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1718



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e274d260faae2cc96a5b

Receipt Date : 27-Feb-2024 10:51:39 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202400025294

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Unno Realty Through Its Proprietor Nihit Garodia (Vendee)

GRN Number : 2400883035



--: For Office Use :-

रजिस्ट्रेशन अधिनियम 1973 परिशिष्ट 4 नियम 21/27 के अधिन भारतीय स्टांप अधिनियम 1899 की अनुसूची 1 या 1 क ख 5 के अधिन यथावत स्टांप सहित या स्टांप मुद्रांक से विमुक्त या स्टांप शुल्क अपेक्षित नहीं।

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

&

निबंधन पदाधिकारी

27/02/2024

Nihit Garodia
27/02/2024

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

FOR UNNO REALTY

Nihit Garodia
Proprietor
27/02/2024

G. 27/02/24

प्राप्त एवं खीसनेवाला राज को सूच में वर्णित प्लॉट एवं नाम दर्ज नहीं है।

G. 27/02/24



ASHUTOSH K. Adv. Enrolment No. 156/2008

Development Agreement

सम्पत्ति का मूल्य -

मुद्रांक - 50/-

T.D.S. -

[Signature]

मार्ग दर्शिका पंजी से मिलान किया जमीन का दर/डी. 12, 10.83 (46cm) कच्चा कमान का दर/वर्ग फीट..... पक्का कमान का दर/वर्ग फीट..... प्लॉट का दर/वर्ग फीट.....

[Signature]



DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on 27th Day of February 2024 (Two Thousand Twenty Four) A.D.

SRI SUNIL KUMAR BHATIA Date of Birth – 16.04.1954, son of Late Surinder Nath Bhatia, Grand son of Late Dunichand Bhatia, by Occupation-Business, by Faith - Hindu, by Caste - General (Not affected by CNT Act 1908), residents of Flat No 15 C, Amber Arsh Heights, Doranda, Ranchi, P.O- Doranda, P.S- Doranda, District - Ranchi - 834002, State - Jharkhand, Indian Citizen Hereinafter called and referred as **LANDOWNER/FIRST PARTY** (which expression shall unless excluded her administrators, successors-in-interest and assigns) of the **FIRST PART.**

PAN - AAOPB5370N, UID - XXXX XXXX 4124, MOB- 9334103601

For UNIQ REALTY
[Signature]
Proprietor
27/02/2024

[Signature]
27/02/2024

निर म...
खाता...
[Signature]
[Signature]
[Signature]



ASHUTOSH
Enrollment No. - 15612

[Signature]
27/02/2024



Thumb Index Middle Ring Little



दिनांक 27/02/24 समय 10 to 1
रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 33
श्री Sanil Kumar Bhatia
पिता श्री/स. S. Math Bhatia
निवास स्थान... Doodh Ruchi
पेशा Business
शहर निवास...
पूजास्थान...
संबंधित...
के अधिनियम...
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&

प्रमाणित प्रशासिका का हस्ताक्षर
27/02/2024

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

FOR PUNO BETA

AND

M/s UNNO REALTY, having its office at G-05, Ground Floor. Skyline. Kadru, Ranchi, P.S. Doranda, District Ranchi through its Proprietor **Mr. Nihit Garodia**, Date of Birth - 24.11.1982, Son of Sri. Shraavan Kumar Garodia Grand son of Late Prem Raj Garodia, by faith Hindu, by Caste - General (Not Covered under CNT-ACT-1908) by occupation business resident of Vasant Vihar, Kanke Road, P.S- Gonda in the Town and District of Ranchi, State - Jharkhand, Indian Citizen (hereinafter called the "**PROMOTER/DEVELOPER**" which expression shall mean and include successor-in-interests of M/S UNNO REALTY) of the **SECOND PART**.

PAN -ACBPG4234H, UID- XXXX XXXX 1475, MOB-9431108782

WHEREAS said Land owner is the absolute owner and is in peaceful possession over the land measuring an area of 8.59 Decimals being portion of M.S Plot No. 1794 Sub Plot No. 1794/part corresponding to Holding No. 0270001290000D1 within Ward No. 24 of Ranchi Municipal Corporation, Ranchi situated at Village - SIRAM, P.S. No- 210, P.S - Chutia, District - Ranchi, State Jharkhand morefully and particularly described in schedule below.

AND WHEREAS M.S Plot No. 1794 situated at Village - SIRAM, P.S. No- 210, P.S - Chutia, District - Ranchi, State Jharkhand is recorded in Municipal survey record of right in the name of Arther Tosco Peppe as owner cum occupier.

AND WHEREAS Maharaja of Chotanagpur transferred said property to Arther Tosco Peppe vide registered Deed dated 31.03.1908 registered in Book No. 1. Volume No. 31, Pages 7 to 10 being Deed no. 4030 of 1908.

AND WHEREAS said Arther Tosco Peppe and others sold and transferred said land and other land to Sri. Pragji Karamshi Chouhan, Son of Karamshi Chouhan by virtue of registered deed of Sale being Deeds No. 2510 dated 15.04.1946 which is entered in Book No. 1, Volume No. 18, Page No. 427 to 435 in the year 1946 which is registered in the office of the District Sub Registrar Ranchi.

AND WHEREAS said Sri. Pragji Karamshi Chouhan, Son of Karamshi Chouhan sold and transfer the said land Land measuring 10 (Ten) kathas 6.3/4 Chhataks or 174 Karis more or less from out of M.S. plot no. 1794, situated in Village- Siram Pergana Khukra, Thana no. 210, under Ward no. III (Old) 24 (New), in the Town and District Ranchi to Smt. Satya Devi Bhatia, Wife of Surrendra Nath Bhatia by Virtue of registered deed of Sale being Deeds no. 438/405 dated 25/01/1956 which is entered in Book No. 1, Volume No. 20, Page No. 262 to 266 in the year 1956 which is registered in the office of the District Sub Registrar Ranchi.

For UNNO REALTY

Nihit Garodia
Proprietor

27/02/2024

[Signature]
27/02/2024

AND WHEREAS said Smt. Satya Devi Bhatia after purchased said land coming peaceful possession over the said Land and she had Four Sons namely Jitendra Mohan Bhatia, Dharam Pal Bhatia, Sushil Kumar Bhatia and Sunil Kumar Bhatia and Two Daughters Padma Bhatia, Wife of Late Chandra Gupt Bhatia And Saroj Bhatia, Wife of Sri Krishna Gopal Bhatia.

AND WHEREAS said Four Sons elder son Jitendra Mohan Bhatia renounced the family after death of his father, second elder son Dharam Pal Bhatia was adopted by Dr. Somnath Bhatia accordingly all rights and titles of Dharam Pal Bhatia over properties of his natural guardian got ceased and the Two daughters got married and started living in their matrimonial homes where after the remaining Two sons namely Sushil Kumar Bhatia and Sunil Kumar Bhatia were the one who looked after their mother Smt. Satya Devi Bhatia.

AND WHEREAS love and affection subsequent thereafter Smt. Satya Devi Bhatia being the absolute owner of the scheduled property rightfully delineated in the schedule below had executed a registered will bearing Deed No. 28 dated 09.07.1973 in favor of her 2 sons namely Sushil Kumar Bhatia and Sunil Kumar Bhatia who used to take care of her during her last days and in the year 1973 dated 09-07-1973 wherein the scheduled property was bequeathed equally to both the sons.

AND WHEREAS after death of Smt. Satya Devi Bhatia in the year 1984 both Sushil Kumar Bhatia and Sunil Kumar Bhatia preferred probate application before Judicial Commissioner, Ranchi which was registered as Probate Case No. 195/2001 and finally vide order dated 23.03.2005 the then Additional Judicial Commissioner -IV namely Sri M. Mahto had granted joint Probate Certificate in favor of the 2 Sons Sushil Kumar Bhatia and Sunil Kumar Bhatia and accordingly both the beneficiaries came in joint possession over the scheduled property..

AND WHEREAS Due to disputes and differences amongst the said Sushil Kumar Bhatia and Sunil Kumar Bhatia a partition suit being P.S. No - 256/2007 was preferred before the Sub Judge -1, Ranchi which was finally vide order dated 17-07-2010 and in terms of compromise petition duly entered between the parties the said partition suit was decreed on 24.07.2010 by Sri J.P. Singh, Sub Judge -VII, Ranchi forming joint compromise petition part of the decree along with attached sketch map.

AND WHEREAS Sunil Kumar Bhatia after coming into peaceful possession over the land measuring 8.59 Decimals got his name mutated in Town Anchal, Ranchi vide Mutation Case No. 652/2022-2023 which is entered in Revenue Records of Circle Office in Register II, Volume No. 14, Page No. 9 and paying rent to the state regularly and got holding from Ranchi Municipal Corporation, Ranchi and he had been allotted Holding No. 0270001290000D1 within Ward No. 24 of Ranchi Municipal Corporation, Ranchi and paying holding taxes to the corporation, regularly and he is coming in peaceful physical possession over the same.

FOR UNNO REALTY

Dr. Nit Bhatia
Proprietor

27/02/2024

That the LANDOWNER own and possess ad measuring 8.59 Decimals being portion of M.S Plot No. 1794 Sub Plot No. 1794/part corresponding to Holding No. 0270001290000D1 within Ward No. 24 of Ranchi Municipal Corporation, Ranchi situated at Village - SIRAM, P.S. No- 210, P.S - Chutia, District - Ranchi, State Jharkhand along with structures standing there upon as described in **SCHEDULE-A** appended hereto below and as shown with measurements and under red delineation in the sketch map attached hereto as part hereof. The property described in **SCHEDULE-A** is the subject matter of the present development agreement and has hereinafter been referred as the **SAID PROPERTY**.

That being seized and possessed of the **SAID PROPERTY** as aforesaid the **LANDOWNER** decided to develop the entire area comprised in the same by construction of Commercial cum Res complex through a **BUILDER/PROMOTER** of good repute.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT ISHEREBY AGREED BY AND BETWEEN THE OWNER ANDDEVELOPER HERETO AS FOLLOWS:-

ARTICLE-I DEFINITIONS:

1.1 LAND OWNER shall mean **SRI SUNIL KUMAR BHATIA** son of Late Surinder Nath Bhatia, Grand son of Late Dunichand Bhatia, by Occupation-Business, by Faith - Hindu, by Caste - General (Not affected by CNT Act 1908), residents of Flat No 15 C, Amber Arsh Heights, Doranda, Ranchi, P.O- Doranda, P.S- Doranda, District - Ranchi - 834002, State - Jharkhand,, Indian Citizen the **OWNER** of the **LAND PROPERTY** mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.

1.2 DEVELOPER shall mean **M/s UNNO REALTY**, having it's G-05, Ground floor, Skyline, Kadru, Ranchi, District Ranchi through its Proprietor **Mr. Nihit Garodia**, Date of Birth - 24.11.1982, Son of Sri. Shraavan Kumar Garodia Grand son of Late Prem Raj Garodia, by faith Hindu, by Caste - General (Not Covered under CNT-ACT-1908) by occupation business resident of Vasant Vihar, Kanke Road, P.S- Gonda in the Town and District of Ranchi, State - Jharkhand, Indian Citizen and their executors, administrators, representatives, heirs, successors in interest.

1.1 LAND PROPERTY shall mean all that piece and parcel of land together with the house standing there on more particularly described in the **SCHEDULE -A**.

1.2 BUILDING shall mean the Multi Storied Commercial cum Res building "**SATYA CHAMBERS**" to be constructed on the **LAND PROPERTY** in accordance with the sanction plan by **RMC, Ranchi**

For UNNO REALTY
Nihit Garodia
Proprietor
27/02/2024

vide RMC/BP/0382/W24/2023.

- 1.3 UNITS** shall mean the super built up area, carpet area consisting of unit/office room, common area more particularly described in part one of SCHEDULE-B and SCHEDULE-C.
- 1.4 PARKING SPACE** shall mean the place or area reserved for parking of the motor cars & two wheeler parking.
- 1.5 COMMON FACILITIES** - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, overhead tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the SCHEDULE-D.
- 1.6 COMMON EXPENSES** -shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of property taxes if any, and other taxes and levies related to or connected with the said building and LAND PROPERTY” more particularly described in SCHEDULE-D.
- 1.7 SALEABLE SPACE** - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof. However, the consent of the unit owner may be desirable.
- 1.8 LAND OWNER' ALLOCATION** - Shall mean 57% of total super built up area in form of Shop/Office/Rooms and parking space as F.A.R achieved (morefully described in Schedule-B).
- 1.9 DEVELOPER'S ALLOCATION** - Shall mean 43% total super built up area in form of Shop/Office/Rooms and parking space as F.A.R achieved (morefully described in Schedule-C).
- 1.10 SUPER BUILT UP AREA** shall mean and include the carpet area of units, wall area the proportionate area of the staircase, guardroom and generator room and similar other common spaces/ utilities etc.

ARTICLE II - COMMENCEMENT

This agreement shall be deemed to have commenced from the date of Sanction of Building plan of this development agreement.

ARTICLE III-THE SCHEME

For UNNO REALTY
Devid Goswami
Proprietor
27/02/2024

27/02/2024

The scheme as formulated by the DEVELOPER and agreed upon by the LAND OWNER provides as follows:

- 1) The DEVELOPER will invite and select purchaser(s) agreeing on an OWNERSHIP basis unit/s in the building on the property, more specified in the SCHEDULE-A. The DEVELOPER will construct units along with other common parts, common amenities and common facilities pertaining to the same.
- 2) The DEVELOPER shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the DEVELOPER would have entered into a formal agreement to transfer its (DEVELOPER'S) share of property as per DEVELOPER'S Allocation hereinabove.
- 3) After the delivery of the possession of the respective unit/s and parking spaces in the aforesaid building to the OWNER, the purchaser shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER agreement or otherwise.
- 4) Landowner have to pay maintenance charges to society of his own share.

ARTICLE-IV-DEVELOPER'S RIGHTS

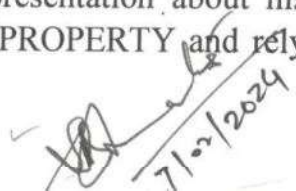
- 1) The LAND OWNER hereby grants, subject to what has been herein after provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said complex and the same by entering into agreements or sale and/or transfer and/or construct in accordance with the plan.
- 2) That LAND OWNER hereby also agrees that Developer may enter into Development Agreement with adjacent landowner Mr. Sushil Kumar Bhatia for development of his land along with land of landowner by amalgamated their into one pool within common boundary and for this developer is entitle for the share for development of land of Sushil Kumar Bhatia and developer will also give share to Sushil Kumar Bhatia for his land and landowner will have no any objection in this regard.
- 3) That after the completion of construction of the building the respective share of owner i.e. DEVELOPER/promoter and the LANDOWNER shall be absolute owner of their respective shares and they will also be entitled to sell/transfer their shares separately.

ARTICLE V- COMPLEX CONSIDERATION

1. On the LAND OWNER representation about his title to and "possession over the LAND PROPERTY and relying upon the

FOR UNMO REALTY
Sushil Kumar Bhatia
Proprietor

27/02/2024


7/02/2024

LAND OWNER personal guarantee that he has made full and correct disclosures including the fact of acquisitions as aforesaid, and that he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNER having agreed to permit the DEVELOPER to construct, erect and complete the building on the premises as a whole within a period of 30 months with unconditional 12 months grace period after sanction of Building plan and extended by such period lost by any force MAJEURE and owner also agreed for the same. However the period stipulated herein above may be extended mutually in case of force majeure for such period as the parties may deem fit and as above defined. However, for any undue delay due to negligence of the developer, the developer will be responsible for compensating the loss, if any, suffered by the owner.

2. The DEVELOPER shall pay all costs of supervision of the development and construction of the OWNER' allocation in the building at the said premises as consideration.
3. The DEVELOPER shall allocate the LAND OWNER' allocation of the constructed area in the building to be constructed at the said premises (herein called the LAND OWNER' allocation).

ARTICLE VI- LANDLORD/ OWNER' ALLOCATION

It shall be the constructed area in the form of such Commercial cum Res units along with parking space (more particularly described in the SCHEDULE-B) in the aforesaid building complex, as per specifications mentioned in the SCHEDULE- D and agreed upon by the LAND OWNER and DEVELOPER, being exclusively allocable to the OWNER and/or his nominee or nominees.

- 1) For the OWNER and in consideration of their land, the DEVELOPER shall at his own costs or purchaser cost construct, create and complete in all respects and parking space.
- 2) It is agreed between the parties that the LAND OWNER shall have no interest in the land or the building, except the fully constructed units and common space, utilities, along with the undivided proportionate share of land more particularly described in the LANDOWNER' allocation. It is clearly understood that the purchaser of the units allotted to the DEVELOPER shall pay all the costs to the DEVELOPER of his proportionate share of land.
- 3) It is agreed that during construction the LAND OWNER and/or his authorised persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction and/or verification thereof in respect of the LAND OWNER'

For UNNO REALTY
J. B. G. -
Proprietor
27/02/2024

allocation.

ARTICLE VII- BUILDERS'S /DEVELOPER'S ALLOCATION

1. In consideration of the above the DEVELOPER shall be entitled of the commercial cum Res building to be constructed on the landed property together with the undivided proportionate share on the said land and Parking space and facilities and other service area in the said building, after providing OWNER' allocation as provided in Schedule B herein above and the DEVELOPER shall be entitled to enter into an agreement for sale and transfer for the DEVELOPER'S ALLOCATION and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNER and this agreement by itself shall be treated as consent by the LAND OWNER.

2. The DEVELOPER shall be at liberty to obtain loans or, advances from Bank or other financial institutions or prospective buyers In respect of his allocation in connection with the work of construction of the new buildings but the OWNER shall have no liability whatsoever for default or non payment of any such loan or advance by the DEVELOPER. Provided that no portion of land described in the SCHEDULE - A herein or the constructions thereon shall be kept by way of security, by the DEVELOPER. However a prospective buyer may keep his undivided proportionate share along with the booked unit as security to obtain loan from Banks and or similar financial institutions at their own risk cost and responsibility and the LAND OWNER AND DEVELOPER will have no responsibility whatsoever in this regard.

ARTICLE VIII- FORCE MAJEURE

- 1) The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.

- 2) Force Majeure shall mean flood, earthquake, riot, war, storm, pestilence, pandemic, civil commotion, strike, lockout, and /or such other act or omission beyond the control of the DEVELOPER.

For UNNO REALTY
de. h. h. G. S. S. S. S.
Proprietor
27/02/2024

[Signature]
27/02/2024

ARTICLE IX- MISCELLANEOUS ARTICLE

1. The LAND OWNER and the DEVELOPER have entered into this agreement purely on contractual basis.
2. As and from the date of full completion of the buildings and handing over DEVELOPER and/or his transferee and the LAND OWNER and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes.
3. There is no existing agreement regarding the development or sale of the said land and premises and that all other arrangement, if any, prior to this agreement, stand cancelled and are being superseded by this agreement.
4. The LAND OWNER assures and guarantees that the landed property is free from any encumbrance attachment, charge, claim for demand whatsoever by or from any one whatsoever. The LAND OWNER will bear the responsibility if in future any legal complication arises regarding the right title of schedule 'A' land.
5. The name of the commercial cum Res building shall be "**SATYA CHAMBERS**".
6. That LAND OWNER or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
7. That the LAND OWNER will hand over the following original documents to the DEVELOPER pertaining to Schedule -A land for verification and immediate return :-
 - (I) All ORIGINAL SALE DEED.
 - (ii) MUTATION AND REVENUE RECEIPT.
 - (iii) Khatiyani, Municipal Holding
8. That after execution of this agreement the DEVELOPER will start necessary processing, planning advance booking for the sale of proportionate share of schedule -A land and units and car-parking space of the Multi-storied complex to be constructed on Schedule-A land out of Developer share.
9. That this Development Agreement is being executed between the Land OWNER/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Complex (Unit) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Complex (Unit) OWNERSHIP Act 2011.

For UNNO REALTY
27/02/2024
Proprietor

27/02/2024

10. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Complex (Unit) OWNERSHIP Act 2011, both parties are free to **execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift** with respect to unit/units of their respective shares in favor of prospective purchasers as mentioned in the **Schedule B for LANDOWNER allocation and Schedule-C for DEVELOPER/PROMOTOR allocation** of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

ARTICLE X- LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the LAND OWNER to defend all actions and proceedings in respect of the title and/or possession of the LAND PROPERTY.
2. The LAND OWNER are herewith handing over all the relevant copies documents regarding the title of possession, receipts and other legal papers concerning the LAND PROPERTY referred above. The LAND OWNER further assures and confirms the DEVELOPER that any other document required in connection with the said LAND PROPERTY shall be handed over for inspection within a reasonable time at his expense.
3. Courts of Ranchi will alone have the jurisdiction in all-legal matters, arising out of or concerning this Development Agreement.
4. That the DEVELOPER and/or its transferees and the Landowner and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes (GST, Capital Gain Tax, any leviable tax(s), Society Maintenance Tax(s), etc.) and other impositions payable in respect of their share. It is mandatory for the landowner to pay GST for their own share before possession.
5. That Landowner also hereby authorize the Developer for execution of gift deed in favor of Ranchi Municipal Corporation with regard to the land measuring 9.15 square meter for Road widening.

For UNNO REALTY
Jadhav Gopal Singh
Proprietor
27/02/2024


27/02/2024

SCHEDULE-A above referred to: "Landed Property"

Description of, the SAID PROPERTY over which the construction will be made:-

All that land measuring an area of **8.59 Decimals** being portion of M.S Plot No. **1794** Sub Plot No. 1794/part corresponding to Holding No. **0270001290000D1** within Old Ward No. 27, New Ward No. **24** of Ranchi Municipal Corporation, Ranchi situated at Village - **SIRAM**, P.S. No- **210**, P.S - **Chutia**, District - **Ranchi**, State Jharkhand and the same is butted and bounded as follows :-

North: - Chamber Bhavan & Plot of Dr Sanyal

South: - House of Sri Sushil Kumar Bhatia

East: - Road

West:- Property of Firayalal Family

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 8.59

Decimals (Commercial Rate)

- Rs. 1,04,01,100/-

SCHEDULE - "B" (Land OWNER' Share)

That in lieu of the land provided by the Land OWNER to the DEVELOPER for constructing the Multi-storied building the DEVELOPER shall give 57% as following description along with undivided proportionate share in land out of the total super built up area to the land OWNER and car parking shall be as per the ratio of owner unit in the following manner:-

Unit No.	Floor No.	Super built up area (in Sq.ft)
Shop No. 1	Ground	909 Sq.ft.
Office/Room no. 2	1 st	580 Sq.ft.
Office/Room no. 3	1 st	630 Sq.ft.
Office/Room no. 4	2 nd	595 Sq.ft
Office/Room no. 5	2 nd	605 Sq.ft
Office/Room no. 6	2 nd	975 Sq.ft
Office/Room no. 3	3 rd	630 Sq.ft
Office/Rom No 2A	4 th	396 Sq.ft

For UNNO REALTY
Sushil Kumar Bhatia
Proprietor
27/02/2024

Sushil Kumar Bhatia
27/02/2024

Note: - (a) 4 car parking space no. 10, 11, 14 and 15 in the basement and all common area facilities and amenities of the said proposed building.

b) The parties hereto has mutually agreed that the BUILDER/PROMOTER has made a payment of Rs. 50,00,000/- (Rupees Fifty Lakhs) only to the OWNER as security money in Two (2) Installments and which money will be refunded interest free in the manner described herein below:-

c) 1st Installment of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only paid at the time of signing of Development Agreement favoring Sunil Kumar Bhatia vide Cheque No 001656 of HDFC Bank dated- 21.06.2022.

d) 2nd Installment of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only paid vide Cheque No 001657 of HDFC Bank dated- 20.07.2022.

Such security money will be refunded back in full and at the time of applying of handing over of the OWNER allocation as per separate lists, whichever is earlier.

SCHEDULE - "C" (DEVELOPER's Share)

The DEVELOPER shall be in the remaining portion 43% of super built up area along with undivided proportionate share in land of the proposed multi-storied commercial cum Res building after allotment of the OWNER' share as mentioned in schedule B above and car parking shall be same ratio in the following manner:-

Unit No.	Floor No.	Super built up area (in Sq.ft)
Shop no. 4	Ground	320 Sq.ft.
Office/Room no. 1	1 st	475 Sq.ft.
Office/Room no. 4	3 rd	595 Sq.ft
Office/Room no. 6	3 rd	975 Sq.ft.
Office/Room no. 1	4 th	475 Sq.ft.
Office/Room no. 4	4 th	595 Sq.ft.
Office/Room no. 5	4 th	605 Sq.ft.

Note:- 2 car parking space no. 12 and 13 in the basement and all common area facilities and amenities of the said proposed building.

For UNNO REALTY
Sunil Kumar Bhatia
Proprietor
27/02/2024

[Signature]
27/02/2024

The SCHEDULE 'D' above referred to: 'Specification'

The Specification of the Building will be as follows:

1. **Foundation** : R.C.C. in foundation and plinth and entire building and TMT rods will be of Fe 500 Grade.
2. **Structure** : R.C.C. Column/Beams/Slabs M20 concrete.
3. **Walls** : Red bricks / flyash bricks of A grade with cement Plaster (1:6) & 1:4 for 125/75mm thick "walls i.e. external walls will be of 10 inches and internal partitioned wall will be 5 inches.
4. **Wall Finish** : All external walls shall be wall putty over a coat of primer. All internal walls, ceiling shall have Plaster of Paris finish.
5. **Floors** : Vitrified tiles with 4 inches skirting.
6. **Flooring in common area** : Green marble/granite in stairs along with stainless steel railings.
7. **Water Arrangement** : Connection with deep tube well with overhead tank and connected by electric pump.
8. **Toilets** : Flooring in anti skid tiles and dado in ceramic tile up to height of 7' 0".
9. **Sanitary Fittings** : All CP. fittings of Hindware/Kohler/Jaguar or equivalent.
10. **Electrical** : Wire and moduler switches.
11. **Lift** : Automatic Lift for use upto 6 passenger OTIS/ KONE/SCHINDLER/MITSUBISHI or equivalent.
12. **Generator** : Silent generator of Kirloskar/Eicher/Jackson or equivalent.

CERTIFICATE

It is certified that the land mentioned in the schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., or E.C.L. It is further certified that the said land is not a Schedule Tribes land or Forest Land and free from Ceiling and do not fall under the land of Math, Mandir, Masjid, Girja, Gurudwara, Hargari, Sarna or Pahnai.

[Handwritten Signature]
27/02/2024

FOR UNNO REALTY
Anil G...
Proprietor
27/02/2024

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

That Landowner and the Developer are executing this Development Agreement with free consent of all the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

IN WITNESSES WHEREOF THE Landowner/First Party AND THE Developer/Second Party/Promoter put their respective signature on the day, month and year first above written after understanding the contents of the above.

Witnesses :-

SIGNED AND DELIVERED

1. Vikash Kumar Singh 27/02/24 BY THE LANDOWNER / FIRST PARTY

VIKASH KUMAR SINGH

S/O. SUNIL SINGH

MANIKA, LATEHAR

27/02/2024

[Signature]
27/02/2024

2. [Signature] 27/02/24

RAHUL BHATIA

S/O SUNIL KUMAR BHATIA

15-C ARSH HEIGHTS,

DORANDA, RANCHI.

27/02/2024

For [Signature] REALTY

Proprietor

27/02/2024

For UNNO REALTY
Ashutosh Kumar
Proprietor
27/02/2024



SECOND PARTY/DEVELOPER/PROMOTOR

ASHUTOSH KUMAR
Advocate
Enrolment No.- 156/2008

Thumb	Index	Middle	Ring	Little

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

Ashutosh Kumar
Adv.
27/02/2024

Drafted by: - Ashutosh Kumar

Advocate

ASHUTOSH KUMAR
Advocate
Enrolment No.- 156/2008

Ashutosh Kumar
27/02/2024

VILLAGE - SIRAM

THANA NO - 210

PS - CHOTIA, DIST - RAMCHIZ

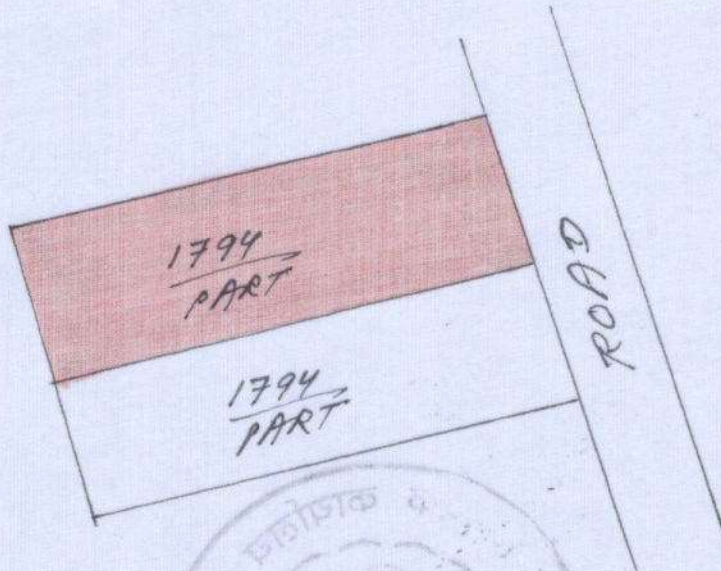
M.S. Plot NO - 1794/PART

SHOWN IN RED WASH

AREA

A - DEC

b - 8.59



FOR UNNO REALTY

[Signature]
Proprietor

27/02/2021

[Signature]

झारखंड सरकार राजस्व एवं भूमि सुधार विभाग



नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	शहर	हल्का	हल्का-02
इस्टेट का नाम	झारखण्ड	भाग	14	पृष्ठ संख्या वर्तमान	9	धाना न.	210
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाणा का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना
12232	652 /R27 2022 - 2023	सीरम/ 210	राँची	22/10/2022	By Partition जमीन से सम्बंधित दस्तावेज Dated	खाता न. प्लॉट न. क्षेत्रफल	खाता न. प्लॉट न. क्षेत्रफल
						731 4 58	731 1794 8.59 डिसमील
						लगातार	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
क्रेता का नाम :	जमाबंदी रैयत का नाम : श्रीमति मादू वई-पति-श्री परामजी करमसी चौहान						
(SUNIL KUMAR BHATTIA पिता-LATE SURENDRA NATH BHATTIA, जाति-----, पता-MAIN ROAD RANCHI)	विक्रेता का नाम : SATYA DEVI, पति-LATE SURENDRA NATH BHATTIA, जाति-----, पता-P N BOSE COMPOUND RANCHI						
राजस्व कर्मचारी हल्का-02 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।	Digitally signed by AMIT BHAGAT अंचलाधिकारी शहर						

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 9

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 14

वो सकुनत नम्बर। Receipt No. : 0993958590

शहर | सीरम | 210 | SUNIL KUMAR BHATIA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
731	1794	0 एकड़ 8.59 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	25.00					25.00
गुजारी (भावली)	6.25					6.25
सेस	12.50					12.50
सूद	12.50					12.50
मुतफरकात	5.00					5.00
मीजान	61.25					61.25

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					25.00	
गुजारी (भावली)					6.25	
सेस					12.50	
सूद					12.50	
मुतफरकात					5.00	
मीजान अदायकारी					61.25	

(१) मीजान कुल (लफजों में) : **Sixty One Rupees and Twenty Five Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **61.25**तारीख अमला तहसील कुनिन्दा : **18-05-2023**

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

February 27, 2024

भाग वर्तमान	14	पृष्ठ संख्या	9										
जिला का नाम	राँची	अनुमंडल नाम	सदर										
मौजा का नाम	सीरम	होलिंग संख्या	731										
अवंल का नाम	शहर	हलका का नाम	हल्का-02										
तौजी संख्या	धाना नम्बर	हल्का-02	210										
		इस्टेट का नाम	JHARKHAND										
		खाता का प्रकार	---										
SUNIL KUMAR BHATIA, पिता-LATE SURENDRA NATH BHATIA, जाति- ---													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
731	1794	0 ऐ 8.59 डि 0 हे	नामान्तरण मुकदमा संख्या 652/2022 - 2023										
	कुल परिमाण	0 ऐ 8.59 डि 0 हे											
लगान	सेस												
	25		0										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
10-22-2022	0600592687	2022-2023	2022-2023	0	25	0	6.25	0	12.5	0	12.5	0	5
05-18-2023	0993958590	2023-2024	2023-2024	0	25	0	6.25	0	12.5	0	12.5	0	5

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

Mutation Cases Not Found !!

List Of Case Status Details

जयपुर टेबल

← BACK

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



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

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

Mr /Mrs /Ms
MR. SUNIL KUMAR BHATIA S/O LATE SURENDRA NATH BHATIA
Address: 5TH MAIN ROAD RANCHI RANCHI

Memo No. : FAM/027/410520/2023-2024

Effective: Second Quarter 2023-2024

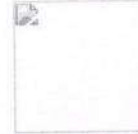
You are hereby informed that your new Holding No.-

0 2 7 0 0 0 1 2 9 0 0 0 0 0 D 1

The annual rent value of this holding is Rs. 972 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for **Ward No. 23 (Old Ward No. 27)**, 972 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the Second quarter will be taxed in writing with effect from the year 2023-2024.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 2%	Quarter: 2/ Year: 2023-2024	972	972	0	0
	Total amount		972	972	0	0



Citi Manager /Incharge
(Revenue Manager)
Ranchi Municipal Corporation, Ranchi

Note:-

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



PRINT



Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

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

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

SUSHIL KUMAR BHATIA AND SUNIL KUMAR BHATIA
OPPOSITE RADISSION BLUE , MAIN ROAD , RANCHI
RADISSION BLUE , 834001

Re:sanction of your building plan case no. **RMC/BP/0382/W24/2023** dated **13/9/2023** for grant of license on Dated **22/12/2023** for the **Building Development Permit** in Khata No.: **731** on RS Plot no.: **1794** Situated in Colony/Street: **MAIN ROAD , SIRAM** Mohalla/Bazar/Road: **MAIN ROAD , SIRAM**.

Sir,

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

1. You have to pay the balance fee of **RS.14125.5/-**
2. You have to furnish & Deposit a Gift Deed of **9.15** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.108633/-** labour cess @ 1% of the project cost.



दिनांक (Date of application for d. 1922)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)
31/3/22	31/3/22	31/3/22	10/7/22	10/7/22	10/7/22	10/7/22

संघी नगरपालिका स्वरूपान
वर्ष 1922

Schedule VI (MS) Form No 2

क्र. (No.)	वर्ष (Year)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)	पत्रिका नं. (Date of application for the copy)
9	2	3	8	8	8	8	8
968	22	मैन रोड	ए.डी.पी.पी. वरसट नम्बर 968	ए.डी.पी.पी. वरसट नम्बर 968	ए.डी.पी.पी. वरसट नम्बर 968	ए.डी.पी.पी. वरसट नम्बर 968	ए.डी.पी.पी. वरसट नम्बर 968



PLEASE USE TRUE COPY
Record Keeper's Head Clerk
Dist. Record Room, Rautahat

हस्ताक्षर
प्रतिलिपिकार
हस्ताक्षर
प्रतिलिपिकार

25.10.1929
M. S. G. C. P.

प्रशासी
संघी नगरपालिका

P. No. 1134
31/3/22

P.70. Municipality Rancho, 1910.

RANCHO MUNICIPALITY.

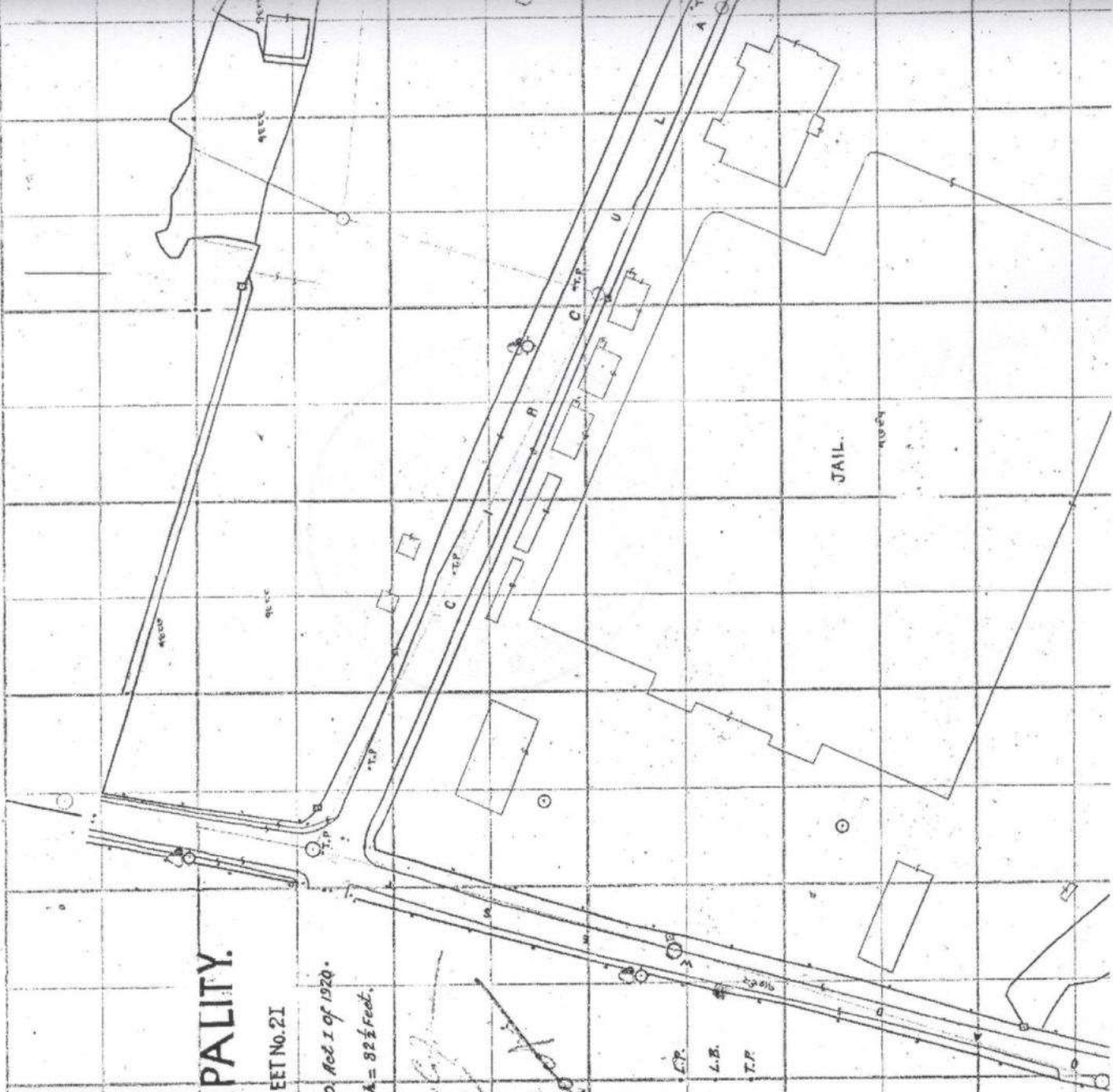
WARD NO. VII - SHEET NO. 21

Surveyed in 1928. 29. under B.R.O. Act 1 of 1920.
Scale 64 inches = 1 Mile or 1 inch = 82 1/2 feet.

4267
~~1910~~

References.

- Lamp Post. L.P.
- Letter Box Post. L.B.
- Telegraph & Telephone Post. T.P.



WARD No. 1

Continuation Sheet No. 12



Continuation Sheet No. 19



Continuation Sheet No. 20

Made and published under the authority of Government.

M. G. M. G. M.
Superintendent of Survey.

11350 11351 11352 11353 11354 11355 11356 11357 11358 11359 11360 11361 11362 11363 11364 11365 11366 11367 11368 11369 11370 11371 11372 11373 11374 11375 11376 11377 11378 11379 11380 11381 11382 11383 11384 11385 11386 11387 11388 11389 11390 11391 11392 11393 11394 11395 11396 11397 11398 11399 11400

WARD No. 1

Continuation Sheet No. 22



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


NIHIT GARODIA

SHRAVAN KUMAR GARODIA

24/11/1982
Permanent Account Number

ACBPG4234H

NIHIT GARODIA
Signature



210002005



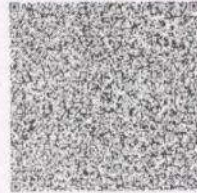
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1171/21115/17057

To
निहित गाड़ोदिया
Nihit Garodia
S/O: Shavan Kumar Garodia
5/1 Vasant Vihar
Kanke Road
Opposite- Panchwati Apartment
Ranchi
Morabadi
Ranchi Jharkhand - 834008
9431108782

Signature Not Verified
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 20/11/2012



आपका आधार क्रमांक / Your Aadhaar No. :

9828 7501 1475

VID : 9118 3807 3581 3444

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



निहित गाड़ोदिया
Nihit Garodia
जन्म तिथि/DOB: 24/11/1982
पुल्य/ MALE

Issue Date: 20/11/2012

9828 7501 1475

VID : 9118 3807 3581 3444

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

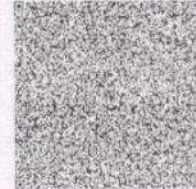


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: शवान कुमार गाड़ोदिया, 5/1 वसंत विहार, कान्के
रोड, ऑपोजिट- पंचवटी अपार्टमेंट, रांची, मोराबादी, रांची,
झारखण्ड - 834008

Address:
S/O: Shavan Kumar Garodia, 5/1 Vasant
Vihar, Kanke Road, Opposite- Panchwati
Apartment, Ranchi, Morabadi, Ranchi,
Jharkhand - 834008



9828 7501 1475

VID : 9118 3807 3581 3444

1947 | help@uidai.gov.in | www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक/ Enrolment No.: XXXX/XXXXX/XXXXX

To
सुनील कुमार भाटिया
SUNIL KUMAR BHATIA
304 SHEETAL COMPLEX
NIBARANPUR
NEAR TAPOVAN MANDIR
RANCHI
Ranchi Jharkhand-834002

Download Date: 18/03/2021

Generation Date: 09/06/2011

Validity: unknown

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2021.03.18 12:18:48
IST



आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4124

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Government of India



सुनील कुमार भाटिया
SUNIL KUMAR BHATIA
जन्म तिथि/DOB: 16/04/1954
पुरुष/ MALE



XXXX XXXX 4124

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
304 SHEETAL COMPLEX,
NIBARANPUR, NEAR TAPOVAN
MANDIR, RANCHI, Ranchi,
Jharkhand, 834002

पता:
३०४ शीतल कॉम्प्लेक्स, निबारपुर, तपोवन
मंदिर के समीप, रांची, रांची,
झारखण्ड, 834002

XXXX XXXX 4124



help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
Government of India



विक्रम: कुमार सिंह
Vikash Kumar Singh
जन्म तिथि/DOB: 05/04/1995
पुरुष/ MALE

9728 6549 3952
UID : 9173 4923 8204 2178

जोरा आधार से पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
श्री. सुरिंदर सिंह, 67, मणिका, पाहेवा, लतेहा,
झारखण्ड - 822126


Address:
C/O: Sunil Singh, 67, MANIKA, Palha,
Lateha,
Jharkhand - 822126



9728 6549 3952
UID : 9173 4923 8204 2178

www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAOPB5370N

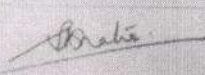


नाम /NAME
SUNIL KUMAR BHATIA

पिता का नाम /FATHER'S NAME
SURINDER NATH BHATIA

जन्म तिथि /DATE OF BIRTH
16-04-1954

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र में होने की स्थिति में)	✓	

Poonam Tiwari
Poonam Tiwari
 LDC, Ranchi
 जाँच लिपिक का हस्ताक्षर
 तिथि सहित

&

निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



C
M



Pre Registration Docket

Date :- 26-02-2024 07:28 pm

Office Name :- SRO - Ranchi
Token No:- 202400025294

Appoinment :- 27-Feb-2024 Time:- 11:36

Article	Development Agreement
Pre Registration Date	26-Feb-2024
No. Of Pages	40
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,61,232.

Property Id: **1170436**

Valuation No. : 1590962 / 2024	:- 2023-2024	Date : 26-February-2024 19:40:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Siram	Village/City : Siram	
Siram Ward No 24 Village Code 210 - Other Road -			
Khata Number - -			
Plot Number - 1794			
Holding Number - 0270001290000D1			
Volume Number - 14			
Page Number - 9			
Property Rates			
Commercial Land (Y)			
₹1210836/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	8.59 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.59 x 1210836=10401081.24	₹1,04,01,081/-
A	Total		₹1,04,01,081/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,04,01,100/-
Total Amount in Words : One Crore Four Lakh One Thousand One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Road, West: Property of Firayalal Family, South: House of Sri Sushil Kumar Bhatia, North: Chamber Bhavan & Plot of Dr Sanyal
Area	Land area : 8.59 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	10401081.24
Transaction Amount	-

CLAIMANT	-Ms. Unno Realty Through Its Proprietor Nihit Garodia, ,Father/Husband Name Shraavan Kumar Garodia , PAN No.- Date Of Birth-24-Nov-1982,Permission Case No.- , Aadhaar No. *****1475, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality- ,Address - Vasant Vihar Kanke Road Gonda Ranchi, Pin Code-834008
EXECUTANTS	-Mr. Sunil Kumar Bhatia, ,Father/Husband Name Late Surinder Nath Bhatia , PAN No.- Date Of Birth-16-Apr-1954,Permission Case No.- , Aadhaar No. *****4124, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality- ,Address - Flat No. 15C, Amber Arsh Heights, Doranda, Ranchi, Pin Code-834002

Witness Information	Mr. Vikash Kumar Singh , Address - 67 Manika Pathea Latehar-, Father/Husband Name-Sunil Singh
---------------------	--

Identifier Details	Mr. Vikash Kumar Singh , Address - 67 Manika Pathea Latehar-, Father/Husband Name-Sunil Singh
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

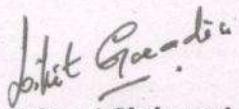
1	SP	1,200
Total		1,200

Fee Rule:Development Agreement		
1	A1	2,60,028
2	LL	3
3	PR	1
Total		2,60,032

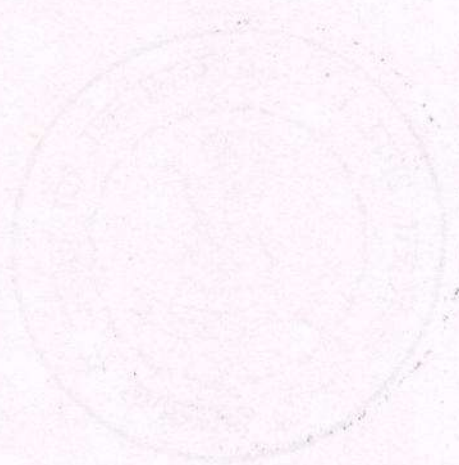
All the entries made, have been verified by me and are found same as the entries of the document presented.

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


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant





Document Registration Summary 1

Date :-27-Feb-2024

- Government/Market Value: ₹10401100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 981858

Receipt Date : 27-02-2024

Presenter Name: -

On Date 27-02-2024 Presented at SRQ+ Ranchi
Signature of Presenter

SRO - Ranchi

PR	₹1
SP	₹1200
LL	₹3
A1	₹260028
Stamp Duty	₹50

Total ₹261282

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	UnnoRealtyThroughItsProprietorNihitGarodia	GRN Number : 2400883035 DEPT Transaction Id : e274d260faae2cc96a5b Transaction Type :	50
PR	1	1	0	GRAS	UnnoRealtyThroughItsProprietorNihitGarodia	GRN Number : 2400883138 DEPT Transaction Id : 32481360372efcd2c6d3 Transaction Type :	1
SP	1200	1200	0	GRAS	UnnoRealtyThroughItsProprietorNihitGarodia	GRN Number : 2400883138 DEPT Transaction Id : 32481360372efcd2c6d3 Transaction Type :	1200

A1	260028	260028	0	GRAS	UnnoRealtyThroughItsProprietorNihitGarodia	GRN Number : 2400883138 DEPT Transaction Id : 32481360372efcd2c6d3 Transaction Type :	260028
LL	3	3	0	GRAS	UnnoRealtyThroughItsProprietorNihitGarodia	GRN Number : 2400883138 DEPT Transaction Id : 32481360372efcd2c6d3 Transaction Type :	3
Sub Total	261236	261282	-46				

Article : Development Agreement Number of Pages : 80

M/S

Signature of Operator

G. P. S. S. S.
Prakash Kumar Saha
Signature of Head Clerk

8

Signature of Registering Officer

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची




OFFICE OF THE SUB REGISTRAR
Office Name :- SRO - Ranchi
District Name :- Ranchi
State Name :- Jharkhand
Deed Endorsement

Token No :- 202400025294







Deed Type	Development Agreement
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1200, A1 :- Rs. 260028, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.10401081/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Siram Location :- Other Road, Siram Ward No 24 Village Code 210 Property Boundaries :- East: Road, West: Property of Firayalal Family, South: House of Sri Sushil Kumar Bhatia, North: Chamber Bhavan & Plot of Dr Sanyal Khata Number - -Plot Number - 1794 Holding Number - 0270001290000D1 Volume Number - 14 Page Number - 9 Area Of Land :- 8.59 Decimal

 Sh./Smt. **Sunil Kumar Bhatia** s/o/d/o/w/o **Late Surinder Nath Bhatia** has presented the document for registration in this office

 today dated :- **27-Feb-2024** Day :- **Tuesday** Time :- **14:15:38 PM**


Sunil Kumar Bhatia(Individual)

Party Name	Document Type	Document Number
Sunil Kumar Bhatia	PAN/UID	*****4124

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Sunil Kumar Bhatia Address1 - Flat No. 15C, Amber Arsh Heights, Doranda, Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	SUNIL KUMAR BHATIA Address:- 15C Amber, Arsh Heights, Near A G Office, . . . Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		EXECUTANTS Age:69			
2	Unno Realty Through Its Proprietor Nihit Garodia Address1 - Vasant Vihar Kanke Road Gonda Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Nihit Garodia Address:- 5/1 Vasant Vihar, Opposite-Panchvati Apartment, Kanke Road, Ranchi, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:41			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Vikash Kumar Singh S/o-D/o Sunil Singh Address1 - 67 Manika Pathea Latehar, 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	Vikash Kumar Singh Address1 - 67 Manika Pathea Latehar, Address2 - ,,, Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

Above mentioned, (**Sunil Kumar Bhatia**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Vikash Kumar Singh**) Son/Daughter/Wife of (**Sunil Singh**) resident of (**67 Manika Pathea Latehar**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 27-Feb-2024


Seal and Signature of Registering Officer

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची



Token No.: 202400025294

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **27-Feb-2024** by **Sunil Kumar Bhatia**, S/O, D/O, W/O **Late Surinder Nath Bhatia** resident of Flat No. 15C, Amber Arsh Heights, Doranda, Ranchi ,..

This deed was registered as Document No:- **2024/RAN/1877/BK1/1718** in Book No :- **BK1**, Volume No :- 213 from Page No :- 283 to 362 at, office of **SRO - Ranchi**

Date:- **27-Feb-2024**

Registering Officer

रूपेश कुमार सिन्हा
प्रमारी जिला अवर निबंधक, राँची

