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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : aa87e3439fbe6c2feb91

Receipt Date : 11-Mar-2024 12:38:05 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202400031955

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Anish Bathwal (Vendor)

GRN Number : 2401086580



अनुसूची 21 के अधिनियम 1899 के अनुसार
नं. सी. ए. 4908 की धारा के अन्तर्गत
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
I या II का सं. S. के अधिनियम यथावत स्टाम्प
स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
वापसि ली.

RUPESH KUMAR SINHA
SUB REGISTRAR
RANCHI-3, JHARKHAND

Anish Bathwal
Ranchi

Ranchi
11/3/24

11-3-2024

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

इसमें प्रतिबन्धित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

D. Agreement

V. Com

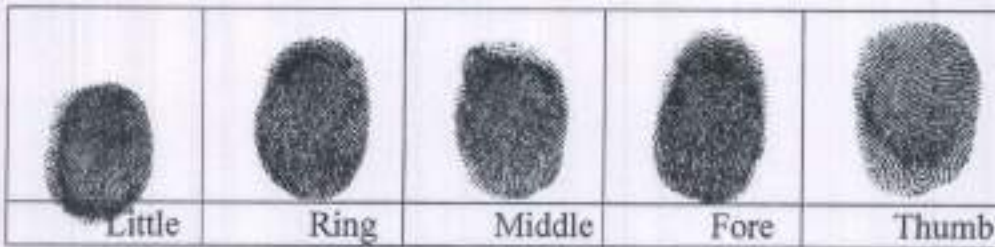
701360 x 36.09 dec

मार्गदर्शिका पंजी से
मिलान किया।
प्राप्त प्रतिबंधित सूची में
खाता नं० 111 नहीं मिला।

A
11-3



ANAND KUMAR



DEVELOPMENT AGREEMENT

This Indenture is made and executed on this the 11 / 3 / 2024 At Ranchi.

BETWEEN

1. **MR. ANISH BATHWAL**, son of Sri Arun Kumar Bathwal, Grandson of Late Mohan Lal Bathwal, by Caste - General (Not Covered under CNT-ACT-1908), by Occupation - business, resident of Lake Road Sahid Jaswant Singh Marg, Near Telephone Exchange, P.S. Kotwali, District Ranchi, State - Jharkhand, PIN-834001

PAN: ATQPB0296A, UID NO: xxxx xxxx 8492,

MOBILE NO.: 7903900080

Anish Bathwal P. Urvash Peaney
11/3/24

INFRASTRUCTURES PVT. LTD.

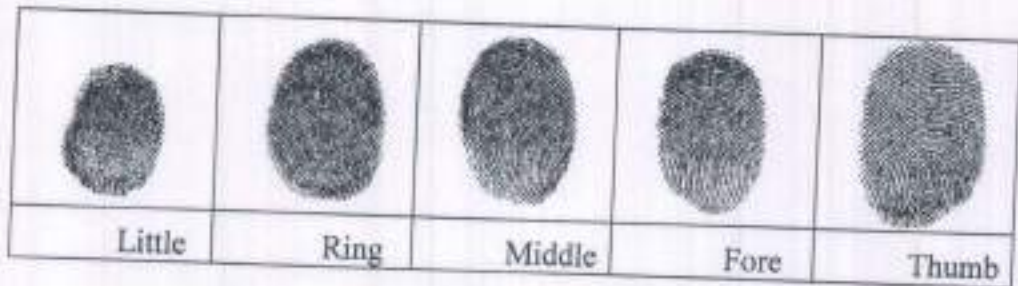
Aravind

DIRECTOR

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Arish Bakrod
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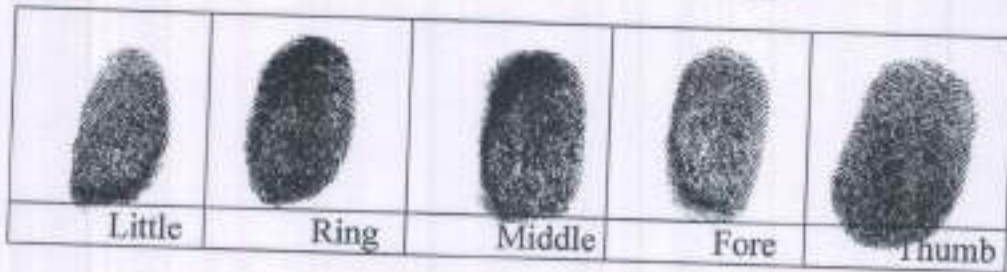


11-3-2024
 क पुवाहन/आपराहन... 12.00
 अवर निबंधन कार्यालय
 त्त। ...
 राति ...
 अवर निबंधन ...
 सुस्तारन'ण सं० ...
 नेक्यकारीयो ण दावेदारो में से एक श्री ...
 हे अभिकर्ता है न में निबंधन के लिए पेश किया



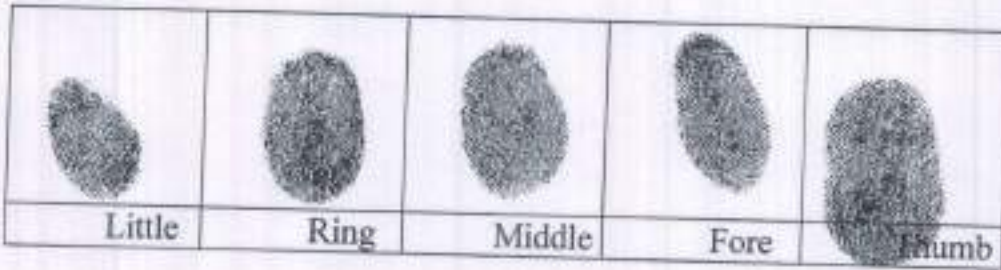
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 निबंधन पदाधिकारी
 नगरी क्षेत्र-3, कॉलेज रोड
 11-3-2024

Pranay.
11/3/24



Amrit Bahlwal

Pranab.
11/3/24



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DIRECTOR

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2. **MR. PRANAY** son of Sri Pradeep Kumar Singh, Grandson of Late Chandrika Prasad Singh by Caste - General (Not Covered under CNT-ACT-1908), by Occupation - Business, resident of 3K/5D, Near Shiv Mandir, Housing Colony Bariyatu, P.S. Bariyatu, District Ranchi (Jharkhand) PIN-834009
PAN: CARPP5556R, UID NO: xxxx xxxx 0687,
MOBILE NO.: 9934299727
3. **MR. PRAVIN KUMAR MURARKA**, son of Sri Prabhu Dayal Murarka, Grandson of Late Goverdhan Das Murarka, by Caste - General (Not Covered under CNT-ACT-1908), by Occupation - Business, resident of 402, Paras Apartment, Kutchery Road Ranchi, P.S. Kotwali, District Ranchi, Jharkhand, PIN-834001
PAN: ACNPM6170A, UID NO: xxxx xxxx 8255,
MOBILE NO.: 9431102056,

(Hereinafter referred to as the **LAND OWNERS**) of the **FIRST PART**.

AND

MLB INFRASTRUCTURE PVT. LTD. (PAN No. - AAMCM4885A) having its registered office at Lake Road, P.S. - Kotwali, District - Ranchi, State - Jharkhand, PIN - 834001 represented through its Director **Aman Bagaria** son of Rajiv Bagaria and Grand son of Late Banshidhar Bagaria, by Caste - General (Not Covered under CNT-ACT-1908), by Occupation - Business, Address:- Flat no- 204, Gharonda Apartment, Lalpur Chowk, Near Dangra Toli Chowk, District- Ranchi, State- Jharkhand, Pin-834001, Indian Citizen (Hereinafter referred to as the **DEVELOPER**) of the **SECOND PART**.

UID - xxxx xxxx 0958, MOBILE No. 9431451656, DOB- 11.07.1998

The terms and expressions **OWNERS** and the **DEVELOPER** unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors in office, assigns, legal representatives, executors and administrators.

- (A) WHEREAS the owner No. 1 **MR. ANISH BATHWAL** has named and addressed above is seized and possessed or otherwise sufficiently entitled the property land totally measuring **15.50 (Fifteen Point Five Zero) Decimal**, which equivalent to 6751.8 Square Feet, forming part of Khata No.111, Plot No.821 area 2.09 Decimal out of 13 Decimal and Khata No. 111, Plot No. 819, Area 13.41 Decimal Situated at Mouza Morabadi, Thana No.192, P.S. Bariyatu Town and District Ranchi.

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- (B) AND WHEREAS the owner No. 2 **MR. PRANAY** has named and addressed above is seized and possessed or otherwise sufficiently entitled the property land totally measuring **5.09 Decimal** which equivalent to 2217 Square Feet, forming part of Khata No.111, Plot No.819 Area-1.09 Decimal & Khata No.111, Plot No.818 Area- 4.00, both plots Situated at Mouza Morabadi, Thana No. 192, P.S. Bariyatu Town and District Ranchi .
- (C) AND WHEREAS the owner No. 3 **MR. PRAVIN KUMAR MURARKA** has named and addressed above is seized and possessed or otherwise sufficiently entitled the property land totally measuring **15.50 (Fifteen Point Five Zero) Decimal**, which equivalent to 6751.8 Square Feet, forming part of Khata No. 111. Plot No 819 Situated at Mouza Morabadi, Thana No 192, P.S. Bariyatu Town and District Ranchi.
- (D) AND WHEREAS **SRI SHIVJEE SHARMA**, son of Late Hikayat Sharma was the sole and absolute owner in possession of all that piece and parcel of total 124 Decimal land forming part of Khata no.110, Plot No. 709, Area 42 Decimal, Khata No.111, Plot No.817, Area-35 Decimal out of total 72 Decimal, Khata No.111, Plot No.818, Area-04 Decimal, Khata No.111, Plot No.819, Area 30 Decimal, Khata No.111, Plot No.821, Area 13 Decimal out of total 20 Decimal, all plots situated at Mouza Morabadi, Thana No.192 under P.S. Bariyatu, District Ranchi (Jharkhand)
- (E) AND WHEREAS, the piece and parcel of land totally measuring an area of 124 Decimal forming part of Khata no.110, Plot No. 709, Area 42 Decimal, Khata No.111, Plot No.817, Area-35 Decimal out of total 72 Decimal, Khata No.111, Plot No.818, Area-04 Decimal, Khata No.111, Plot No.819, Area 30 Decimal, Khata No.111, Plot No.821, Area 13 Decimal out of total 20 Decimal was purchased by Sri Hikayat Sharma son of Deepchand Sharma from Khatiyani Raiyat of above referred lands namely Sri Sukra Munda, son of Late Paraya Munda, resident of Village Morabadi, P.S. Kotwali, District Ranchi (Bihar) by virtue of a registered sale deed bearing deed no.3078 dated 10 July 1945, duly registered in the office of District Sub-Registrar Allipur (West Bengal), recorded in book no.1, Volume No.36, from page no.412 to 415, Year 1945.
- (F) AND WHEREAS, after death of said **HIKAYAT SHARMA** in the year 1964, the right, title and interest of the deceased on above referred lands devolved upon his only son, successor and legal heir **SRI SHIVJEE SHARMA** in accordance with Hindu law of succession.

Pratik B. Choudhary

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- (G) AND WHEREAS, SRI SHIVJEE SHARMA has got his name entered in the records of right of Jharkhand State (Jamabandi Register-II) in respect of above referred 124 Decimal of landed property, through the Circle Office Baragain, Ranchi in Volume No.2, Page No.271, and paying rent and taxes to the state regularly.
- (H) AND WHEREAS, SRI SHIVJEE SHARMA, son of Late Hikayat Sharma, Grandson of Late Deepchand Sharma, Permanent Resident of Village Jaithar, P.S. Masrakh, District Saran (Bihar) PIN-841417, Present Resident of Morhabadi, P.S. Bariyatu, District Ranchi (Jharkhand) PIN-834008 sold land totally measuring **15.50 (Fifteen Point Five Zero) Decimal**, which equivalent to 6751.8 Square Feet, forming part of Khata No.111, Plot No.821 area 2.09 Decimal out of 13 Decimal and Khata No. 111, Plot No. 819, Area 13.41 Decimal Situated at Mouza Morabadi, Thana No.192, P.S. Bariyatu Town and District Ranchi to **MR. ANISH BATHWAL (Land owner No. 1)** by virtue of a registered Sale Deed No. **2021/RAN/1148/BK1/1020 dated 10.02.2021** which is entered in Book No. BK1, Volume No. 126, from Page No. 175 to 240 in the year 2021 registered in the office of District Sub Registrar, Ranchi after purchasing the said land he got his name mutated in **Baragain** Anchal Ranchi vide mutation case number – 3181 R27/2021-2022 which is entered in Volume No. 29, Page No. 69 in Register 2 of the said Office and started paying rent to the state regularly and he also got his name mutated in the Ranchi Municipal Corporation, Ranchi and got Holding No. – **0040001001904A2**.
- (I) AND WHEREAS, SRI SHIVJEE SHARMA, son of Late Hikayat Sharma, Grandson of Late Deepchand Sharma, Permanent Resident of Village Jaithar, P.S. Masrakh, District Saran (Bihar) PIN-841417, Present Resident of Morhabadi, P.S. Bariyatu, District Ranchi (Jharkhand) PIN-834008 sold land totally measuring **5.09 Decimal** which equivalent to 2217 Square Feet, forming part of Khata No.111, Plot No.819 Area-1.09 Decimal & Khata No.111, Plot No.818 Area-4.00, both plots Situated at Mouza Morabadi, Thana No. 192, P.S. Bariyatu Town and District Ranchi (Jharkhand), to **MR. PRANAY (Land owner No. 2)** by virtue of a registered Sale Deed No. **2021/RAN/1149/BK1/1021 dated 10.02.2021** which is entered in Book No. BK1, Volume No. 126, from Page No. 241 to 308 in the year 2021 registered in the office of District Sub Registrar, Ranchi after purchasing the said land he got his name mutated in **Baragain** Anchal Ranchi vide mutation case number –3168 R27/2021-2022 which is entered in Volume No. 29, Page No. 68 in Register 2 of the said Office and started paying rent to the state regularly and he also got his name mutated in the Ranchi Municipal Corporation, Ranchi and got Holding No. – **0040001001804A2**.

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- (J) AND WHEREAS, SRI SHIVJEE SHARMA, son of Late Hikayat Sharma, Grandson of Late Deepchand Sharma, Permanent Resident of Village Jaithar, P.S. Masrakh, District Saran (Bihar) PIN-841417, Present Resident of Morhabadi, P.S. Bariyatu, District Ranchi (Jharkhand) PIN-834008 sold land totally measuring **15.50 (Fifteen Point Five Zero) Decimal**, which equivalent to 6751.8 Square Feet, forming part of Khata No. 111. Plot No 819 Situated at Mouza Morabadi, Thana No 192, P.S. Bariyatu Town and District Ranchi (Jharkhand) to **SRI PRAVIN KUMAR MURARKA (Land owner No. 3)** by virtue of a registered Sale Deed No. **2021/RAN/1147/BK1/1019 dated 10.02.2021** which is entered in Book No. BK1, Volume No. 126, from Page No. 113 to 174 in the year 2021 registered in the office of District Sub Registrar, Ranchi after purchasing the said land he got his name mutated in **Baragain** Anchal Ranchi vide mutation case number -3205 R27/2021-2022 which is entered in Volume No. 29, Page No. 70 in Register 2 of the said Office and started paying rent to the state regularly and he also got his name mutated in the Ranchi Municipal Corporation, Ranchi and got Holding No. - **0040001001704A2**.
- (K) AND WHEREAS, the Land Owners are the absolute owner of the aforesaid property and they are in exclusive possession with absolute right, title and interest over the lands more fully and particularly mentioned and described in Schedule- A of these present.
- (L) AND WHEREAS, the owners are interested in getting a multistoried residential/commercial building complex developed and constructed through a reputed developer on Schedule-A land and to acquire built up area in the shape of flats and parking spaces as consideration amount in Exchange for the full and final value of **55%** of the Schedule- A landed property and they were in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions.
- (M) AND WHEREAS the aforesaid developer having came to know about the desire of the owners, offered to construct at its own cost residential building complex on the schedule-A land of the owner hereinafter referred to as "the multistoried building" and to give **45%** of the total built up area to be constructed on the Schedule-A land to the owner hereinafter referred to as "the owner's area" in full, final and adequate consideration for the value of **55%** of the scheduled land which shall be conveyed by the owner in favor of the Developer and/or its nominee or nominees including a cooperative society after completing the building and handing over the owner's area by the developer to the owner and to retain the remaining **55%** built up area of the building

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hereinafter referred to as the "Developer's area" for its prospective buyers.

- (N) AND WHEREAS the land owners shall hereby empower the developer to sell and transfers and execute and register deed/deeds of sale to the prospective purchaser to the extent of its allotted share i.e. 55% of built up area along with 55% parking area as more fully and particularly mentioned and described Schedule-B.

NOW THIS indenture SHALL WITNESSETH AND HEREBY AGREED and declared BY and between the parties BOTH THE PARTIES THAT IS THE LAND OWNER AND THE DEVELOPER WHICH ARE AS FOLLOWS :-

1. The land owners above named has agreed to appoint the aforesaid developer as the developer for the aforesaid Schedule-A land and grant to the developer, who here by accept from the owner, the right to develop the afore said land to construct multistoried residential/commercial building more fully and particularly mentioned and described in the Schedule here under in the manner and on the terms and conditions hereafter mentioned.
2. The owner simultaneously with execution of this indenture, hereby agreed to grant and handover physical possession of the scheduled land to the developer and to entrust the right to take-up preliminary works for development and constructions of building comprising of flats and car parking spaces and to allot, enter into agreement for sale to the extent of developer's area i.e. 55% of the same to its prospective buyers/purchasers save and except of the owner's allotted area i.e. 40%.
3. The owner shall empower and entitle the developer to enter into agreement for sale, to execute and register deed/deeds of sale in favor of the prospective purchasers to the extent of its allotted share i.e. 55% of the constructed area with car parking and proportionate share of land free from all encumbrances to the prospective purchasers/buyers save and except the allotted share of the owner and after handing over the physical possession of the owner's area to the owner on the terms and conditions mentioned herein.
4. The developer, after getting peaceful vacant physical possession of the scheduled land shall proceed expeditiously with site development, preparation of building plans and after getting the same signed by the owner with other necessary papers, declarations, affidavits etc. submit the same to the Ranchi Municipal Corporation or to the competent authority for sanction. After sanction of the building plan by the competent authority the developer shall start construction and on completion of the entire construction the developer shall hand over the

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DIRECTOR

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owner's area i.e. 45% to the owner as consideration amount for the value of the 55% of the aforesaid land to be transferred by the owner to the developer or its nominee/nominees including a co-operative society.

5. The owner shall be entitled to get 45% of total constructed built up in all flats and parking spaces proposed or in future addition or any other usable area of this agreement, whose allocation shall be made in agreed proportion 45%:55% each immediately after preparation of and finalization of building plan on predetermined principle (i.e. the developer shall have option to demarcate the area and the owners shall be entitled to choose one or vice-versa).
6. It is further agreed and undertaken by the developer that the owner shall have full right, title, ownership interest over the owner's area referred to above allotted to the owner as their share out of the total built up area and the owner shall be fully entitled to enjoy the above built up area either himself individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer his interest in any manner deemed fit by the owner to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the owner. All cost of construction and otherwise of the aforesaid owner's area shall be borne and paid by the developer.
7. That it shall take about 3 years from the date of sanction plan from RRDA/RMC or handing over peaceful vacant possession of the scheduled land which shall be later subject to a further **grace period of 6 (Six) months** to complete the construction of the building provided that if any time is lost to the developer by such happening as is beyond the control of the developer including force majeure, fire, tempest or other inevitable causes or accident etc. In case the developer fails to complete the building within stipulated time as aforesaid.
8. The owner hereby agreed to put the developer in actual physical possession of the scheduled land to develop, plan, construct and enter in to agreement to sell the developer's area in the proposed multistoried building and as such the possession of the developer on the aforesaid land will be deemed to be final and conclusive and only the title will pass after payment of consideration amount in the shape of aforesaid agreed owner's area i.e. 45% of the constructed area to the owner. The owner shall at no point of time try to dispossess the developer from the said land and the developer shall be deemed to be in possession of the said land and be free to do all acts, deeds and things required for development and marketing relating thereto at the developer's own cost and expenses.

Arindam Bhatnagar

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DIRECTOR

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9. The developer shall be entitled to develop the aforesaid land by constructing thereon residential building comprising flats and car parking spaces in accordance with the sanctioned building plans and to allot developer's area in the building to be constructed on the said land to such person or persons the developer in its discretion think fit and to receive and realize the prices in respect of the allotment and agreement for sale of such flats area and parking spaces of its allotted share and to appropriate the same.
10. That the developer shall act as an independent developer in constructing the said building over the scheduled land and shall keep the owner indemnified from and against all third party claims arising out of any act or omissions against the development in or relating to construction of the said building.
11. The owner hereby authorize the developer to do, if required, all acts, deeds, matter, things given under:-
- i. To have plans of the proposed building to be constructed on the aforesaid land prepared/amended in accordance with rules and regulations of the concerned authorities and other statutory provisions and to submit the said plans to the Ranchi Municipal Corporation/Ranchi Regional Development Authority / Competent authorities with the application for the approval and sanction of building plan and to do and sign all writing and undertaking as may be necessary in connection with the approval and sanction of such plans. However, the owner will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building sanctioned by the Municipal Corporation Ranchi/Ranchi Regional Development Authority or amendments therein subject to their satisfaction.
 - ii. Notwithstanding anything contained in this agreement, the owner or his authorized representative(s) hereby reserve their and have their say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the owner's area.
 - iii. To appoint architects, surveyors, engineers and contractors and other person or persons.
 - iv. To make application to the concerned authorities for obtaining electrical connection and permits or quota for cement, steel, and other controlled building materials.
 - v. To accept service of any writ, summons or other legal process or notice and to appear and represent the owner in any other court or before, any magistrate, judicial tribunal and other

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tribunals in connection with the development of said property and to commence or file suits, actions or other proceeding in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents, papers and writings.

- vi. To enter into agreements for sale of or otherwise allot flats/commercial area/parking spaces etc. in the aforesaid building to the purchaser in respect of the developer's area.
 - vii. To mortgage the aforesaid Developer's area (Built-up area only) to the extent of **55% with** Bank and/or financial institutions for obtaining loan/working capital/short term loan/finance and also to obtain loan for purchaser of flats/parking spaces etc. as the said developer will decide at their sole discretion. The developer further affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the aforesaid Developer's area shall be exclusively invested for the development of the said land and such moneys shall not be diverted to/invested in any other project work. But in no case the land will be encumbered.
 - viii. To transfer the developer's area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchaser of flats/commercial area in the aforesaid building subject to the condition that the delivery of possession to such purchasers will be made with owner's area to the owner only.
 - ix. To give on ownership basis or other basis the said developer's area in the property and the flats in the building to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.
 - x. And generally to do all acts deeds and things for developing the said property.
12. Whenever required by the developer the owner or his duly authorized representative will join as the confirming party in any agreement that the developer may enter into with any person or persons who desire to acquire flats/commercial area or portions in the developer's area of the building on ownership basis.
 13. Upon completion of the development work or before and subject to the terms and conditions contained herein as may be desired by developer, the owner shall make and execute in favor of the developer of their nominee(s) including co-operative housing society or association or

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persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid land.

14. Simultaneously on the completion of the building and handing over of the owner's area to the owner the owner shall execute or join in the execution of all documents necessary for giving the flats/commercial area/parking spaces etc. to buyers in respect of legal title to their respective spaces including their undivided proportionate share and rights in the land.
15. The owner agrees and undertakes that simultaneously with execution of this indenture he will execute and give an irrevocable general power of attorney in favor of the developer and or its nominee/s which shall be registered so that no hindrance or obstruction be caused to the developer and hereby giving the developer authority to have and enjoy peaceful possession of the said developer's area in building or spaces on the said land, hereby agreed to sign all the necessary legal and statutory documents for that purpose and also agreed to extend co-operation in development of the land. However, it is covenant between the parties that the aforesaid general power of attorney shall be governed by the provision of this development and in case of any conflict between provisions of the aforesaid general power of attorney and the development agreement, the provisions of the later, shall prevail.
16. That the owner hereby declares:
 - a) That we are the absolute owners of Schedule A land.
 - b) That the property is a free hold and the owners have title to the same free from all encumbrances.
 - c) That the said is in their exclusive possession with absolute right, title and interest and the same is free from any encumbrances, debts, liens, charges and attachment and in marketable condition and the owner has not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave license permission, rent, possession charge inheritance or any other encumbrances whatsoever.
 - d) That no notice or notification for acquisition of acquisitions under the statutes for the time being enforced have been received, served or issued affecting the said land or any part thereof and the owner are entitled to develop and/or cause to be developed the said entire land.

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DIRECTOR

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- e) That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.
- f) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders impendence, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.
- g) The land Owner declares that no proceeding under the Urban Ceiling Act have been initiated against the landowner as well as against the scheduled land till date. In case any fact to the contrary is found later on or detected by the concerned authority it would be the responsibility of the landowner to get the same cleared at his own cost to enable the developer to go ahead with the development work.

And it is agreed between the parties that if the developer finds any undisclosed defects in the title of the owner to the scheduled land or that the scheduled land is subject to any notice etc. or due to which the developer is being debarred or restrained from the development work, in that event the developer shall be entitled to rescind this agreement and recover all the outgoing expense incurred in construction along with interest @12% p.a. and damages. Similarly if the rights and interest of the owner is risked compromised or flouted by the developer, the owners will be entitled to legal remedies and compensation and vice-versa.

- 17. That the owner hereby irrevocably undertakes not to sell, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertakes not to do any act deed, matter or things as shall be in contravention of the declarations made by them in the present clauses
- 18. In any event the owner without prejudice to foregoing declarations agrees and undertakes to remove all obstacles and clear all outstanding dues or defects at his own cost and keep the developer or its nominees indemnified against any loss to that effect.

Aish Bahad

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11/3/24

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Pravart
DIRECTOR

11/3/24

19. For the purpose of verifying the correctness of the declaration hereinabove made by the owner and in particular declarations made above regarding the absolute ownership of the said land and his title hereto being marketable free from all encumbrances and also his undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as hereinabove provided, that the developer shall be entitled to obtain copy of all documents including of title relating to the land for the purpose of the verification as aforesaid including investigation of the owner's title to the property. The owner undertakes to show all such relevant papers in original as and when required by the developer or its representative including financial institution.
20. The development of the said land shall be for and on account of the developer and neither the owner nor any other persons claiming through the owner shall have any right or interest in the development of the said land. The developer shall develop the said land at its own name and at its own cost and shall alone be responsible for the development of the said land, however the building will be named as ""
21. All the outgoings in respect of the aforesaid land from the date of physical possession to the developer hereunder shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the owner alone.
22. That the owner shall have no objection if the developer submit the building plan in the name of the owner to the Ranchi Municipal Corporation/Ranchi Regional Development Authority/local authorities or apply to any other authorities for sanctions, permissions or approvals and has agreed to sign all the necessary papers, affidavits, documents etc. for the purpose object to their satisfaction. It is understood that all fees and costs relating to approvals, permissions and sanctions shall be totally borne by the developer.
23. That as the owner will receive the consideration for the scheduled land in the shape of built up area agreed as aforesaid, the owner shall at no time demand any further premium or has any interest in future dealings regarding the sale of developer's share of built-up area.
24. That this agreement shall not ever be deemed to constitute a partnership of any sort between the hereto.
25. The owner shall hold the owner's area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement of the owner's association which may be mutually formed by the owner as well as the purchasers of the developer's area and theirs nominees, respective agents servants,

Anish Bhowal

Anish

Pranay

Anish
DIRECTOR

11/3/24

11/3/24

- licenses shall abide by the rules and regulations of the terms of agreement/bye-laws of the said owner's association and the owner and /or his authorized representatives and purchaser of the developer's area shall pay common utilities maintenance charges to the association on no loss no profit basis as per prevailing norm and be entitled to use all common facilities in the building complex intended for the utilization.
26. Though the developer shall construct the building as per sanctioned plan and prevailing norm of the RMC/Ranchi Regional Development Authority however, in case any fine or penalty is imposed on the said building for any extra built-up area constructed in excess of the sanctioned plan then the same shall be borne and paid by the developer for all such additional built-up area.
 27. The owners agree that if any levy is imposed by the RMC/Ranchi Regional Development Authority or any other public body (ies) or the government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the owner and the nominees of the developer or the developer jointly shall pay in the same proportion as their respective shares of built-up area in the building.
 28. The owners agree that any levy, GST, demand, capital gain, tax generated by any govt. org. relating to this transection to land owners should paid by only the land owners.
 29. It is agreed that after the execution of these presents the developer or its nominee/s including a co-operative society shall be construct godowns and put up signboards and hoardings on the said land if desired, fence the entire premises according to its requirements.
 30. After completion of the building the entire plot under development shall be fenced with a matching low height boundary wall and secured with iron gates and guard posts.
 31. It is agreed that in all transfers/conveyance of built up area, the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration charges.
 32. That the aforesaid developer has agreed to give the built up area to owners in the manner given below, on which the owner has agreed-
 32. That in case of dispute and differences arising out relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrators appointed by both the parties under the provisions of the Indian Arbitration Act 1940 as amended from time to time.
 33. Court of Ranchi shall have jurisdiction over all matters of disputes including the arbitration matter.

Arvind Bhatnagar

Arvind

11/3/24

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MLB INFRASTRUCTURES PVT. LTD.

Arman
DIRECTOR

11/3/24

34. That the contents, terms and conditions of these present have been read over and explained in Hindi/English to both the parties who fully understood the same in presence of the witnesses and accordingly they put their respective signatures.
35. That the LANDOWNERS (First Party) will execute a General Power of Attorney in favor of the BUILDER/DEVELOPER or his nominee and register the same before a competent Registering Authority regarding construction work to be done by the BUILDER/DEVELOPER (Second Party).
36. The BUILDER/DEVELOPER will be provided with a power of attorney granting him sales right by the LANDOWNERS for sale of their allocated portion after the approval of the building plan by RMC.

Anish Borkar

SCHEDULE - I

All that piece and parcel of the land measuring total Area **36.09 Decimal** in which land area 30 Decimal in R.S. Plot No. 819 under Khata No. 111 and land area 2.09 Decimal in R. S. Plot No. 821 under Khata No. 111 and land area 4 Decimal in R. S. Plot No. - 818 under Khata No. 111 which is entered in Volume No. 29, Page No. 68, 69, 70 in Register 2 of **Baragain Anchal Ranchi** Corresponding to Municipal Holding No. -0040001001704A2 0040001001804A2 0040001001904A2 in Ward No. 4 of Ranchi Municipal Corporation Ranchi, Situated at Mouza Morabadi, Thana No 192, P.S. Bariyatu Town and District Ranchi (Jharkhand) within the jurisdiction of District Registrar, Ranchi and District Sub Registrar, Ranchi and Sub Registrar, Urban Area-3 Ranchi which bounded and butted as follows-

Ranchi

11/3/24

- North - Plot No. 820 & 760
- South - Plot No. 822
- East - Plot No. 817
- West - 35 Feet wide Branch Road

Ranchi

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Commercial Value of land area 36.09 Decimals = Rs. 2,53,12,200/-

INFRASTRUCTURES PVT. LTD.

Anish Borkar
DIRECTOR

11/3/24

SCHEDULE II A

LANDOWNERS allocation shall be 45 % of the total constructed Super Built-Up/Carpet Residential Area along with the parking space of the said building named as "BRIJRAMA". Apart from the above the LANDOWNERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 45% (Forty Five Percent) of the clearly demarcated roof right over the upper most floor of the residential multistoried buildings shall be of the LANDOWNERS.

Share of Landowner No. 1 Namely - Anish Bathwal:-

Flat No	Floor	Super Built up area
2	6th	2095
3	2nd	1515
4	2nd	1650
3	5th	1515
4	5th	1650

Share of Landowner No. 2 Namely Pranay:-

Flat No	Floor	Super Built up area
3	4th	1515
4	4th	1650

Share of Landowner No. 3 Namely Pravin Kumar Murarka:-

Flat No	Floor	Super Built up area
1	1st	2145
2	1st	2095
2	3rd	2095
1	6th	2145

Anish Bathwal

Pranay

Pravin

MLB INFRASTRUCTURES PVT. LTD.
Pravin
DIRECTOR

11/3/24

11/3/24

SCHEDULE II B

BUILDERS' allocation shall be **55% (Fifty Five Percent)** of the total constructed area in the aforesaid Residential Building "BRIJRAMA" and the parking space available at the said premises after providing for LANDOWNERS allocation. Apart from the above the BUILDER/DEVELOPER shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The **55% (Fifty Five Percent)** of the roof right over the upper most floor of residential multistoried buildings, designated as the common roof/terrace, shall be of the BUILDER/DEVELOPER Namely **MLB INFRASTRUCTURE PVT. LTD.**

Flat No	Floor	Super Built up area (Sq.ft.)
3	1st	1515
4	1st	1650
1	2nd	2145
2	2nd	2095
1	3rd	2145
3	3rd	1515
4	3rd	1650
1	4th	2145
2	4th	2095
1	5th	2145
2	5th	2095
3	6th	1515
4	6th	1650

As per the Jharkhand Apartment (Flat) Ownership Act, 2011 under Section 5 both the party Owners and the Developer are competent to execute and entered into agreement for sale/Sale Deed of their respective share.

And if any taxes such as GST on Landowner Share will applicable, the land owner or its intending purchaser/s of Land owner share have to pay the GST directly or through the BUILDER/DEVELOPER.

Anish Baidya

Anish

Praveen

INFRASTRUCTURES PVT. LTD.

Director

11/3/24

11/3/24

SCHEDULE-'III'

Specification of construction

FACILITIES / SPECIFICATION

1. FOUNDATION: As per standard design of the Architect, design Mix Concrete (R.C.C. Column with isolated footings).
2. SUPER STRUCTURE: R.C.C. Framed-structure with earthquake safety, design Mix Concrete.
3. CIVIL WORK: First class B.W/Fly ash bricks /Precast cements hollow bricks.
4. ROOF SLAB: RCC (1:2:4), design Mix Concrete.
5. WALL FINISH: All walls and ceiling internally cement plastered, fine finished by P.O.P. and a coat of primer, External exposed wall will be provided with water proofing paint of superior quality upon Texture design
6. FLOORING: Ceramic color tiles/ Vitrified tiles in all living areas, Marble finish in stairs, Ceramic scratchproof tiles in common areas, checker tiles or paver stone tile in parking area.
7. WINDOW: Aluminum sliding two track windows with grill painted over a coat primer.
8. DOOR: Wooden framed commercial waterproof flush doors of a reputed brand with paint coat and aluminum/steel fittings.
9. TOILETS: Antiskid floor with ceramic tiles up to seven feet height with PVC pipe fittings, Branded CP. fittings and Branded commercial white colored sanitary fittings
10. ELECTRICITY: Concealed PVC coquet wiring copper conductor with standard quality electric accessories, wires of ANCHOR/Havel's make.
11. WATER-SUPPLY: Through own deep tube well boring with overhead water tank and submersible pump or as our PH consultant
12. SEWERAGE: Suitable arrangements for the sewerage and sludge shall be provided as per design of PH Consultants.
13. KITCHEN: Working platform with green marble and with ceramic tiles dado up to 2 feet height, steel sink, P.V.C. pipe fittings, Branded CP. fittings, water purifier point and necessary electrical points.
14. ELECTRICAL & TV POINTS : Adequate electrical points in all areas, Telephone points, TV points/cable points and A.C points in drawing room and master bedroom.
15. ELEVATORS/LIFT: Elevator/Lift should be provided of a good make and well known Brand

Anish Balthard

Runch

Pravay

11/3/24

11/3/24

MLB INFRASTRUCTURES PVT. LTD.

Aravind
DIRECTOR

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

WITNESSES:-

1. Uttam Mishra

S/o - muraonidra
Add - Nilaidih Post
Naya Condo. Deori
Unidih

2. Nitish Tiwari

H/o Palank Tiwari
H/o Dattanganj
Palamur.

SIGNATURE OF LANDOWNERS

1. Anish Bhatt
11/3/24

2. Pranay.
11/3/24

3. Puneet
11/3/24

SIGNATURE OF DEVELOPER/BUILDER

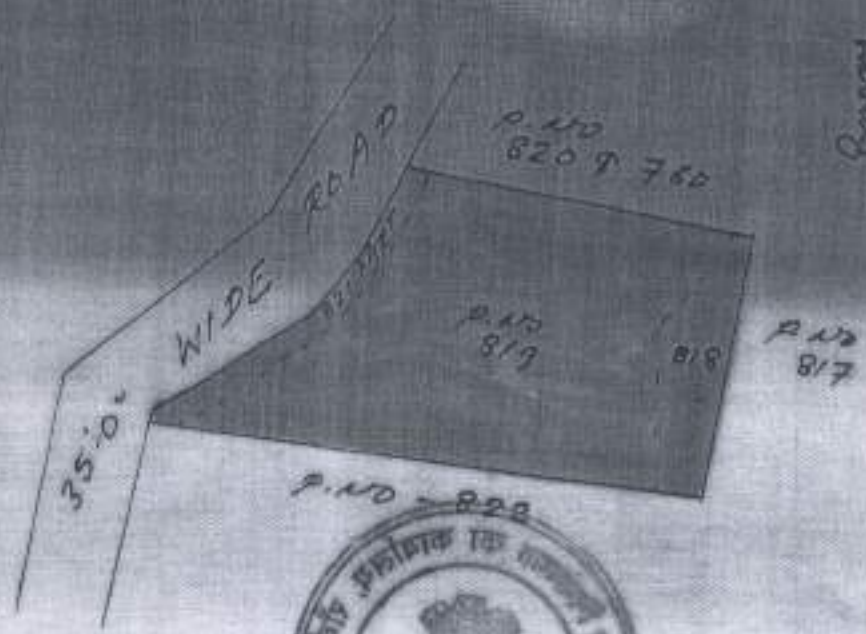
MLB INFRASTRUCTURE

Aman
DIRECTOR

11/3/24

VILLAGE - MARAZADI
 PAPER NO - 192
 105 BARATO BEST RANVIL
 900000 IN ROAD WASH

Plot No	Area
819	0-30
821	0-2.09
818	0-4.00
TOTAL → 0-36.07	



Baran.
 Anish Dethwal
 11/3/24



MLB INFRASTRUCTURES PVT. LTD.

Purohit

DIRECTOR

P

BUILDER/DEVELOPER SIGNATURE AND PHOTOGRAPH



MLB INFRASTRUCTURES PVT. LTD.

Armen
DIRECTOR

11/3/24



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

Drafted by :-

Armen
Armen
24/3/24

Armen

Armen

Pranav



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,

1 ANISH BATHWAL 2 PARNAY 3 PRAVIN KUMAR
MURARKA
LAKE ROAD, SAHID JASWANT SINGH MARG, NEAR
TELEPHONE EXCHANGE, P.S. -KOTWALI, RANCHI, 834001

Re-sanction of your building plan case no. RMC/BP/0482/W04/2022 dated 9/6/2022 for grant of license on Dated 1/11/2023 for the Building Development Permit in Khata No. : 111 on RS Plot no. : 818,819,821 Situated in Colony/Street: KUSUM VIHAR Mohalla/Bazar/Road: ROAD NO.-09.

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.128753/-
2. You have to furnish & Deposit a Gift Deed of 46.31 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.215771/- labour cess @ 1% of the project cost.

No.	Name of Plant	Origin	Date of Collection	Collector	Locality	Elevation	Number of Plants	Number of Seeds	Analysis			Remarks
									Moisture	Oil	Protein	
1
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U.S. DEPARTMENT OF AGRICULTURE
BUREAU OF PLANT INDUSTRY
WASHINGTON, D. C.





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

बयान देते हैं



जमीनदार नाम		रेयत का नाम, अभिभावक का नाम, रिश्ता									
जमादार बाबु हरिहर सिंह		सुकरा मुन्डा, वन्द - मरेआ मुन्डा, , जाति- मुण्डा, निवासी- साकीनदेह टोला तेतर टोली									
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	मोरहाबादी	खाता का प्रकार	रेयती		
खेवट नम्बर	खाता नम्बर 111			थाना का नाम	राँची	थाना नम्बर	192				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
							रौ (10)	आ (11)	पै (12)		
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)	
111	1159	टांडस गोड़ो मुन्डा टांड पुना मुन्डा	टांड एक 1	0 (एकड़) 19 (डिसमील) 0			2	3	6		
	817	टांड बाएआ मुन्डा टांड एतवा मुन्डा	टांड एक 3	0 (एकड़) 72 (डिसमील) 0			2	3	6		
	818	टांड बाएआ मुन्डा टांड दगराम मुन्डा	परती कदीम 1	0 (एकड़) 4 (डिसमील) 0	बांशकोठी/ वकवजे मालिक करेज/ कुलहक वकवजे रेयत			2	3	6	कायमी
	819	टांड बाएआ मुन्डा टांड जगराम मुन्डा	टांड दो 1	0 (एकड़) 30 (डिसमील) 0	आम/1 कुलहक वकवजे रेयत						जाँच
	821	दोन बाएआ मुन्डा टांड जगराम मुन्डा	दोन तीन 1	0 (एकड़) 20 (डिसमील) 0				2	3	6	
खाता मे कुल प्लोट		5	खाता का कुल मिजान	1 (एकड़) 45 (डिसमील) 0		खाता का कुल	2 3 6				



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

March 10, 2024

भाग वर्तमान	29	पृष्ठ संख्या	70	बढ़लाई	हलका का नाम	इन्स-04	इस्टेट का नाम	JHARKHAND
जिला का नाम	राँची	अनुमंडल नाम	सदर	अवेल का नाम	धाना नम्बर	192	सात का प्रकार	रेपटी
सैजा का नाम	मोरहाबदी	होस्टिंग संख्या	111	लौकी संख्या				

Pravin Kumar Murarka, पितः-Prabhu Deyal
Murarka, जति- अन्नवाल

खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								समान	सेस	
111	819	0 ए 15.5 डि 0 हे	नामान्तरण मुकदमा संख्या 3205/2021 - 2022								39	0	
भूखत परिमाण		0 ए 15.5 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत भावु सात	रोड सेस बकाया	रोड सेस भावु सात	शिक्षा सेस बकाया	शिक्षा सेस भावु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस भावु सात	कृषि सेस बकाया	कृषि सेस भावु सात
03-30-2022	0142819088	2021-2022	2021-2022	0	39	0	9.75	0	19.5	0	19.5	0	7.8
04-30-2022	0001965502	2022-2023	2022-2023	0	39	0	9.75	0	19.5	0	19.5	0	7.8
06-24-2023	0845545526	2023-2024	2023-2024	0	39	0	9.75	0	19.5	0	19.5	0	7.8

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रत्येक केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए संबंधित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर खिंचा करें

Handwritten signature
ऑनलाइन जाँच



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

March 10, 2024

भाग वर्तमान	29	पृष्ठ संख्या	69	बढ़ावाई	हस्ताका का नाम	हस्ता.04	इस्टेट का नाम	JHARKHAND
खिला का नाम	रौरी	अनुमंडल नाम	बदर	अचल का नाम	हस्ता नम्बर	192	खता का प्रकार	रेयती
शेख का नाम	मोरहाबादी	होस्टिंग संख्या	111	सोयी संख्या				

Anish Bathwal, पिता-Arun Kumar Bathwal, जति-अग्रवाल				परिवर्तन के लिए प्राधिकार				लपान	सेस				
खता नम्बर	प्लॉट संख्या	रकबा		नामान्तरण मुकदमा संख्या 3181/2021 - 2022				39	0				
111	821	0 ऐ 2.09 डि 0 हे											
111	819	0 ऐ 13.41 डि 0 हे											
	कुल परिवर्तन	0 ऐ 15.5 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सावत बकाया	सावत बावु, साल	रोड सेस बकाया	रोड सेस बावु, साल	शिक्षा सेस बकाया	शिक्षा सेस बावु, साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बावु, साल	कृषि सेस बकाया	कृषि सेस बावु, साल
03-30-2022	0537275481	2021-	2021-	0	39	0	9.75	0	19.5	0	19.5	0	7.8
		2022	2022										
04-30-2022	0601069786	2022-	2022-	0	39	0	9.75	0	19.5	0	19.5	0	7.8
		2023	2023										
06-13-2023	0557730339	2023-	2023-	0	39	0	9.75	0	19.5	0	19.5	0	7.8
		2024	2024										

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रत्येक केवल प्रथम की जानकारी के लिए है
किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारिधारी से संपर्क करें
पता का नक्शा देखने के लिए प्लॉट नंबर लिंक करें

ऑनलाइन जाँच



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 10, 2024

पंजी II प्रति

भाग वर्तमान	29	पृष्ठ संख्या	68	बढ़ावाई	हस्ता का नाम	हस्ता-04	इस्टेट का नाम	JHARKHAND
जिला का नाम	रोही	अनुमोदित नाम	सदर	अवतल का नाम	धनु नगर	192	खाला का प्रकार	रेपती
मोबा का नाम	मोरहाबादी	होस्टिंग संख्या	111	तौजी संख्या				

Pranay, पिता-Pradeep Kumar Singh, जति- राजपूत				परिवर्तन के लिए प्राधिकार				कमान	सेस				
खता नम्बर	प्लॉट संख्या	रकबा		नामलेखन मुकदमा संख्या 3186/2021 - 2022				13	0				
111	510	0 रे 1.09 डि 0 हे											
111	518	0 रे 4 डि 0 हे											
कुल परिमाण		0 रे 5.09 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चातु सात	रोड सेस बकाया	रोड सेस चातु सात	शिक्षा सेस बकाया	शिक्षा सेस चातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु सात	कृषि सेस बकाया	कृषि सेस चातु सात
03-30-2022	0900725675	2021-2022	2021-2022	0	13	0	3.25	0	6.5	0	6.5	0	2.6
04-30-2022	0475094220	2022-2023	2022-2023	0	13	0	3.25	0	6.5	0	6.5	0	2.6
05-13-2023	0705868856	2023-2024	2023-2024	0	13	0	3.25	0	6.5	0	6.5	0	2.6

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details-



यह एक कंप्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अत्याधिकारी से संपर्क करें
पता का नक्शा देखने के लिए पता नंबर लिंक करें

Handwritten signature
ऑनलाइन जांच

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल / नाम मौजा मय
धाना वी धाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 69
नाम रेयत मय वलिदपत जमाबन्दी Vol. No. : 29
वो सकुनत नम्बर। Receipt No. : 0557730339

बड़ागाई | मोरहाबादी | 192 | Anish Bathwal		खेसरा संख्या	रकबा (एकड़ में)
खाता संख्या	111	819,821	0 एकड़ 15.5 डिसमील 0 हेक्टर
अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली	

जोत का सालाना मांग मय तफसील (बकाया वी 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 गुजारी	(नकदी) 39.00				39.00	
सेस	(भावली) 9.75				9.75	
सूद	..... 19.50				19.50
मुतफरकात	..... 19.50				19.50
मौजान	..... 7.80				7.80
	95.55				95.55	

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी	(नकदी) 39.00				39.00	
सेस	(भावली) 9.75				9.75	
सूद	..... 19.50				19.50	
मुतफरकात	..... 19.50				19.50	
मौजान अदायकारी	..... 7.80				7.80	
	95.55				95.55	

(१) मौजान कुल (लफजों में) : Ninety Five Rupees and Fifty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 95.55

तारीख अमला तहसील कुनिन्दा : 13-05-2023

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



ऑनलाईन जाँच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

बड़ागाँई | मोरहाबादी | 192 | Pranay		खेसरा संख्या	रकबा (एकड़ में)
खाता संख्या	111	818,819	0 एकड़ 5.09 डिसमील 0 हेक्टर
अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली	

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

मांग बाबत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	13.00					13.00
गुजारी (भावली)	3.25					3.25
संस	6.50					6.50
सूद	6.50					6.50
मुतफरकात	2.60					2.60
मौजान	31.85					31.85

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मोतातबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)	13.00					13.00	
गुजारी (भावली)	3.25					3.25	
संस	6.50					6.50	
सूद	6.50					6.50	
मुतफरकात	2.60					2.60	
मौजान अदायकारी	31.85					31.85	

(१) मौजान कुल (लफ्जों में) : Thirty One Rupees and Eighty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 31.85

तारीख अमला तहसील कुनिन्दा : 13-05-2023

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



ऑनलाइन लॉच

यह एक कम्प्यूटर 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।

बड़ागाई | मोरहाबादी | 192 | Pravin Kumar Murarka		
खाता संख्या 111	खेसरा संख्या 819	रकबा (एकड़ में) 0 एकड़ 15.5 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)	39.00					39.00
गुजारी (भावली)	9.75					9.75
सेस	19.50					19.50
सूद	19.50					19.50
मूतफरकात	7.80					7.80
मौजान	95.55					95.55

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					39.00	
गुजारी (भावली)					9.75	
सेस					19.50	
सूद					19.50	
मूतफरकात					7.80	
मौजान अदायकारी					95.55	

(१) मौजान कुल (तफ्जों में) : Ninety Five Rupees and Fifty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 95.55

तारीख अमला तहसील कुनिन्दा : 24-06-2023

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



ऑनलाइन रसिद

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।

कार्यालय अंचल अधिकारी, बड़ागाई, राँची।

ज्ञापक...६३.....(ii)

दिनांक...०१./०२./२०२१

प्रेषित,

शिवजी शर्मा

पिता- हिकायत शर्मा

पता- मोरहबादी, राँची।

विषय :- पंजी-11 में दर्ज जानकारी के संबंध में।

महाशय,

उपर्युक्त विषयक पत्र के आलोक में राजस्व उप निरीक्षक एवं अंचल निरीक्षक का जाँच प्रतिवेदन प्राप्त है। प्राप्त जाँच प्रतिवेदनानुसार मौजा- मोहराबादी के ऑफलाईन पंजी-11 जिल्द- 11 पृष्ठ संख्या- 271, में शिवजी शर्मा पिता हिकायत शर्मा के नाम खाता संख्या- 110+111 दर्ज है। निम्नलिखित प्लॉट नीचे दर्ज हैं :-

क्र०	प्लॉट	रकबा (एकड़ में)	माल
1	709	0.42 एकड़	4.00
2	817	0.35 एकड़	
3	818	0.04 एकड़	
4	819	0.30 एकड़	
5	821	0.13 एकड़	
कुल योग :-		1.24 एकड़	




अंचल अधिकारी,
बड़ागाई, राँची।
09-2-21



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP14120569820230455

Date : 2023-04-14

Ward No : 4

Department / Section : Revenue Section

New Ward No : 4

Account Description : Holding Tax & Others

Holding No. : 0040009349000A4

New Holding No : 0040001001704A2

Received From Mr / Mrs / Miss : pravin kumar murarka S/O PRABHU DAYAL MURARKA

Address : MORABADI RANCHI

A Sum of Rs. : 87.00

(In words) :

Eighty Seven Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2023-2024	4	2023-2024	94.20
RWH Penalty	1	2023-2024	4	2023-2024	47.12
				Adjusted Amount	40.48
				First Qtr Rebate	7.07
				Online Rebate	7.07
				Total Payable Amount	0.00
				Total Paid Amount	87.00



Toll Free - 1950



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP14120570620230458

Date : 2023-04-14

Ward No : 4

Department / Section : Revenue Section

New Ward No : 4

Account Description : Holding Tax & Others

Holding No. : 0040009349000A4

New Holding No : 0040001001804A2

Received From Mr / Mrs / Miss : PRANAY S/O PRADEEP KUMAR SINGH

Address : MORABADI RANCHI

A Sum of Rs. : 58.00

(in words) :

Fifty Eight Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2023-2024	4	2023-2024	94.20
				Adjusted Amount	27
				First Qtr Rebate	4.71
				Online Rebate	4.71
				Total Payable Amount	0.00
				Total Paid Amount	58.00



Toll Free - 1950

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP14120569020230453

Date : 2023-04-14

Ward No : 4

Department / Section : Revenue Section

New Ward No : 4

Account Description : Holding Tax & Others

Holding No. : 0040009349000A4

New Holding No : 0040001001904A2

Received From Mr / Mrs / Miss : ANISH BATHWAL S/O ARUN KUMAR BATHWAL

Address : MORABADI RANCHI

A Sum of Rs. : 87.00

(in words) :

Eighty Seven Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2023-2024	4	2023-2024	94.20
RWH Penalty	1	2023-2024	4	2023-2024	47.12
Adjusted Amount					40.48
Online Rebate					7.07
First Qtr Rebate					7.07
Total Payable Amount					0.00
Total Paid Amount					87.00



Toll Free - 1950

A 1 with Advances

26/5/21



श्रीरामायण वाड

विशेषी का. च. क.

Marhabadi

नामसौजा मोरहावाड

नाम साना रोसो

पाना नकर १६२

जिला रान्ची

रकत एक माहल परामर १६ इला
सन् १६३२ - ३३ इला



श्री गणेशाय नमः



Index to sheets

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Scale 1/2 Mile

Royal Palace





Compass

Mode and publication of the city of Government

Superintendent of Govt. Engrs

Handwritten signature

1852



अवर निबंधक का कार्यालय, शहरी क्षेत्र संख्या-03, काँके
प्रक्षेत्र, राँची।

दस्तावेजों की जाँच हेतु चेक लिस्ट

क्र०सं०	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) अंचलधिकारी 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.	मुद्राक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित
ANAND KUMAR

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 11-03-2024 12:39 am

Office Name :- SRO - Ranchi Urban3
Token No:- 202400031955

Appoinment :- 11-Mar-2024 Time:- 11:25

Article	Development Agreement
Pre Registration Date	10-Mar-2024
No. Of Pages	50
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 6,36,309.

Property Id: **1180126**

Valuation No. : 1604469 / 2024	:- 2023-2024	Date : 11-March-2024 00:03:AM
State : Jharkhand	District : Ranchi	Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi
Morabadi Word No 4 - Other Road		
Khata Number - 111		
Plot Number - 819		
Volume Number - 29		
Page Number - 68 69 70		
Holding Number - 0040001001704A2 0040001001804A2 0040001001904A2		

Property Rates

Commercial Land (Y)

₹701360/- Decimal

Valuation Rule : Commercial land

Property Details

1

Land area

30 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 30 x 701360=21040800	₹2,10,40,800/-
A	Total		₹2,10,40,800/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)

₹2,10,40,800/-

Total Amount in Words : Two Crore Ten Lakhs Forty Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 817, West: 35 Feet Wide Road, South: Plot No. 822, North: Plot No. 820 & 760
Area	Land area : 30.00 Decimal
Other Description of the Property	Pin Code - 834008, Flat Number/Commercial Space Number - Plot No. 819/Part, Building Name - Morabadi Ranchi
Government/Market Value	21040800
Transaction Amount	-

Property Id: **1180127**

Valuation No. : 1604470 / 2024	: 2023-2024	Date : 11-March-2024 00:06:AM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 4 - Other Road			
Khata Number - 111			
Plot Number - 821			
Volume Number - 29			
Page Number - 69			
Holding Number - 0040001001704A2 0040001001804A2 0040001001904A2			
Property Rates			
Commercial Land (Y)			
₹701360/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.09 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.09 x 701360=1465842.4	₹14,65,842/-
A	Total		₹14,65,842/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,65,900/-
Total Amount in Words : Fourteen Lakhs Sixty Five Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 817, West: 35 Feet Wide Road, South: Plot No. 822, North: Plot No. 820 & 760
Area	Land area : 2.09 Decimal
	Pin Code - 834008, Flat Number/Commercial Space Number - Plot No. 821/Part, Building Name - Morabadi

Government/Market Value	1465842.4
Transaction Amount	-

Property Id: **1180128**

Valuation No. : 1604471 / 2024	:- 2023-2024	Date : 11-March-2024 00:08:AM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 4 - Other Road		-	
Khata Number - 111			
Plot Number - 818			
Volume Number - 29			
Page Number - 68			
Holding Number - 0040001001704A2 0040001001804A2 0040001001904A2			
Property Rates			
Commercial Land (Y)			
₹701360/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4 x 701360=2805440	₹28,05,440/-
A	Total		₹28,05,440/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹28,05,500/-
Total Amount in Words : Twenty Eight Lakhs Five Thousand Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot No. 817, West: 35 Feet Wide Road, South: Plot No. 822, North: Plot No. 820 & 760
Area	Land area : 4.00 Decimal
Other Description of the Property	Pin Code - 834008, Flat Number/Commercial Space Number - Pot No. 818, Building Name - Morabadi Ranchi
Government/Market Value	2805440
Transaction Amount	-

CLAIMANT	-Ms. MLB INFRASTRUCTURE PVT LTD Through Its Director Aman Bagaria , Father/Husband Name Rajiv Bagaria, PAN No.- Date Of Birth -11-Jul-1998, Permission Case No.- , Aadhaar No. *****0958, Country -India, State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -Ranchi, Locality - Address - Flat no 204 Gharonda Apartment Lalpur Ranchi, Pin Code -834001
EXECUTANTS	- Mr. Anish Bathwal , Father/Husband Name Arun Kumar Bathwal, PAN No.- Date Of Birth -09-Mar-1991, Permission Case No.- , Aadhaar No. *****8492, Country -India, State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -Ranchi, Locality - Address - Lake Road Sahid Jaswant Singh Marg, Near Telephone Exchange, Kotwali, Ranchi, Pin Code -834001
	- Mr. Pranay , Father/Husband Name Pradeep Kumar Singh, PAN No.- Date Of Birth -15-May-1990, Permission Case No.- , Aadhaar No. *****0687, Country -India, State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -Ranchi, Locality - Address - 3K/5D, Near Shiv Mandir, Housing Colony Barlyatu, Ranchi, Pin Code -834009
	- Mr. Pravin Kumar Murarka , Father/Husband Name Prabhu Dayal Murarka, PAN No.- Date Of Birth -17-Jan-1971, Permission Case No.- , Aadhaar No. *****8255, Country -India, State Name -Jharkhand, District Name -RANCHI, City/Village/Town Name -Ranchi, Locality - Address - 402, Paras Apartment, Kutchery Road Kotwali Ranchi, Pin Code -834001

Witness Information	Mr. Uttam Mishra , Address - Tilaidih, Deori, Giridih, Father/Husband Name -Murari Mishra
---------------------	---

Identifier Details	Mr. Uttam Mishra , Address - Tilaidih, Deori, Giridih, Father/Husband Name -Murari Mishra
--------------------	---

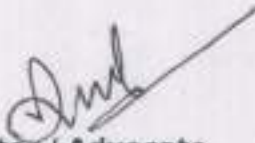
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,500
Total		1,500

Fee Rule:Development Agreement		
1	A1	6,32,805
2	E	2,000
3	LL	3
4	PR	1
Total		6,34,809

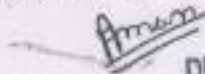
All the entries made, have been verified by me and are found same as the entries of the

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.



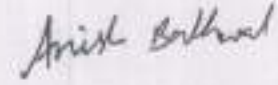
Deed Writer / Advocate

MLB INFRASTRUCTURE LTD



DIRECTOR

Vendee / Claimant



Vendor / Executant

Pranay.





Document Registration Summary 1

Date :-11-Mar-2024

- Government/Market Value: ₹25312200/-
- Transaction Amount: ₹25312200 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 988679

Receipt Date : 11-03-2024

Presenter Name: - ANISH BATHWAL

On Date 11-03-2024 Presented at SRO - Ranchi Urban3

Signature of Presenter

SRO - Ranchi Urban3

E	₹2000
PR	₹1
SP	₹1500
LL	₹3
A1	₹632805
Stamp Duty	₹50

Anish Bathwal


Total ₹636359


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	AnishBathwal	• GRN Number : 2401086580 • DEPT Transaction Id : aa87e3439fbe6c2feb91 • Transaction Type :	50
E	2000	2000	0	GRAS	MibInfrastructurePvtLtd	• GRN Number : 2401089383 • DEPT Transaction Id : 40f412a01af16f3fab74 • Transaction Type :	2000
PR	1	1	0	GRAS	MibInfrastructurePvtLtd	• GRN Number : 2401089383 • DEPT Transaction Id : 40f412a01af16f3fab74 • Transaction Type :	1
SP	1500	1500	0	GRAS	MibInfrastructurePvtLtd	• GRN Number : 2401089383 • DEPT Transaction Id : 40f412a01af16f3fab74 • Transaction Type :	1500
A1	632805	632805	0	GRAS	MibInfrastructurePvtLtd	• GRN Number : 2401089383 • DEPT Transaction Id : 40f412a01af16f3fab74 • Transaction Type :	632805

LL	3	3	0	GRAS	MlbInfrastructurePvtLtd	<ul style="list-style-type: none"> • GRN Number : 2401089383 • DEPT Transaction Id : 40f412a01af16f3fab74 • Transaction Type : 	3
Sub Total	636313	636359	-46				

Article : Development Agreement Number of Pages : 100


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400031955

Deed Type	Development Agreement
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 632805, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.21040800/- ,Transaction Amount :- Rs.25312200/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 4 Property Boundaries :- East: Plot No. 817, West: 35 Feet Wide Road, South: Plot No. 822, North: Plot No. 820 & 760 Khata Number - 111Plot Number - 819Volume Number - 29Page Number - 68 69 70Holding Number - 0040001001704A2 0040001001804A2 0040001001904A2 Area Of Land :- 30.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.1465842/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 4 Property Boundaries :- East: Plot No. 817, West: 35 Feet Wide Road, South: Plot No. 822, North: Plot No. 820 & 760 Khata Number - 111Plot Number - 821Volume Number - 29Page Number - 69Holding Number - 0040001001704A2 0040001001804A2 0040001001904A2 Area Of Land :- 2.09 Decimal
Property No.	3
Valuation Details	Value :- Rs.2805440/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 4 Property Boundaries :- East: Plot No. 817, West: 35 Feet Wide Road, South: Plot No. 822, North: Plot No. 820 & 760 Khata Number - 111Plot Number - 818Volume Number - 29Page Number - 68Holding Number - 0040001001704A2 0040001001804A2 0040001001904A2 Area Of Land :- 4.00 Decimal

Sh./Smt. Anish Bathwal s/o/d/o/w/o Arun Kumar Bathwal has presented the document for registration in this office





today dated :- 11-Mar-2024 Day :- Monday Time :- 15:44:13 PM





Anish Bathwal(Individual)

Party Name	Document Type	Document Number
Anish Bathwal	PAN/UID	*****8492

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Anish Bathwal Address1 - Lake Road Sahid Jaswant Singh Marg, Near Telephone Exchange, Kotwali, Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Anish Bathwal Address:- Bathwal bhwan, Near teliphon exchange, Lake Road Sahid Jaswant singh Marg, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:33			Anish Bathwal
2	Pravin Kumar Murarka Address1 - 402, Paras Apartment, Kutchery Road Kotwali Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Pravin Kumar Murarka Address:- 402, Paras Apartment, , , Court Road, Ranchi, , Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:53			P. Murarka

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<p>Pranay Address1 - 3K/5D, Near Shiv Mandir, Housing Colony Bariyatu, Ranchi, Address2 - . . . Jharkhand PAN No.: ,Permission Case No.-</p>	Yes	<p>Pranay Address:- 3K/50, NEAR SHIV MANDIR, , HOUSING COLONY, BARIATU, PS-BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India</p>		EXECUTANTS Age:33			<i>Pranay</i>
4	<p>MLB INFRASTRUCTURE PVT LTD Through Its Director Aman Bagaria Address1 - Flat no 204 Gharonda Apartment Lalpur Ranchi, Address2 - . . . Jharkhand PAN No.: ,Permission Case No.-</p>	Yes	<p>Aman Bagaria Address:- Flat No - 204, Gharonda Apartment, Near Dangra Toli Chowk, Lalpur Chowk, , Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India</p>		CLAIMANT Age:25			<i>Aman</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p>Uttam Mishra S/o-D/o Murari Mishra Address1 - Tilaidih, Deori, Girdih, Address2 - . . . Jharkhand PAN No.:</p>			<i>Uttam Mishra</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p style="text-align: center;">Uttam Mishra Address1 - Tilaidih, Deori, Giridih, Address2 - ... , Jharkhand</p>			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Anish Bathwal , Pranay , Pravin Kumar Murarka), has/have admitted the execution before me. He/ She/ They has / have been identified by (Uttam Mishra) Son/Daughter/Wife of (Murari Mishra) resident of (Tilaidih, Deori, Giridih) and by occupation (Business).

Signature of Registering Officer

Date:- 11-Mar-2024

Seal and Signature of Registering Officer



Token No.: 202400031955

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **11-Mar-2024** by **Anish Bathwal, S/O, D/O, W/O Arun Kumar Bathwal** resident of Lake Road Sahid Jaswant Singh Marg, Near Telephone Exchange, Kotwali, Ranchi, ...
This deed was registered as Document No:- **2024/RANU3/761/BK1/714** in Book No :- **BK1**, Volume No :- 88 from Page No :- 351 to 450 at, office of **SRO - Ranchi Urban3**

Date:- **11-Mar-2024**

Registering Officer





सत्यमेव जयते
Satyameva Jayate



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1325/11229/01057

To
प्रवीण कुमार मुरारका
Pravin Kumar Murarka
S/O Prabhu Dayal Murarka
402, Paras Apartment
Court Road
Ranchi
Ranchi G.P.O.
Ranchi
Jharkhand 834001
9431102056

24/01/2012
367005656



MA570056566FT



आपका आधार क्रमांक / Your Aadhaar No. :

4616 3453 8255

मेरा आधार, मेरी पहचान

Pravin



भारत सरकार
Government of India

प्रवीण कुमार मुरारका
Pravin Kumar Murarka
जन्म तिथि / DOB : 17/01/1971
पुरुष / Male



4616 3453 8255
मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACNPM6170A

नाम / NAME
PRAVIN KUMAR MURARKA

प्रमाणित करदाता / AUTHORIZED SIGNATURE
PRASHU DAYAL MURARKA

कार्ड की तारीख / Issue Date
17/01/2021


SIGNATURE



Prashu





भारत सरकार
Government of India



प्राणय
Pranjay
जन्म तिथि/DOB: 15/05/1990
लिंग/ GENDER: MALE

Download Date: 31/01/2020

Issue Date: 19/08/2019

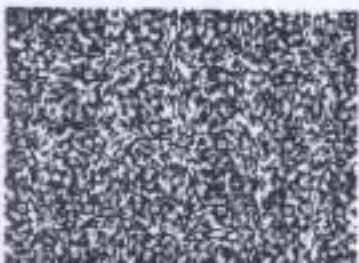
5932 6484 0687
VID : 9185 2234 1214 8862

श्री अशोक, श्री पद्मान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O Pradeep Kumar सिंह, 3क/५०, शिव मंदिर के पास,
एनएच कॉलोनी, बरियातु, धन-बरियातु, बरियातु, रांची,
झारखण्ड - 834009
Address:
S/O Pradeep Kumar Singh, 3K/50, NEAR
SHIV MANDIR, HOUSING COLONY,
BARIATU, P.S-BARIATU, Baraitu, Ranchi,
Jharkhand - 834009



5932 6484 0687
VID : 9185 2234 1214 8862



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आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

PANAY

PRADEEP KUMAR SINGH

15/05/1990

Pranay Account Number

CARPP5556R

Pranay





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

सामाजिक क्रम/ Enrolment No.: 1207/04267/03423

To
अनीश बाबल
Anish Bathwal
S/O: Arun Kumar Bathwal
Bathwal Bihwan
Lake Road Sahid Jaswant singh Marg
Near telephone exchange
Ranchi G.P.O.
Ranchi Jharkhand - 834001
8987662485

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आपका आधार क्रमांक / Your Aadhaar No. :

2119 7262 8492

VID : 9142 8693 1829 6771

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अनीश बाबल
Anish Bathwal
जन्म तिथि/DOB: 09/03/1991
पुंरा/ MALE

2119 7262 8492

VID : 9142 8693 1829 6771

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

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.

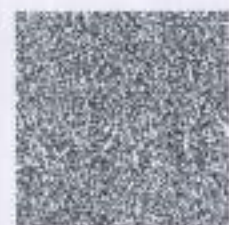


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: अरुण कुमार बाबल, बाबल भवन, लेक रोड साहिब
जसवंत सिंह मार्ग, टेलीफोन एक्सचेंज के पास, रांची
जि.पि.ओ., रांची
झारखण्ड - 834001

Address:
S/O: Arun Kumar Bathwal, Bathwal Bihwan,
Lake Road Sahid Jaswant singh Marg, Near
telephone exchange, Ranchi G.P.O., Ranchi,
Jharkhand - 834001



2119 7262 8492

VID : 9142 8693 1829 6771

1847 | helpline@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ANISH BATHWAL

ARUN BATHWAL

09/03/1991
Permanent Account Number
ATQP80296A



Arun Bathwal
Signature



भारत सरकार
GOVERNMENT OF JHARKHAND
आधार



उत्तम मिश्रा
Uttam Mishra
जन्म तिथि / DOB: 30/03/1973
पुरुष / MALE
Mobile No.: 7664869498
9302 8589 2970
VID : 8168-1998 7290 2028

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF JHARKHAND
आधार

पता:
S/O मुरान मिश्रा, विल - तिलादिह पो, नया संकनो
नया संकनो पो-देरौ, देरौ, गिरिदिह,
झारखण्ड - 815315

Address:
S/O Muran Mishra, vil. - tilaidih po,
naya sankno ps-deori, deori, Giridih,
Jharkhand - 815315

9302 8589 2970

1047 | nsr@nidai.gov.in | www.nidai.gov.in