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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 67f2e4903fcda3bec619

Receipt Date : 28-Jan-2024 10:36:58 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400010826

Office Name : SRO - Ranchi Rural

Document Type : Development Agreement

Payee Name : R K CONSTRUCTION THROUGH ITS
PARTNER BINOD PRAKASH (Vendee)

GRN Number : 2400405286



-: For Office Use :-

नियम 21 के अधीन ग्राहक भारतीय स्टाम्प अधिनियम
1899 की अनुसूची 1 रु० 1 ग्राम सं०.....के
अधीन यथावत् स्टाम्प-सहित (या स्टाम्प शुल्क से
विमुख या स्टाम्प शुल्क अपेक्षित नहीं)
अवर निबंधक कार्यालय राँची ग्रामीण क्षेत्र

Renu shahdeo
29/1/24

अवर निबंधक
राँची ग्रामीण क्षेत्र

28/1/24

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



Mod Giff.
Stamps 100/-

FEE.....
AT.....195360.00
and Lord Fee.....
Process Fee.....
Fees.....1320.00

198684.00



ASIT-GHA CRABORTY
Advocate
Ranchi, E.No.-961393

स्तावेज/ मुद्रांकन / मुद्रा
न / फार्म न0-60-61 / 3/17/1
तिदधित भूमि / फार्म IV अन्य
वार्म / CNT जॉचा एवं सही पाया

DEVELOPMENT AGREEMENT

जाँचा कोतम्
29/1/24

THIS DEVELOPMENT AGREEMENT is made and entered into at Ranchi on this 29th day of January 2024 AD of the Christian Era.

BETWEEN

SMT. RENU SHAHDEO wife of Late. Badri Nath Shahdeo, daughter of Late. Nawal Kishore Deo and Grand daughter of Late. Lok Nath Deo, by faith- Hindu, by Caste- General (Which does not belong to C.N.T.Act. 1908), by occupation- House wife, resident of- New Latma, P.O.- Hatia, P.S.- Jagarnathpur, Dist.- Ranchi (Jharkhand)-834003. Indian Citizen, (hereinafter referred to as the First Party/Land Owner) of the FIRST

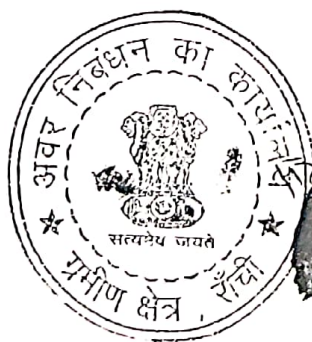
Renu Shahdeo
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Renu Shahdeo



ASIT CHAKRABORTY
Advocate
Ranchi. E.No.-86/1998

Renu Shahdeo
29/11/24



श्री. रेणु शाहदेव
पिता / पति श्री. राजेश कुमार शाहदेव
राजेश
सं०.....20.....
दावेदारों में से एक है.....
ने ता०.....
25/11/24

अवधि निबंधक
रांची प्रांतीय क्षेत्र
28/11/24

2.

PART and (which expression shall mean and include his legal heirs, executors, administrators and assigns) (PAN-BUYPS9219A, Aadhar-XXXX XXXX 5824 and Mobile No-9835025481).

AND

M/s R.K.CONSTRUCTION (PAN- AAPFR3770D), a Partnership firm having its registered office at Raj Mansion, Near Hinoo Bridge, Hinoo, P.O.& P.S.- Doranda, Dist.-Ranchi (Jharkhand) (Partnership Deed No.- 335/87 dated 02/03/2013 which entered in Book No.- I, Volume No.- 2, Pages from 585 to 598 for the year 2013 before the D.S.R.Ranchi) through its partners (1) SRI. BINOD PRAKASH son of Late. Raj Keshwar Singh, and grand son of Late Nageshwar Singh and (2) SMT. BINTOO KUMARI wife of Sri. Binod Prakash, daughter of Sri. Akhileshwar Singh and grand daughter of Late. Subh Karan Singh, (Aadhaar- xxxx xxxx 1078 & xxxx xxxx 7437 and M.No.-9709100151) both by faith-Hindu, by Caste-General (which does not belong to C.N.T.Act. 1908), by occupation-Business, resident of – Raj Mansion, Near Hinoo Bridge, Hinoo, P.O.& P.S.- Doranda, Dist.-Ranchi (Jharkhand). Indian Citizen (hereinafter referred to as **Developer**) or as the party of the **SECOND PART**. (which

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expression shall mean and include their legal heirs, executors, administrators and assigns).

IN THIS AGREEMENT, unless it be contrary to or repugnant to the context the terms and expressions shall mean and have the following meanings:-

LAND OWNER: mean the said **SMT. RENU SHAHDEO** and her respective heirs, successors, administrators and assigns.

DEVELOPER:-mean the said **M/s R.K.CONSTRUCTION** and its successor-in-interest.

LAND PROPERTY:- mean and include the land of **R.S.Plot No. 345, Sub Plot No. 345/Part**, under **Khata No. 03**, Area- **16 Decimals**, situated at Mouza- **Khijri**, Thana No. 219, P.S. Namkum, Dist. Ranchi, (Jharkhand) more fully described in **Schedule-A** below.

BUILDING:- shall mean the multi storied building consisting several units for residential use to be constructed on the **Schedule- A** land by the developer at its own cost and expenses as per the plan sanctioned by competent authority of **Ranchi Regional Development Authority**, Ranchi or

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other competent authority with the specification as specified in **Schedule- D** hereunder to be known as “**NEELMANI TOWER**”- Phase-II.

FLAT/UNIT:- shall mean a covered area available for independent use and occupation, that is entire covered areas as sanctioned by **Ranchi Regional Development Authority** or any other competent authority and shall include the plinth area of the unit, Plinth area consisting of Bedroom, Living room, bath .room, kitchen, balcony/verandah open terrace and also thickness of the walls (external and internal pillars).

PARKING SPACE:- shall mean any place in covered area reserved for parking of motor car, two-wheelers or any other vehicle at basement more particularly described in appended schedule.

COMMON PART:- shall mean common passage, corridors, staircase, passage ways, lift, common lavatories, pump room, tube well over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings including the roof and terrace of the building, more particularly described in the schedule.

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5.

SUPER BUILT UP AREA:- means and include the carpet area of the unit wall, verandah, balconies, cupboard area, the proportionate area of staircase, guard room, generator room etc. and other common area of the proposed multi storied building complex.

SALEABLE SPACE:- mean and include the space in building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

LAND OWNER'S SHARE:- shall be 32% of the constructed super built up area out of the total constructed area in the proposed building constructed on land mentioned in **Schedule 'A'** together with the right, title, interest in the common facilities and amenities including the right to the use thereof parking space for each flat indivisibly with undivided share of land as per the specifications mentioned fully described in **Schedule B** below and agree upon by the land owners.

DEVELOPER'S SHARE:- shall mean the rest residential flats i.e. 68% of the total constructed area in the proposed building constructed on land mentioned in **Schedule 'A'** together with the right, title, interest in the common facilities and amenities including the right to the use thereof

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parking space with undivided share of land after providing owners share more fully described in **Schedule 'C'** below.

TRANSFER:- with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactment's.

TRANSFERREE:- shall include any natural or juristic person like Company, Association, or persons competent to enter into contract and to whom any space in the building has been transferred.

Ward importing singular shall include plural and vice versa.

FORCE MAJURE: - shall describe flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.

The Land :- All that piece and parcel of land measuring an area **16 Decimals** situated at Mouza-Khijri, Thana No. 219, P.S.- Namkum, Dist. Ranchi, which details area as under:-

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7.

<u>Khata No.</u>	<u>R.S. Plot No.</u>	<u>Sub Plot No.</u>	<u>Area</u>
3	348	348/Part	16 Decimals

WHEREAS the land of R.S. Plot No.- 348, under Khata No.- 03, situated at village- Khijri, Thana no-219, P.S- Namkum, Dist-Ranchi, Jharkhand was recorded in the Revisional Survey Records of right in the name of Thakur Pachkauri Nath Shahdeo as Bakast Malik, which became Raiyati after vesting Zamindari in the State.

AND WHEREAS the above Thakur Pachkauri Nath Shahdeo died leaving behind his two sons namely Thakur Bihari Nath Shahdeo and Lal Gopal Nath Shahdeo, who jointly inherited the above property, out of which Thakur Bihari Nath Shahdeo died leaving his four sons namely **Lal Badri Nath Shahdeo**, Lal Jitendar Nath Shahdeo, Lal Ganesh Nath Shahdeo and Lal Birendra Nath Shahdeo. Other hand Lal Gopal Nath Shahdeo died leaving behind his three sons namely Lal Kali Sharan Nath Shahdeo, Lal Niranjan Nath Shahdeo and Lal Sarit Nath Shahdeo and said Lal Sarit Nath Shahdeo died leaving behind his only legal married wife namely Santoshi Devi. All the legal heirs of the recorded tenant above named Lal Badri Nath Shahdeo and others partitioned the property among them by virtue of a Deed of Partition

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dated 19/12/2004, in which 16 Decimals land of R.S.Plot No.- 348 under Khata No.-03, situated at village- Khijri, Thana no-219, P.S- Namkum, Dist- Ranchi, Jharkhand, was allotted to Lal Badri Nath Shahdeo. Said Lal Badri Nath Shahdeo died leaving behind his only legal married wife namely RENU SHAHDEO (The Landowner/ First Party) and now she is in peaceful possession over thereof and has got her name mutated before the Circle Office, Namkum Anchal, Ranchi vide **mutation Case No-2272 R27/2015-2016** and jamabandi has recorded in Register-II, Volume No.-11, at Page No.- 55, and paying rent to the state regularly.

AND WHEREAS the landowner covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien, charge and attachment and is in marketable condition and has in herself good right, full power and as absolute authority and have right to transfer the whole and part of the Schedule-A property.

AND WHEREAS the owner is interested in getting Multi storied residential building complex over the schedule-A property and to acquire

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9.

32% super built up area in the same as consideration in exchange for full and final value of the land.

AND WHEREAS the Developer herein have approached the land owners with an intention to develop the said property and construct a multi storied residential complex at their own costs and expenses and also subject to the plan of the proposed development being sanctioned by the **Ranchi Regional Development Authority**, or any other competent authority as per the specification given in the **Schedule- D** below and give 32% out of the total super built up area / or its cost, mentioned in **Schedule- B** below as Land Owners share as agreed for the value of the said land and to sell the remaining 68% of the super built up area of the said proposed Building with undivided share of land to the prospective purchaser, developer share mentioned in the **Schedule- C** below.

AND WHEREAS the Developer shall have such right to deal 68% of the super built up area of the said proposed Building with the proportionate share of parking space along with the proportionate share of Land (Schedule- A) and appropriate the entire sale proceeds against its cost and profit for constructing a multi storied building complete for which the Land owner shall be bound to sign all conveyance in favour of the nominee or nominees

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10.

of the DEVELOPER either personally or through his power of attorney holder and the Developer shall sign as Confirming party to such conveyance.

AND WHEREAS the proposed building will be constructed by the name of "NEELMANI TOWER" Phase-II at Khijri, P.S.- Namkum, Ranchi, by the developer within three years from the date of sanction of plan map (being Plan Case No.- RRDA/BP/0201/2023) with grace period of 6 months and by such period as lost by any force majeure and owners also agreed for the same. However, the period stipulated hereinabove may be extended mutually for such period as the parties deem fit and proper.

AND WHEREAS certain terms and conditions were agreed to by and between the owner and developer with regards to the construction, transfer of said building and the parties hereto are desirous of recording into writing the terms of such agreement as hereunder:-

1. That this agreement shall be deemed to have commenced with effect from the date of execution of this agreement by the parties.
2. That the developer will develop and construct multi-storied residential building over the schedule "A" land as per the plan prepared by the developer and approved by the **Ranchi Regional Development Authority**, and as per laws applicable in relation to

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11.

constructions of building/apartments at its own cost. That the building /Apartment will be constructed within three years from the date of sanctioned of plan map from the competent authority and other authority of Ranchi with 6 months grace period and also extended by such period lost by any force majeure and owners also agreed for the same.

3. That the owners are entitled to and will retain 32% of the constructed super built-up area out of total super built-up area of the said proposed multi-storied building complex proportionate car parking space and undivided proportionate share of land described in schedule "B" Below.
4. That the owner do hereby put the developer in actual physical possession and handed over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied building complex and developer has right to put his sign board over the said land for construction.
5. That the developer shall without delay draw plan for construction of the proposed multi-stories buildings complex and will get it done by architect without delay.

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12.

6. The developer shall have full right to deal with the rest of the super built-up area 68% other than the owner's shares alongwith proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the owners shall be bound to sign conveyance in favour of the purchaser/nominees of the developer either personally or through their power of attorney holder and the developer shall sign as confirming party and the cost indicates to such conveyance shall be borne by the prospective purchaser of the building/flats.
7. In exchange of the consideration and the term and conditions hereinafter the owners do hereby agree to convey, transfer assign to the developer, portion of the property by executing and registering the appropriate sale deed at cost of the developer and or his nominee/nominees and the developer shall simultaneously hand over the portion of the owner's share, described in Schedule- "B" below after construction of the proposed multi-storied building complex.
8. In furtherance of the intention of the agreement the owners do hereby entrust and empower the developer to do all or any of the following acts, deed, matters and things :-

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13.

- A. To appoint Architect, Surveyors, Engineers and Contractors and other person or persons. All expenses will be borne by the developer.
- B. To make application to the appropriate authorities for electrical/water connection and permit or quotas for cement, steel and other controlled building materials.
- C. To accept service of any writ summons or other legal process or notice and to appear and represent the owners in any court or before any magistrate, Judicial Tribunal and other Tribunals in connection with the development of said property on part or 'parts of the property and for any purposes aforesaid to sign, execute or deliver or file necessary court vakalatnamas, claims, complaints orders, application, paper writing in case of any legal proceeding in the court of law against the interest of the owners arising after the execution of the agreement between the owners and the developer shall take all measure at his own cost to protect the title interest and the right of the owners against any cause of action arising due to the. Development work and reasonable advice of the owners in the regard shall be obtained by the developer at all times.

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14.

- D. To enter into agreement for sale or otherwise allot flats tenements in the aforesaid Building/building to purchasers except of the owner's area as described in schedule "B" and be entitled to the consideration thereof.
- E. To mortgage said property or any portion thereof except the portion allotted to the owners as described in schedule "B" with and/or financial institutions to obtain loan for purchase of flats etc as the said developer will decide at its sole discretion or purpose of the developer.
- F. To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.
- G. The developer shall install and maintain for the benefit of the owners and other prospective purchasers of the proposed buildings deep tube-well over head storage tank, public water supply connection, pump-set for lifting water to storage tanks.
- H. The developer shall maintain and provided ancillary electric generation and supply for the benefit of the owners and prospective purchases

Renu Shrivastava
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of the proposed building complex and owners shall be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the developer.

1. To present Sale Deed, Gift Deed or any other document (s) before proper registration authority in favour of prospective Purchaser (s) of Developer's allocation.
9. That in pursuance of this agreement, if the Land Owner take any advance, it would be adjusted in their share.
10. The owner is agreed that this document will be deemed as Power of Attorney for the purpose of execution or registration of Deed or Deeds in favour of prospective purchaser of Developer's Share as per Schedule annexed.
11. It is hereby made clear the developer shall act as independent party and not as agent of the owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the owner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or mission by the developer in planning, executing or construction of the proposed building and other works envisaged.

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16.

12. The owners hereby covenant with the Developer as follows :-
- A. Further the Land Owners declare that the land is free from any other encumbrances, lien and charges.
 - B. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities, Revenue authorities, Municipals Authorities or any other government or other local bodies or affecting the side property or any part thereof.
 - C. That there are no attachment either before or after judgment and there are no claims demands, suits, decrees, injunctions orders lispence order made or issued by or at the instance of any party thereof.
 - D. That apart from the owner, no one else is entitled to or have any share, right, title or interest in the side property or any part thereof either as a partner or any partnership or company .or in any joint family or otherwise.
 - E. That the Land Owners shall compensate all and whatsoever loss or damage that may be suffered by the Developer because of any defect

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17.

and or deficiency on Land Owner's title and or possession of the landed property and for causing wrongful loss to the developer and wrongful gain to himself by misrepresentation.

13. That all outgoing, demands, rates, taxes, etc. arising from the date of this agreement shall be paid by the developer alone and the owner shall be liable for such amounts remaining unpaid till the date of this agreement.
14. That there is no existing agreement regarding the development or the sale of the said land and that all other arrangements, if any, prior to his agreement have been cancelled and are being, suspended by this agreement.
15. That in consideration for the conveyance of the properties described in Schedule "A" herein below and in exchange of the facilities stated herein above, the Developer shall do and perform the following acts, deeds, matters and things:-

The developer shall indemnify the owner from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the

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18.

developer related to or in connection with the execution of the work. The developer shall also indemnify the owners against any claim, action or proceeding which may be brought or taken against the owner in respect of any demands caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the owners against any claim, compensation, action or proceedings which may brought or taken against the owners in respect of any accident to workmen related to or connection with executing of the work.

16. It is hereby expressly agreed by and between the parties hereto that during the execution of work (i.e. erection of building), it will be the responsibility of the Developer to defend all actions and proceedings relating to the construction of the building.

17. That the owners and the developer shall execute and register appropriate deeds of conveyances and exchange (if any required) of the schedule "A" properties with undivided share of land at the cost of the developer and/or his nominee/nominees. It has been agreed by the owners that they will

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19.

enter into all the agreement executed by the developer and prospective purchaser of the flat as a confirming party either through themselves or through their constituted Attorney.

18. SCHEDULE FOR MANAGEMENT:- A schedule shall be formed by the parties herein due course for the new building complex including the portion in common use and showing the expenses of the management/, administration of the amenities in the new building including the new user thereof and such scheme and rules and regulation formed under the scheme shall be binding on the occupant of the new building including the owner's allocation and the developer allocation shares.

19. All dispute and differences between the owner and developer with regard to their respective right and liabilities or about the intends, meaning or purposes of these presents shall be referred to the arbitrator to be nominated by the owner and the developer. The arbitration proceedings shall be governed by, the provisions of arbitration and Conciliation Act, 1956. The courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction.

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20. BREACH OF DEVELOPMENT AGREEMENT:

In the event of breach of development agreement and or abuse/misuse of power either by the developer or the owners, the defaulting party will be liable for legal and compensation as may be decide by the Arbitrator/competent court.

21. That this development agreement is irrevocable and both parties shall have to abide by all the term and conditions mentioned herein.

SCHEDULE "A"

All that piece and parcel of land of R.S.Plot No. -348, Sub Plot No. 348/Part, under Khata No.- 03, Area- 16 Decimals, situated at Village/ Mouza -Khijri, Thana No. 219, P.S.- Namkum, Dist.- Ranchi, which has been shown in red wash in the trace map attached herewith

Renu Shukla
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Details of the Total land:-

Khata No.	R.S. Plot No.	Sub_Plot No.	Area
03	348	348/Part	16 Decimals

21.

The said land is butted and bounded as follows:-

North : Part of R.S.Plot No.- 348.

South : Part of R.S.Plot No.- 348.

East : 32' Ft. wide Road & Neelam Tower.

West : Village Road.

SCHEDULE "B"

LAND OWNER'S SHARE

32% owner's share out of the total super built up area of the proposed multi storied residential complex on the land mentioned in Schedule A, alongwith the parking space in the proposed residential complex. The land Owner's Share shall be allotted on the prorata Basis. The same will be criteria for the allocation of parking space also. The allocation of the land owner's share in super built up area shall be finalized mutually and differential will be compensated to other at the prevailing market price or as decided by the Developer on per Sq.ft. basis. The Land Owner will not pay any charges for lift and, generator. Owner's share GST will be beard by Land owner himself through the Developer.

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At the time of hand over of the as mention above flats to the Land Owners, occupancy certificate and Complication certificate will be provided to them, after hand over of the as mention above flats to the Land Owners, the monthly maintenance of the said flats will be beard by the related Land Owners individually which will be decided by the society of the said Apartment.

Flats marked for the Land Owner's Share

<u>Flat No.</u>	<u>Super built up area</u>	<u>Proportionate Share of Land</u>	<u>Parking.</u>
(1) 102 on 1 st floor	1266 Sq.ft.	518Sq.ft.	One
(2) 201 on 2 nd floor	1435 Sq.ft.	587Sq.ft.	One
(3) 203 on 2 nd floor	1054 Sq.ft.	431Sq.ft.	One
(4) 301 on 3 rd floor	1435 Sq.ft.	587Sq.ft.	One

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SCHEDULE "C" DEVELOPER'S SHARE

The developer shall be in the remaining portion of 68% of the total super built-up area of the proposed multi storied residential complex after allotment of the Land Owner's share as mentioned in Schedule- "B" above.

23.

Flats marked for the Developer's Share

<u>Flat No.</u>	<u>Super built up area</u>	<u>Proportionate Share of Land</u>	<u>Parking.</u>
(1) 101 on 1 st floor	1435Sq.ft.	587 Sq.ft.	One
(2) 103 on 1 st floor	1054Sq.ft.	431 Sq.ft.	One
(3) 104 on 1 st floor	1015 Sq.ft.	415 Sq.ft.	One
(4) 202 on 2 nd floor	1266Sq.ft.	518 Sq.ft.	One
(5) 204 on 2 nd floor	1015 Sq.ft.	415 Sq.ft.	One
(6) 302 on 3 rd floor	1266Sq.ft.	518 Sq.ft.	One
(7) 303 on 3 rd floor	1054Sq.ft.	431 Sq.ft.	One
(8) 304 on 3 rd floor	1015Sq.ft.	415 Sq.ft.	One
(9) 401 on 4 th floor	1435Sq.ft.	587 Sq.ft.	One
(10)402on 4 th floor	1266Sq.ft.	518 Sq.ft.	One

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SCHEDULE "D" Building Specification and facilities: -

Foundation : RCC isolated column footings



24.

- Floor : All rooms, balconies, passage and bathroom shall be finished with marble/ceramic tiles .
- Structure : RCC frame structure
- Kitchen : Granite working platform and Ceramic tiles in dado upto 24" height over the platform.
- Doors : Commercial Flush doors with steel door frame with standard fittings with synthetic enamel paints over a coat of primer
- Windows : Glazed aluminum frame sliding windows and fixed fabricated grills painted with synthetic enamel paint over a coat of primer.
- Bathroom : All bathrooms shall be fitted with WC Pans, Wash basins, taps etc of good quality.
The bathroom shall have concealed water pipes for hot & cold water and ceramic tiles in dado upto 7'.
- Walls : 10/5" brick work in cement mortar with POP finish on

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25.

internal wall and ceiling. Cement based paint on
external walls.

Electrical Fittings : Concealed wiring with copper conductors with
standard fittings such as switch, MCB isolators-
15Amps switch and socket.

Water Supply : 24 hours supply from own deep bore well to be
stored in over head water tank

Telephone & TV : 1 telephone line point and 1 TV cable point in
living room and master bedroom.

Lift : Passenger's traction lifts will be provided

Exterior Finish : Snowcem paint for exterior finish.

Fire fighting system : With security features.

Valuation of 16 Decimals Land for the purpose of registration:

Rs.78,15,000/- (seventy eight lakhs fifteen thousand) only.

Remy Shahdeo
29/11/26



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

Witnesses

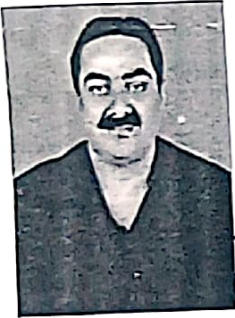
Pem Shahdeo
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1. Signature of the First Party / Land Owner
Vikas Mr. Shahdeo
S/o. Lt. Col. Badi Nath Shahdeo
Khatia, Nam Kun
Rauchi
29/11/24

2. Ranjan K. Chauhan
S/o. Lt. B. K. M. Chauhan
Vikash Nagar - 4
Latma Road
Khatia, Rauchi - 834003
29/11/24

SIGNATURE OF THE DEVELOPER WITH PHOTOGRAPH.

[Handwritten Signature]
29/11/24



Thumb	Fore	Middle	Ring	Little

CHAKRABORTY
Advocate

Ranchi. E.No.-86/1998

Ritesh Kumar
29/11/24



Thumb	Fore	Middle	Ring	Little

ASIT CHAKRABORTY
Advocate

Ranchi. E.No.-86/1998

Remy Sharda
29/11/24

Drafted & Type by:-

[Handwritten Signature]

A. Chakraborty, Advocate, Ranchi

E.NO:-86/98.

ASIT CHAKRABORTY
Advocate
Ranchi. E.No.-86/1998

Certified that the fingerprints of the Left Hand of each person whose photograph is affixed in the document have been obtained by me or before me.

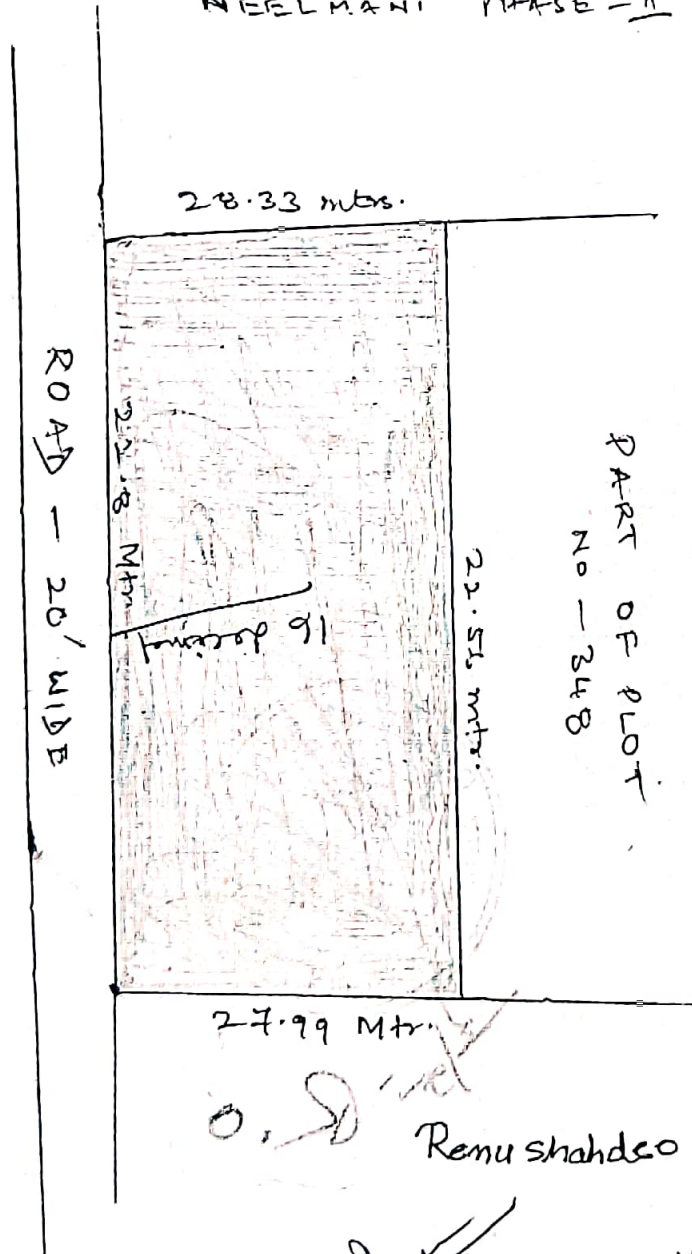
[Handwritten Signature]

ASIT CHAKRABORTY
Advocate
Ranchi. E.No.-86/1998

Khata No - 3
Plot No - 348
Vill - Khijri
P.S - Nainkum
Area - 16 dec.
V.S. No - 219



NEELMANI PHASE - II



27.99 Mtr.
O.S. [Signature]
Renushahdeo

[Signature]
Bintu Kumari

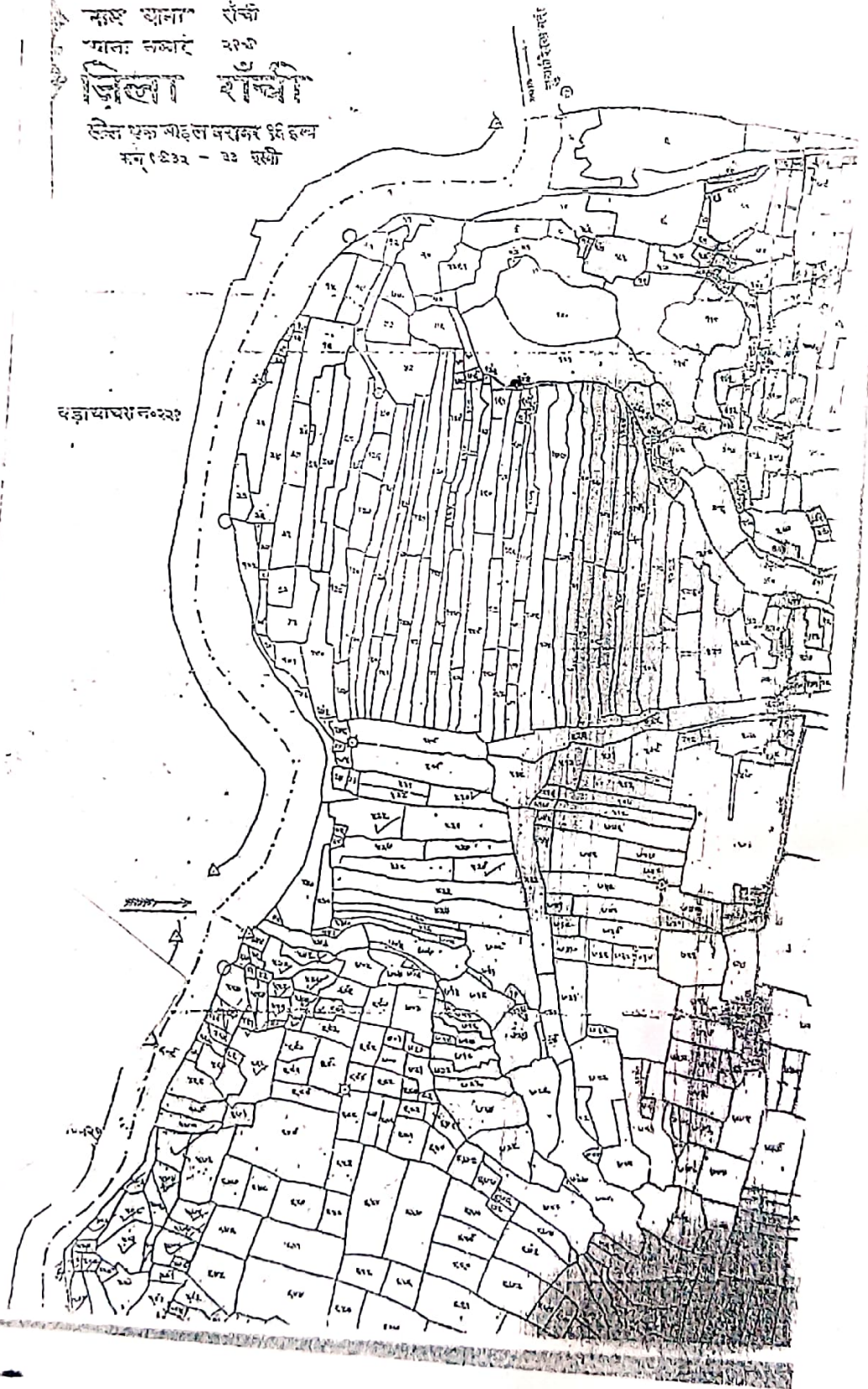
राज्य
सामूहिक विहारी

माल खाना रॉली
गल: नम्बर २२७

ज़िला राँची

सिवा एक मोहल वरानर दिहल्य
नं. १६३२ - ३३ पृथी

रज़ादापरा नं. २२७





मालगुजारी

सर्कल। नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वतिदयत जमाबन्दी

वो सकुबत नम्बर।

Page No. : 55

Vol. No. : 11

Receipt No. : 070230449

नामकुम | खिजरी | 219 | रेणु शाहदेव

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
3	345,348,525,849	0 एकड़ 143.5 डिसमील 0 हेक्टर

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

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

मांग वावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)	
माल (नकदी)	40.00				40.00	40.00
गुजारी (भावली)	10.00				10.00	10.00
सेस	20.00				20.00	20.00
सूद	20.00				20.00	20.00
मुतफरकात	8.00				8.00	8.00
मीजान	98.00				98.00	98.00

तफसील अदायकारी

अदायकारी वावत	सालाना	बकाया				मोतालबा हाल (2018-2019)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)		
माल (नकदी)	40.00				40.00	40.00	
गुजारी (भावली)	10.00				10.00	10.00	
सेस	20.00				20.00	20.00	
सूद	20.00				20.00	20.00	
मुतफरकात	8.00				8.00	8.00	
मीजान अदायकारी	98.00				98.00	98.00	

(1) मीजान कुल (लफजों में) : One Hundred Ninety Six Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया- 196.00

तारीख अमला तहसील कुनिन्दा : 24-08-2018

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



Renu Shahdeo

ह एक कम्प्युटर जनित प्रति है।

ह प्रपत्र केवल प्राथी की जानकारी के लिए है।

सका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

जसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

January 29, 2024

खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार		लगान	सेस
3	849	0 ए 41.5 डि 0 हे	नामान्तरण मुकदमा संख्या 2272/2015 - 2016		40	0
1	348	0 ए 62.5 डि 0 हे				
1	345	0 ए 7.5 डि 0 हे				
1	525	0 ए 5 डि 0 हे				
	कुल परिमाण	0 ए 116.5 डि 0 हे				

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	तागत बकाया	तागत 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
03-03-2017	1488567125	2015-2016	2016-2017	40	40	10	10	20	20	20	20	8	8
08-24-2018	0702304496	2017-2018	2018-2019	40	40	10	10	20	20	20	20	8	8
05-24-2023	0897837278	2019-2020	2023-2024	160	40	40	10	80	20	80	20	32	8

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

List Of Case Status Details

नवशा देखें



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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
ठाकुर पंचकोड़ी नाथ शाहिदेव				वकाशत, -----, , जाति- -----, निवासी-						
जिला का नाम	राँची	अंचल का नाम	नामकुम	हलका का नाम	हल्का-02	मौजा का नाम	खिजरी	खाता का प्रकार	सिकमी	
खेवट नम्बर	2	खाता नम्बर	3	थाना का नाम	नामकुम	थाना नम्बर	219			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)

				पेशरान डेलेआ उराव कौम उरांव साकिन देह वहीसा बराबर फल वकबजे कुल मौजा				
345	नाला बहारेन दास गोसाइ	टाइ दो 1	1 (एकड़) 43 (डिसमील) ()	बर/2 वकबजे मालिक		0	0	0
348	रास्ता टाइ मदवा गोड़ाइत	टाइ दो 2	3 (एकड़) 34 (डिसमील) ()	बांस कोठी/2 वकबजे मालिक		0	0	0
847	टाइ चमन उरांव टाइ नीज	टाइ दो 1	0 (एकड़) 24 (डिसमील) ()	करंज/1 कुलहक वकबजे मतला उरांव वल्द फते उरांव कौम उरांव साकिन देह		0	0	0

खाता मे कुल प्लोट संख्या	8	खाता का कुल मिजान	8 (एकड़) 93 (डिसमील) ()	खाता का कुल	0 0 0
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यह एक कंप्यूटर जनित प्रति है

1/29/2024
12:53:57
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।





Pre Registration Docket

Date :- 28-01-2024 07:06 pm

Office Name :- SRO - Ranchi Rural
Token No:- 202400010826

Appoinment :- 29-Jan-2024 Time:- 10:45

Article	Development Agreement
Pre Registration Date	28-Jan-2024
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,98,684.

Property Id: **1149240**

Valuation No. : 1561276 / 2024	:- 2023-2024	Date : 28-January-2024 19:47:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Rural	Corporation :	Village/City : Khijri	
Khijri Word No 2 - Other Road			
Khata Number - 3			
Plot Number - 348			
Volume Number - 11			
Page Number - 55			
Property Rates			
Commercial Land (Y)			
₹488400/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	16 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16 x 488400=7814400	₹78,14,400/-
A	Total		₹78,14,400/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹78,14,400/-
Total Amount in Words : Seventy Eight Lakhs Fourteen Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 32 FEET WIDE ROAD & NEELAM TOWER, West: VILLAGE ROAD, South: PART OF R.S.PLOT NO. 348, North: PART OF R.S.PLOT NO. 348
Area	Land area : 16.00 Decimal
Other Description of the Property	Address - KHIJRI NAMKUM RANCHI, Pin Code - 834010
Government/Market Value	7814400
Transaction Amount	-

CLAIMANT	-Ms. R K CONSTRUCTION THROUGH ITS PARTNER BINOD PRAKASH, ,Father/Husband Name LATE RAJ KESHWAR SINGH , PAN No.- Date Of Birth-12-Jan-1967,Permission Case No.- , Aadhaar No. *****1078, Country-INDIA, State Name- Jharkhand, District Name-RANCHI, City/Village/Town Name- HINOO, Locality-NEAR HINOO BRIDGE,Address - RAJ MANSION NEAR HINOO BRIDGE HINOO DORANDA RANCHI, Pin Code-834002
	-Ms. R K CONSTRUCTION THROUGH ITS PARTNER BINTOO KUMARI, ,Father/Husband Name AKHILESHWAR SINGH , PAN No.- Date Of Birth-01-Jul-1969,Permission Case No.- , Aadhaar No. *****7437, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-HINOO, Locality-NEAR HINOO BRIDGE,Address - RAJ MANSION NEAR HINOO BRIDGE HINOO DORANDA RANCHI, Pin Code-834002
EXECUTANTS	-Mrs. RENU SHAHDEO, ,Father/Husband Name LATE NAWAL KISHORE DEO , PAN No.- Date Of Birth-15-Feb-1960,Permission Case No.- , Aadhaar No. *****5824, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-NEW LATMA, Locality-NEW LATMA,Address - NEW LATMA HATIA JAGARNATHPUR RANCHI, Pin Code-834003

Witness Information	Mr. RANJAN KUMAR CHAUHAN , Address - 222/A-2 ROAD NO. 4 VIKAS NAGAR HESAG HATIA RANCHI-, Father/Husband Name- BHAIYA KRISHNA MURARI CHAUHAN
---------------------	--

Identifier Details	Mr. VIKASH NATH SHAHDEO , Address - KHIJRI LAL SAHAB BAGAN NAMKUM RANCHI-, Father/Husband Name-LAL BADRI NATH SHAHDEO
--------------------	--

Fee Rule:Development Agreement		4
1	Stamp Duty	


1	SP	1,320
Total		1,320

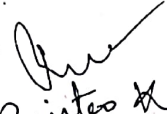
Fee Rule:Development Agreement		1,95,360
1	A1	
2	E	2,000

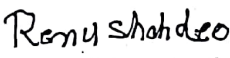
3	LL	3
4	PR	1
Total		1,97,364

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

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Date :-29-Jan-2024

Document Registration Summary 1

- Government/Market Value: ₹7814400/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 29-01-2024 Presented at SRO - Ranchi Rural
Signature of Presenter

SRO - Ranchi Rural

Binu Shahdeo

Receipt : 966294

Receipt Date : 29-01-2024

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1320
LL	₹3
A1	₹195360
Stamp Duty	₹100

Total

₹198784

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RKConstructionThroughItsPartnerBinodPrakash	GRN Number : 2400405286 DEPT Transaction Id : 67f2e4903fcd3bec619 Transaction Type :	100
E	2000	2000	0	GRAS	RKConstructionThroughItsPartnerBinodPrakash	GRN Number : 2400405280 DEPT Transaction Id : b5f179e6c70d20ff39ac Transaction Type :	2000
PR	1	1	0	GRAS	RKConstructionThroughItsPartnerBinodPrakash	GRN Number : 2400405280 DEPT Transaction Id : b5f179e6c70d20ff39ac Transaction Type :	1
SP	1320	1320	0	GRAS	RKConstructionThroughItsPartnerBinodPrakash	GRN Number : 2400405280 DEPT Transaction Id : b5f179e6c70d20ff39ac Transaction Type :	1320
A1	195360	195360	0	GRAS	RKConstructionThroughItsPartnerBinodPrakash	GRN Number : 2400405280 DEPT Transaction Id : b5f179e6c70d20ff39ac Transaction Type :	195360
LL	3	3	0	GRAS	RKConstructionThroughItsPartnerBinodPrakash	GRN Number : 2400405280 DEPT Transaction Id : b5f179e6c70d20ff39ac Transaction Type :	3
Sub Total	198688	198784	-96				

Article : Development Agreement Number of Pages : 88



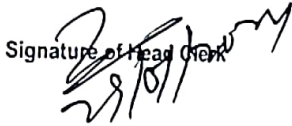
24, 3:10 PM

NGDRS : National Generic Document Registration System

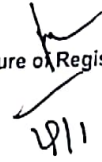
Signature of Operator



Signature of Head Clerk



Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Rural

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400010826

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 195360, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7814400/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Khijri Location :- Other Road, Khijri Word No 2 Property Boundaries :- East: 32 FEET WIDE ROAD & NEELAM TOWER, West: VILLAGE ROAD, South: PART OF R.S.PLOT NO. 348, North: PART OF R.S PLOT NO. 348 Khata Number - 3Plot Number - 348Volume Number - 11Page Number - 55 Area Of Land :- 16.00 Decimal

Sh./Smt.RENU SHAHDEO s/o/d/o/w/o LATE NAWAL KISHORE DEO has presented the document for registration in this office

today dated :- 29-Jan-2024 Day :- Monday Time :- 15:09:26 PM








RENU

SHAHDEO(Individual)




Party Name	Document Type	Document Number
RENU SHAHDEO	PAN/UID	748607725824

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RENU SHAHDEO Address1 - NEW LATMA HATIA JAGARNATHPUR RANCHI, Address2 - NEW LATMA , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Renu Sahdeo Address:- B/450, , SECTOR-02, , Dhurwa, Ranchi, Ranchi, 834004, Dhurwa, Jharkhand, India		EXECUTANTS Age:63			<i>Renu Shahdeo</i>



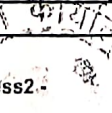
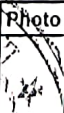

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	R K CONSTRUCTION THROUGH ITS PARTNER BINOD PRAKASH Address1 - RAJ MANSION NEAR HINOO BRIDGE HINOO DORANDA RANCHI, Address2 - NEAR HINOO BRIDGE , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Binod Prakash Address:- , Near Hinoo Bridge, , Main Road Hinoo, 108, Raj Mansion, Doranda, , Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:57			
3	R K CONSTRUCTION THROUGH ITS PARTNER BINTOO KUMARI Address1 - RAJ MANSION NEAR HINOO BRIDGE HINOO DORANDA RANCHI, Address2 - NEAR HINOO BRIDGE , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Bintoo Kumari Address:- HOUSE NO- 108, RAJ MANSION, , , MAIN ROAD, Hinoo, , Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:54			Bintoo Kumari

Identification:

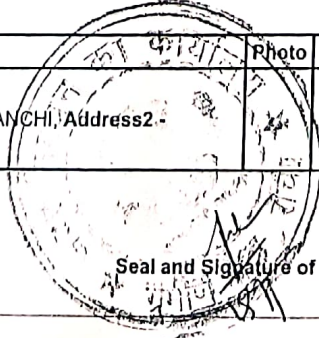
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIKASH NATH SHAHDEO S/o-D/o LAL BADRI NATH SHAHDEO Address1 - KHIJRI LAL SAHAB BAGAN NAMKUM RANCHI, Address2 - , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RANJAN KUMAR CHAUHAN Address1 - 222/A-2 ROAD NO. 4 VIKAS NAGAR HESAG HATIA RANCHI, Address2 - , , Jharkhand			

Signature of Operator 



Seal and Signature of Registering Officer

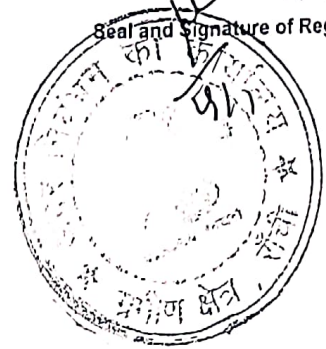
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (RENU SHAHDEO), has/have admitted the execution before me. He/ She/ They has / have been Identified by (VIKASH NATH SHAHDEO) Son/Daughter/Wife of (LAL BADRI NATH SHAHDEO) resident of (KHIJRI LAL SAHAB BAGAN NAMKUM RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 29-Jan-2024

Seal and Signature of Registering Officer



Token No.: 202400010826

CERTIFICATE

Office of the SRO - Ranchi Rural

This **Development Agreement** was presented before the registering officer on date **29-Jan-2024** by **RENU SHAHDEO, S/O, D/O, W/O LATE NAWAL KISHORE DEO** resident of **NEW LATMA HATIA JAGARNATHPUR RANCHI ,NEW LATMA.**

This deed was registered as Document No:- **2024/RANR/780/BK1/745** in Book No :- **BK1**, Volume No :- **73** from Page No :- **107** to **194** at, office of **SRO - Ranchi Rural**

Date:- **29-Jan-2024**



Registering Officer