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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5bb13f3f711c45e0875c

Receipt Date : 28-Feb-2024 04:19:29 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202400025935

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Shubh Laxmi Construction Through Its Proprietor Roshan Kumar (Vendee)

GRN Number : 2400913924



:- For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27 के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1 या 1 क सं०.....5..... के अधीन यथावत स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

निबंधन पदाधिकारी

29/02/2024

Shubh Laxmi
Construction

Roshan Kumar

Roshan Kumar

29/2/24

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।



29/02/24

जिला अदर दूधपक कार्यालय
ज. जालंधर

Ground 29/1/24

पारत ए, जन को भूमि पोटाता
एवं स तीन को ए
ने पारत गोट एवं माम बन
नहीं है।

पारत ए, जन को भूमि पोटाता
एवं स तीन को ए
ने पारत गोट एवं माम बन
नहीं है।



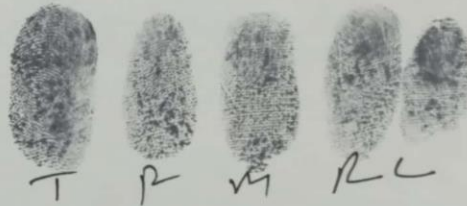
सम्पत्ति का मूल्य - Development Agreement 29/1/24

मुद्रांक - 50

T.D.S. - 29/02

Civil Court, Ranchi
Enrol No. 287152

मार्ग रिकॉर्ड पंजी से क्लियर किया
जमीन का दर/अं. 8023 364 Uemm
काच्य कमान का दर/वर्ग फीट
पक्का कमान का दर/वर्ग फीट
पलेट का दर/वर्ग फीट



Balraj

रजिस्ट्रार, दल सति
के दर्ज नहीं है

29/02/24

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 29 day of February 2024 (thdate of February Two Thousand and Twenty-Four) at Ranchi.

BETWEEN

1. **JITENDRA KUMAR** Date of Birth - 15.01.1954, son of Late Tej Narain Singh Alias Dharma Narayan Singh, Grand son of Late Ambika Prasad Singh, by profession Doctor, by faith - Hindu, by Category - General (Not covered under CNT Act 1908), resident of Block Road, Dalsinghsarai, P.S. Dalsinghsarai, District Samastipur, State Bihar. Permanent Address: At & PO Rampur, PS Surajgarha; Dis. Lakhisarai, Bihar 2. **ARUN KUMAR SHARMA** Date of Birth - 02.07.1951 son of Late Upendra Sharma, 3. **AJIT KUMAR SHARMA** Date of Birth - 04.02.1954 son of Late Upendra Prasad,

Arun Kumar Sharma - Dilsan 14/04
Ranchi
Roshan Kumar
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मैर मनका प्रकृतता भूमि से
खाता... 1.2... फीट... 84
का मिलान किया दर्ज नहीं पाया



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Jitendra Kumar
29/02/2024



Prabhu Singh
Civilderegister
Enrolment No. 11112



दिनांक 29/02/24 समय 10:01
रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38
श्री Jitendra Kumar
पिता श्री/स्व. Tej Narayan Singh D.N. Singh
निवास स्थान Samastipur जिला
पेशा Doctor जिला लेख्यकारी के दायदार या
अवर निबंधक द्वारा प्रमाणित
मुख्यतः गमा सं. वर्ष के अधीन
लेख्यकारियों या दायदारों में से एक श्री
के अभिकर्ता ने दि. के पूर्वाहन/अपराहन
में अवर निबंधन कार्यालय में
निबंधन के लिए पेश किया

निबंधन पदाधिकारी का हस्ताक्षर
29/02/2024

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

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29/2/24



Prabhoo Dayal Singh
Advocate
Civil Court, Ranchi
Enrol.No.- 197192

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Prabhoo Dayal Singh
Advocate
Civil Court, Ranchi
Enrol.No.- 197192

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Prabhoo Dayal Singh
Advocate
Civil Court, Ranchi
Enrol.No.- 197192

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4. **BHANU PRATAP SHARMA** Date of Birth - 13.06.1957, son of Late Upendra Prasad Sharma, 5. **RAJESH KUMAR SHARMA** Date of Birth - 24.07.1965, son of Late Upendra Prasad Sharma, all Grand sons of Late Basant Sangahi, by profession Doctor & Others, by faith - Hindu, by Category - General (Not covered under CNT Act 1908), resident of - Lower Burdwan Compound, Near Murgi Farm, Lalpur, P.S. Lalpur, District - Ranchi, PIN-834001, State - Jharkhand. Indian Citizens

- (1) Aadhar No. XXXX XXXX 1643, PAN AENPK8458H, Mobile 9431883287
- (2) Aadhar No. XXXX XXXX 7668, PAN ADEPS7444R, Mob. 7909055878
- (3) Aadhar No. XXXX XXXX 9248, PAN AGJPS5048B, Mob. 9830486352
- (4) Aadhar No. XXXX XXXX 6995, PAN AAAPS9769C, Mob. 9560390002
- (5) Aadhar No. XXXX XXXX 6871, PAN AGRPS5101M, Mob. 9335220853

Both 1. namely Jitendra Kumar and 2. Arun Kumar Sharma & others. hereinafter called and referred to as LANDOWNERS/FIRST PARTIES (which expression shall include, unless excluded, their administrators, successors-in-interest and assigns) of the FIRST PART.

AND

SHUBH LAXMI CONSTRUCTION (PAN-APPPK0224G) having its office at Sai Homes, Near Bodhraj Enclave, Anantpur, P.S. Chutia, District Ranchi, State - Jharkhand through its Proprietor **ROSHAN KUMAR** Date of Birth - 12.09.1985 son of Late Umesh Prasad Singh, Grand sons of Late Rajo Singh, by Category - General (Not covered under CNT Act 1908), by occupation - Business, Resident of - Sai Home, Near Bodhraj Enclave, Anantpur, P.S. Chutia, District Ranchi, State - Jharkhand, (hereinafter called the BUILDER/ DEVELOPER/ PROMOTER) which expression shall include and mean his representatives, heirs, agents etc. of the SECOND PART).

AADHAR No. XXXX-XXXX-1676, Mobile No. - 9431166718

WHEREAS landowners are the absolute owners and are in peaceful physical possession over land measuring an area 5 katha 6 chattak i.e. decimals 8.88 decimals under Village Lalpur, Khata No. 12, R.S. Plot No. 84, Sub Plot No. 84/B Thana No. 197, Police Station Lalpur, Dist. Ranchi, Jharkhand, under Ranchi Municipal Corporation Ward No. 20, Holding No. 0200002004000Z0 and land measuring an area 5 Katha 6 $\frac{1}{4}$ chattak i.e. decimals 8.96 decimals under Village Lalpur, Khata No. 12, R.S. Plot No. 84, Sub Plot No. 84/C Thana No. 197, Police Station Lalpur, Dist. Ranchi, Jharkhand under Ranchi Municipal Corporation Old Ward No. 20 New Ward No. 10 vide Holding No 0200000626000A1 morefully and particularly described in schedule below.

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Arun Kumar Sharma

Rajesh Kumar

AND WHEREAS the Chhapparbandi R.S. Plot No. 54 was the property of Late Mosst. BhagtainMundain wife of Tunu Munda, by Caste - Munda, by Occupation - Agriculture, resident of Lower Burdwan Compound, Ranchi.

AND WHEREAS the said Mosst. BhagtainMundain sold the land measuring 5 katha 6 chattakof said R.S. Plot No. 84 to Shri Shiva Kumar Sinha son of Sri Ramdeni Sinha vide a Sale Deed No. 4958 dated 07.09.1955 after receiving a sum of Rs. 500/- (Five Hundred) as a consideration amount of the said Plot.

AND WHEREAS the said Shri Shiva Kumar Sinha is now owner and proprietors of Chhapparbandi R.S. Plot No. 84 covered under Khata no. 12 situate in the Lower Burdwan Compound, Pergana Udaipur, P.S. and District - Ranchi being Thana No. 197, within the District Registration and Sub Registration, Ranchi by virtue of Sale Deed No. 4958 executed by Mosst. BhagtainMundain on 07.09.1955.

AND WHEREAS the Mutation of the said Shri Shiva Kumar Sinha has also been allowed by Circle Officer, Ranchi Town Anchal vide and (acquired chhapparbandi rights to the property) Miscellaneous Case No. 169R8 of 1953-54 and paying rent to the State.

AND WHEREAS said Shree Shiva Kumar Sinha son of Shree Ramdeni Sinha had sold land measuring 5 katha 6 chattak i.e. decimals 8.88 decimals under Village Lalpur, Khata No. 12, R.S. Plot No. 84, Sub Plot No. 84/B Thana No. 197, Police Station Lalpur, Dist. Ranchi, Jharkhandto **Jitendra Kumar (LAND OWNER No. 1)**vide Deed No. 8553 dated 19.05.1972 which is registered in Book No. I, Volume No. 33, Page No. 149 to 154, executed and registered before District Sub-Registrar, Ranchi.

AND WHEREAS after purchase of the said land **Jitendra Kumar (LAND OWNER No. 1)** got mutated his name before Town Anchal, Ranchi vide Mutation Case No. 220 R27/1985-86 and his name is entered in Revenue Records in Register II, Volume No.2, Page No.384 and has paid rent to the state to concerned Town Anchal Office, Ranchi, he also paying Holding Tax to Ranchi Municipal Corporation Old Ward No. 20 New Ward No. 10 vide Holding No. 0200002004000Z0 regularly.

AND WHEREAS the Chhapparbandi R.S. Plot No. 54 was the property of Late Mosst. Bhagtain Mundain wife of Tunu Munda, by Caste - Munda, by Occupation - Agriculture, resident of Lower Burdwan Compound, Ranchi.

AND WHEREAS the said Mosst. BhagtainMundain sold the land measuring an area 5 Katha 6¼ chattak i.e. decimals 8.96 decimals under Village Lalpur, Khata No. 12, R.S. Plot No. 84, Sub Plot No. 84/C Thana No. 197, Police Station Lalpur, Dist. Ranchi, Jharkhandto Shaligram Sharma S/o Late Suresh

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Chandra Sharma vide a Sale Deed No. 2526 dated 27.08.1955 which is registered in Book No. 1, Volume No. 33, Page No. 493 to 501 of year 1955 executed and registered before District Sub-Registrar, Ranchi.

AND WHEREAS the said land was purchased by Upendra Sharma in the name of his nephew Shaligram Sharma S/o Late Suresh Chandra Sharma from BhagtainMundain.

AND WHEREAS through an oral arrangement in the family partition, the ownership of Upendra Sharma on the land was recognized, who had constructed a single storied house by that time. Another floor was subsequently added and the same had remained in peaceful & uninterrupted custody from the purchase of the land till his lifetime.

AND WHEREAS said Upendra Sharma died leaving behind four sons namely **Arun Kumar Sharma, Ajit Kumar Sharma, Bhanu Pratap Sharma, Rajesh Kumar Sharma** (Landowners No. 2 to 5) who got mutated their names before Town Anchal, Ranchi and has paid rent to the state to concerned Town Anchal Office, Ranchi Later by mutual partition, it was equally divided between the present owners.

AND WHEREAS in the above partition between landowners 2 to 5, the members of the larger family were the panch and it was formally witnessed also by the members of the larger family.

AND WHEREAS the land described above has been mutated in the name of landowners no. 2 to 5 in the records of Town Anchal Ranchi vide Mutation Case No 3998 R27/1314 and their names were entered in Revenue Records in Register II, Volume No.8, Page No. 59 and they have paid rent to the state to concerned Town Anchal Office, Ranchi. They are also paying Holding Tax to Ranchi Municipal Corporation Old Ward No. 20 New Ward No. 10 vide Holding No 0200000626000A1 regularly.

AND WHEREAS the owners desire to develop the area aforesaid mentioned in the Schedule 'A' property by constructing a residential multistoried building namely "SAI BASANT" G+4 over it on the conversion basis with the help of the Developer namely **SHUBH LAXMI CONSTRUCTION** of this development agreement through which the owners shall get **50%** of super built area of the building to be constructed over the schedule 'A' property and the remaining **50%** super built up area of the building to be constructed shall be the share of the builder (will be known as Builder's/Developer's share).

AND WHEREAS a plan for construction of Multistoried Residential Building has been passed by Ranchi Municipal Corporation, Ranchi vide Ref No **RMC/BP/0262/W10/2023** dated **18/08/2023**.

Roshan Kumar

Upendra Sharma

Ajit Kumar Sharma

S. K. Sharma

Arun Kumar Sharma

Rajesh Kumar Sharma

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AND WHEREAS as per the approved plan a multistoried building (G+4) comprising several independent flats on different floors shall be constructed by DEVELOPER on over the landed property described in Schedule "A" below. The said Multistoried Residential Building is named as "SAI BASANT".

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER HERETO AS FOLLOWS:-

ARTICLE-I DEFINITIONS:

1.1 **LAND OWNERS** shall mean 1. **JITENDRA KUMAR** son of Late Tej Narain Singh Alias Dharma Narayan Singh, 2. **ARUN KUMAR SHARMA** 3. **AJIT KUMAR SHARMA** 4. **BHANU PRATAP SHARMA** 5. **RAJESH KUMAR SHARMA** all sons of Late Upendra Sharma, the OWNERS of the LAND PROPERTY mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.

1.2 **DEVELOPER** shall mean **SHUBH LAXMI CONSTRUCTION (PAN-APPPK0224G)** having its office at Sai Homes, Near Bodhraj Enclave, Anantpur, P.S. Chutia, District Ranchi, Jharkhand, through its Proprietor **ROSHAN KUMAR** son of Late Umesh Prasad Singh, by Caste-Bhumihar, by occupation - Business, Resident of - Sai Home, Near Bodhraj Enclave, Anantpur, P.S. Chutia, District Ranchi, Jharkhand.

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

1.4 **BUILDING** shall mean the one Multi Storied residential building named "SAI BASANT" to be constructed on the LAND PROPERTY in accordance with the plan to be sanctioned by the competent authority.

1.5 **FLATS** shall mean the super built up area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony, verandah, common area more particularly described in part one of SCHEDULE-B & C.

1.6 **PARKING SPACE** shall mean the place or area reserved for parking of the vehicles, more particularly described in SCHEDULE-B & C.

1.7 **COMMON FACILITIES** - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator & generator room, tube-well, overhead tank, water pumps and motors and lift arrangement, Fire Fighting Arrangements/Appliances, Water Harvesting System and other facilities

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which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the SCHEDULE-D.

1.8 **COMMON EXPENSES** -shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and LAND PROPERTY" more particularly described in SCHEDULE-D.

1.9 **SALEABLE SPACE** - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1.10 **LANDOWNERS' ALLOCATION** - Shall mean 50% of total super built up area in form of residential flats and parking space as per F.A.R achieved (as per Schedule-B).

1.11 **DEVELOPER'S ALLOCATION** - Shall mean 50% of total super built up area in form of residential flats and parking space as per F.A.R achieved (as per Schedule-C).

1.12 **SUPER BUILT UP AREA** shall mean and include the carpet area of flats, wall area, verandah/balcony/cupboard area, the proportionate area of the staircase, guardroom and generator room and similar other common spaces/ utilities etc.

ARTICLE II - COMMENCEMENT

This agreement shall be deemed to have commenced from the date of execution of this development agreement.

ARTICLE III-THE SCHEME

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

- 1) The DEVELOPER will construct flats along with other common parts, along with common facilities pertaining to the same on the property/land morefully specified in Schedule A. Total cost thereof would be borne by the DEVELOPERS. Fifty percent (50%) of the total super built up area in form of residential flats and parking space constructed in accordance with the provisions of this Development Agreement shall be the Landowners' Allocation. The remaining Fifty

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percent (50%) of the super built up area in form of residential flats and parking space constructed in accordance with the provisions of this Development Agreement shall be the Developer's Allocation.

- 2) The DEVELOPER may invite and select purchaser(s) agreeing on an OWNERSHIP basis flat/s in the building on the property, more specified in the SCHEDULE-A from Developer allocation namely the remaining 50% of the super built up area. The DEVELOPER would ensure, to the best of his knowledge and belief, not to enter into any type of agreement with person/persons with criminal record.
- 3) The DEVELOPER shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the DEVELOPER would have entered into a formal agreement to transfer its (DEVELOPER'S) share of property as per DEVELOPER'S Allocation hereinabove.
- 4) After the delivery of the possession of the respective flat/s and parking spaces in the aforesaid building to the OWNERS, the purchaser shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPERS agreement or otherwise.
- 5) In the event of any changes in Floor Area Ratio (FAR) rules and provisions in future, further constructions over and above the fourth floor would be equally shared by LANDOWNERS and DEVELOPER in accordance with this DEVELOPMENT AGREEMENT.

ARTICLE-IV-DEVELOPER'S RIGHTS

- 1) The LAND OWNERS hereby grants, subject to what has been hereinafter provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said apartments and to exploit the same by construction in accordance with the plan and by entering into agreements to sell the flats in the Developers' Allocation. The sale deeds of Flats shall be executed as per the provisions of Real Estate (Regulation and Development) Act and / or rules thereof.
- 2) That after the completion of construction of the building, the DEVELOPER/Promoter and the LANDOWNERS shall be absolute owners of their respective shares.

ARTICLE V- APARTMENT CONSIDERATION

- a The Developer has, after perusing all the documents of the owners regarding their title and possession of the property and after satisfying itself about the same **and relying on the claims of the Landowners of**

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their title and possession of the property, has offered to construct at its own cost a permissible multi-storeyed building on the said property of the owners in consideration of the LAND OWNERS' agreement to permit the DEVELOPER to exploit this LAND PROPERTY and construct, erect and complete the building on the premises as a whole within a period of **02 (two) and half** years with a grace period of **06 months** from the date of sanction of map and extended by such period lost by any FORCE MAJEURE. The period stipulated herein above may be extended mutually for such period as the parties may deem fit. However, if the project is delayed beyond stipulated period, then the DEVELOPER will be liable to pay penalty @ Rs.50,000.00 every month for 6 months to LANDOWNERS and thereafter @ Rs. 60,000.00 per month for 6 months, beyond which the penalty would stand @ Rs. 100,000.00 per month till completion of project. If even after a delay of 24 months, the Developer does not complete the construction, the Agreement shall stand rescinded and the Developer shall be liable to pay a further sum of Rs. 20 lakh only as liquidated damages. In such an event, the construction raised by the Developer on the said property shall stand vested in the Land Owners. The Land Owners will be deemed to be in possession of the entire property on 'as is where is basis' and the Land Owners will get the possession of the property without any further process of law. Any liability for any amount / material / services received by the Developer shall exclusively remain with the Developer. Liability of any amount received by the Developer as a consequence of Agreements to Sell etc. executed by it, shall be the liability of the Developer. The Developer shall not be entitled to claim any compensation for cost of construction and damages suffered by it."

- b The DEVELOPER shall pay all costs of supervision of the development and construction of the owners' allocation in the building at the said premises as consideration.

ARTICLE VI- LANDLORD/ OWNERS' ALLOCATION

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

- 3) For the LAND OWNERS, in consideration of their land, the DEVELOPER shall at his own costs construct, create and complete the

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building including parking spaces in all respects per Building Plan duly approved by Ranchi Municipal Corporation and in accordance with the specifications mentioned in the Schedule D of this Agreement. On physical completion and issue of Occupancy Certificate, the Developer shall hand over the possession of the Land Owners' Allocation to them.

- 4) It is agreed between the parties that after the completion of the project in accordance with the provisions of this Development Agreement, the LAND OWNERS shall have no interest in the land or the building, except the fully constructed flats, parking space and common space, utilities, along with the undivided proportionate share of land more particularly described in the LAND OWNERS' allocation. Roof right shall remain with the FLAT OWNERS. It is clearly understood that the purchaser of the flats allotted out of the DEVELOPER'S allocation shall pay all the costs to the DEVELOPER.
- 5) It is agreed that during construction the LAND OWNERS and/or his authorized persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction of the building and/or verification thereof particularly in respect of the LAND OWNERS' allocation.

ARTICLE VII- BUILDERS'S /DEVELOPER'S ALLOCATION

1. In consideration of the above the DEVELOPER shall be entitled to the Developer's allocation as provided in Schedule-C herein below of the residential building to be constructed on the landed property together with the undivided proportionate share on the said land and its share of Parking space and facilities and other service area in the said building, after providing OWNERS' allocation as provided in Schedule-B herein below and the DEVELOPER shall be entitled to enter into an agreement for sale and transfer of the DEVELOPER'S ALLOCATION and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.
2. The DEVELOPER shall be at liberty to obtain loans or, advances from Bank or other financial institutions or prospective buyers in respect of his allocation in connection with the work of construction of the new buildings but the LAND

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OWNERS shall have no liability whatsoever for default or non-payment of any such loan or advance by the DEVELOPER. Further, no portion of land described in the FIRST SCHEDULE herein or the constructions thereon shall be kept by way of security and/or mortgage by the DEVELOPER. However, a prospective buyer may keep his undivided proportionate share along with the booked flat as security to obtain loan from Banks and or similar financial institutions at their own risk cost and responsibility and the LAND OWNERS will have no responsibility whatsoever in this regard.

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ARTICLE VIII- FORCE MAJEURE

- 1) The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations is prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
- 2) Force Majeure shall mean flood, earthquake, riot, war, storm, pestilence, civil commotion, strike, lockout, and /or such other act or omission beyond the control of the DEVELOPER.

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ARTICLE IX- MISCELLANEOUS ARTICLE

1. The LAND OWNERS and the DEVELOPER have entered into this agreement purely on contractual basis.
2. As and from the date of full completion of the buildings and handing over by DEVELOPER and/or his transferee and the LANDOWNERS and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions/liabilities payable in respect of the space actually taken over by them.
4. There is no existing agreement regarding the development or sale of the said land and premises and all other arrangements, if any, prior to this agreement, are being superseded by this agreement.
5. The LANDOWNERS assure that the landed property is free from any encumbrance attachment, charge, claim for demand whatsoever by or from any one whatsoever. The LANDOWNERS will bear the responsibility if in future any legal complication arises regarding the right / title of 'A' schedule land.
6. Prior to taking possession of the land with existing construction, the Builder/Developer would provide a comfortable 4-Bedroom accommodation with amenities in good locality free of cost to the current occupant of land under consideration for the entire

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Roshan Kumar

construction period and three months after the LANDOWNERS' share constructed in accordance with the provisions of this Development Agreement is handed over to them.

7. The DEVELOPER shall pay Rs. 2,00,000/- (Rupees Two Lakh Only) to each LANDOWNER, who are signatories of this agreement as security money, which would be returnable to the DEVELOPER without interest after satisfactory completion of project.
8. The DEVELOPER will arrange satisfactory compliance of statutory requirements such as Fire Department License, Common sewerage/water disposal line with septic tanks & soak pit, Lightening Arrestor, Water Harvesting Fixtures etc., as applicable as per prevailing laws.
9. The LANDOWNERS shall provide possession of the above-mentioned plot in as is where condition to the DEVELOPER after signing this agreement once suitable alternate accommodation is provided to the current occupant of Building. The BUILDER will start the construction work immediately thereafter.
10. The name of the residential building shall be "SAI BASANT".
9. That LANDOWNERS or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
10. That the LANDOWNERS will make available the following original documents to the DEVELOPER pertaining to Schedule -A land for verification and immediate return:
 - (i) Certified copy of the Original Deed.
 - (ii) Mutation and Revenue & Holding Receipt.
 - (iii) Latest Corporation Tax Receipt.
11. That after execution of this agreement the DEVELOPER will start necessary processing, planning advance booking for the sale of proportionate share of schedule-A land and flats and car-parking space of the multi-storied apartments to be constructed on Schedule-A land.
12. Any changes or amendment by the DEVELOPER in the said multi-storied building without disturbing the LANDOWNERS share will be made after consent of the LANDOWNERS, and after obtaining the approval of the competent authority under the relevant rules / regulations.

Randana

Arvind Sharma

Shobha Kumar
29/01/24

Abhinav Kumar Sharma

Roshan Kumar

Rajesh Kumar

13. That this Development Agreement is being executed between the LANDOWNERS/First Party and DEVELOPER/Second Party under the provision 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.
14. That both parties have also agreed that under the provision of sub-Section 2 of Section 5 of the Jharkhand Apartment (Flat) Ownership Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sell/Sale Deed with respect to flat/units of their respective shares in favour of prospective purchasers. **This, however, is subject to Section 5 (1) of the Act.**

ARTICLE X- LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the LANDOWNERS to defend all actions and proceedings in respect of the title of the LAND PROPERTY.
2. The LANDOWNERS are herewith handing over copies of the relevant documents regarding the title of possession, municipal taxes, receipts and other legal papers concerning the LAND PROPERTY referred above. The LANDOWNERS further assures and confirm the DEVELOPER that any other document required in connection with the said LAND PROPERTY shall be handed over for inspection within a reasonable time at his expense.
3. The Agreement would be subject to Sole Arbitration Clause, the seat of Arbitration shall be Ranchi.
4. Courts of Ranchi will alone have the jurisdiction in all-legal matters, arising out of or concerning this Development Agreement.
5. In case of any deviation/violation from approved plan, the DEVELOPER shall be fully responsible and shall bear all cost, compensation etc. to rectify the same.
6. The DEVELOPER shall be solely responsible for any accident/mishap occurring during construction and shall be liable to meet all financial liabilities arising out of it.
7. Any liability arising out of damage/ accident to neighbouring building etc. shall be of the DEVELOPER. Similarly, any liability, civil or

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Arjun Kumar Sharma, 29/12/24

Roshan Kumar

Raymond

criminal, arising out of any mishap/ accident during construction like Workmen's compensation etc. shall be that of the DEVELOPER.

8. In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Developer as per the agreement for sale relating to such development is brought to the notice of the Developer within a period of five (5) years by the allottee from the date of handing over possession, it shall be the duty of the Developer to rectify such defects without further charge, within 30 days and in the event of the Developer's failure to rectify such defects within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under the provisions of the RERA Act.
9. DEVELOPER would be responsible to obtain the electricity and sewerage connections & other statutory permissions/license.
10. The DEVELOPER shall utilize the amount received through any Agreement to Sell etc. from the DEVELOPER'S part of the building exclusively for the construction of the property alone and undertakes not to divert it elsewhere.
11. The DEVELOPER undertakes to adhere to the sanctioned building plan. In case of any litigation etc, the DEVELOPER would contest the case and bear the expenses.

SCHEDULE-A above referred to: "Landed Property"

ALL THAT PIECE AND PARCEL of land measuring an area 5 katha 6 chattak i.e. decimals 8.88 decimals under Village **Lalpur, Khata No. 12, R.S. Plot No. 84**, Sub Plot No. 84/B **Thana No. 197**, Police Station Lalpur, Dist. **Ranchi**, Jharkhand, under Ranchi Municipal Corporation Ward No. 20, Holding No. 0200002004000Z0 and land measuring an area 5 Katha 6¾ chattak i.e. decimals 8.96 decimals under Village Lalpur, Khata No. 12, R.S. Plot No. 84, Sub Plot No. 84/C Thana No. 197, Police Station Lalpur, Dist. Ranchi, Jharkhand under Ranchi Municipal Corporation Old Ward No. 20 New Ward No. 10 vide Holding No. 0200000626000A1 total land measuring 17.84 Decimals which is butted and bounded as follows:

NORTH	:	R.S. Plot No. 65
SOUTH	:	Sub Plot No. 84/A
EAST	:	Proposed Road, R.S. Plot No. 84
WEST	:	Proposed Road

Valuation for registration :- Rs. 1,43,13,700/-

Roshan Kumar

Roshan Kumar

Dr. K. S. Singh

Dr. K. S. Singh

29/2/24

Anne Kumar Sharma

Roshan Kumar

SCHEDULE - "B" (LAND OWNERS' SHARE)

That in lieu of the land provided by the LANDOWNERS to the DEVELOPER for constructing the Multi-storied building, the DEVELOPER shall give **50%** super built up area along with undivided proportionate share in land out of the total super built up area to the LAND OWNERS and car parking shall be same ratio.

Sl. No.	Flat No	Built up area	Super Built up area	Landowner Share
1.	1A	1230.50 sq.ft.	1538.125 sq.ft.	LANDOWNER
2.	1B	1230.50 sq.ft.	1538.125 sq.ft.	LANDOWNER
3.	1C	1230.50 sq.ft.	1538.125 sq.ft.	LANDOWNER
4.	1D	1230.50 sq.ft.	1538.125 sq.ft.	LANDOWNER
5.	3A	1230.50 sq.ft.	1538.125 sq.ft.	LANDOWNER
6.	3B	1230.50 sq.ft.	1538.125 sq.ft.	LANDOWNER
7.	3C	1230.50 sq.ft.	1538.125 sq.ft.	LANDOWNER
8.	3D	1230.50 sq.ft.	1538.125 sq.ft.	LANDOWNER

SCHEDULE - "C" (DEVELOPER'S Share)

The DEVELOPER shall be in the remaining portion **50%** super built up area along with undivided proportionate share in land of the proposed multi-storied residential building after allotment of the owners' share as mentioned in schedule B above and car parking shall be same ratio.

Sl. No.	Flat No	Built up area	Super Built up area	Developer Share
1.	2A	1230.50 sq.ft.	1538.125 sq.ft.	DEVELOPER
2.	2B	1230.50 sq.ft.	1538.125 sq.ft.	DEVELOPER
3.	2C	1230.50 sq.ft.	1538.125 sq.ft.	DEVELOPER
4.	2D	1230.50 sq.ft.	1538.125 sq.ft.	DEVELOPER
5.	4A	1230.50 sq.ft.	1538.125 sq.ft.	DEVELOPER
6.	4B	1230.50 sq.ft.	1538.125 sq.ft.	DEVELOPER
7.	4C	1230.50 sq.ft.	1538.125 sq.ft.	DEVELOPER
8.	4D	1230.50 sq.ft.	1538.125 sq.ft.	DEVELOPER

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Handwritten text: Arun Kumar Sharma

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The SCHEDULE 'D' above referred to:

'Specification'

The Specification of the Building will be as follows:

1. Foundation: R.C.C. Column (Birla Gold/Lafarge/ACC) both in foundation and plinth and iron rods will be of Tata/SAIL/ Electro steel/ Rungta.
2. Structure: R.C.C. Column/Beams/Slabs M 200 concrete.
3. Walls: Red bricks or flyash bricks with cement Plaster (1:6) & 1:4 for 125/75mm thick "walls i.e. external walls will be of 10 inches and internal partitioned wall will be 5 inches.
4. Wall Finish: All external walls shall be wall putty painted with 2 coats of waterproof cement-based paint over a coat of primer. All internal walls and ceiling shall have Plaster of Paris finish.
5. Floors: Vitrified Tiles/Marbles.
6. Doors: External and internal doors of Sal wood frame with flush door.
7. Windows: Three track aluminum window with mosquito net and integrated M.S. grills duly painted.
8. Water Arrangement: Connection with deep tube well with overhead tank and connected by electric pump and ISI mark PVC Pipe.
9. Toilets: Flooring in anti-skid tiles and dado in ceramic tile up to height of 7" 0".
10. Sanitary Fittings: All CP. fittings of Jaguar /Hindware/Kohler.
11. Kitchen: Marble granite platform with ceramic tiles dado up to 24" height of kitchen. Stainless steel sink in kitchen. One geyser point.
12. Electrical: Conduit Wiring (R.R. Kabel, Polycab) switches of Havell/Legrand/Anchor /Kona in the flat including power connection with appropriate Transformer to take power load
13. Provision of cable connection in Living Room & Master Bed Room
14. DG set for power back up.
15. ISI mark Lifts for six persons – One Number

Arif's Shay

Arif Kumar Sharma - 01111111111

29/2/24

Roshan Kumar

Rajesh

CERTIFICATE

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

It is also certified the land is also free from Sec. 46 (6) of Chotanagpur Tenancy Act.

IN WITNESSES WHEREOF THE OWNERS AND THE DEVELOPER put their respective signature on the day, month and year first above written after understanding the contents of the above.

Witnesses :-

1. Manish Singh.
MANISH KUMAR
S/O - GOPAL PD.
SINWAH
Add- Rani Bajan
Baricha, Ranchi
29/2/24

2. Punp
KUMAR PUSHPA
S/o late Samarendra Pr. Sing
At + PD - Rampur
Dist - Lakhisarai
29/2/24

SIGNED AND DELIVERED BY

THE LANDOWNERS / FIRST PARTY

- Roshan Kumar
29/2/24
1. Jiddu Kumar
29/2/24
 2. Arun Kumar Sharma
29/2/24
 3. Jiddu Singh
29/2/24
 4. Roshan Kumar
29/2/24
 5. Rajendra
29/2/24

Roshan Kumar
29/2/24

Signature of Developer/Promoter



Prabhu Dayal Singh
Advocate
Civil Court, Ranchi
Enrol.No. 197/92

Thumb	Index	Middle	Ring	Little

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

Drafted by:-

Advocate

Prabhu Dayal Singh
Advocate
Civil Court, Ranchi
Enrol.No.- 197/92

Arun Kumar Sharma, Rajm...

Roshan Kumar

29/2/24

Ajith Kumar



25/2/24

VILLAGE - LALPUR

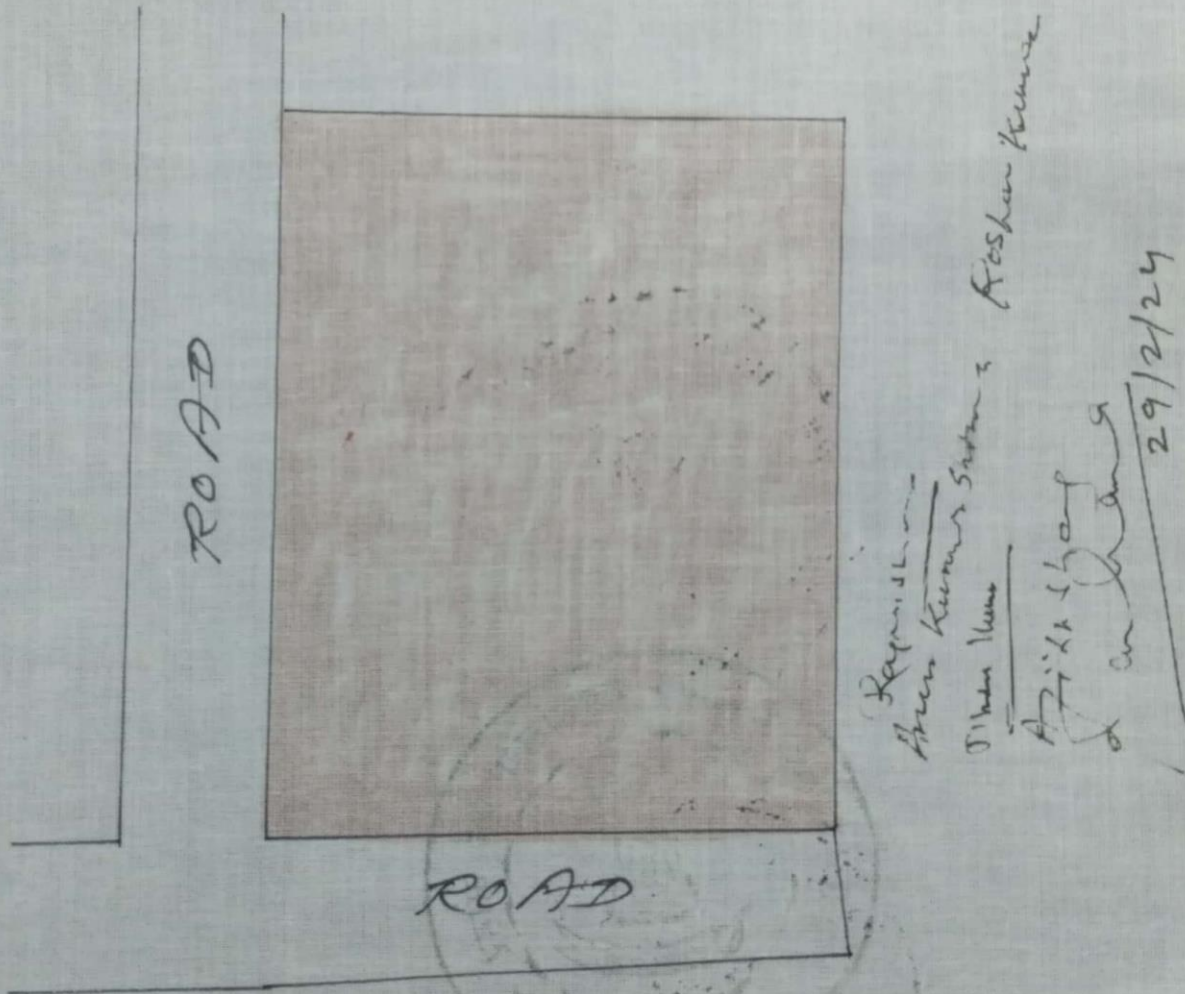
MAHO NO - 197

P.S. LALPUR, DIST - RANCHI

PLOT NO - 84

SHOWN IN RED COLOUR

AREA
17.84 DEC



Schedule VI MR Form No.
 Chhotanagpur Settlement
KHATIAN



Continuous
 Name of Village
 ग्राम नाम

(विलियम)

Thana
 थाना

Thana Number
 थाना नम्बर

256

Number of Khewat
 खेत नम्बर
 2

Name of Landholder
 नाम रजतार मालिकता
 25/8/11 25/8/11

-1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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28
 धर्मराम धर्मराम
 धर्मराम धर्मराम
 धर्मराम



NOT PERMITTED TO BE TAKEN OUT
 General Superintendent
 Accounts Section



Record of Right Books
 and Publishers Order
 20/11/11

मूल खतियान से
 मिलाच किया
 29/02/24

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

संपत्ति टैक्स



जमीनदार नाम			रैयत का नाम, अभिभावक का नाम, रिश्ता							
सेक्रेट्री ऑफ इस्टेट फार इन्डिया कौन्सिल			गोखुल मुन्डा, बल्द - सनीचरवा मुन्डा, , जाति- मुण्डा, निवासी- साकीन कोकर							
जिला का नाम	रौंची	अंचल का नाम	शहर	हलका का नाम	हल्का-02	मौजा का नाम	लालपुर	खाता का प्रकार	रैयती	
खेवट नम्बर	2	खाता नम्बर	12	थाना का नाम	रौंची	थाना नम्बर	197			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रो (10)	आ (11)	पे (12)	(13)
12	22	दोन मंगरा उरांव दोन नीज	दोन दो 2	0 (एकड़) 54 (डिसमील) 0			13	4	0	कायमी
	23	दोन नीज दोन जैपाल मुन्डा	दोन तीन 1	0 (एकड़) 29 (डिसमील) 0			13	4	0	
	78	दोन बलकु मुन्डा दोन मौजीन्दर लाल चक्रवर्ती	दोन एक 5	0 (एकड़) 84 (डिसमील) 0			13	4	0	
	79	दोन हुसेनी मुन्डा वगैरह दोन जैपाल मुन्डा	दोन दो 6	0 (एकड़) 92 (डिसमील) 0			13	4	0	
	80	दोन हुसेनी मुन्डा वगैरह दोन जैपाल मुन्डा वगैरह	दोन तीन 1	0 (एकड़) 34 (डिसमील) 0			13	4	0	
	82	दोन एतवा मुन्डा दोन हुसेनी मुन्डा वगैरह	दोन तीन 3	0 (एकड़) 29 (डिसमील) 0			13	4	0	
	84	टाइ फगुआ उरांव टाई सहदेव	टाइ दो 5	3 (एकड़) 5 (डिसमील) 0	पीपर/3 शीमर/2 कुलहक वकवजे रैयत vide case No-169 of		13	4	0	

	उरांव वोगैरह			1953-54 , Area 56 Dec out of plot no 84 converted in to chhapar;andil seechh. Ho No-330.				
88	दोन जैपाल मुन्डा वगैरह दोन मंगा मुन्डा वोगैरह	दोन तीन 3	0 (एकड़) 67 (डिसमील) 0			13	4	0
92	दोन लोपन पाहन वगैरह टांड मोशमात परनी मुन्डाइन	दोन दो 5	0 (एकड़) 32 (डिसमील) 0			13	4	0
खाता मे कुल प्लोट संख्या		9	खाता का कुल मिजान	7 (एकड़) 26 (डिसमील) 0		खाता का कुल		13 4 0

यह एक कंप्यूटर जनित प्रति है

2/29/2024
11:27:42
AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें |



हजारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 29, 2024

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	384											
जिला का नाम	रौबी	अनुमंडल नाम	सदर	अर्षल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड					
शौका का नाम	लालपुर	होल्डिंग संख्या	474/मध्य, खाता 12	तौजी संख्या	0	धाना नम्बर	197	खाता का प्रकार	—					
श्री जितेन्द्र कुमार सिंह, पति-श्री नारायण सिंह, जाति- —														
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस				
474	84	5 कठक छ. 0 वर्गफीट	दाखिल खारिज वाद संख्या 220 आर 27/1985-8630-12-85 -						2.5	3.63				
कुल परिमाण		5 कठक छ. 0 वर्गफीट												
सारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत धातू साल	रोड सेस बकाया	रोड सेस धातू साल	शिक्षा सेस बकाया	शिक्षा सेस धातू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धातू साल	कृषि सेस बकाया	कृषि सेस धातू साल	
19/10/1992	128867	1973-74	1992-93	45	2.5	11.25	0.63	22.5	1.25	22.5	1.25	9	0.5	
12-04-2022	0698008523	1993-1994	2022-2023	72.5	2.5	17.98	0.62	36.25	1.25	36.25	1.25	14.5	0.5	

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

List Of Case Status Details

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

अपडेट

Sch XIV- F.No. 180v
रसीद भालगुजारी
नाम सर्कल । नाम मौजा मय
धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 384
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 2
वो सकुनत नम्बर। Receipt No. : 0698008523

शहर | तालपुर | 197 | श्री जितेन्द्र कुमार सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
474	84	5 कठा 6 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 (1993-1994) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	2.50	65.00	2.50	2.50	2.50	2.50
गुजारी (भावली)	0.62	16.12	0.62	0.62	0.62	0.62
सेस	.....	.....	.....	.....	.....	.....
सूद	1.25	32.50	1.25	1.25	1.25	1.25
मुतफरकात	1.25	32.50	1.25	1.25	1.25	1.25
मीजान	0.50	13.00	0.50	0.50	0.50	0.50
	6.12	159.12	6.12	6.12	6.12	6.12

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा (1993-1994) - (2018-2019)	३ रा वर्ष (2019-2020)	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)	65.00	2.50	2.50	2.50	2.50	
गुजारी (भावली)	16.12	0.62	0.62	0.62	0.62	
सेस	.....	.....	.....	.....	.....
सूद	32.50	1.25	1.25	1.25	1.25	
मुतफरकात	32.50	1.25	1.25	1.25	1.25	
मीजान अदायकारी	13.00	0.50	0.50	0.50	0.50	
	159.12	6.12	6.12	6.12	6.12	

(१) मीजान कुल (लफजों में) : One Hundred Eighty Three Rupees and Sixty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 183.60

तारीख अमला तहसील कुनिन्दा : 04-12-2022

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।

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 29, 2024

पंजी II प्रति

भाग वर्तमान	8	पृष्ठ संख्या	59											
जिला का नाम	रोही	अनुपंजल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड					
पौजा का नाम	सालपुर	होलिंग संख्या	12	तौजी संख्या	0	धाना नम्बर	197	खाता का प्रकार	रैवती					
डॉ. अरुण कुमार शर्मा, अजीत कुमार शर्मा, भानु प्रताप शर्मा, राजेश कुमार शर्मा, पिता-स्व. उपेन्द्र शर्मा, जति-														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
12	84	5 कठ6.75 छ. 0 वर्गफिट			दा. खा. वाद स. 3998 R 27 / 13-14 तिथि-4.1.14						5	7.25		
		कुल परिमाण												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत धानू साल	रोड सेस बकाया	रोड सेस धानू साल	शिक्षा सेस बकाया	शिक्षा सेस धानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धानू साल	कृषि सेस बकाया	कृषि सेस धानू साल	
01/07/2014	004889	2014	2015	0	5	0	1.25	0	2.5	0	2.5	0	1	
07-12-2016	1468339700	2015-2016	2016-2017	5	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1	
04-11-2018	0671497567	2017-2018	2018-2019	5	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1	
05-13-2019	0225727363	2019-2020	2019-2020	0	5	0	1.25	0	2.5	0	2.5	0	1	
10-02-2020	0187687250	2020-2021	2020-2021	0	5	0	1.25	0	2.5	0	2.5	0	1	
05-11-2021	0449676302	2021-2022	2021-2022	0	5	0	1.25	0	2.5	0	2.5	0	1	
11-26-2022	0523472210	2022-2023	2022-2023	0	5	0	1.25	0	2.5	0	2.5	0	1	
06-24-2023	0845192308	2023-2024	2023-2024	0	5	0	1.25	0	2.5	0	2.5	0	1	

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

List Of Case Status Details

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

क्या दर्ज है

← BACK

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

V

फरद मलकी / फरद रैयती Page No. : 59
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 8
वो सकुनत नम्बर। Receipt No. : 0845192308

शहर | लालपुर | 197 | डॉ. अरुण कुमार शर्मा, अजीत कुमार शर्मा, भानु प्रताप शर्मा, राजेश कुमार शर्मा		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
12	84	5 कठा 6.75 छटाक 0 वर्गफीट

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	5.00				5.00	
गुजारी (भावली)	1.25				1.25	
सेस	2.50				2.50	
सूद	2.50				2.50	
मुतफरकात	1.00				1.00	
मीजान	12.25				12.25	

.तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					5.00	
गुजारी (भावली)					1.25	
सेस					2.50	
सूद					2.50	
मुतफरकात					1.00	
मीजान अदायकारी					12.25	

- (१) मीजान कुल (लफजों में) : Twelve Rupees and Twenty Five Paise
(२) नाम देहिन्दा -
(३) कुल बकाया- 12.25

तारीख अमला तहसील कुनिन्दा : 24-06-2023

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



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 ।

Print



Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

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

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

1.DR.ARUN KUMAR SHARMA 2.AJIT KUMAR SHARMA
3.BHANU PRATAP SHARMA 4.RAJESH KUMAR SHARMA
5.SRI JITENDRA KUMAR SINGH
GULMOHAR PATH ROAD,LOWER BURDWAN
COMPOUND,RANCHI,JHARKHAND, 834001

Re:sanction of your building plan case no. **RMC/BP/0262/W10/2023** dated **18/8/2023** for grant of license on Dated **23/9/2023** for the **Building Development Permit** in Khata No.: **12,474** on RS Plot no.: **84** Situated in Colony/Street: **LALPUR** Mohalla/Bazar/Road: **LALPUR**.

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.56663/-**
2. You have to furnish & Deposit a Gift Deed of **21.57** 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.113843/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

No. A/GL-320/54 1831 R.

Exhibit 'A'

Government of Bihar,
Revenue Department,

From

Shree S. Sahay,
Deputy Secretary to Government,

To

The Commissioner of the
Chotanagpur Division.

Patna the 14th/16th February, 1955.

Subject:- Permission for conversion of 0.56 acre out of the agricultural holding in Plot No. 84 of village Lalspur, P.S. Ranchi owned by Mosst. Bhagrain into Chhaparbandi lease of constructing a house.

Sir,

I am directed to refer to your memo No. 11534 R, dated the 29th November, 1954, on the subject noted above, and to convey the permission of Government to Mosst. Bhagrain to convert the piece of the land in question into Chhaparbandi lease for constructing a house on payment of Salami of Rs. 1120/4 and annual rental of Rs. 16/12/9 subject to the condition that she executes a building lease in the form enclosed with your memo under reference.

The form of lease, received with your memo under reference is returned.

Yours faithfully,

Sd/- S. Sahay,
Deputy Secretary to Government.

Memo No. 1893 R. dated 1.3.55.

Copy with the form of the lease, forwarded to the D.C. of Ranchi, with reference to his letter No. 6447 R, dated 10.11.54 for information & favour of necessary action.

Sd/- Illegible
P.A. to Commissioner.

Lalpur

नाममौज़ा लालपुर

नाम चाना राँची

चाना नम्बर १६७

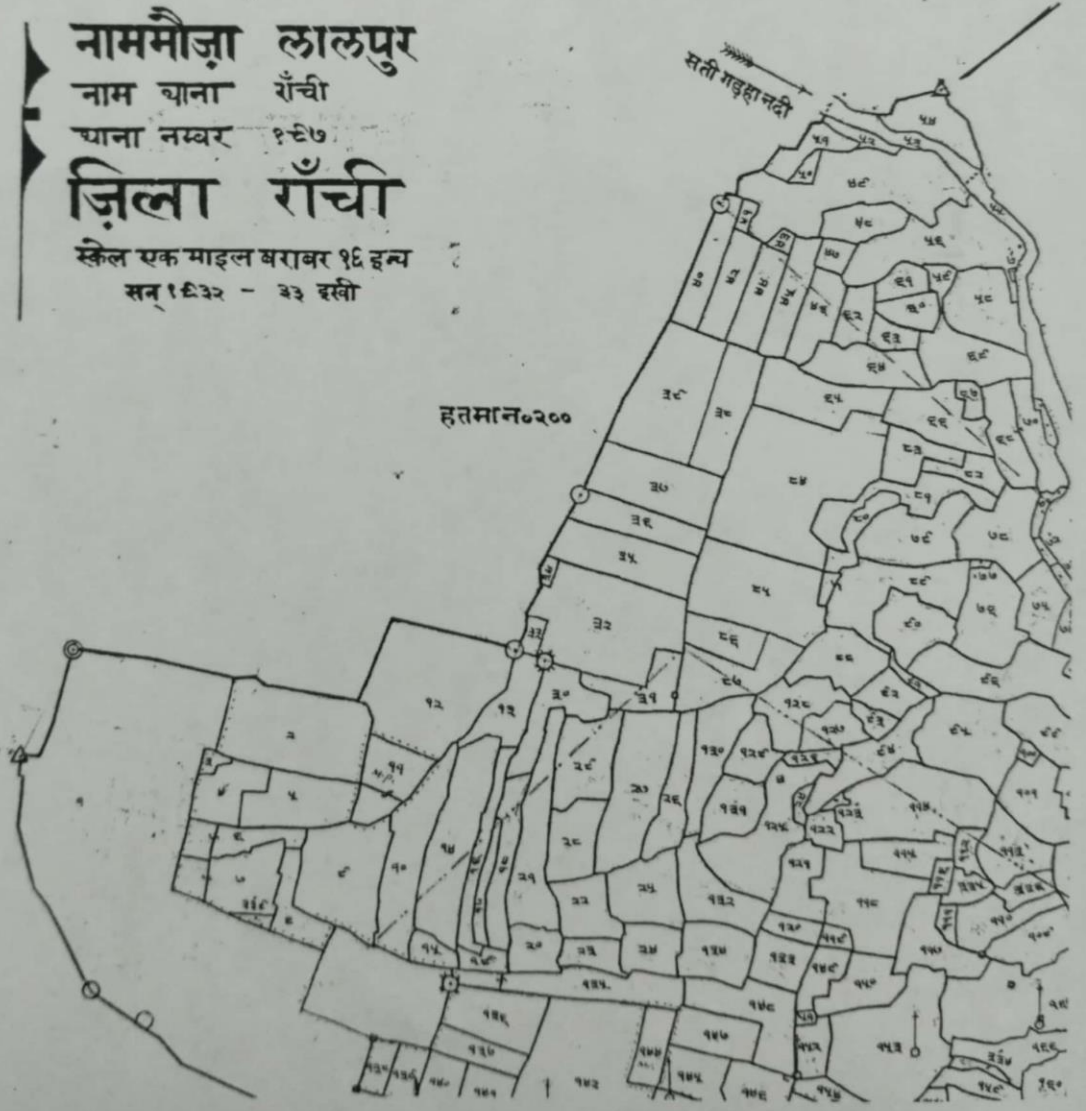
ज़िला राँची

स्केल एक माइल बराबर १६ इंच

सन १९३२ - ३३ इस्वी

हतमान ०२००

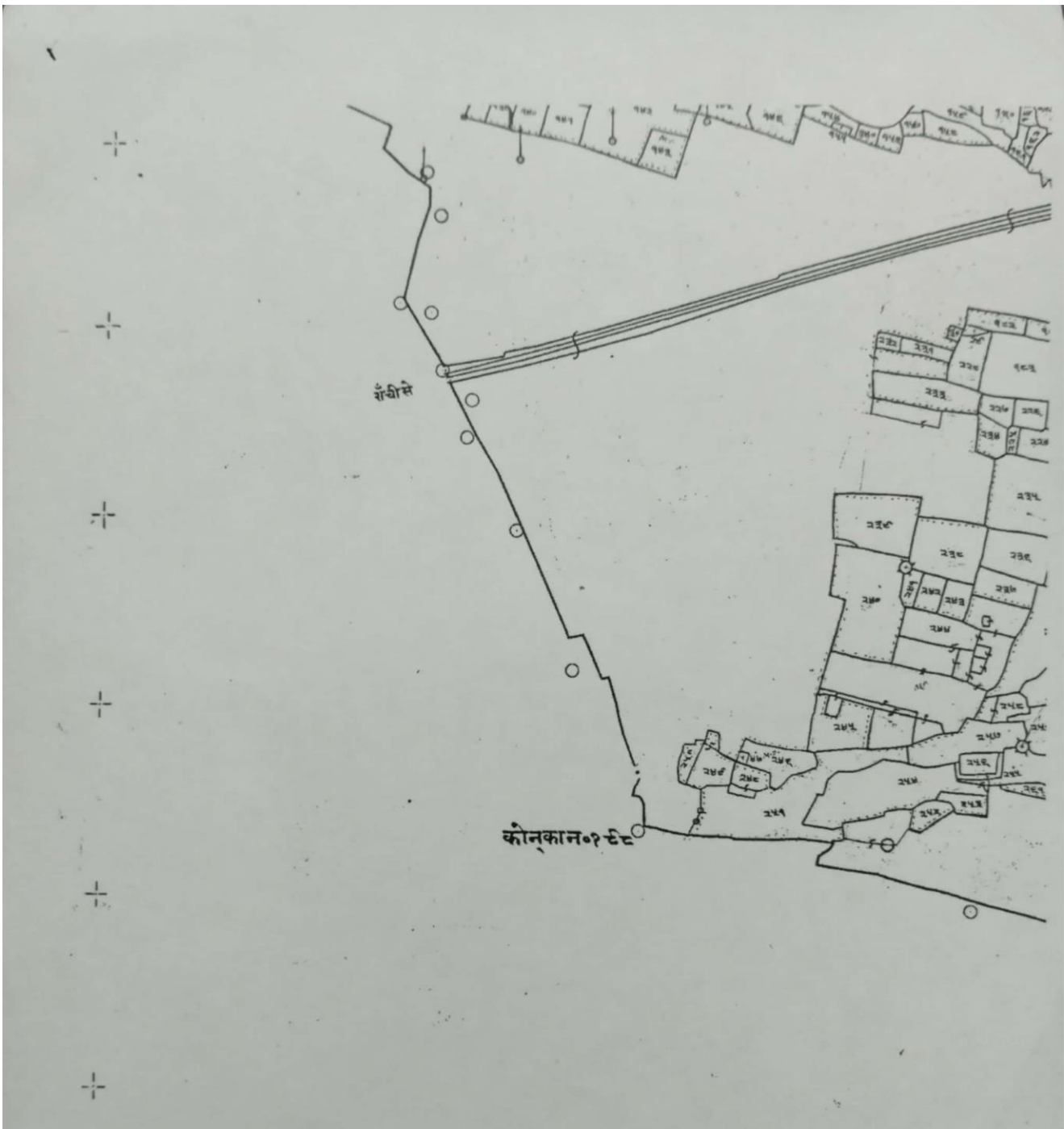
सती गबुहानदी





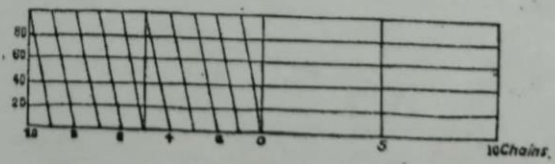
ished under the authority of Government.

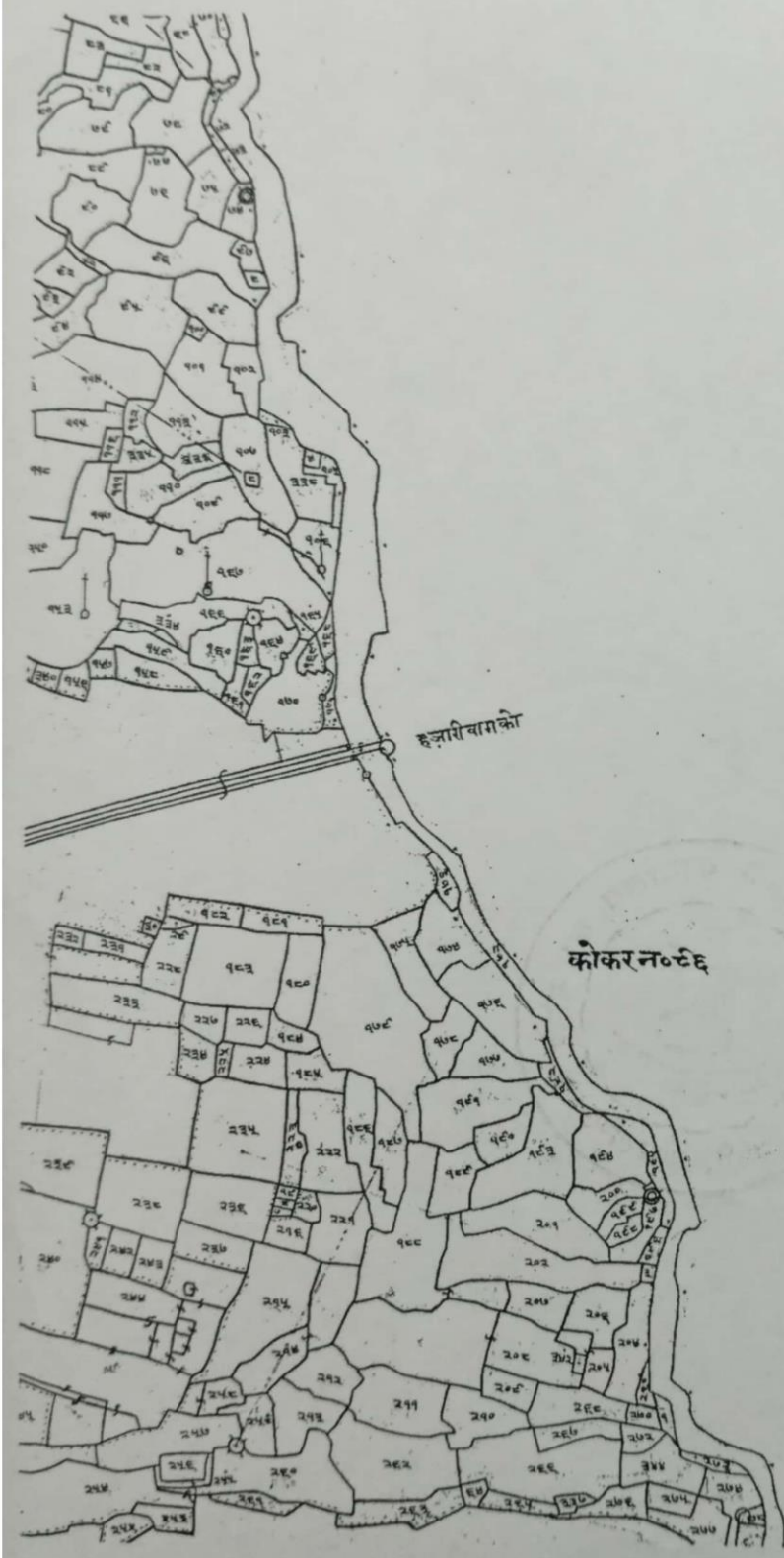
W. Mayh
Superintendent of Survey.



456	442	443	266	408	10	148	221	203	302	202	221	211	330	330
357	332	333	330	330	330	330	330	330	330	330	330	330	330	330

Scale 1/6 Inches = 1 Mile.





हज़ारी वामाको

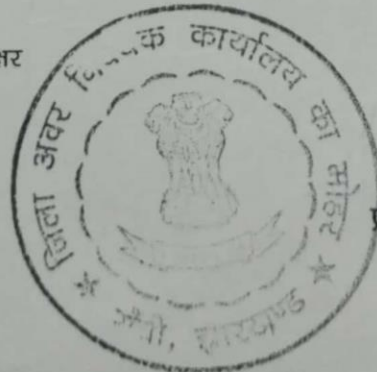
कोकर न०८६

विवागको

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	स्रतियान की सत्यापित प्रति		
	स्रतियान 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	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

23/02/24
Poonam Tiwari
 LDC, Ranchi
 जाँच लिपिक का हस्ताक्षर
 तिथि सहित



f
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

रूपेश कुमार सिन्हा
 प्रभारी जिला अवर निबंधक, राँची



C
29/2

Pre Registration Docket

Date :- 27-02-2024 08:09 pm

Office Name :- SRO - Ranchi
Token No:- 202400025935

Appoinment :- 29-Feb-2024 Time:- 12:6

Article	Development Agreement
Pre Registration Date	27-Feb-2024
No. Of Pages	62
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,59,707.

Property Id: **1171429**

Valuation No. : 1592304 / 2024 :- 2023-2024 Date : 27-February-2024 18:54:PM

State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar
Land Type : Urban	Corporation : Ranchi Municipal Corporation Lalpur	Village/City : Lalpur
Lalpur Word No 10 - Other Road -		
Khata Number - 12		
Plot Number - 84		
Volume Number - 2 8		
Page Number - 384 59		
Holding Number - 0200002004000Z0 0200000626000A1		

Property Rates

Commercial Land (Y)

₹802336/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	17.84 Decimal
---	-----------	---------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 17.84 x 802336=14313674.24	₹1,43,13,674/-
A	Total		₹1,43,13,674/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹1,43,13,700/-

Total Amount in Words : One Crore Forty Three Lakhs Thirteen Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Proposed Road, Plot No. 84, West: Proposed Road, South: Sub Plot No. 84/A, North: RS Plot No. 65
Area	Land area : 17.84 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	14313674.24
Transaction Amount	-

CLAIMANT	-Mr. Shubh Laxmi Construction Through Its Proprietor Roshan Kumar, ,Father/Husband Name Late Umesh Prasad Singh , PAN No.- Date Of Birth-12-Sep-1985,Permission Case No.- , Aadhaar No. *****1676, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Sai Homes Near Bodhraj Enclave Anantpur Chutia Ranchi, Pin Code-834002
EXECUTANTS	-Mr. Arun Kumar Sharma, ,Father/Husband Name Late Upendra Sharma , PAN No.- Date Of Birth-02-Jul-1951,Permission Case No.- , Aadhaar No. *****7668, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Lower Burdwan Compound, Near Murgi Farm, Lalpur, Ranchi, Pin Code-834001
	-Mr. Rajesh Kumar Sharma, ,Father/Husband Name Late Upendra Prasad Sharma , PAN No.- Date Of Birth-24-Jul-1965,Permission Case No.- , Aadhaar No. *****6871, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Lower Burdwan Compound, Near Murgi Farm, Lalpur, Ranchi, Pin Code-834001
	-Mr. Bhanu Pratap Sharma, ,Father/Husband Name Late Upendra Prasad Sharma , PAN No.- Date Of Birth-13-Jun-1957,Permission Case No.- , Aadhaar No. *****6995, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Lower Burdwan Compound, Near Murgi Farm, Lalpur, Ranchi, Pin Code-834001
	-Mr. Ajit Kumar Sharma, ,Father/Husband Name Late Upendra Prasad Sharma , PAN No.- Date Of Birth-04-Feb-1954,Permission Case No.- , Aadhaar No. *****9248, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Lower Burdwan Compound, Near Murgi Farm, Lalpur, Ranchi, Pin Code-834001
	-Mr. Jitendra Kumar, ,Father/Husband Name Late Tej Narayan Singh Alias Dharma Narayan Singh; PAN No.- Date Of Birth-15-Jan-1954,Permission Case No.- , Aadhaar No. *****1643, Country-India, State Name-Bihar, District Name-SAMASTIPUR, City/Village/Town Name-SAMASTIPUR, Locality-.,Address - Block Road Dalsinghsarai Samastipur Bihar, Pin Code-848114

Witness Information	Mr. Manish Kumar , Address - Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi-, Father/Husband Name-Gopal Prasad Singh
---------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------

Identifier Details	Mr. Manish Kumar , Address - Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi-, Father/Husband Name-Gopal Prasad Singh
--------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,860
Total		1,860

Fee Rule:Development Agreement		
1	A1	3,57,843
2	LL	3
3	PR	1
Total		3,57,847

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.

	<i>Roshan Kumar</i>	<i>Manish Kumar Shukla</i>
Deed Writer / Advocate	Vendee / Claimant	Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Rajesh



Document Registration Summary 1

Date :-29-Feb-2024

- Government/Market Value: ₹14313700/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 983250

Receipt Date : 29-02-2024

Presenter Name: -

On Date 29-02-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi


PR	₹1
SP	₹1860
LL	₹3
A1	₹357843
Stamp Duty	₹50

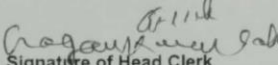
Total	₹359757
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
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	ShubhLaxmiConstructionThroughItsProprietorRoshanKumar	GRN Number : 2400913924 DEPT Transaction Id : 5bb13f3f711c45e0875c Transaction Type :	50
PR	1	1	0	GRAS	ShubhLaxmiConstructionThroughItsProprietorRoshanKumar	GRN Number : 2400913963 DEPT Transaction Id : 65f0333f6c2de1859437 Transaction Type :	1
SP	1860	1860	0	GRAS	ShubhLaxmiConstructionThroughItsProprietorRoshanKumar	GRN Number : 2400913963 DEPT Transaction Id : 65f0333f6c2de1859437 Transaction Type :	1860
A1	357843	357843	0	GRAS	ShubhLaxmiConstructionThroughItsProprietorRoshanKumar	GRN Number : 2400913963 DEPT Transaction Id : 65f0333f6c2de1859437 Transaction Type :	357843

LL	3	3	0	GRAS	ShubhLaxmiConstructionThroughItsProprietorRoshanKumar	GRN Number : 2400913963 DEPT Transaction Id : 65f0333f6c2de1859437 Transaction Type :	3
Sub Total	359711	359757	-46				

Article : Development Agreement Number of Pages : 124


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

रूपेश कुमार सिन्हा
प्रमारी जिला अवर निबंधक, राँची





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400025935







Deed Type	Development Agreement
Number of Pages	124
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1860, A1 :- Rs. 357843, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.14313674/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Lalpur Location :- Other Road, Lalpur Word No 10 Property Boundaries :- East: Proposed Road, Plot No. 84, West: Proposed Road, South: Sub Plot No. 84/A, North: RS Plot No. 65 Khata Number - 12Plot Number - 84Volume Number - 2 8Page Number - 384 59Holding Number - 0200002004000Z0 0200000626000A1 Area Of Land :- 17.84 Decimal







Sh./Smt.Jitendra Kumar s/o/d/o/w/o Late Tej Narayan Singh Alias Dharma Narayan Singh has presented the document for registration in this office today dated :- 29-Feb-2024 Day :- Thursday Time :- 15:25:42 PM





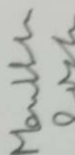
Jitendra Kumar(Individual)

Party Name	Document Type	Document Number
Jitendra Kumar	PAN/UID	*****1643

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Arun Kumar Sharma Address1 - Lower Burdwan Compound, Near Murgi Farm, Lalpur, Ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Arun Kumar Sharma Address:- , NEAR MURGI FARM, GULMOHAR MOHAR PARK ROAD, LOWER BURDAWAN COMPOUND, Lalpur, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:72			<i>Arun Kumar Sharma</i>
2	Rajesh Kumar Sharma Address1 - Lower Burdwan Compound, Near Murgi Farm, Lalpur, Ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Rajesh Kumar Sharma Address:- VILLA NO 202, DOMMASANDRA ROAD CIRLE MUTHANALLUR, NAMBIAR BELLEZEA, NARAYANAGHATTA VILLAGE, Chandapura, , Bengaluru, 560099, Chandapura, Karnataka, India		EXECUTANTS Age:58			<i>Rajesh Kumar</i>
3	Bhanu Pratap Sharma Address1 - Lower Burdwan Compound, Near Murgi Farm, Lalpur, Ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Bhanu Pratap Sharma Address:- 358 Hauz Khas Apartments (SFS) , Shri Aurbindo Marg, Hauz Khas, Hauz Khas, , South Delhi, 110016, Hauz Khas, Delhi, India		EXECUTANTS Age:66			<i>Bhanu Pratap Sharma</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	Jitendra Kumar Address1 - Block Road Dalsinghsarai Samastipur Bihar, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Dr. Jitendra Kumar Address:- , Near Govind Baba Mandir , , Rampur , Lakhisarai, 811310, , Bihar, India		EXECUTANTS Age:70			<i>Jitendra Kumar</i>
5	Ajit Kumar Sharma Address1 - Lower Burdwan Compound, Near Murgi Farm, Lalpur, Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ajit Kumar Sharma Address:- Bunglow No 3 Vasundhara Estate, Near Irrigation Colony, N H 33, Dimna, Jamshedpur, , East Singhbhum, 831018, , Jharkhand, India		EXECUTANTS Age:70			<i>Ajit Kumar Sharma</i>
6	Shubh Laxmi Construction Through Its Proprietor Roshan Kumar Address1 - Sai Homes Near Bodhraj Enclave Anantpur Chutia Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Roshan Kumar Address:- Sai Home, Near Over Bridge, Anantpur, Doranda, Thana Chutia, Ranchi, Doranda, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:38			<i>Roshan Kumar</i>

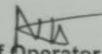
Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Manish Kumar S/o-D/o Gopal Prasad Singh Address1 - Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu 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	Manish Kumar Address1 - Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi, Address2 - , , , Jharkhand			



 Signature of Operator


 Seal and Signature of Registering Officer


Above signature & thumb Impression are affixed in my presence.

रूपेश कुमार सिन्हा
 प्रमारी जिला अवर निबंधक, राँची

Above mentioned, (**Ajit Kumar Sharma , Arun Kumar Sharma , Jitendra Kumar , Rajesh Kumar Sharma , Bhanu Pratap Sharma**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Manish Kumar**) Son/Daughter/Wife of (**Gopal Prasad Singh**) resident of (**Sai Ashirwad Block A Flat No. 302 Bariatu Road Rani Bagan Kidzee School Bariatu Ranchi**) and by occupation (**Business**).


 Signature of Registering Officer

Date:- 29-Feb-2024


 Seal and Signature of Registering Officer

रूपेश कुमार सिन्हा
 प्रमारी जिला अवर निबंधक, राँची



Token No.: 202400025935

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **29-Feb-2024** by **Jitendra Kumar, S/O, D/O, W/O Late Tej Narayan Singh Alias Dharma Narayan Singh** resident of Block **Road Dalsinghsarai Samastipur Bihar ...**

This deed was registered as Document No.: **2024/RAN/2000/BK1/1826** in Book No :- **BK1**, Volume No :- **225** from Page No :- **337** to **460** at, office of **SRO - Ranchi**

Date:- **29-Feb-2024**

Registering Officer

रूपेश कुमार सिन्हा

प्रभासी जिला अवर निबंधक, राँची

