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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : dcc42b7fa6e80212bffa

Receipt Date : 13-Feb-2024 12:46:17 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400018073

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : HRITAM DEVELOPERS PRIVATE LIMITED
THRO ITS DIRECTOR UTTAM GOLDAR (Vendeer)

GRN Number : 2400664913



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1999 परिच्छेद 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1989 की अनुसूची
1 या 1 क से 5 के अन्तर्गत प्रभावी स्टाम्प
सहित या स्टाम्प शुल्क की प्रतिलिपि या स्टाम्प शुल्क
अपेक्षित नहीं।

Vaibhav Mani Tripathi
DSR, Ranchi

निवेदन पदाधिकारी

13/02/2024

Ajay Pratap Singh
13/2/24

माधुरी राज
13/2/24

For HRITAM DEVELOPERS PVT. LTD.

Uttam Goldar

13/2/24 Director

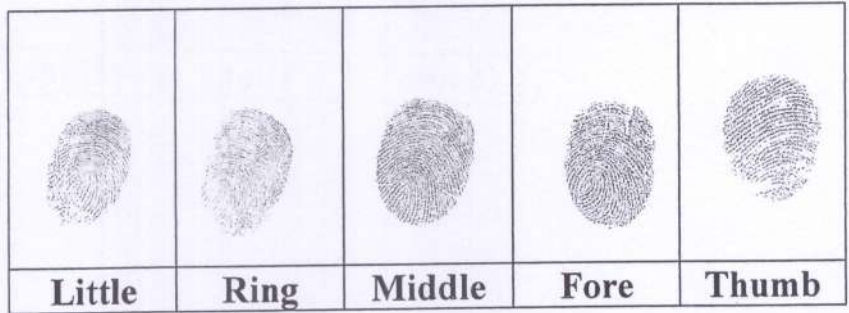
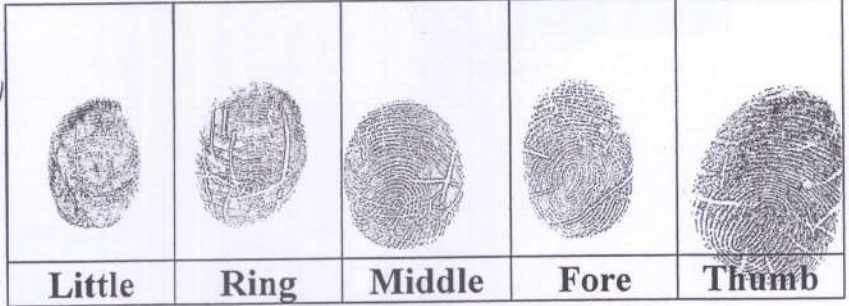
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Co. No. 13/2/24
 प्राप्त पशुपालन वो भूमि घोटाखा
 एवं खाशमहल लीज की सूची
 में वर्णित प्लॉट एवं नाम दर्ज
 नहीं है।
 13/2/24

Development Agreement
 सम्पत्ति का मूल्य -
 मुद्रांक - 100/-
 T.D.S. - 13/02



मार्ग दर्शिका पंजी से मिलान किया
 जमीन का दर/डी. 7697361-(Comm)
 कच्चा कमान का दर/वर्ग फीट.....
 पक्का कमान का दर/वर्ग फीट.....
 प्लेट का दर/वर्ग फीट.....
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REGISTERED DEVELOPMENT AGREEMENT

THIS REGISTERED DEVELOPMENT AGREEMENT is made and entered into at Ranchi Jharkhand on this the 13th day of February, 2024.

BETWEEN

(1) **MR. AJAI PRATAP SINGH**, Date of Birth 09.08.1953, Son of Late Khaderan Singh and grandson of Late Vekhan Singh by occupation Retired, by faith Hindu, by caste comes under general category, (Not Affected from CNT Act 1908), Resident of Sector II, Post – Durwa, P.S- Jagarnathpur, District Ranchi, At Present Resident of Vikash Nagar, Road No.- 2, Hesag, Hatiya, P.S- Jagarnathpur, District Ranchi 834003 in the State of Jharkhand an Indian Citizen And,

UID No. XXXX XXXX 3260; PAN- ADEPS8188G; Mob. No. 8766729341

Ajai Pratap Singh
 13/2/24

13/2/24

For: HRITAM DEVELOPERS PVT. LTD.

Usham Godekar
 13/2/24 Director



Ajai Pratap Singh
13/2/24

Little	Ring	Middle	Fore	Thumb

दिनांक 13/02/24 समय 10:01
 रजिस्ट्रेशन अडिस्ट्रेशन धारा 52 के नियम 38
 श्री Ajai Pratap Singh
 पिता श्री/जनक K. Singh
 निवास Hathi Ranchi
 पेशा Retired
 जन्म तिथि द्वारा प्रमाणित
 पुराना पता के अधीन
 के सम्बन्ध में अपराधन
 के अन्तर्गत निम्नलिखित कार्यों में
 निम्नलिखित के लिए पेश किया



निबंधन प्रदाधिकारी का हस्ताक्षर

13/02/2024

Vaibhav Mani Tripathi
DSR, Ranchi

(2) **MRS. MADHVI RAJ ALIAS MADHURI RAJ**, Date of Birth 09.06.1978, Wife of Sri Rajan Kumar Raj, Daughter of Sri Bhagwan Bhagat and granddaughter of Late Shiv Pujan Bhagat, by occupation Housewife, by faith Hindu, by caste comes under general category, (Not Affected from CNT Act 1908), Resident of Gori Shankar Nagar, North Office Para, P.S- Doranda, District Ranchi 834002 in the State of Jharkhand an Indian Citizen.

UID No. XXXX XXXX 5960; PAN- AOJPR6089K; Mob. No. 7991194572 (hereinafter for the sake of brevity called the OWNERS/FIRST PARTY MEMBERS, which expressions unless repugnant to or excluded by the context or subject of these presents shall mean and include the above named FIRST PARTY MEMBERS and also include their respective legal heirs, successors, assigns, legal representatives, authorized persons, nominees & administrators) of the ONE PART;

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AND

HRITAM DEVELOPERS PRIVATE LIMITED; a Company registered under Indian Company's Act 2013 and Rule 8 of the Company Rules 2014 vide registration No.U45201JH2015PTC002928, and Ranchi Municipal Corporation Builder Registration No. RMC/BLDR/0043/2018 having its registered office at Mamta Enclave, Flat No.1-D, Vikash Nagar, Near Road No.2, Latma Road, Singh More, Hesag, P.S. Jagarnathpur, District Ranchi in the state of Jharkhand through its Director **MR. UTTAM GOLDAR**, Date of Birth 10.10.1977, Son of Late Nirmal Goldar and grandson of Late Bhavendranath Goldar, by occupation Business, by faith Hindu, by caste comes under general category, not affected from CNT Act 1908, resident of Flat No.601, Block "B", Shivalik Enclave, Hatia, District Ranchi 834003 in the State of Jharkhand an Indian citizen (hereinafter for the sake of brevity called the DEVELOPER/SECOND PARTY which expression unless repugnant to excluded by the context or subject of these present shall mean and include the above named DEVELOPER/ SECOND PARTY, legal heirs, successors-in-interest and administrators) of the SECOND PART;

Ajay Pratap Singh
13/2/24

Uttam Goldar
Director
13/2/24

UID No. XXXX XXXX 0604, PAN - AADCH8142C, Mob No.9709222210

AND WHEREAS the above named OWENRS/FIRST PARTY MEMBERS have decided to develop their respective pieces of land measuring Total area 08 Katha equivalent to 13.22 Decimal, Situated at Village Hesag, P.S. Jagarnathpur, Revenue Thana No. 247, District – Ranchi more fully described in Schedule “A” hereunder Jointly.

AND WHEREAS the above-named LANDOWNER No. 1 is the sole and absolute owner in possession over a piece of land measuring area 04 Katha equivalent to 6.61 Decimal being portion of Sub Plot No. 314/15 of R.S. Plot No. 314, Under Khata No. 98, Municipal Holding No. 0540007659000A2 within Municipal Ward No. 54 (Old) and 51 (New) of Ranchi Municipal Corporation, Ranchi, Situated at Village Hesag, P.S. Jagarnathpur Revenue Thana No. 247, District - Ranchi in the State of Jharkhand more fully described in Schedule “A1” hereunder.

AND WHEREAS likewise the above named LANDOWNER No. 2 is also the sole and absolute owner in possession over a piece of land measuring an area 04 Katha equivalent to 6.61 Decimal being portion of Sub Plot No. 314/16 of R.S. Plot No. 314, Under Khata No. 98, Municipal Holding No. 0540002271000Z0 within Municipal Ward No. 54 (Old) and 51 (New) of Ranchi Municipal Corporation, Ranchi, Situated at Village Hesag, P.S. Jagarnathpur Revenue Thana No. 247, District - Ranchi in the State of Jharkhand more fully described in Schedule “A2” hereunder.

AND WHEREAS it is pertinent to mention that Khata No. 98, R.S. Plot No. 314, Revenue P.S. No. 247, Situated at Village Hesag, District - Ranchi is recorded in R.S. Record of Right in the name of Shek Mansur Ali as Baskast Malik.

AND WHEREAS Schedule “A1” land was purchased by LANDOWNER NO. 1 by virtue of registered sale deed Vide deed No. 15509 Serial No.17108 for the year 2004 duly registered in the office of D.S.R., Ranchi dated 24.12.2004 from Uma Shanker Singh Son of Late Rang Bahadur Singh and thereafter got the said piece of land mutated in his name in the office of the concerned Circle Officer, Namkum, Anchal Ranchi vide

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Ajeet Pratap Singh
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Behram Golder
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Mutation Case No. 1535 R27of 2012-13 which entered in Register II of the Government Serista in Volume No. 29, Page No. 220 as well as in the office of the Ranchi Municipal Corporation, Ranchi and has been coming in peaceful physical possession over the said piece of land by paying land revenue and holding tax to the concerning authority Ranchi.

AND WHEREAS likewise the above named LANDOWNER NO. 2 also acquired right title and possession over Schedule "A2" land by virtue of registered sale deed Vide deed No. 19952 Serial No. 22892 entered in Book No.1, Volume No. 758 pages from 283 to 316 for the year 2009 duly registered in the office of D.S.R., Ranchi dated 04.12.2009 from Surendra Mohan Pathak Son of Late Shambhu Dutt Pathak and thereafter got the said piece of land mutated in her name in the office of the concerned Circle Officer, Namkum, Anchal Ranchi vide Mutation Case No. 768 R 27of 2014-15 which entered in Register II of the Government Serista in Volume No. 31, Page No. 73 as well as in the office of the Ranchi Municipal Corporation, Ranchi and has been coming in peaceful physical possession over the said piece of land by paying land revenue and holding tax to the concerning authority Ranchi.

AND WHEREAS the above named Owners/First Party Member have decided to develop their respective piece of the land referred herein above and also mention in Schedule "A1" and "A2" hereinunder by constructing multi storied (B+G+4) residential building consisting of several residential flats, Car parking spaces, with all common facilities and amenities after getting the building plan sanction and approve by the Ranchi Municipal Corporation, Ranchi hereinafter called the competent authority pooled their respective piece of land in one Block morefully described in Schedule A hereunder.

AND WHEREAS the LANDOWNERS/FIRST PARTY MEMBERS failed to fulfil their desire due to lack of knowledge and other personal problem as such as decided to get the project to be done and completed by the Developer who can develop the Schedule "A" land independently.

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AND WHEREAS the FIRST PARTY MEMBERS have also agreed to entrust the Developer to develop the Schedule "A" land and to construct multi storied (B+G+4) building over the Schedule "A" land. On the terms and conditions which have been agreed between the parties are appended herein below.

AND WHEREAS the Developer in lieu of the consideration of Total area 08 Katha equivalent to 13.22 Decimal of land more fully described in Schedule "A1 and A2" allowing the OWNER/FIRST PARTY MEMBERS to retain Schedule "B1 & B2" respectively Super built up area out of the total super built up area as per sanction and approve building plan to be sancation and approved by RMC Ranchi herein after called the competent authority in the multi storied building proposed to be constructed on Schedule "A" land after deducting the area left for gift and common space, open space details of which are mentioned in the Schedule "B1 & B2" hereunder known and called OWNER'S ALLOCATION/ SHARE and rest of the super built up area more fully described in the Schedule "C" hereunder known and called DEVELOPER'S AREA / ALLOCATION.

AND WHEREAS as a result of the negotiation between the parties hereto, the above-named LANDOWNERS and the DEVELOPER entered into a formal Development Agreement for the construction of multi storied Residential building over the Schedule "A" land on 26.11.2020 (With LANDOWNER No. 1) & 11.08.2022 (With LANDOWNER No. 2) against their respective piece of land.

AND WHEREAS in terms of the formal Development Agreement as referred hereinabove, the above-named developer in the name of the above-named Land Owners/First Party Members submitted the building plan before the Ranchi Municipal Corporation, Ranchi hereinafter called the competent authority for sanction and approval of the building plan for construction of the multi storied residential building consisting of Basement, ground plus Four floors (B+G+4) building which was registered vide B.C No. RMC/BP/0183/W51/2023 dated 09.08.2023 for grant license on Dated 12.09.2023 .

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Ullas Jaiswal
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AND WHEREAS the building plan for the construction of the multi storied residential building consisting of Basement, ground plus Four floors (B+G+4) floors on the Schedule "A" land was sanctioned and approved by the Ranchi Municipal Corporation, Ranchi and communicated to the above-named parties and directed the parties to comply the other formalities which includes registered Development Agreement hence the necessary of this Development Agreement.

AND WHEREAS it is pertinent to mention and say that in the formal development agreement dated 26.11.2020 (With LANDOWNER No. 1) & 11.08.2022 (With LANDOWNER No. 2) against their respective piece of land it was mutually decided and agreed that the proposed multi storied (G+...) residential building shall be constructed on the Schedule "A" land at the cost of the Developer and in lieu of the consideration of Schedule "A" land or in exchange of Schedule "A" land, the owners of land shall be allotted Schedule "B1 & B2" super built up area out of the total super built up area as per sanction and approve building plan to be sanctioned by competent authority and also undivided share out of the Schedule "A" land after deducting the area left for gift and common space, open space and Car Parking Space in the shape of Residential Flats hereinafter called the owner's area more fully described in the Schedule "B1 & B2" hereunder hereinafter called the owner's area/allocation and remaining super built up area out of the total super built up area along with undivided share out of the Schedule "A" land remain with the Developer more fully described in Schedule "C" hereunder hereinafter called the Developer's area.

AND WHEREAS the FIRST PARTY MEMBERS have declared as follows.

- 1(a) It is further represented and declared by the FIRST PARTY MEMBERS.
- i) That the Land under Agreement is free from all encumbrances, charges, defect of title, interest, attachment, and physical possession.

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- ii) That the said property hereinafter called the Schedule "A1 & A2" property is under their exclusive possession with absolute right, title and interest free from all encumbrances, charges liens to transfer and convey the whole or part of the schedule "A" property having full marketable title thereby.
- iii) That the FIRST PARTY MEMBERS have not created any encumbrances on the Schedule "A1 & A2" property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment, rights, gifts, liens possession, charges or any other encumbrances whatsoever.
- iv) That no notice or notification for acquisition/requisition under any of the statues of the past or presently in force has been received served on either by the Income Tax Department or any other Government Authorities for acquisition, requisition, attachment on the said property or any part thereof.
- v) That there is no attachment either before or after judgment and there is no any claim demands, suit desire, injunctions order, notice, petitions, order, notice or any part thereof against the Scheduled "A1 & A2" property.
- vi) That the FIRST PARTY MEMBERS a not Benamidar or Trustee in respect of the Schedule "A1 & A2 " property or any part thereof.
- 1(b) AND WHEREAS the OWNERS/FIRST PARTY MEMBERS and the Developer/ Second Party with regard to the construction of the said multi storied residential building by the Developer and disposal of the flats and car parking/ scooter spaces or any other tenements on their share respectively, therein, the parties hereto have agreed as hereunder.

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Ajay Pratap Singh
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Behram Gulshan
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For FINITAM DEVELOPERS PVT. LTD.

NOW THIS DEED PRESENTS WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. That the FIRST PARTY MEMBERS hereby appoint the aforesaid developer as the developer of the said property morefully described in Schedule "A" hereunder and grants to the Developer, who hereby accepts for the first party, the right to develop the said property more fully described in the Schedule "A" hereunder written in the manner and on the terms and conditions hereinafter mentioned.
2. That as consideration for the value of the said land morefully described in Schedule "A" hereunder, the developer agreed to construct complete and deliver to the owners Schedule "B1 & B2" total super built up area out of the total Super Built-up area including car parking spaces against the value of the land, more fully described in Schedule "B1 & B2" of this development agreement hereinafter called the Owner's Area/Allocation.
3. That as consideration of the cost of development and construction of the said building the developer shall retain remaining share out of the total super built up area including car parking spaces more fully described in Schedule "C" of this Development Agreement hereinafter called the Developer's Area/Allocation.
4. That the common space and common facilities amenities shall be used by the Owners/FIRST PARTY MEMBERS and Developer and/or their respective allottees jointly.
5. That the portion of the building which has to be delivered to the First Party members shall be constructed and delivered complete in every respect with common, amenities, facilities including compound wall, lobby, roads, staircase, lift and passage in livable condition to the First party members within **36 months** from the date of receipt of the sanction letter from the RMC, Ranchi with grace period of six month provided that if any time, is lost by such happening which is beyond the control of the developer including force measure, fire, tempest or

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other inevitable causes or accident or for strike or lockout affecting work or by reasons of any exceptionally inclement weather order of the court, competent authority then so much of the time as is so lost, shall be further added with the stipulated period.

6. That the entire construction of the proposed building on the aforesaid piece of land morefully described in Schedule "A" hereunder shall be completed at the cost or finance to be arranged/generated by the builder alone and the First party members shall not be financially responsible for any cost/expenditure.
7. The Developer/builder will adhere to the standard specification set out in annexure-1, to this agreement while developing and constructing the proposed multi storied building complex.
8. For all liabilities arising due to the construction/development activities, the developer shall be fully responsible and also entitled to transfer, convey, grant otherwise alienate its interest/share as mentioned in scheduled "C" hereunder in any manner as deemed fit and proper by developer to any person, association of person, firms body corporate, cooperative society, government agencies etc. on such term and condition as may be decided by developers, wherever required by the Developer.
9. This agreement shall not be deemed to constitute a partnership of any part between the parties hereto.
10. It is agreed that any agreement or arrangement made or entered into at any time by the FIRST PARTY MEMBERS in breach of or violation of terms and condition of this development agreement shall be null and void.
11. The FIRST PARTY MEMBERS irrevocably undertake not to sale, dispose of alienate, charges, encumbrance, lease or otherwise transfer the said property (Schedule "A") or any part thereof during the currency period of this agreement and undertake not to do any act deed matter or things which shall be in breach of the terms of this agreement

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FOR HIRITANI DEVELOPERS PVT. LTD.
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save and expect putting the developers in possession thereof for the developments. The owners shall at no point of time during the currency period of this agreement try to dispossess the developers from the said property (Schedule "A")

12. The developer shall develop the property at its own name and account and at its own cost and shall alone be responsible for the development of the said Schedule "A" property. The First party members shall not be required to contribute any amount towards the cost of development of the Schedule "A" property.
13. Upon completion of the Development work subject to the terms and conditions contained herein the OWNERS/FIRST PARTY MEMBERS shall further execute in favour of the developer a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer to its share of the super built up area, if required.
14. The owners hereby agree to co-operate with the developer in assisting them in all lawful acts to implement the development agreement. The owner further agrees that with respect to the share assigned to the Developer, the owners will not interfere in any manner and the developer is free to execute appropriate deed of sale, conveyance deed against the Developer's share and to present the same before the D.S.R., Ranchi and admit execution thereof.
15. That as the owners will receive the Schedule B1 & B2 flats respectively in the form of built-up area or super built-up area agreed as aforesaid as their share in full and final satisfaction. The owners shall at no point of time demand any further premium or have any interest in future dealing regarding the sale of developer's share of built-up area or super built-up area.
16. Adjacent Terrace of Flat of Owner's area shall remain with Landowners like wise Adjacent Terrace of Flat of Developer's area shall remain with Developer as Developer Allocation.

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FOR HIRIAMI DEVELOPERS PVT. LTD.
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13/4/24 Director

17. That after delivery of possession of the land owner's undivided Shares of land remaining undivided share of land or any extra land if any remain with the Developer and the Landowners or their nominees shall have no any further claim over the same.
18. That roof right as per previous ratio as mentioned in earlier agreement.
19. Landowners shall pay price of extra area if at the current prevailing market rate before taking delivery of possession.
20. The developer shall be entitled to enter into agreement for sale and to execute sale deed/s and to present the same for registration before the D.S.R., Ranchi hereinafter called the registering authority and admit execution thereof or otherwise to allot flats and parking space and other tenements comprised in the developer's area in the said building which does not form part of the First party's area and wherever required by all such arrangement, transfer deeds, deeds of allotment etc. That the developer may enter into and shall exclusively be entitled to realize all amount receivable under such agreements, transfer deeds, deeds of allotment etc. in the respect of the Developer's share.
21. If builder (second party) will take any loan against the project (Schedule "A") and if become defaulter by Bank then in such case the FIRST PARTY MEMBERS will not be responsible and there will be no claim by Bank against FIRST PARTY MEMBER'S property as per Schedule "A1 & A2".
22. In case any Sale tax, VAT, GST, service tax or any other Govt. tax and duties (not being Income Tax) is payable in relation to all units (flats) of the said apartment against the Schedule "B1, B2 and C", the same shall be on the account of owner's and the developer and their nominees proportionate to their respective share of the said complex. It is further agreed that the owners shall make payment of the service tax GST etc. to the Government through the Developer.
23. The Developer shall have discretion to name the apartment/building to be constructed in the schedule property and the premises name shall always be "URMILA ENCLAVE".

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Director

24. That the FIRST PARTY MEMBERS hereby authorizes the builders the full freedom to do all acts, deeds and things as necessary connected with developments and construction of the proposed multi storied buildings/ apartments in general and grant the following specific power to the builders in particular to develop and construct the aforesaid buildings and to sale, lease out, mortgage or transfer the builder's shares (2nd Party builder shares).

- i) To appoint technical person, architects, engineers, surveyors, contractors and management personal etc. for the construction. Developments and all allied jobs and activities of the proposed multi storied buildings at its own cost. However, in any dispute between the developer and its contractor, architect, engineers or other work men, suppliers of materials and other persons who are engaged by the developers in developments of Schedule "A" property, the same shall be settled by the Developer and the FIRST PARTY MEMBERS shall have no liability of any nature whatsoever.
- ii) To correspond, apply and deal with and to make representation to central/state government department offices/authorities whatsoever and whenever required in connection with or relating to the developments and construction of proposed multi storied buildings.
- iii) To execute and sign on behalf of the owners any letter, application, petition etc. for the purpose of proceeding with the implementation of this Development agreement.
- iv) To put sign boards depicting name of any scheme name of the builders, architects etc. on the site of construction of the aforesaid piece of land.
- v) To accept any writ or summons or notice on behalf of the FIRST PARTY MEMBERS and to appear/represent, them during the legal process in any court in respect of Schedule "A" property.

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Gai Prakash Singh
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Ullas Jodhan
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- vi) To sign, execute, enter into agreement for sale, to execute sale deed, to receive consideration money from prospective purchaser, to modify cancel, alter, present for registration and admit execution and registration of all paper's documents sale deed or lease deed, contract agreement, insurance application, declaration and other documents in connection with the builder's shares.
- vii) To sign, enter into modify, cancel, alter, present for registration and admit registration of all papers, documents contract agreement, sale deed or lease deed or mortgage deed or deeds, application, declaration and other documents in connection with builders share.
- viii) To carry out, comply with and do every act, deeds, matters and things as may be required for sale of builder's shares.
- ix) To take loan against builder's share from any financial institutions (private/government) for construction of the said complex and the FIRST PARTY MEMBERS shall not be burdened in any manner in the matter of such financial arrangement by the developer.
- x) On the completion of the said building the owners, if so, required by the developer shall execute and join in the execution of all documents necessary for giving the buyers legal title to their respective built-up area including their undivided proportionate share in the land.
25. As far as the total built up area minor variations there in the proposed complex on the aforesaid piece of land is concerned, the builder undertakes that it will construct the same as per the principle and by the laws laid down by the RMC, Ranchi.
26. That the owners shall hold the owner's area on the same terms and conditions as the owners of other portion according to the registered Development Agreement of the developer. The owners shall become member of association of persons or Co-operative maintenance committee found suitable by the developer and formed by them and the owners as well as their nominees, respective agents, servants and

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For HIRITAM DEVELOPERS PVT. LTD.
Uttam Gagan
13/2/24 Director

licenses shall abide by the rules and regulations of the association or maintenance committee and pay accordingly decided in the committee so that the whole building should be safe and protected in future. They shall be entitled to use all common facilities in the building complex for the utilization of the occupants of the building on the usual terms and conditions applicable to all for such utilization. The owners will also be entitled for equitable undivided proportionate share in land as per law.

27. That in case of any dispute or difference between the parties arising out relating to this development agreement the same shall be settled by reference of the dispute or difference to the arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, as amended from time to time.
28. That this Development Agreement is being executed between the Land Owners/First Party member and the Developer/Second Party members under the provisions of Section 5(1) of the Jharkhand Apartment (Flat) Ownership Act, 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act 2011.
29. That both parties have also agreed that under the provisions of Sub Section 2 of the Section 5 of the Jharkhand Apartment (Flat) Ownership Act 2011, both parties are free to execute/allot Allotment Letter/ Agreement for Sale/Sale deed with respect to flats/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule "B1 & B2" for Land Owner's Allocation and Schedule "C" for Developer's Allocation of this Development Agreement and they are also free to receive consideration of the units of their respective shares and no party will have any objection in this regard.

COMMON FACILITIES & AMENITIES – shall mean and include corridors, hall-ways, staircase, lifts, passage ways, drive ways, pump rooms, underground water reservoir, if required, overhead water tank, guard room, generator and other facilities which may be mutually agreed upon between the parties for proper and smooth maintenance and management of the building.

HTG 215
13/2/24

Ajay Pratap Singh
13/2/24

Celestin Godea
13/2/24
Director

FOR REGISTRATION DEVELOPERS PVT. LTD.

COMMON EXPENSES – shall mean and include a proportionate share of costs, charges and expenses for working, maintenance, upkeep repairs, replacement of common parts in the multi storied building and also the cost for meeting, security expenses, costs incurred for maintaining street which shall be shared proportionately by all the inhabitants of the said multi storied complex.

DEVELOPERS RIGHT –

- a) The Developer shall be entitled to advertise in its own name about the development of the said property and proposed sale of units in the multi storied building to be constructed on the said property and put up the advertising board on the said property
- b) The Developer shall be entitled to enter into any agreement with any building contractor, architect and appoint agents for the purpose of development of the aid property in his own name, cost, risks and expense.
- c) The Developer shall be entitled to book and allot units, parking spaces etc. or right in the building and structures to be constructed so far as they relate to the Developer's Allocation and to enter into any package deal or arrangement in the relation thereto.

SCHEME FOR MANAGEMENT –

A scheme shall be framed by the parties herein for the management and administration of the new building including the portions in common use and sharing the expenses of management, administration and maintenance of amenities in the said building including the uses thereof and such scheme and any rules and regulations framed under the Scheme shall be binding on all the occupiers of the said new building including the owner allocation and in the Developer's Allocation

माप्युरी रजि
13/24/24

Ajay Pratap Singh
13/24/24

CELSEM GOLDEN
Director
13/24/24

For: HINDIA DEVELOPERS PVT. LTD.

RESTRICTION AS TO USER OF THE BUILDING –

- a) Any transfer of any portion of the said buildings/flats out of the Owners' allocation or Developer's Allocation shall be subject to the provision contained herein and all occupiers shall be bound by the provisions contained in any agreement, rules, regulations, bye laws and restrictions contained herein.
- b) Neither the Owner nor the Developer nor any person occupying any portion of the said building whether in owners' allocation or in the Developer's allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying out any illegal or immoral trades or activity or do or allow anything to be done that might cause any nuisance, annoyance or hazard to anybody inside the building or outside the building.
- c) No structural alteration in the building shall be made without the written consent of the Developer of the said building subject, however, to sanction of the concerned authorities, if necessary
- d) No performing their obligation under these presents, if the owners or the Developer transfer any portion out of their respective allocations, such transfer shall be subject to the terms and conditions, restrictions and covenants contained therein and any document or conveyance that might be executed, should recite about the present agreement.

भातप सिंह
13/24/24

Ajay Pratap Singh
12/24/24

ARBITRATION –

It is hereby agreed by the parties to his agreement that all disputes and differences arising out of and in relation to these presents or regarding the development of the said property and/or constructions of building thereon shall be referred to arbitration under the Arbitration and Reconciliation Act 1996 and the decision of the arbitrator shall be final and bind on them.

For MINDAM DEVELOPERS PVT. LTD.

Chaitan Godekar
Director
13/24/24

ANNEXURE - I

SPECIFICATIONS (FOR FLATS)

1	Foundation	Isolated RCC Column foundation with pedestal and antitermite treatment in foundation and Plinths.
2.	Structures	RCC Frame Structure as per design and specification of structural consultants and Fly As brick/Cement brick work with CM as per design and specification, Steel will use as TATA, Jindal, Sail. Cement will be use as Lafarg, ACC, Dalmia and Altratech.
3.	DOOR Frame	a) Door Frame of Sal Wood. b) Entrance Readymade panel door/ flush door shutters.
4.	Other Doors	Shutter of 30 mm thick, ISI mark water proof flush door shutters.
5.	Windows & Railling	Aluminum "Hindalco" make three truck sliding windows with mosquito net and with 10 Sq.mm ms grill, fully glazed. "Jindal" make 304 and 16 gage 3'6" height railing in balcony and stair.
6.	Floors	24'x24'vitrified floor tiles flooring in rooms, drawing & dinning and anti-skid ceramic tiles in kitchen. (Johnson/Somany/Orient make)
7.	Kitchen	a) Working platform: Granite slab. b) Dado: 2'6' Hight glazed wall tile. c) Sink: Steel Sink
8.	Stair, Landing & Entrance	Marble flooring/Granite Floor/Anti-Skid Tiles.
9.	Lift	As Per ISI branded (6 passenger OTIS/Johnson/Koney make.
10.	Electrical	a) Fire resistance concealed electrical wiring. (Havels/HPL/Anchor make). b) One TV point in the living room.

Handwritten signature
13/2/24

Agai Prakash Singh
13/2/24

FOR ANJAM DEVELOPERS PVT. LTD.
Heliam Gorden
Director
13/2/24

		c) Provision of wiring for inverter. d) Telephone points in living room Provision of A/C point in Master bedroom.
11.	Washing Machine Point	Washing Machine Point with water inlet and outlet provided at a suitable location.
12.	Internal Wall Finish	POP finish on plastered surface and primer.
13.	External Wall Finish	Weather coat Asian paint after texture base cote.
14.	Water Proofing	Double coat of Techoxy Treatment of Choksey, Sika, Dr. Fixit, Chemical or equivalent.
15.	Parking Area Flooring	Marble/Crazy/Chequered tiles.
16.	Bathroom	a) Flooring: Anti-Skid 12'x12' floor tiles. b) Walls: Glazed tiles upto 7' height. c) Sanitary Ware: White glazed vitreous sanitary ware of ISI mark. (Hindware/Cera/Somany make). d) Fitting: Chromium plated C.P fittings of ESSCO/Somany/Cera, classic or equivalent, wash basin, Cistern: PVC cistern in white colour. e) Hot & Cold: Provision of Hot & Cold-water supply in all toilets.
17.	General	Sound proof AHOKE LYLAND ISI mark generator with limited wattage supply for running electric water pump, lift and light points for common area.

N.B – Extra cost shall be charged for extra work prevailing as per market rate.

श्रीवृत्त रतन
13/14/24

Ajay Pratap Singh
13/14/24

FOR RENT AND DEVELOPERS PVT. LTD.

Devi Prasad
13/14/24
Director

SCHEDULE – “A1”

(Details of the land of Sri Ajai Pratap Singh OWNER No. 1)

All that piece and parcel of the land measuring an area of 04 Katha equivalent to 6.61 Decimal being portion of Sub Plot No. 314/15 of R.S. Plot No. 314, Under Khata No. 98, Municipal Holding No. 0540007659000A2 within Municipal Ward No. 54 (Old) and 51 (New) of Ranchi Municipal Corporation, Ranchi, Situated at Village Hesag, P.S. Jagarnathpur Revenue Thana No. 247, District - Ranchi in the state of Jharkhand.

SCHEDULE – “A2”

(Details of the land of Smt. Madhvi Raj @ Madhuri Raj OWNER No. 2)

All that piece and parcel of the land measuring an area of 04 Katha equivalent to 6.61 Decimal being portion of Sub Plot No. 314/16 of R.S. Plot No. 314, Under Khata No. 98, Municipal Holding No. 0540002271000Z0 within Municipal Ward No. 54 (Old) and 51 (New) of Ranchi Municipal Corporation, Ranchi, Situated at Village Hesag, P.S. Jagarnathpur Revenue Thana No. 247, District – Ranchi in the state of Jharkhand.

SCHEDULE – “A”

(Details of the land over which said project is being constructed)

All that piece and parcel of the land measuring an area of **08 Katha equivalent to 13.22 Decimal** being portion of R.S. plot No. 314 marked as Sub Plots No. 314/15 Area 04 Katha & 314/16 Area 04 Katha, Under Khata No. 98, Municipal Holding Nos. 0540007659000A2 & 0540002271000Z0 within Municipal Ward No. 54 (Old) and 51 (New) of Ranchi Municipal Corporation, Ranchi, situated at village Hesag, P.S. Jagarnathpur Revenue Thana No. 247, District – Ranchi in the State of Jharkhand, and for greater clearance shown in RED WASH in the map attached herewith forming part of this Deed. Bounded and butted as follows-

North : 20 Fit Wide Proposed Road

South : R.S. Plot No. 314/Part

East : 20 Fit Wide Proposed Road

West : R.S. Plot No. 314/Part

HTGZJ RTJ
13/4 24

Ajai Pratap Singh
13/4 24

FOR HRITAM DEVELOPERS PVT. LTD.
Helan Golden
Director
13/4/24

SCHEDULE - "B1"

(Land Owner No. 1 Sri Ajai Pratap Singh Allocation)

Sl. No.	Flat No.	Floor	Flat Type	Built Up Area (SQFT.)	S.B.U. Area (SQFT.)	Carpet Area (SQM)	LandArea (SQFT.)
1.	4A	Fourth	A	745	930	52.9	330
2.	4B	Fourth	B	710	890	50.01	315
3.	3C	Third	C	745	930	52.7	330
4.	4C	Fourth	C	745	930	52.7	330

Along with 04 (Four) Car parking spaces in the Basement/Ground Floor out of the total Car Parking Space left for Residential area together with undivided share of land out of Schedule "A" land after deducting the area gifted to RMC, Ranchi with right to use and enjoy common facilities and amenities common car parking space jointly as per the terms and conditions of these presents with other occupants.

SCHEDULE - "B2"

(Land Owner No. 2 Smt. Madhvi Raj @ Madhuri Raj Allocation)

Sl. No.	Flat No.	Floor	Flat Type	Built Up Area (SQFT.)	S.B.U. Area (SQFT.)	Carpet Area (SQM)	LandArea (SQFT.)
1.	1A	First	A	745	930	52.9	330
2.	1B	First	B	710	890	50.01	315
3.	2A	Second	A	745	930	52.9	330
4.	3A	Third	A	745	930	52.9	330

माधुरी राज
13/4/24

Ajai Pratap Singh
13/4/24

FOR FURTHER DEVELOPMENT
Smt. Madhvi Raj
13/4/24

Along with 04 (Four) Car parking spaces in the Basement/Ground Floor out of the total Car Parking Space left for Residential area together with undivided share of land out of Schedule "A" land after deducting the area gifted to RMC, Ranchi with right to use and enjoy common facilities and amenities common car parking space jointly as per the terms and conditions of these presents with other occupants.

SCHEDULE - "C"
(Developer's Allocation)

Sl. No.	Flat No.	Floor	Flat Type	Built Up Area (SQFT.)	S.B.U. Area (SQFT.)	Carpet Area (SQM)	Land Area (SQFT.)
1.	1C	First	C	745	930	52.70	330
2.	1D	First	D	1020	1275	58.08	455
3.	2B	Second	B	710	890	50.01	315
4.	2C	Second	C	745	930	52.70	330
5.	2D	Second	D	1020	1275	58.08	455
6.	3B	Third	B	710	890	50.01	315
7.	3D	Third	D	1020	1275	58.08	455
8.	4D	Fourth	D	1020	1275	58.08	455

HTC/RJ 217
 13/2/24
 Ajai Pratap Singh
 13/2/24

Along with 08 (Eight) Car parking spaces in the Basement/Ground Floor exclusively out of the total Car Parking Space left for Residential area together with undivided share of land out of the Schedule "A" land after deducting the area gifted to RMC, Ranchi with right to use and enjoy common facilities and amenities common area common space and common car parking space jointly as per the terms and conditions of these presents with other occupants.

Udayan Prasad,
 13/2/24

Calculation of Registry Fees:

Circle rate of Commercial plot @ Rs. 7,69,736/- decimal	13.22 decimals X Rs. 7,69,736/- = Rs. 1,01,75,910
Valuation of total Commercial plot 13.22 decimals at Circle rate = Rs. 1,01,75,910 Rounded to Rs. 1,01,76,000/-	

CERTIFICATE

This is to certify that the land is subject matter of this present and mentioned in the schedule is not the Govt. land. The same was neither acquired by the Government for Civil or Military purposes nor it is Bhoodan land. The land is outside from forest area limit and it does not belong to C. C. L., B. C. C. L. or E. C. L. It is further certified that the land does not belong to any member of Schedule Tribe and land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khunkatti, Sarna, Masna, Hargarhi, Fodder Scam and Land Scam.

IN WITNESS WHEREOF the above-named party have put their respective signature in this registered Development Agreement on the day month and year first above written at Ranchi.

WITNESSES:

1. Ajay Kumar Singh
S/o Late - Shivomurat Singh
Latma ROAD
MESSAGE - 3
RANCHI
13/2/24

2. Ravi Ranjan Kumar
S/o Ajai Pratap Singh
Latma Kwell number - 2
Hesay Ranchi
13/2/24

OWNERS/FIRSTPARTY MEMBERS

1. Ajai Pratap Singh
13/2/24

2. मायुरी रतन
13/2/24

DEVELOPER/SECOND PARTY

For HRITAM DEVELOPERS PVT. LTD.

Uttam Godea
13/2/24
DIRECTOR

PHOTOGRAPHS & SIGNATURES OF THE DEVELOPER
THUMB IMPRESSION OF DEVELOPER



श्री ०२२ रतु
13/4/24

For HRITAM DEVELOPERS PVT. LTD.
Uttam Golder
13/4/24
Director

Ajay Pratap Singh
13/4/24

Thumb	Fore	Middle	Ring	Little

Certified that the fingers print of the left hand of each person whose photographs are affixed in this document has been obtained before me.

Drafted by: -



VILLAGE - HESAY

THANAD NO - 247

P.S. JAGANNATHPUR, DIST. ANAPALLI

R.S. PLOT NO - 314

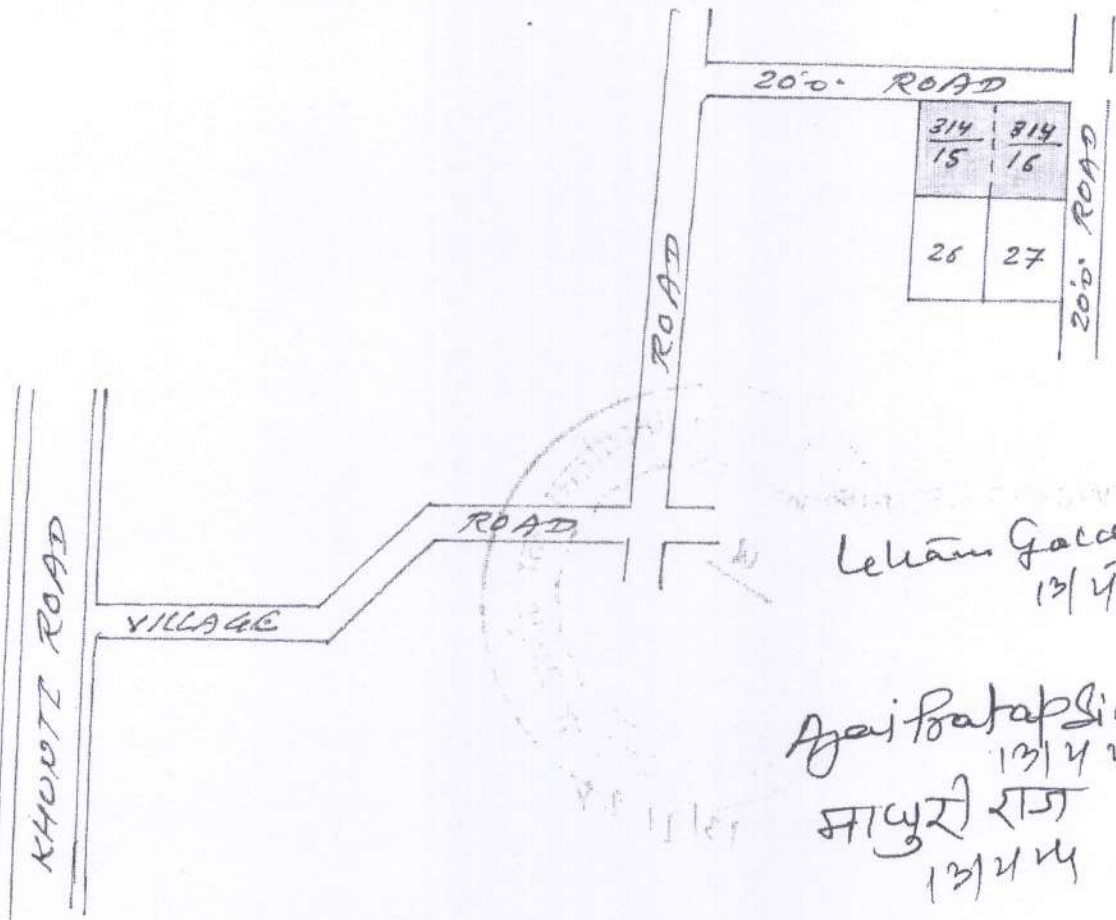
SUB PLOT NO - 314/15 & 16

SHOWN IN RED WASH.

ARLA

A-16

D-13-22



[Handwritten signature]

नामकुम हेसाग 247 अजय प्रताप सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
98	314	4 कठा 0 डिसमील 0 वर्गफीट

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

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	6.00				6.00	
गुजारी (भावली)	1.50				1.50	
सेस	3.00				3.00	
सूद	3.00				3.00	
मुतफरकात	1.20				1.20	
मीजान	14.70				14.70	

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					6.00	
गुजारी (भावली)					1.50	
सेस					3.00	
सूद					3.00	
मुतफरकात					1.20	
मीजान अदायकारी					14.70	

(१) मीजान कुल (लफजों में) : **Fourteen Rupees and Seventy Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **14.70**

तारीख अमला तहसील कुनिन्दा : **23-01-2021**

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 ।

नामकुम हेसाग 247 श्रीमती माधवी राज		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
98	314	4 कठा 0 छटाक 0 वर्गफीट

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	6.00					6.00
गुजारी (भावली)	1.50					1.50
सेस	3.00					3.00
सूद	3.00					3.00
मुतफरकात	1.20					1.20
मीजान	14.70					14.70

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					6.00	
गुजारी (भावली)					1.50	
सेस					3.00	
सूद					3.00	
मुतफरकात					1.20	
मीजान अदायकारी					14.70	

(१) मीजान कुल (लफजों में) : **Fourteen Rupees and Seventy Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **14.70**तारीख अमला तहसील कुनिन्दा : **29-03-2023**

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

February 9, 2024

पंजी II प्रति

भाग वर्तमान	29	पृष्ठ संख्या	220										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	हेसाग	होलिंग संख्या	98	तौजी संख्या	0	थाना नम्बर	247	खाता का प्रकार	---				
अजय प्रताप सिंह, पिता-स्व खदेड़न सिंह, जाति- -----													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
98	314	4 कठD डि 0 वर्गफीट		दा. खा. वाद सं. 2835 आर 27 / 2012-13				6	8.7				
कुल परिमाण		4 कठD डि 0 वर्गफीट											
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
15/03/2013	5239113	2012	2013	0	6	0	1.5	0	3	0	3	0	1.2
17/07/2014	098466	2013	2014	0	6	0	1.5	0	3	0	3	0	1.2
01-06-2020	0363032017	2014-2015	2019-2020	30	6	7.5	1.5	15	3	15	3	6	1.2
01-23-2021	0230979500	2020-2021	2020-2021	0	6	0	1.5	0	3	0	3	0	1.2

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

Mutation Cases Not Found !!

List Of Case Status Details

व्यशत देखें

BACK

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

8



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 9, 2024

पंजी II प्रति

भाग वर्तमान	31	पृष्ठ संख्या	73											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	हेसाग	होलिग संख्या	98	तौजी संख्या		थाना नम्बर	247	खाता का प्रकार	---					
श्रीमती माधवी राज, पति-राजन कुमार राज, जाति- -----														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
98	314	4 कठD छ 0 वर्गफीट			नामान्तरण मुकदमा संख्या 768/2014 - 2015						6	0		
कुल परिमाण		4 कठD छ 0 वर्गफीट												
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	
08-07-2021	0249405764	2014-2015	2021-2022	42	6	10.5	1.5	21	3	21	3	8.4	1.2	
03-29-2023	0915735165	2022-2023	2022-2023	0	6	0	1.5	0	3	0	3	0	1.2	

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



यह एक कम्प्युटर 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

68



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP14045022

2/12/2024



नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	नामकुम	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	31	पृष्ठ संख्या वर्तमान	73	धाना न.	247
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग वर्तमान	पृष्ठ संख्या वर्तमान
5022	768 /R27 2014 - 2015	हेसाग/ 247	नामकुम	31/12/2014	By Sale Registration Deed 19952 Dated 04/12/2009	98 7 42	73
						खाता न. प्लॉट न. क्षेत्रफल	कारोबार विस्तृत सूचना
						98 314 4 कठा	लागान
							रजिस्टर 2 अद्यतन तिथि अभ्युक्ति

क्रेता का नाम : श्रीमती माधवी राज, पति-राजन कुमार राज, जाति-----, पता-ग्राम गौरी शंकर नगर, थाना डोरण्डा, राँची

जमाबंदी रैयत का नाम : श्री सन्दिप कुमार सिन्हा-वल्ल-रामानन्द पसाद

विक्रेता का नाम : सुरेन्द्र मोहन पाठक, पिता-स्व. शम्भु दत्त पाठक, जाति-----, पता-रेलवे कॉलोनी, हटिया, थाना जगन्नाथपुर, राँची

राजस्व कर्मचारी हल्का-04 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।

Signature valid
Digitally signed by
KUMUDINI TUDU
अचलाधिकारी नामकुम

कोरोना के उड जाणो प्राण. जब सडक पर न जाएं इन्सान।



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : **TRAN10125189120230655**

Date : **2023-06-10**

Department / Section : Revenue Section

Ward No : **54**

Account Description : Holding Tax & Others

New Ward No : **51**

Holding No. : **0540007659000A2**

New Holding No : **0540007659000A2**

Received From Mr / Mrs / Miss . : **AJAI PRATAP SINGH S/O LATE KHADERAN SINGH**

Address : **VIKASH NAGAR ROAD NO 2 HESAG RANCHI KHATA NO 98 PLOT NO 314**

A Sum of Rs. : **1034.00**

(in words) :

One Thousand Thirty Four Rupees Only

towards : **Holding Tax & Others** Vide : **CASH**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2021-2022	4	2023-2024	951.60
				1% Monthly Penalty	96.54
				First Qtr Rebate	14.13
				Total Payable Amount	0.00
				Total Paid Amount	1034.00



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : 5413062019094443

Date : 2019-06-13

Ward No : 54

Department / Section : Revenue Section

New Ward No : 51

Account Description : Holding Tax & Others

Holding No. : 0540002271000Z0

New Holding No : 0540002271000Z0

Received From Mr / Mrs / Miss . : **MADHVI RAJ W/O RAJAN KUMAR RAJ**

Address : **VIKASH NAGAR ROAD NO 2A LATMA ROAD HESAG**

A Sum of Rs. : **492.00**

(in words) :

Four Hundred And Ninety Two Rupees Only

towards : **Holding Tax & Others** Vide : **CASH**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2019-2020	4	2019-2020	517.88
Total Payable Amount					0.00
Total Paid Amount					492.00



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



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,

AJAY PRATAP SINGH AND MADHVI RAJ ALIAS MADHURI
RAJ
601 BLOCK B , SHIVALIC ENCLAVE , OBARIA ROAD ,
HATIA , RANCHI , 834003

Re:sanction of your building plan case no. **RMC/BP/0183/W51/2023** dated **9/8/2023** for grant of license on Dated **12/9/2023** for the **Building Development Permit** in Khata No.: **98** on RS Plot no.: **314** Situated in Colony/Street: **HESAG** Mohalla/Bazar/Road: **HESAG**.

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.43523/-**
2. You have to furnish & Deposit a Gift Deed of **38.36** 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.87271/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

Hesarg

नामसौजा हेसाग

नाम याना रीची

याना नयार २४७

जिल्हा रांची

स्विकृत एक माहला बाराबर १६ इलाक्या

सन् १९३३ - ३३ इस्वी



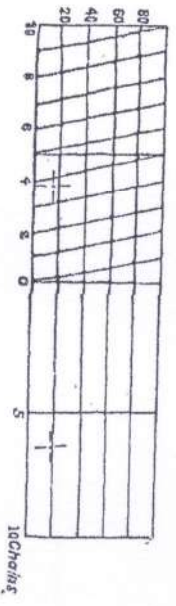
कनारटोकी नं०२४६

चाईबासाको

हाटिया नं०२४८

नकाटी नदी

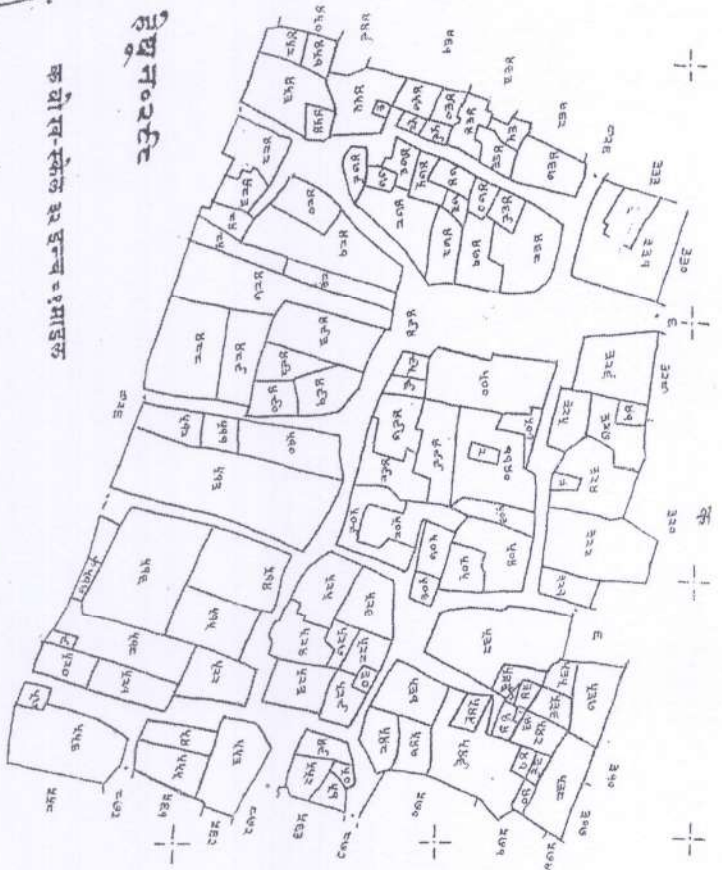
हुवासीरेवा नदी



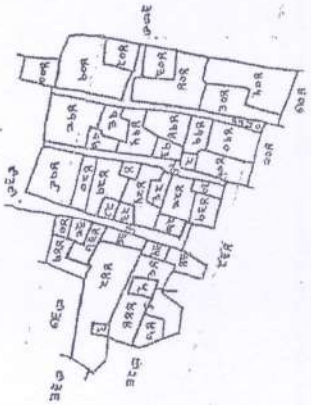


ਵਿਧਾਨ-2

ਸ਼ਹੀਦ ਗੋਰਾ ਸੇਨਾਨ ਕਮਿਊਨਿਟੀ ਵਾਸਤੇ



ਰਾ



निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

13/02/24
Poonam Choudhary
 LDC, Ranchi

जाँच लिपिक का हस्ताक्षर

तिथि सहित



W
 निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

Vaibhav Mani Tripathi
 DSR, Ranchi



13/4 Pre Registration Docket

Date :- 12-02-2024 06:54 pm

Office Name :- SRO - Ranchi
Token No:- 202400018073

Appoinment :- 13-Feb-2024 Time:- 11:12

Article	Development Agreement
Pre Registration Date	10-Feb-2024
No. Of Pages	49
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,61,024.

Property Id: **1159647**

Valuation No. : 1575864 / 2024	:- 2023-2024	Date : 10-February-2024 21:36:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hesag	Village/City : Hesag	
Hesag Ward No 51 Village Code 247 - Other Road		-	
Khata Number - 98			
Plot Number - 314			
Volume Number - 29, 31			
Page Number - 220, 73			
Holding Number - 0540007695000A2, 0540002271000Z0			
Property Rates			
Commercial Land (Y)			
₹769736/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	13.22 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13.22 x 769736=10175909.92	₹1,01,75,910/-
A	Total		₹1,01,75,910/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,01,76,000/-
Total Amount in Words : One Crore One Lakh Seventy Six Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 20 FT. WIDE PROP. ROAD, West: R.S. PLOT NO. 314/PART, South: R.S. PLOT NO. 314/PART, North: 20 FT. WIDE PROP. ROAD
Area	Land area : 13.22 Decimal
Other Description of the Property	Pin Code - 834003
Government/Market Value	10175909.92
Transaction Amount	10176000

CLAIMANT	-Ms. HRITAM DEVELOPERS PRIVATE LIMITED THRO ITS DIRECTOR UTTAM GOLDAR, ,Father/Husband Name LATE NIRMAL GOLDAR , PAN No.- Date Of Birth-10-Oct-1977,Permission Case No.- , Aadhaar No. *****0604, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - FLAT NO. 601, BLOCK B, SHIVALIK ENCLAVE, HATIA, RANCHI, Pin Code-834003
EXECUTANTS	-Mrs. MADHVI RAJ ALIAS MADHURI RAJ, ,Father/Husband Name BHAGWAN BHAGAT , PAN No.- Date Of Birth-09-Jun-1978,Permission Case No.- , Aadhaar No. *****5960, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - GOURI SHANKAR NAGAR, NORTH OFFICE PARA, DORANDA, RANCHI, Pin Code-834002
	-Mr. AJAI PRATAP SINGH, ,Father/Husband Name LATE KHADERAN SINGH , PAN No.- Date Of Birth-09-Aug-1953,Permission Case No.- , Aadhaar No. *****3260, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - SEC II, DHURWA, JAGARNATHPUR, RANCHI AT PRESENT VIKASH NAGAR, ROAD NO. 2, HESAG, HATIYA, JAGARNATHPUR, RANCHI, Pin Code-834003

Witness Information	Mr. AJAY KUMAR SINGH , Address - SINGH MORE, HATIYA, RANCHI-, Father/Husband Name-SHIV MURAT SINGH
---------------------	-----------------------------------------------------------------------------------------------------------

Identifier Details	Mr. AJAY KUMAR SINGH , Address - SINGH MORE, HATIYA, RANCHI-, Father/Husband Name-SHIV MURAT SINGH
--------------------	-----------------------------------------------------------------------------------------------------------

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,470
Total		1,470

Fee Rule:Development Agreement		
1	A1	2,54,400

2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
Total		2,59,554

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

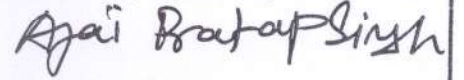
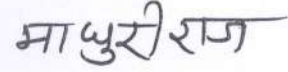
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I 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 :-13-Feb-2024

- Government/Market Value: ₹10176000/-
- Transaction Amount: ₹10176000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 974706

Receipt Date : 13-02-2024

Presenter Name: -

PR	₹1
SP	₹1470
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹254400
Stamp Duty	₹100

On Date 13-02-2024 Presented at SRO - Ranchi

Signature of Presenter

Ajai Pratap Singh

SRO - Ranchi

Total ₹261124

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	HritamDevelopersPrivateLimitedThroltsDirectorUttamGoldar	GRN Number : 2400664913 DEPT Transaction Id : dcc42b7fa6e80212bffa Transaction Type :	100
PR	1	1	0	GRAS	HritamDevelopersPrivateLimitedThroltsDirectorUttamGoldar	GRN Number : 2400665195 DEPT Transaction Id : ebabf6f338907633866a Transaction Type :	1
SP	1470	1470	0	GRAS	HritamDevelopersPrivateLimitedThroltsDirectorUttamGoldar	GRN Number : 2400665195 DEPT Transaction Id : ebabf6f338907633866a Transaction Type :	1470
I fee	5000	5000	0	GRAS	HritamDevelopersPrivateLimitedThroltsDirectorUttamGoldar	GRN Number : 2400665195 DEPT Transaction Id : ebabf6f338907633866a Transaction Type :	5000

M(b) Fee	150	150	0	GRAS	HritamDevelopersPrivateLimitedThroltsDirectorUttamGoldar	GRN Number : 2400665195 DEPT Transaction Id : ebabf6f338907633866a Transaction Type :	150
A1	254400	254400	0	GRAS	HritamDevelopersPrivateLimitedThroltsDirectorUttamGoldar	GRN Number : 2400665195 DEPT Transaction Id : ebabf6f338907633866a Transaction Type :	254400
LL	3	3	0	GRAS	HritamDevelopersPrivateLimitedThroltsDirectorUttamGoldar	GRN Number : 2400665195 DEPT Transaction Id : ebabf6f338907633866a Transaction Type :	3
Sub Total	261028	261124	-96				

Article : Development Agreement Number of Pages : 98

MIS

Signature of Operator

G. U. S. ah
Pragati K...

Signature of Head Clerk

U

Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400018073

Deed Type	Development Agreement
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1470, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 254400, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.10175910/- , Transaction Amount :- Rs.10176000/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Hesag Location :- Other Road, Hesag Ward No 51 Village Code 247 Property Boundaries :- East: 20 FT. WIDE PROP. ROAD, West: R.S. PLOT NO. 314/PART, South: R.S. PLOT NO. 314/PART, North: 20 FT. WIDE PROP. ROAD Khata Number - 98Plot Number - 314Volume Number - 29, 31Page Number - 220, 73Holding Number - 0540007695000A2, 0540002271000Z0 Area Of Land :- 13.22 Decimal

Sh./Smt.AJAI PRATAP SINGH s/o/d/o/w/o LATE KHADERAN SINGH has presented the document for registration in this office



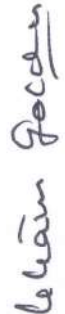
today dated :- 13-Feb-2024 Day :- Tuesday Time :- 13:52:12 PM






AJAI PRATAP SINGH(Individual)

Party Name	Document Type	Document Number
AJAI PRATAP SINGH	PAN/UID	*****3260

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	AJAI PRATAP SINGH Address1 - SEC II, DHURWA, JAGARNATHPUR, RANCHI AT PRESENT VIKASH NAGAR, ROAD NO. 2, HESAG, HATIYA, JAGARNATHPUR, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Ajai Pratap Singh Address:- , , , Sonpur, Sonepur, Sonepur, Saran, 841101, Sonepur, Bihar, India		EXECUTANTS Age:70			<i>Ajai Pratap Singh</i>
2	MADHVI RAJ ALIAS MADHURI RAJ Address1 - GOURI SHANKAR NAGAR, NORTH OFFICE PARA, DORANDA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Madhuri Raj Address:- Block - A, H - 208, Tapovan Residential Estate, Near Birsa Chowk, Road No.- 02, Hawai Nagar, Hatiya, Namkum, Ranchi, 834003, Hatia, Jharkhand, India		EXECUTANTS Age:45			<i>माधुरी राज</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	HRITAM DEVELOPERS PRIVATE LIMITED THRO ITS DIRECTOR UTTAM GOLDAR Address1 - FLAT NO. 601, BLOCK B, SHIVALIK ENCLAVE, HATIA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Uttam Goldar Address:- Flait No. 601Block B, Shivalik Enclave, Near Chandni Chowk, Oberiya Road, Hatia, Hatiya, Namkum, Ranchi, 834003, Hatia, Jharkhand, India		CLAIMANT Age:46			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AJAY KUMAR SINGH S/o-D/o SHIV MURAT SINGH Address1 - SINGH MORE, HATIYA, RANCHI, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AJAY KUMAR SINGH Address1 - SINGH MORE, HATIYA, RANCHI, Address2 - , , , Jharkhand			

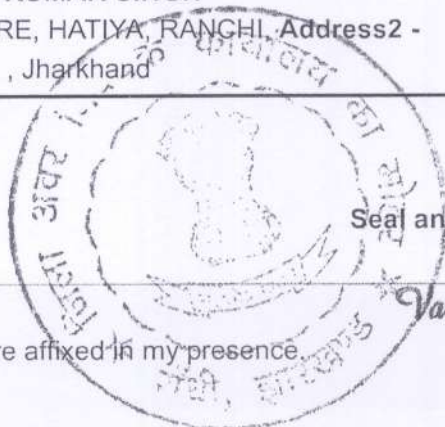
Signature of Operator



Seal and Signature of Registering Officer

Vaidhar Mani Tripathi,
DSR, Ranchi

Above signature & thumb Impression are affixed in my presence



Above mentioned, (**AJAI PRATAP SINGH , MADHVI RAJ ALIAS MADHURI RAJ**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AJAY KUMAR SINGH**) Son/Daughter/Wife of (**SHIV MURAT SINGH**) resident of (**SINGH MORE, HATIYA, RANCHI**) and by occupation (**Business**).



Signature of Registering Officer



Date:- 13-Feb-2024

Seal and Signature of Registering Officer

Vaibhav Man Tripathi
DSR, Ranchi



Token No.: 202400018073

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **13-Feb-2024** by **AJAI PRATAP SINGH, S/O, D/O, W/O LATE KHADERAN SINGH** resident of SEC II, DHURWA, JAGARNATHPUR, RANCHI AT PRESENT VIKASH NAGAR, ROAD NO. 2, HESAG, HATTYA, JAGARNATHPUR, RANCHI, RANCHI. This deed was registered as Document No.: **2024/RAN/1274/BK1/1161** in Book No :- **BK1**, Volume No :- 146 from Page No :- 283 to 380 at, office of **SRO - Ranchi**

Date:- **13-Feb-2024**

Registering Officer

MS
13/02

Vaibhav Mani Bupathi
DSR, Ranchi

