mob damages and civil commotions etc.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above mentioned, in the presence of the following witnesses:

WITNESSES:-

1. Md. Aslam Raza
 s/o Late Md. Ali Raza
 R/o Jharze Mohalla,
 Doranda,
 P.O. & S.O. Doranda,
 Ranchi (Jharkhand)

[Signature]
 27/04/23
[Signature]
 27/04/23
 Shahjahan Khan
 27/04/23
 LANDOWNERS

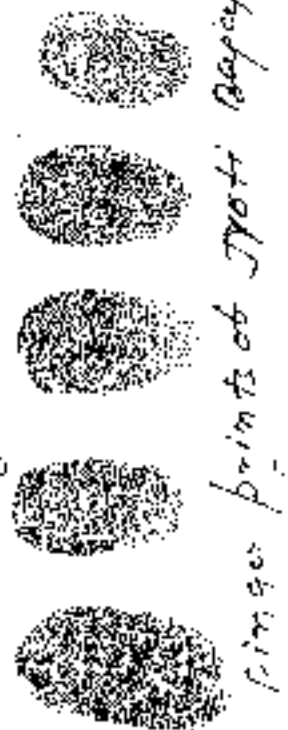
For JB Real Estate Developers & Constructions

2. Karan Math Mahto
 s/o Late Saini Singh Mahto
 Vill. Lali Katsahi
 P.O. Lali Tali
 P.S. Hamkum
 Distt. Ranchi - 834010 -

[Signature]
 27/4/23
 DEVELOPER/PROMOTER



[Signature]
 27/4/23



Finger prints of Jyoti Bajoraj

Disabled by

[Signature]
 27/4/23
 Arvind Kumar
 Advocate

Certified that the fingers Prints of the hand of each person whose photographs is affixed in the documents have been obtained by me.

[Signature]
 27/4/23



भारतीय सरकार
राजस्व एवं भूमि सुधार विभाग
एल।। प्रति

January 14, 2023

पत्रा संख्या	31
दिनांक	14/01/2023

क्र.सं.	पत्र संख्या	दिनांक	परिचय की त्रुटि का प्रकार	प्रकार	प्रति
1	10/01/2023	14/01/2023	राजस्व एवं भूमि सुधार विभाग

List of Mutation Cases at the above transaction in Register-II

List of C and Status Details

आपका पत्रा संख्या 31 दिनांक 14/01/2023 को प्राप्त हुआ है।
इस पत्रा संख्या में उल्लिखित विवरणों के अनुसार कार्यवाही की जा रही है।
आपको सूचित किया जाता है कि आपका पत्रा संख्या 31 दिनांक 14/01/2023 को प्राप्त हुआ है।

ऑनलाइन जांच



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 14, 2022

पंजी 11 प्रति

सूचना क्र. 1	20	सूचना क्र. 2	30	40	50	60	70	80	90	100
सूचना क्र. 1	20	सूचना क्र. 2	30	40	50	60	70	80	90	100
सूचना क्र. 1	20	सूचना क्र. 2	30	40	50	60	70	80	90	100
(RASHI) राजस्व एवं भूमि सुधार विभाग, जमशेदपुर, झारखंड सं. 11										
सूचना क्र. 1	सूचना क्र. 2	सूचना क्र. 3	सूचना क्र. 4	सूचना क्र. 5	सूचना क्र. 6	सूचना क्र. 7	सूचना क्र. 8	सूचना क्र. 9	सूचना क्र. 10	सूचना क्र. 11
सूचना क्र. 1	सूचना क्र. 2	सूचना क्र. 3	सूचना क्र. 4	सूचना क्र. 5	सूचना क्र. 6	सूचना क्र. 7	सूचना क्र. 8	सूचना क्र. 9	सूचना क्र. 10	सूचना क्र. 11
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सूचना क्र. 1	सूचना क्र. 2	सूचना क्र. 3	सूचना क्र. 4	सूचना क्र. 5	सूचना क्र. 6	सूचना क्र. 7	सूचना क्र. 8	सूचना क्र. 9	सूचना क्र. 10	सूचना क्र. 11

List of Mutation Cases for the above transactions is registered. Mutation No. is as follows:

List of Case study Details:



सूचना क्र. 1
सूचना क्र. 2
सूचना क्र. 3
सूचना क्र. 4

ऑनलाइन जाँच



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ರಾಜಸ್ವ ಮತ್ತು ಭೂ ಸುಧಾರ ವಿಭಾಗ

January 14, 2023

ಇಂಚಿನ ಪ್ರತಿ

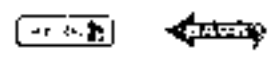
ಪ್ರತಿ ಸಂಖ್ಯೆ	29	ಪುಸ್ತಕ ಸಂಖ್ಯೆ	30
ಪ್ರತಿ ಸಂಖ್ಯೆ	29	ಪುಸ್ತಕ ಸಂಖ್ಯೆ	30

ಇದು ಮಹಾರಾಷ್ಟ್ರ, ಮೈಸೂರು, ಕರ್ನಾಟಕ ಮತ್ತು ಕೇರಳ ರಾಜ್ಯಗಳಲ್ಲಿ

ಪ್ರತಿ ಸಂಖ್ಯೆ	ಪುಸ್ತಕ ಸಂಖ್ಯೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ	ಪರಿಶೀಲನೆ
29	30	29	30	29	30	29	30	29	30	29	30	29

List of Mutation Cases on the above transaction in Register II

List of Case Status Details



ಇದು ಮಹಾರಾಷ್ಟ್ರ, ಮೈಸೂರು, ಕರ್ನಾಟಕ ಮತ್ತು ಕೇರಳ ರಾಜ್ಯಗಳಲ್ಲಿ
ಇದು ಮಹಾರಾಷ್ಟ್ರ, ಮೈಸೂರು, ಕರ್ನಾಟಕ ಮತ್ತು ಕೇರಳ ರಾಜ್ಯಗಳಲ್ಲಿ
ಇದು ಮಹಾರಾಷ್ಟ್ರ, ಮೈಸೂರು, ಕರ್ನಾಟಕ ಮತ್ತು ಕೇರಳ ರಾಜ್ಯಗಳಲ್ಲಿ
ಇದು ಮಹಾರಾಷ್ಟ್ರ, ಮೈಸೂರು, ಕರ್ನಾಟಕ ಮತ್ತು ಕೇರಳ ರಾಜ್ಯಗಳಲ್ಲಿ

ऑनलाइन जाँच



**ಹಾರ್ವರ್ಡ್ ನಕ್ಷಾಬದ್ಧ
ಸಾರ್ವಜನಿಕ ಭೂಮಿ ದಾಖಲಾತಿ ವಿಭಾಗ**
ಭೂಮಿ ಹಕ್ಕು ಪತ್ರ

January 14, 2023

ಭೂಮಿ ಹಕ್ಕು	28	ಶಿಬಿರ ಕಟ್ಟಡ	2.0	ಅಧಿಕಾರ ವಹಿವಾಟು	ಭೂಮಿ ಹಕ್ಕು	100	ಶಿಬಿರ ಕಟ್ಟಡ	28/01/2023	28/01/2023
ಶಿಬಿರ ಕಟ್ಟಡ	28	ಶಿಬಿರ ಕಟ್ಟಡ	2.0	ಅಧಿಕಾರ ವಹಿವಾಟು	ಭೂಮಿ ಹಕ್ಕು	100	ಶಿಬಿರ ಕಟ್ಟಡ	28/01/2023	28/01/2023
ಭೂಮಿ ಹಕ್ಕು	28	ಶಿಬಿರ ಕಟ್ಟಡ	2.0	ಅಧಿಕಾರ ವಹಿವಾಟು	ಭೂಮಿ ಹಕ್ಕು	100	ಶಿಬಿರ ಕಟ್ಟಡ	28/01/2023	28/01/2023

ಶಿಬಿರ ಕಟ್ಟಡ	28	ಶಿಬಿರ ಕಟ್ಟಡ	2.0	ಅಧಿಕಾರ ವಹಿವಾಟು	ಭೂಮಿ ಹಕ್ಕು	100	ಶಿಬಿರ ಕಟ್ಟಡ	28/01/2023	28/01/2023
ಶಿಬಿರ ಕಟ್ಟಡ	28	ಶಿಬಿರ ಕಟ್ಟಡ	2.0	ಅಧಿಕಾರ ವಹಿವಾಟು	ಭೂಮಿ ಹಕ್ಕು	100	ಶಿಬಿರ ಕಟ್ಟಡ	28/01/2023	28/01/2023

ಶಿಬಿರ ಕಟ್ಟಡ	28	ಶಿಬಿರ ಕಟ್ಟಡ	2.0	ಅಧಿಕಾರ ವಹಿವಾಟು	ಭೂಮಿ ಹಕ್ಕು	100	ಶಿಬಿರ ಕಟ್ಟಡ	28/01/2023	28/01/2023
ಶಿಬಿರ ಕಟ್ಟಡ	28	ಶಿಬಿರ ಕಟ್ಟಡ	2.0	ಅಧಿಕಾರ ವಹಿವಾಟು	ಭೂಮಿ ಹಕ್ಕು	100	ಶಿಬಿರ ಕಟ್ಟಡ	28/01/2023	28/01/2023

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

Case Details

ಭೂಮಿ ಹಕ್ಕು ಪತ್ರದ ವಿವರ
 ಭೂಮಿ ಹಕ್ಕು ಪತ್ರದ ವಿವರ
 ಭೂಮಿ ಹಕ್ಕು ಪತ್ರದ ವಿವರ

ऑनलाइन ऑफिस



ह्यार्यलंड नसरनर
नरकरर एरं गृनर नृधरर वरनर
गृ-नर नृधरर

January 14, 2023

नृधरर नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर
नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर

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नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर
नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर
नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर	नृधरर

List of Mutation Cases at the above Division in Register-II

List of Case Status Details

नृधरर नृधरर नृधरर नृधरर नृधरर नृधरर नृधरर नृधरर नृधरर नृधरर

ऑनलाइन जाँच

Sch. XII-A E.No. 130v
 रजिस्ट्रार मजदूरी
 नाम रजिस्ट्रार नाम मोहन मधु
 धन की धना सहाय
 A/S (जोन्स) 100 | RAJSHI | 1688 AN



फरक पत्रक नं: पत्रक नं: Page No. 31
 नाम रजिस्ट्रार मजदूरी का नं: Val. No. 28
 की संख्या नं: Receipt No. 0329726323

शुद्ध राशि	कुल राशि	रकम (एकड़ में)
1405	1688 MS	0 एकड़ 2.72 डिकमेट 0 सेंटर
अज्ञेय नं:	अज्ञेय नं:	मजदूरी विभाग का नं:

जो नं: का राशि का प्रमाण रजिस्ट्रार (अज्ञेय नं: का) मजदूरी से है।

मन धार	मन धार	मन धार से नं:	दवायु नं:	र रा नं:	र रा नं:	र रा नं:	र रा नं:
मन	(नं: दी)	20.00					20.00
मजदूरी	(अज्ञेय)	5.00					5.00
र रा		10.00					10.00
र रा		10.00					10.00
मजदूरी		4.00					4.00
		49.00					49.00

अज्ञेय नं: का नं:	अज्ञेय नं: का नं:	अज्ञेय नं: का नं:	अज्ञेय नं: का नं:	अज्ञेय नं: का नं:	अज्ञेय नं: का नं:	अज्ञेय नं: का नं:
मन	(नं: दी)					20.00
मजदूरी	(अज्ञेय)					5.00
र रा						10.00
र रा						10.00
मजदूरी						4.00
						49.00

(र) नं: का कुल (रजिस्ट्रार) Fourty Nine Rupees

(र) नाम दे-वा

(र) कुल रजिस्ट्रार 49.00v

रजिस्ट्रार मजदूरी नं: 03-12-2023

जो नं: का राशि का प्रमाण रजिस्ट्रार (अज्ञेय नं: का) मजदूरी से है।



यह एक कम्प्यूटर जनित प्रति है।
 यह प्रमाण केवल प्रामाणिकता के लिए है।
 किसी भी प्रकार की जवाबदारी के लिए, कृपया अपने अधिकारी से संपर्क करें।

ऑनलाइन जॉका

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

Sch No. 1 No. 150v
रसोद नं. 150वरी
नाम रसोद नं. 150वरी
धन लेखन नंबर



फंड प्रदर्शन फंड रसोद Page No. 130
नाम रसोद नं. 150वरी Vol. No. 28
शे. नं. 150वरी Receipt No. 0024533107

रसोद नं. 150वरी KASIND MADYAN

रसोद नं. 150वरी	लेखन नं. 150वरी	रसोद (एम. डी. में) रसोद नं. 150वरी
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अर्थ लेखन नं. 150वरी अर्थ लेखन नं. 150वरी अर्थ लेखन नं. 150वरी

जोड़ नं. 150वरी नाम रसोद नं. 150वरी (रसोद नं. 150वरी) में जोड़ रसोद नं.

विवरण	विवरण	रसोद	रसोद	रसोद	रसोद	रसोद	रसोद
रसोद	रसोद	20.00					20.00
रसोद	रसोद	5.00					5.00
रसोद	रसोद	10.00					10.00
रसोद	रसोद	10.00					10.00
रसोद	रसोद	4.00					4.00
		49.00					49.00

रसोद नं. 150वरी

विवरण	विवरण	रसोद	रसोद	रसोद	रसोद	रसोद	रसोद
रसोद	रसोद					20.00	
रसोद	रसोद					5.00	
रसोद	रसोद					10.00	
रसोद	रसोद					10.00	
रसोद	रसोद					4.00	
						49.00	

(रसोद नं. 150वरी) Forty Nine Rupees

(रसोद नं. 150वरी)

(रसोद नं. 150वरी) 49.00

रसोद नं. 150वरी रसोद नं. 150वरी 25.12.2021

रसोद नं. 150वरी रसोद नं. 150वरी (रसोद नं. 150वरी) रसोद नं. 150वरी रसोद नं. 150वरी



रसोद नं. 150वरी रसोद नं. 150वरी

रसोद नं. 150वरी रसोद नं. 150वरी

रसोद नं. 150वरी रसोद नं. 150वरी

रसोद नं. 150वरी रसोद नं. 150वरी

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

Sch XIA-F.No. 125

स्कीम माहसुल

नाम स्कूल / पता स्कूल का

माना दो शान मध्य

पिन कोड 198138 SCHANA RAZA

V

फारम नं. लकी / फारम रैपरी

Page No 25

नाम स्कूल नाम वीरेश्वर आश्रम-डी

Vol No 28

दो राकतन माहसुल

Receipt No. 0102520550

रकम संख्या	1405	दस्तावेज संख्या	1888 MS	सकल रकम (₹)	₹ एकड़ 7.84 टिस्सील 0 हे. 52 प
विद्यार्थी का नाम	विद्यार्थी का पता		आयोजक द्वारा प्रेषित माहसुल		

आय का विवरण (सकल आय को छोड़कर) निम्नलिखित रूप में

विवरण	अवधि	मौजूदा वर्ष से व्यय	वर्षाव	इस वर्ष	इस वर्ष	₹ का रुप	₹ का रुप (2021-2022)
गाह	(मासिक)	30.00					30.00
गुजारी	(मासिक)	7.50					7.50
शिक्षा		15.00					15.00
सूद		15.00					15.00
सुलभता का		6.00					6.00
संयोजन		73.50					73.50
रकम अग्रिम है							
व्यय का विवरण	अवधि	मौजूदा वर्ष से व्यय	वर्षाव	इस वर्ष	इस वर्ष	₹ का रुप (2021-2022)	₹ का रुप
गाह	(मासिक)					30.00	
गुजारी	(मासिक)					7.50	
शिक्षा						15.00	
सूद						15.00	
सुलभता का						6.00	
संयोजन						73.50	

(₹) तीसरा अड़स (₹) : Seventy Three Rupees and Filly Paise

(₹) नाम देखा

(₹) कुल रकम - 73.50

तारीख जारी की गई है: 25-12-2021

आय का विवरण (सकल आय को छोड़कर) निम्नलिखित रूप में



ऑनलाइन जाँच

यह एक कम्प्यूटर जनित प्रतीक है।

यह कृपया वेबसाइट पर जाँच करने के लिए है।

किसी भी प्रकार की अशुद्धि के लिए संबंधित अधिकारियों से संपर्क करें।

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



सार्वजनिक संस्थान
राजस्थान एवं भूमि सुधार विभाग

Dy. Commr. 11/03/2022

संशोधन प्रतिपत्र



विशेष जातिका संकेत	राजस्थान राज्य	अनुसंधान संस्था	संस्था संख्या
संस्था का नाम	संस्था	संस्था का पता	संस्था का पता

क्र.सं.	संस्था का नाम	संस्था का पता	संस्था का पता	संस्था का पता	संस्था का पता	संस्था का पता
01	संस्था	संस्था	संस्था	संस्था	संस्था	संस्था
02	संस्था	संस्था	संस्था	संस्था	संस्था	संस्था

संस्था का नाम: ...
 संस्था का पता: ...
 संस्था का पता: ...
 संस्था का पता: ...

Signature Value
 Digitally signed by
 Digitally signed by

भारत सरकार

राज्य एवं प्रतिष्ठान विभाग

मानविकी विभाग

Document No: 2024/28666610212

2024/1021



दिनांक: 01/11/2024	पंजीकृत नाम: भारत	उपकरण नाम: भारत	हस्ताक्षर: भारत
पंजीकृत स्थान: भारत	पंजीकृत प्रकार: भारत	पंजीकृत संख्या: 28	पंजीकृत तिथि: 01/11/2024

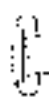
क्र.सं.	विवरण	प्रकार	विवरण	प्रकार	विवरण	प्रकार	विवरण	प्रकार
001	भारत	भारत	भारत	भारत	भारत	भारत	भारत	भारत
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भारत सरकार
राज्य एवं प्रतिष्ठान विभाग
मानविकी विभाग

भारत सरकार
राज्य एवं प्रतिष्ठान विभाग
मानविकी विभाग

Signature valid

भारत सरकार
 राज्य एवं प्रतिष्ठान विभाग
 मानविकी विभाग





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि पत्र



विधि का नाम	रवि	उत्पन्न नाम	सर	उत्पन्न नं	सर	हस्ता	हस्ता नं
ट्रस्ट का नाम	राजशेखर	भूमि	राजीव प्रसाद	पुस्तक नं	उत्पन्न नं	भूमि	198

कालिका संख्या	कालिका	मौज का नाम	खेत का नाम	खेती का प्रकार	परिचय संख्या	संयुक्त भूमि नं	नामांतरण संयुक्त नं	कारोबार लिखत संख्या	राजाना	रजिस्ट्रार 2 आगत संयुक्त	
U614	2022 - 2023	कालिका 198	राजीव	खेती का प्रकार	Regulation: TN528444 Date: 15/11/2023	2025	55	193	2025	2025 388 संयुक्त	20

पिठना का नाम:
SHAFIYATUNNAISON बहि. MUNSHAHID KAZA बहि. राजशेखरी ट्रस्ट का नाम:
RAJESH KHANDELWAL LANE KALAI TOLA सरदार केन्द्र बहि. भूमि संसार RANCHI)

जमाना दर्ज करी हस्ताक्षर के आधार पर कालिका एवं पुस्तक नं हस्ताक्षर करी।
उप एक लेटर बहि. बहि. है।
उप प्रामाणिकता दर्शनी हस्ताक्षर करी कर है।
पुस्तक नं उक्त संयुक्त नं संयुक्त के रूप में नहीं किया जा सकता है।

Signature valid
Date: 15/11/2023
MUT BHAGANI
राजशेखरी सर



कोरोना के उद्घाटन के लिए सड़क पर न जाएं रुकें।





**दाराखंड सरकार
राजस्व एवं भूमि सुधार विभाग**

नमांतरण सूचि-पत्र



दस्तावेज क्रमांक: 198

दस्तावेज क्रमांक: 4

दस्तावेज क्रमांक: 198

दस्तावेज क्रमांक: 198

दस्तावेज क्रमांक: 198

दस्तावेज क्रमांक: 4

दस्तावेज क्रमांक: 198

दस्तावेज क्रमांक: 198

क्रमांक	विवरण	प्रकार	मूल्य	दस्तावेज क्रमांक	दस्तावेज क्रमांक	दस्तावेज क्रमांक	दस्तावेज क्रमांक
198	राजस्व एवं भूमि सुधार विभाग	नमांतरण सूचि-पत्र	198	4	198	198	198

दस्तावेज क्रमांक: 198
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दस्तावेज क्रमांक: 198



दस्तावेज क्रमांक: 198

RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue Branch)

Notice of property tax prescribed under section 152 (1) cum 154 of Jharkhand Municipal Corporation Act, 2011 (Assessment, Collection and Recovery) Rules of Jharkhand, 2011.

Name: SHARAD KHAJOURI, W/O B. SHANU RAJA
Address: CHATTERJEE BANGLA CHURCH ROAD RANCHI, RANCHI

Roll No: FAM/010/394174/2022-2023
Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No. is

01009020686000020

The current market value of the holding is Rs. 472,635/- which was checked and approved by Ranchi Municipal Corporation. It is to be noted that assessment and collection letter issued by you for assessment of tax for Ward No. 16 (Old Ward No. 10), 4/23/2022 is in force at the place.

For the first quarter, the value determined by the corporation, the first quarter will be taxed in writing with the fees for the year 2022-2023.

Sr. No.	Particulars	Year	Based on the Self Assessment	On the Basis of ULD Calculation	Difference Amount (4-3)	10% Penalty of Column 5
1	Holding Tax @ 0.2%	Quarter: 1 Year: 2016-2017	236.32	236.32	0	0
2	Holding Tax @ 0.175% or 0.15% or 0.2%	Quarter: 1 Year: 2022-2023	472.64	472.64	0	0
	Total amount		708.96	708.96	0	0



[Signature]

Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:

1. Please do not file any objection against the tax prescribed by the corporation under the prescribed provision of Section 152 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment/notice on collection on the prescribed form.
2. The final tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 16-A of the Jharkhand Municipal Corporation Property Tax Assessment, Collection and Recovery Rules, 2011, the actual amount of arrears of tax and late fee, if any, payable, shall be paid on or before the date of receipt of this notice.
4. This property tax is levied by the Ranchi Municipal Corporation on all the land and buildings, whether built or not, and structures and fixtures, and not on any other things, and is payable by the occupier.

RANCHI MUNICIPAL CORPORATION, RANCHI



Municipal Corporation, Ranchi
(Revenue In-charge)

Amount of property tax prescribed under Section 152(9) and read with Ranchi Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Case No. 17/FAM/19/004/73/25774023
 Name: KANZADI KHATOON, W/O MU SHAMUD RAZA
 Address: CHATTERJEE BANGLA CHURCH ROAD RANCHI RANCHI
 Effective: First Quarter 2022-23

as attached by the assessee for the year 2022-23.

2 1 5 0 0 0 2 0 0 7 1 0 0 2 0

Principal rate value of this holding is Rs. 1402,325/- after 100% check made by Ranchi Municipal Corporation in the light of the self-assessment declaration letter made by you for assessment of tax for Ward No. 16 (Old Ward No. 56) 2022-23. In view of the above.

As per the attached rate order, the amount due for the first quarter will be as follows:

Particulars	Quarter / Financial Year	Based on the Self Assessment	On the basis of JLE Calculator	Difference Amount (-)	100% Penalty Column 5
Holding Tax @ 2%	Quarter 1 Year 2018-2019	701.09	701.06	0.03	0
Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter 1 Year 2022-2023	1403.32	1403.32	0	0
Total amount		2105	2105	0	0



(Signature)

Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

- If there is any objection against the tax prescribed by the Corporation under the special provision of Section 152(9) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this Assessment Memo or file an objection in the prescribed form.
- The list of tax assessments is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
- As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules, 2011, the actual payment of differential tax and one-third of the non-penalty on this basis is payable.
- This property tax collected by the Ranchi Municipal Corporation is for the purpose of any legal estate on these buildings, and the same shall not be subject to any legal rights of the owner.



Ranchi Municipal Corporation, Ranchi
(Revenue Branch)

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

Sl. No. 07.

Memo No. : FAM/316/394351/2022-2023

REKHA RAJA W/O ANWAR RAJA

Effect: First Quarter 2022-2023

Address: CRUCIAL ROAD GROSS COMPOUND RANCHI, RANCHI

You are hereby informed that your new Holding No.:

0 1 0 0 0 2 8 0 0 0 0 0 0 0

The annual value of the property is ₹28,28/- as per the assessment made by Ranchi Municipal Corporation in the light of the self-declared declaration letter made by you for assessment of the 1st Ward No. 10 (Old Ward No. 10) 02,28/- as per the rules.

Out of the annual value determined by the corporation, the tax is to be paid as follows with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULD Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	Holding Tax @ 2%	Quarter: 2 nd Year 2019-2020	454.12	454.12	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1 st Year: 2022-2023	528.28	528.28	0	0
	Total amount:		982.4	982.4	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

- If there is any objection against the tax prescribed by the corporation, under the provisions of Section 167 (4) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can be an objection in the prescribed form.
- The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchi.municipal.com
- As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2015, the actual amount of differential tax and one hundred percent penalty on it is also payable.
- This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.





Ranchi Municipal Corporation, Ranchi.
(Revenue, Branch)

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

M. PAN. CV. 2
REHANA RAZA W/O ANWAR RAZA

Merit No. - FAM/016/05435/12022-2023

AA - 2, CHORDI ROAD GHOSI CHITRAKOT RANCHI RANCHI

Filed on: First Quarter 2022-2023

You are hereby informed that your new Holding No. -

0 1 1 0 0 0 2 1 6 3 9 0 3 2 5

The assessed value of the property is Rs. 575.26/- after level check on 20/01/2022 by Ranchi Municipal Corporation on the light of the rate assessment schedule made by you for a total amount of tax for Ward No. 10 (Old Ward No. 10) is Rs. 262/- is fixed as per plan.

Based on the assessed value of the property by the Corporation, the first quarter will be fixed as per the schedule given below.

Sl. No.	Particulars	Period/Assessment Year	Assessed on the SUE Assessment	On the basis of U.B. Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	Holding Tax @ 2%	Quarter: 2 nd Year 2019-2020	454.12	454.12	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1 st Year 2022-2023	926.28	926.28	0	0
	Total amount		1380.4	1380.4	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

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





Ranch Municipal Corporation, Ranch,
(Regent Branch)

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

Name: **Ms.**
RASHI RASSAN S/O MD ZAMIN RASSAN

Memo No. **FAM/16/394352/2022-2023**

Address: **CRATEREE COMPOUND BAHU LAZAR ROAD RANCH, RANCH**

Payable for: **First Quarter 2022-2023**

Your identification number is as follows: **11**

U S C C C J 2 1 8 0 0 0 2 2 1 1

The gross value of the property is **1405.757** after the deduction made by Ranch Municipal Corporation on the left of the gross value. The actual amount payable by you for assessment of tax for Ward No. 16 (Old Ward No. 15) is **1405.757** as fixed by the plan.

Based on the gross value determined by the Corporation, the first quarter will be taxed as follows, which is less than the year 2022.

Sl. No.	Particulars	Quarter in fiscal Year	Based on the Self Assessment	On the basis of DLR Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1			5	4	5	6
1	Holding Tax @ 2%	Quarter: 2 nd Year: 2021-2021	702.88	702.88	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1 st Year: 2022-2022	1405.76	1405.76	0	0
	Total amount		2108.64	2108.64	0	0



Deputy Municipal Commissioner
Ranch Municipal Corporation, Ranch

Note:-

- If there is any objection to the tax prescribed by the Corporation, under the prescribed provision of Section 157 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment. Memo can be an objection in the prescribed form.
- The list of tax assessment is displayed on the Ranch Municipal Corporation website www.ranchmunicipal.com.
- As per clause 13A of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules, 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
- This property tax collected by the Ranch Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupants.





Ranchi Municipal Corporation, Ranchi
(Revenue branch)

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

NAME : Mr.
RASHIDI HASSAN S/O MD ZAYIR HASSAN
ADDRESS : CHATTAJIHILL COMPOUND HARI BAZAR ROAD RANCHI JARCHE

Memo No. : FAM/016/394352/2022-2023

Office use: First Quarter 2022-2023

You are hereby informed that your new Holding No.

1 1 1 5 7 1 2 8 9 0 0 7 7 0

The actual net value of the holding is Rs. 1405.75/- as per Local election made by Ranchi Municipal Corporation on the right of the said assessment of the above holding made by you for assessment of the 1st Ward No. 10 (Old Ward No. 18), 1405.75/- is found to be placed.

Based on the actual net value determined by the corporation, the First quarter of the tax is being with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of UJI Calculation	Difference Amount (2-3)	100% Penalty of Column 5
1	Holding Tax @ 2%	Quarter: 2 nd Year. 2020-2021	702.88	702.88	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1 st Year. 2022-2023	1405.76	1405.76	0	0
	Total Amount		2108.64	2108.64	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation under the prescribed provision of Section 157 (1) of the Jharkhand Municipal Act, 2011, within 30 (Thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13A of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupants.



CERTIFICATE OF REGISTRATION OF FIRM

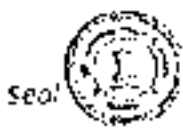
(INDIAN PARTNERSHIP ACT, 1932)

The Registrar of Firms, District, hereby acknowledges the receipt of the Statement prescribed by section 58(1) of the Indian Partnership Act, 1932.

The Statement has been filed and the name of Firm JE SIAL INVESTMENTS AND CONTRACTORS

is registered as Partnership Firm under the name of Firm as

No. 414/2011



Seal

Station Jaipur

Dated this 12th day of February 2011 of Two thousand Eighteen

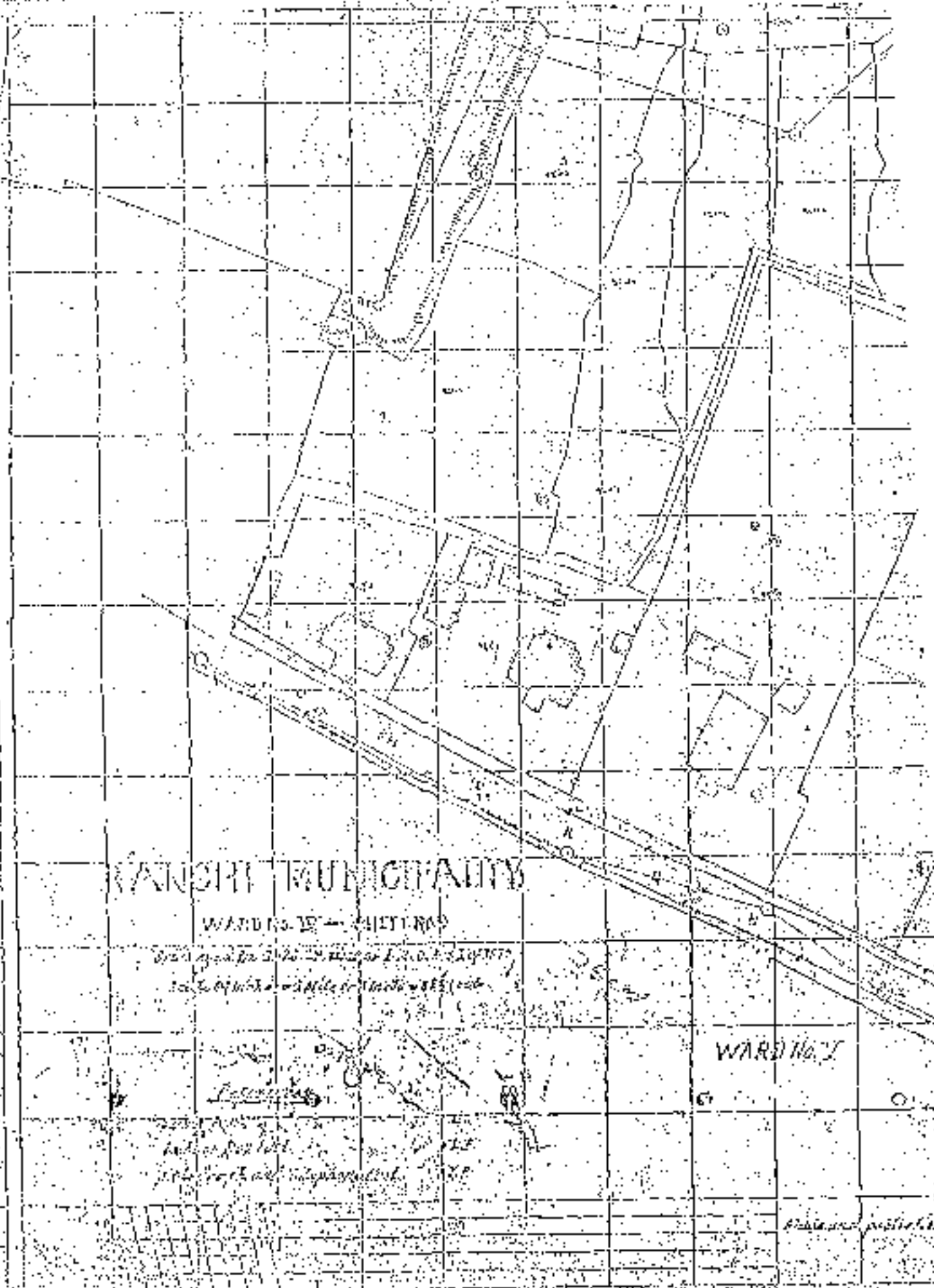
Forwarded to JE SIAL INVESTMENTS AND CONTRACTORS,
DIST. RANICHALI,

With reference to his/their Application No. 1116 dated 29/11/2011.

सिंहपुर सरकार

[Signature]
For Registrar of Firms.

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VANCOUVER MUNICIPALITY

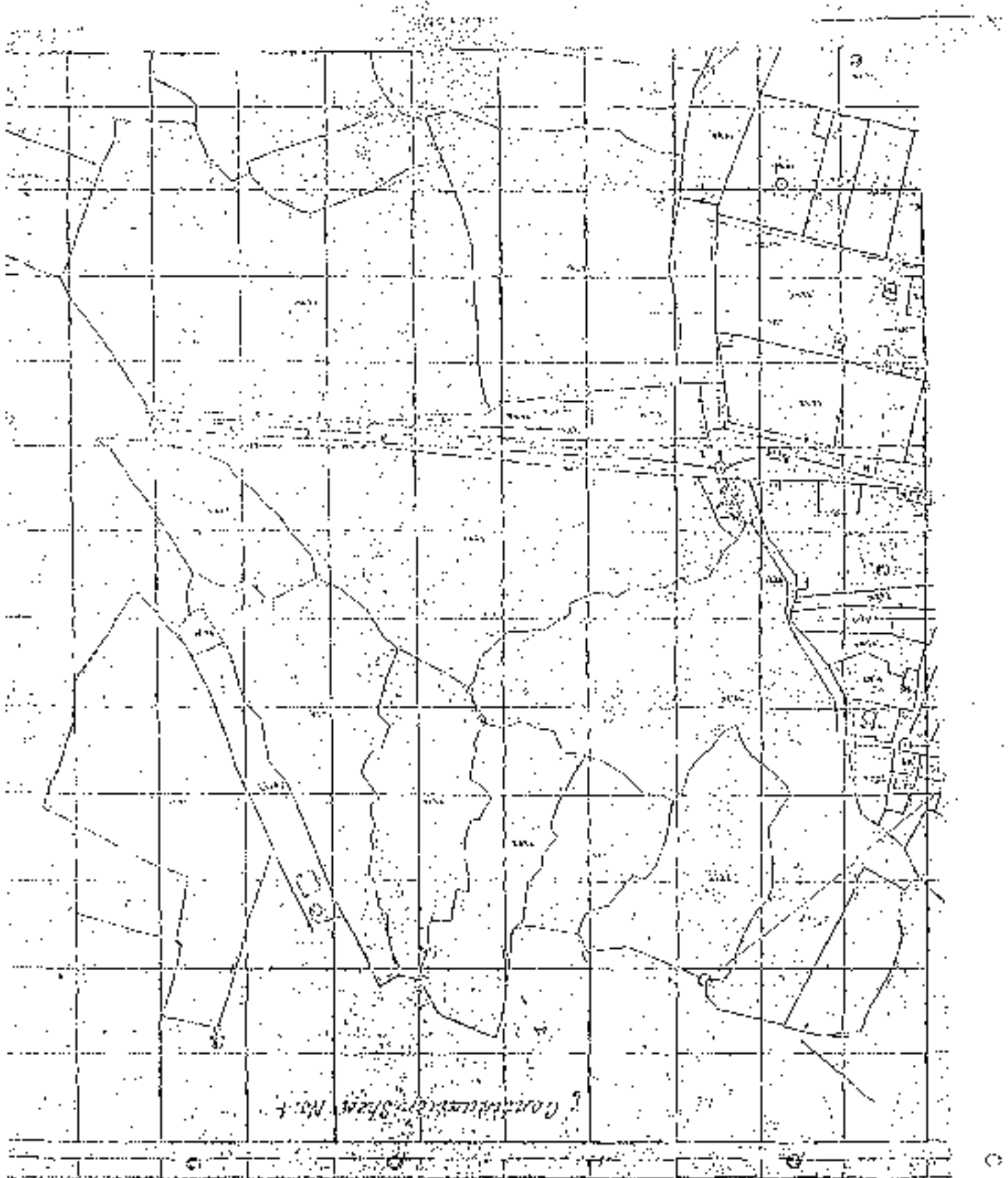
WARD No. 10 - CHETROD

City of Vancouver, B.C., 1917
 Scale of 1 inch = 1 mile

WARD No. 1

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 2. 3rd Ave. S. to 4th Ave. S.
 3. 5th Ave. S. to 6th Ave. S.

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 1. 1st Ave. S. to 2nd Ave. S.



CONTRIBUTION No. 4

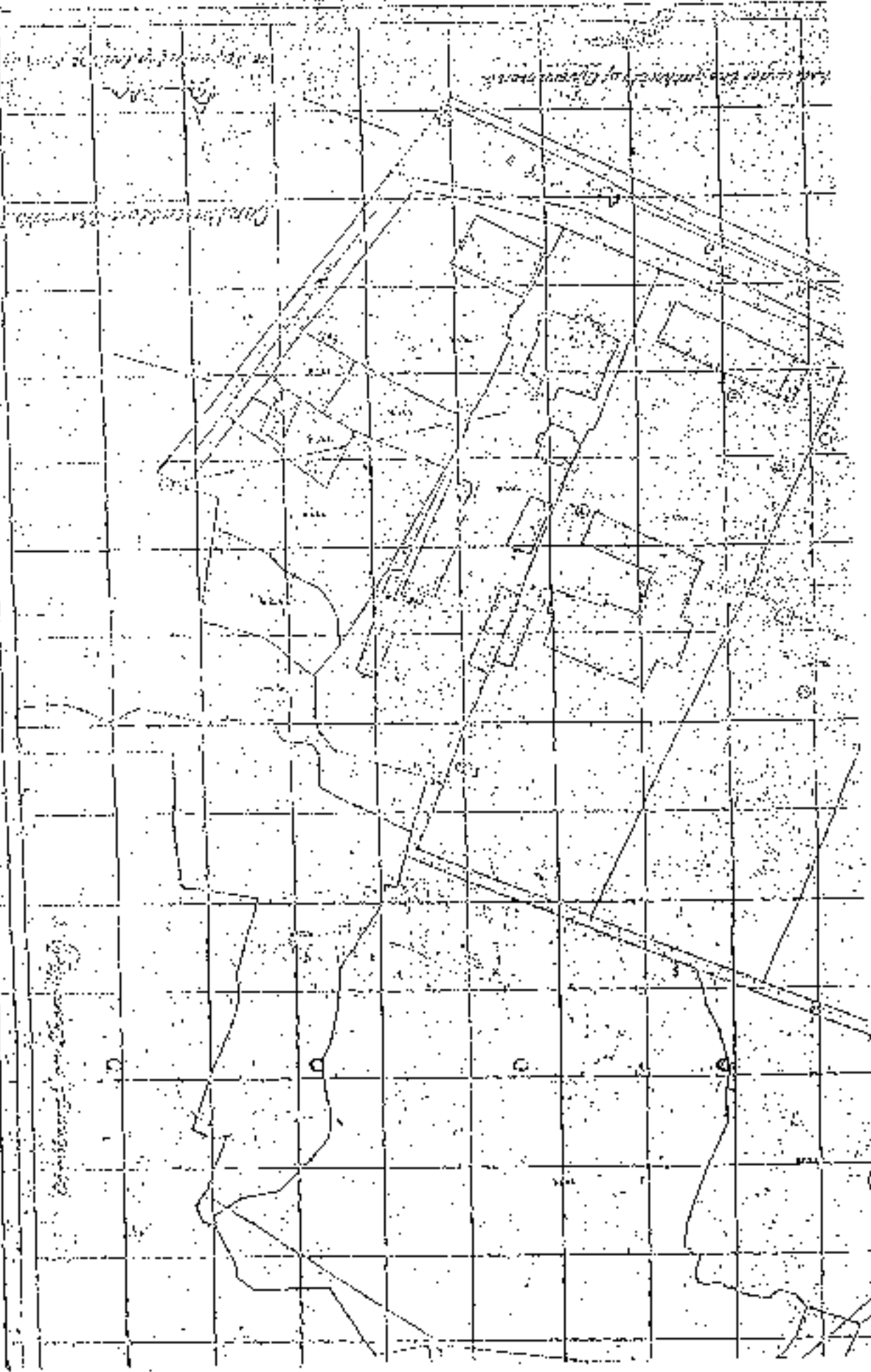
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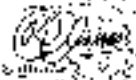


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आयुक्त विभाग
PUNJAB
RASHID HASSAN
MOHAMMED ZAMIK HASSAN
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भारत सरकार
GOVT OF INDIA



एन.ए.ए.ए.



भारत सरकार

Unique Identification Authority of India

सर्वोच्च न्यायालय

संविधान संख्या / Parliament No : 2512/27011/22/159

To
E.M. Rao
Rajawada Road
W.D. Anwar Khan
1st Main Road
New D. S.N.L. Colony
Dharmapuri
Chennai
Kanchi District
Pincode: 600 032
9889934051

Call: 044-26903577
ML: 143126903577



आपका आधार क्रमांक / Your Aadhaar No. :

5308 2052 7149

आधार - आम आदमी का अधिकार



विश्वविद्यालय



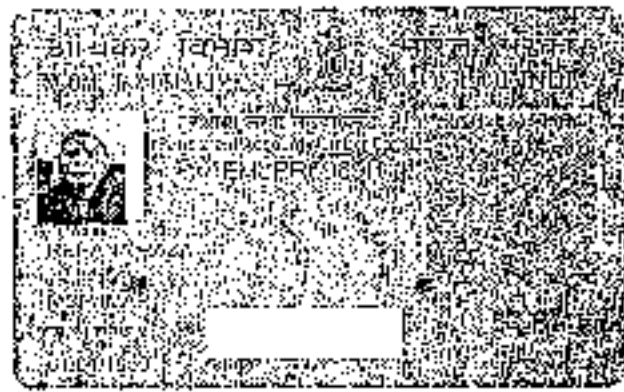
एम. राव
Housing Board
जय शंकरा DPO: 600 032
Dharmapuri



5308 2052 7149

आधार - आम आदमी का अधिकार

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भारत सरकार
GOVERNMENT OF INDIA



शहजादी खतून
Shahzadi Khatoon
पन्ना क्रमांक/DOCS. 21112/1986
महिमा / EMALE



3633 6965 5130

आधार-भाग आदमी का अधिकार



भारतीय विशिष्ट योजना प्राधिकरण
भारत सरकार, नई दिल्ली

पता:
D/O: नो. 14, नवीनका
कमाल रोड, अ. एटाहाबाद
रोड, अयोध्या ए. टी. मार्ग
डेवर, मोंक बाजार, राँची
जि.मि.अ. राँची,
झारखण्ड - 834001

Address:
D/O: No. 14, New Kankar
Road, A. Etahabad
Road, Ayodhya E.T. Marg
Dever, Monk Bazar, Ranchi
J.M.A. Ranchi,
Jharkhand - 834001

3633 6965 5130

Aadhaar - Aam Admi ka Adhikat

Shahzadi Khatoon



Shahjahan Khan



Indonesian text at the top left, possibly a header or address line.



Vertical text block next to the stamp, likely containing contact information.



9501 5233 1454

Additional text below the number, possibly a phone number or reference code.

Indonesian text at the top right, possibly a header or address line.

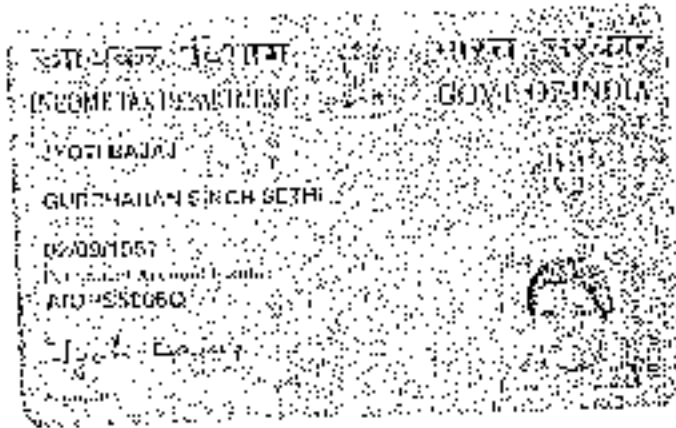
Vertical text block on the right side, possibly a name or title.

Vertical text block on the right side, possibly a name or title.



Text at the bottom right, possibly a date or time stamp.

Tjati Banjari



Jyoti Banjari



Tyeb Bafaj

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भारत सरकार

Post Office Notification No. 102/109/2014

To
All India
Karnataka
Mysore
Mysore
Mysore
Mysore

Post Office Notification No. 102/109/2014

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

POST OFFICE NOTIFICATION / Yata Aardami No.

7550 7862 3852

ಶಿಬಿರ - ಶಾಂತ ಆರಾಮಿ ವಸತಿ ಘಟಕ

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7550 7862 3852

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K. N. Mahale

25/4



Pre Registration Docket

Date :- 27-04-2023 11:00 am

Office Name :- SRO Ranchi
Token No:- 202300355000

Appointment :- 27-Apr-2023 Time:- 13:9

Article	Development Agreement
Pre Registration Date	25 Apr-2023
No. Of Pages	63
Stamp Duty	A
Paid Stamp Duty	0
Total Fees	₹ 10,02,117

Property Id: 957807

Valuation No. : 1299592 / 2023 - 2023-2024 Date : 27-April 2023 10:29:AM

State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar
Land Type : Urban	Corporation : Ranchi Municipal Corporation Konka	Village/City : Konka
Konka Word No 16 - Main Road		
Volume Number - 28 28 28 28 30 29		
Page Number - 31 33 30 25 4 3		
Khata Number -		
Plot Number - 1058		
Holding Number - 016000269000770 016000768900320 016000268800020 016000268700070		

Property Rates

Commercial Land (Y)

₹1151656/- Decimal

Valuation Rule : Commercial land

Property Details

Land area @ 4.65 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 34.65 x 1151656-39904880.4	₹3,99,04,880/-
A	Total		₹3,99,04,880/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹3,99,04,900/-

Total Amount in Words : Three Crore Ninety Nine Lakhs Four Thousand Nine Hundred Rupees Only

Land measurement, Sub Part and House No.	Property Boundaries East: 22 Ft Wide Road, West: Polytechnic College, South: Church Road, North: Portion of Plot No 1888 F
Area	Land area : 34.65 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	39904880.4
Transaction Amount	39904900

CLAIMANT	Ms. JB Real Estate Developers And Contractors Through The Authorized Partner Mrs Jyoti Baja], Address - Popce Compound P.S.- Hindpini, Distt.-Ranchi- ,Father/Husband Name Gurcharan Singh Sethi , PAN No.- ,Permission Case No.- , Aadhaar No. *****11461
EXECUTANTS	-Mr. RASHID HASSAN, Address - Ansari Muhalla, Village-Balsakra, P.S.- Chanho, District- Ranchi- ,Father/Husband Name Mr Zamir Hasan , PAN No.- ,Permission Case No.- , Aadhaar No. *****1130
	-Mrs. REHANA RAZA, Address - J58, Kani Tola, Near B.S.N.L Tower, Village- Doranda, P.O. and P.S - Doranda, District- Ranchi ,Father/Husband Name Late Md Umar , PAN No.- ,Permission Case No.- , Aadhaar No. *****1149
	-Mrs. SHAHZADI KHATOON, Address - Dr. Fatehullah Road, P.S.- Lower Bazar, District-Ranchi- ,Father/Husband Name Late Mohammad Noya , PAN No.- ,Permission Case No.- , Aadhaar No. *****1150

Witness Information	Mr. Karam Nath Mahto , Address - Lat, Roll Tok, P.S.- Naankum, Dist. Ranchi- , Father/Husband Name-Late Jai Singh Mahto
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Identifier Details	Mr. Mohammad Aslam Raza , Address - Masjid Road, Darzee Mohalla, Doranda, P.S -Doranda, District-Ranchi- , Father/Husband Name-Muhammad Ali Raza
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Fee Rule:Development Agreement		4
1	Stamp Duty	

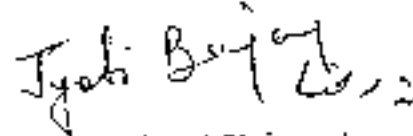
1	SP	2,490
Total		2,490

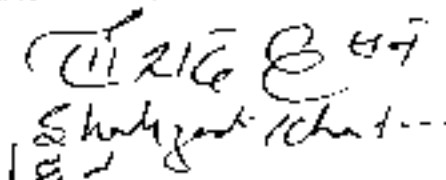
Fee Rule:Development Agreement		9,97,623
1	A1	2,000
2	E	3
3	LL	1
4	PR	

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

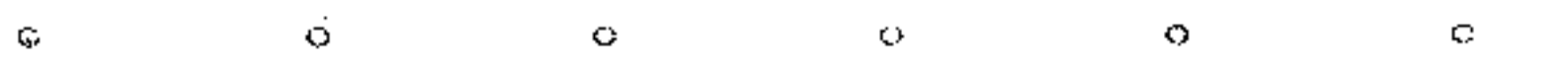
Sub	100212	100217	
Sub			

Article: 20021217 (Number of Pages): 00

Signature of Officer

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: 202300053000

Deed Type	Development Agreement
Number of Pages	106
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2490, AT :- Rs. 997623, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.39904800/- Transaction Amount :- Rs.39904900/-
Property Details	District :- Ranchi, Tehsil :- Ranchi Subar, Village Name :- Kunka Location :- Main Road, Kunka Ward No 15 Property Boundaries :- East: 22 Ft Wide Road, West: Polytechnic College, South: Church Road, North: Portion of Plot No 1688 E Volume Number - 26 28 28 78 50 23 Page Number - 31 33 30 25 4 3 Khata Number - -Plot Number - 1088 Holding Number - 016000269000220 D1E5F5268900320 016000268900020 016000268700020 Area Of Land - 34.65 Decimal







Sh/Smt. RASHID HASSAN s/o/da/o Mr. Zamir Hasan has presented the document for registration in this office






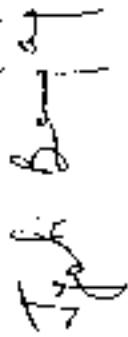
Today dated :- 27-Apr-2023 Day :- Thursday Time :- 13:11:16 PM





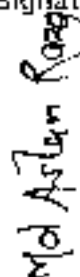
RASHID HASSAN (Individual)

Party Name	Document Type	Document Number
RASHID HASSAN	PAN/UID	409295041130

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p>SHAHZADI KHALOON Address1 - Dr. Fatahullah Road, P.S. Lower Bazar, District Ranchi, Address2 - Jharkhand PAN No. Permission Case No.-</p>	Yes	<p>Shahzadi Khaloon Address:- 14, kanka katala, OPPOSITE of PAL tailor, dr. fatahulla lane, lower bazar, Ranchi G.P.O., Ranchi, 834001, Jharkhand, India</p>		<p>EXECUTANTS Age:36</p>			
2	<p>REHANA RAZA Address1 - 158, Man. Tola, Near B.S.N.I Tower, Village- Doranda, P.O. and P.S. Doranda, District- Ranchi, Address2 - Jharkhand PAN No. Permission Case No.-</p>	Yes	<p>Rehana Raza Address:- 158, Near B.S.N.I Tower, Muni Tola, Doranda, Ranchi, 834002, Jharkhand, India</p>		<p>EXECUTANTS Age:73</p>			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	RASHID HASSAN Address1 - Ansari Mohalla, Village Balsakra, P.S. - Channo, District Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Rashid Hassan Address:- ansari mohallah, vil halsakra -pe-cherhe, Balsakra, Ranchi, 835213, Jharkhand, India		EXECUTANTS Age:55			
4	JB Real Estate Developers And Contractors Through The Authorized Partner Mrs Jyoti Bajaj Address1 - Pooja Compound, P.S.- Hindpuri, Dist.- Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Jyoti Bajaj Address:- 3A PEPLI COMPOUND, , Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:55			



Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Mohammad Aslam Raza S/o-D/o Mohammad Ali Raza Address1 - Masjid Road, Darzee Mohalla, Doranda, P.S. Doranda, 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	Karam Nath Mahto Address1 - Lali, Roll B.I. P.S. Nandama, Dist.-Ranchi Address2 - ... , Jharkhand			


Signature of Operator Seal and Signature of Registering Officer 

Above signature & Thumb Impression are affixed in my presence.

Above mentioned, (RASHID HASSAN , REHANA RAZA , SHAHZADI KHATOON). has/have admitted the execution before me. For that They has / have been identified by (Mohammad Aslam Raza) Son/Daughter/Wife of (Mohammad Ali Raza) at P.O. of (Masjid Road, Darzee Mohalla, Doranda, P.S.-Doranda, District-Ranchi) and by occupation (Service).

Signature of Registering Officer 

Date.- 27-Apr-2023

Seal and Signature of Registering Officer 

Token No. : 2023000053000

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the register of office on date **27-Apr-2023** by **RASHID HASSAN, S/O, D/O, S/O Md Zahir Hasan** resident of **Amuli Michella, Village-Balsora, P.S. - Chas, Distt. Ranchi**

This deed was registered as Document No. : **2023/RAN/3457/BK1/1161** in Book No. : **BK1, Volume No. - 427** from Page No. : **1 to 100** at office of **SRO - Ranchi**

Date : **27-Apr-2023**

Registering Officer

MR
27/4/23



RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

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

M. No. Mr.
SHAHZADI KHATOON W/O MD SHAHID RAZA

Form No. FAM/016/394176/2022-2023

Address: CHATERJEE BANGLA CHURCH ROAD RANCHI RANCHI

Effective: First Quarter 2022-2023

You are hereby intimated that your new Holding No -

0 1 6 0 0 0 2 6 8 9 0 0 7 0

The amount of value of this holding is Rs. 472,635/- after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration form made by you for assessment of tax for Ward No. 16 (Old Ward No. 10) 472635/- is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from 1st year 2022-2023.

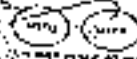
Sl. No	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of JLB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	Holding Tax @ 2%	Quarter: 1/ Year: 2016-2017	236.32	236.32	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	472.64	472.64	0	0
	Total amount		708.96	708.96	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

- If there is any objection against the tax prescribed by the corporation under the prescribed provision of Section 107 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo you can file an objection in the prescribed form.
- The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
- As per clause 13.1 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
- This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue Branch)

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

M/s
SHAHZADI KHATOON W/O MD SHAHID RAZA
Address: CHATTERJEE BANGLA CHURCH ROAD RANCHI RANCHI

Form No.: FAMI/016/394173/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No -

D 1 E 0 0 U 2 6 R 7 0 0 0 Z 0

The annual rent value of this holding is Rs. 1403.325/- after total check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 36 (Old Ward No. 15), 1403.325/- is fixed at the place.

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

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	Holding Tax @ 2%	Quarter: 1/ Year: 2016-2017	701.69	701.69	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	1403.32	1403.32	0	0
	Total amount		2105	2105	0	0



[Handwritten Signature]

Deputy Municipal Commissioner
Ranchi Municipal Corporation Ranchi

Note:-

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