



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8225a0ffe3720572bb73

Receipt Date : 22-Jul-2024 02:30:52 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400091430

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : MUNNA KUMAR AND SANTOSH KUMAR (Vendee)

GRN Number : 2403257815



अधिनियम 21 के अन्तर्गत अधिनियम 1908 की धारा के अधीन भारतीय स्टाम्प अधिनियम 1899 के अनुसूची 1 या 1 का सं. 5 के अधीन बर्तमान स्टाम्प अधिनियम से विमुक्त का स्टाम्प शुल्क शेष है।

RUPESH KUMAR SINHA
REGISTRAR
RANCHI URBAN AREA

Prabhat Kumar.
23/07/2024

23-7-2024

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

For Tejaswi Developers
Munna Kumar
23-07-2024
Partner

For Tejaswi Developers
संतोष कुमार
23-07-2024
Partner

D. Agreement

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मार्गदर्शिका पंजी सं
मिलान किया।
प्राप्त प्रतिबंधित सूची में
कार्या नं० 44 नहीं मिला।

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23-7

ANAND KUMAR

Prabhat Kumar
28/07/2024

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the ~~23rd~~ day of July 2024 at Ranchi

BETWEEN

Sri Prabhat Kumar Date of Birth - 01.11.1963, Son of Late Niwaran Chandra Das, Grand son of Late Manohar Das, by Occupation - Business, By Faith -Hindu, By Category - General (Not covered under CNT Act 1908), Resident of Kusum Vihar, Road No. 8, Morabadi, P.S. Bariyatu, District - Ranchi, State - Jharkhand, Indian Citizen (hereinafter referred to as OWNER) of the one part.

UID No. XXXX XXXX 4925, PAN-ALQPK0828F, MOB - 9835168355

For Tejaswi Developers
Munla Kumar
23-07-2024 Partner

For Tejaswi Developers
संतोष कुमार
23-07-2024
1 Partner



AND

Tejaswi Developers (PAN - AAJFT3463H), A partnership Firm, its Principal place of business at 711 A, Eastern Mall, Circular Road, Dangra Toli Chowk, Lalpur, District - Ranchi, State - Jharkhand (1) **Munna Kumar** Date of Birth - 15.01.1973, son of Late Kalika Prasad Singh, Grand Son of late Brij Kishore Singh, by Faith - Hindu, by Category - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Kusum Vihar, Road No. 8, P.S. Bariyatu, District- Ranchi, State - Jharkhand, Indian Citizen and (2) **Santosh Kumar** Date of Birth - 17.06.1979, son of Late Kalika Prasad Singh, Grand Son of late Brij Kishore Singh, by Faith - Hindu, by Category - General (Not covered under CNT Act 1908), by Occupation - Business, Resident of Kusum Vihar, Road No. 8, P.S. Bariyatu, District- Ranchi, State - Jharkhand, Indian Citizen hereinafter referred to as DEVELOPER of the other part.

(1) UID- XXXX XXXX 4559, Mobile No. 9308385556,

(2) UID- XXXX XXXX 8168, Mobile No. 9386393761,

That the expression OWNER and DEVELOPER wherever occurring in these present unless excluded by or repugnant to the subject or context shall always mean and include their respective successors, executors and assigns.

WHEREAS landowner is seized and possessed or otherwise sufficiently entitled to the property measuring about 10 Katha which appertains to R.S. Plot no. 337, Sub Plot No. 337/A & 337/A-1, under khata No. 44 measuring an area 5 katha and 5 katha respectively situated at Morabadi Road, within ward no. 19 corresponding to municipal holding no. 170/KI and 170/KII of Ranchi Municipal Corporation, Ranchi, which is morefully and particularly described in schedule A below.

AND WHEREAS the owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the land aforesaid is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and he has a good right and absolute authority to transfer the whole and part of the schedule A property in all legal manner.

AND WHEREAS said land is recorded in revisional survey records of right in the name of Dane Munda, Jagarnath Munda son of Lakhna Munda, by Caste - Munda, resident of Deh Toli, Telin Toli as Kayami.

AND WHEREAS the land described in schedule A below originally belonged to Hari Munda, who sold and transferred the same to Syed Anwar Hussain Khan son of Syed Azhar Hussain and by executing a registered deed no. 2021 dated 19.03.1963 after obtaining permission from the competent authority as

For Tejaswi Developers

Munna Kumar
Partner

23-07-2024

For Tejaswi Developers

Santosh Kumar
Partner

23/07/2024

Prabhat Kumar.

23/07/2024

required under section 49 of the CNT Act vide Misc. Case No. 11 R (ii) 1962-63 and made a substantial structure thereon.

AND WHEREAS the Syed Anwar Hussain Khan sold a portion of Land measuring an area 10 katha, to Vendor of Owners marked as sub plot no. 337/A to Saira Begum by executing a registered deed of sale being no. 5928 dated 29.07.1967 particulars of which have been entered in Book No. 1, Volume No. 46 Page nos. 112 to 116 duly entered in the office of District Sub Registrar, Ranchi. The said Saira Begum was recognized as settled raiyat and her name was duly entered in Register II, which is known as continuous khatian.

AND WHEREAS the Owner purchased plot no. 337, sub plot no. 337/A measuring an area 5 katha together with structure standing thereon in terms of execution of a registered deed of sale being no. 4165/3954 dated 13.05.1996 and he also purchased plot no. 337, sub plot no. 337/A-1 measuring an area 5 katha together with structure standing thereon in terms of execution of a registered deed of sale being no. 4164/3953 dated 13.05.1996 and he started exercising his all sorts of right as Lawful name of the Owner also finds place in Register II in terms of order passed in mutation case no. 348 /1996-97 order dated 04.01.1997 which is entered in Register II, Volume No. 12, Page No. 114 an uptodate rent receipt No. 0344501786 dated 11.07.2020 is issued in his name and mutation case no. 349 /1996-97 order dated 04.01.1997 which is entered in Register II, Volume No. 12, Page No. 115 an uptodate rent receipt No. 0088724746 dated 11.07.2020 is issued in his name and he has been paying rent to the state and municipal holding being nos. 170/KI and 170/KII were also created in the office of Ranchi Municipal Corporation, Ranchi and Tax is being paid by the Owner.

AND WHEREAS the land aforesaid had been the subject matter of illegal transfer in contravention of the provision of CNT Act, hence on the application of one Mr. Boney Munda & others a proceeding under section 71 A of the CNT Act, vide SAR case No. 158/1990-91 and the Learned Competent court after hearing the matter in Length had been pleased to dismiss the application of restoration filed by members of schedule tribe. While passing the said order the competent court held that recorded raiyat has already sold and transferred the property to Hari Munda S/o Jagarnath Munda and thus the right of recorded tenant was extinguished on the day of execution of registered deed of sale being no. 4310 dated 21.07.1946. It is made clear that said transaction took place much before coming in to force of CNT Amendment Act 1947 and no prior permission of Deputy Commissioner was required. Thus application of restoration filed by the successor of recorded tenant was abuse of the process of rt from that the Learned Court also held that in the case of Rajendra Nath Kapoor Versus State, reported in BLT 1990 at page 352, their Lordships Held that " Transfer made with permission of

SK
337/A

14/12/10
SAR Court
order
11.07.2020

For Tejaswi Developers
Munna Kumar
Partner
23-07-2024

For Tejaswi Developers
Santosh Kumar
Partner
23/07/2024

→ 21. 30.11.94

Prabhat Kumar
23/07/2024

Deputy Commissioner cannot be annulled U/s 71 A of the CNT Act as section 46 (4) A and clause V of CNT Act has different force and different intention of Legislation. The SAR case was accordingly decided in favour of erstwhile owner Siddique Mian. Subsequently another application for restoration was filed U/s 71A of the CNT Act for the same plot vide SAR case No. 148/2009-10 and it was also rejected in view of judicial pronouncement of case of Sarmistha Mishra versus State of Jharkhand in which their Lordships held that earlier application U/s 71 A rejected, then subsequent application is hit by principle of Res-Judicata. Both the order was never challenged before the higher court and thus same is binding on the claimant, who filed an application for restoration. Thus in the manner above, the owner has absolute right, title and interest over the property described in Schedule A of this deed.

AND WHEREAS the owners is interested in getting a multistoried residential building/ complex to be developed and constructed on the area schedule A property and also shown in red wash map hereto and to acquire the super built-up area which includes Rajendra Nath Kapoor Versus State, reported in BLT 1990 at page 352, their Lordships Held that Transfer made with permission of Deputy Commissioner cannot be annulled U/s 71 A of the CNT Act as section 46 (4) A and clause V of CNT Act has different force and different intention of Legislation." The SAR case was accordingly decided in favour of erstwhile owner Siddique Mian. Subsequently another application for restoration was filed U/s 71A of the CNT Act for the same plot vide SAR case No. 148/2009-10 and it was also rejected in view of judicial pronouncement of case of Sarmistha Mishra versus State of Jharkhand in which their Lordships held that earlier application U/s 71 A rejected, then subsequent application is hit by principle of Res-Judicata. Both the order was never challenged before the higher court and thus same is binding on the claimant, who filed an application for restoration. Thus in the manner above, the owner has absolute right, title and interest over the property described in Schedule A of this agreement.

AND WHEREAS the owners is interested in getting a multistoried residential building/ complex to be developed and constructed on the area resaid of the schedule A property and also shown in red wash map attached hereto and to acquire the super built-up area which includes common area in the residential complex as consideration in exchange for the full and final value of the land described in Schedule A of this agreement. The share of owners proposed to be given has been defined in Schedule B of this agreement and moreover, it will be allocated in the sanctioned plan map in due course of time.

AND WHEREAS the developer offered to construct at its own cost a multistoried residential building/ complex over the Schedule A property of the owner, hereinafter referred to as "THE BUILDING" and give super built-up area with specification in schedule B & C and also detailed in appendix I

For Tejaswi Developers
Munna Kumar
Partner
23-07-2024

For Tejaswi Developers
Siddique Mian
23/07/2024

Prebhat Kumar
23/07/2024

annexed hereto for the full and final value of the schedule A land and to sell the remaining super built-up area of the building to prospective buyers on such terms whichever is found most suitable by the developer.

AND WHEREAS the Owner had decided 29th March 2007 to get the said property transferred or to make available it for development to Developer or any other person /persons through or under Developer signed an executed an agreement and received Rs. 20,000/- (Rupees Twenty Thousand) by cash in lieu of said agreement to mitigate his urgent expenses and acknowledged a receipt of the same. The owner has given an undertaking in the said agreement that he would transfer the said property to Developer or his nominee/ nominees or any person or persons duly authorized by him either on sale or by getting it developed through or under Developer or any other person or persons, whether an individual or juristic person/ body corporate/ Legal Entity duly appointed by Developer.

AND WHEREAS Developer has been running business of promoter & Developer with high reputation and dignity. The schedule property is to be developed by the Developer in terms of commitment made earlier by the Owner as stipulated above.

AND WHEREAS the owner has agreed to appoint Tejaswi Developers (Hereinafter referred to as "said company" for the sake of brevity) as developer of the schedule A property by abiding his contractual obligation in terms of agreement dated 29.03.2007. The said company shall develop the schedule A property by constructing a multistoried building thereon subject to the terms & condition of this agreement hereinafter contemplated.

AND WHEREAS the parties hereto in terms of their mutual discussion have already made commitment with each other and the owners have already received Rupees Five Lacs by cheque and cash from the developer and has also acknowledged a receipt of the same.

AND WHEREAS in pursuance to above agreement, The Owner has appointed Tejaswi Developers as developer of the schedule A property and agreed to put the developer in part possession after demolition of building standing as on date and as per sanction plan Case No. RMC/BP/0382/W04/2020 dated 30.07.2020. The Owner has also taken Rs. 5,00,000/- (Rupees Five Lacs) only as security deposit from Developer on different dates through cheque and cash and he hereby acknowledge a receipt of the same unde this agreement. The security deposit of Rs. Five Lacs, will be refunded to the owner without interest at the time of handing over share of owners. It is made clear that security deposit shall bear no interest. All the rights and powers hereinafter contemplated have been conferred upon Tejaswi Developers for development and security of the schedule A property.

For Tejaswi Developers

Munish Kumar

Partner

23-07-2024

For Tejaswi Developers

Prabhat Kumar

Partner

23/07/2024

Prabhat Kumar

23/07/2024

AND WHEREAS certain terms & conditions were agreed by and between the Owner and Developer with regard to the transfer of construction of the said building Constituting of flats/parking space etc. and disposal of the same including any other tenement therein.

AND WHEREAS in order to avoid future complications the parties hereto are desirous to record the terms & conditions orally agreed upon, into writing in the manner herein after contemplated.

1. That the following words, terms and expressions shall have the meaning assigned to them where the context requires otherwise.

OWNER/(S) : shall mean the owner/ (s) named above as the one part of agreement and their respective heirs, successors, executors, administrators and assigns.

LAND/ PROPERTY : shall mean and include which is fully described in schedule A of this agreement.

DEVELOPER : shall mean Tejaswi Developers named above as the other part and Their successors In interest, legal representatives and assigns.

BUILDING : shall mean the residential multistoried building TEJASWI PALACE comprising of several units of flats/parking space etc. and other tenement therein in accordance with approved plan of R.M.C. Ranchi.

Flats/Parking space etc. : shall mean an independent unit with certain covered area available for independent occupation.

COVERED AREA : shall mean the entire constructed area within the boundary limits of the owners property described in schedule A which shall include the Plinth area of the unit.

PLINTH : area comprises of the areas of Flats/Premises/corridors/balconies/open Terrace/Guard room/Generator Room/ parking space /common areas and also the area covered under external and internal pillars etc.

PARKING SPACE : shall mean the area which is meant for use of the occupants and visitors of the said building on the terms as framed by Developer.

COMMON AREA : shall mean and include all areas of passage/ (s) / corridors/ stair case/ lift/ common lavatories /pump room/ zen - set room/ tube well/ overhead tank/ terrace/ water pumps and all areas

For Tejaswi Developers

Munish Kumar
Partner

23-07-2024

For Tejaswi Developers

श्री प्रभात कुमार
23/07/2024

Prabhat Kumar.

23/07/2024

available for use of common facilities/ amenities together with its fitting and fixtures.

SUPER BUILT UP AREA : shall mean the carpet area of flats/parking space etc. from wall to wall including the areas of corridor, balconies, proportionate area of stair case, guard room generator room etc. of the building proposed to be constructed.

OWNERS SHARE : 25% of the super built up Area of the Building as described in schedule B together with its fitting and fixtures as described in schedule C as consideration in exchange for full and final value of the schedule A property including the right to use and enjoy the common amenities as would be available therein.

DEVELOPER SHARE : shall mean the rest of the constructed i.e. 75% of the Super Built up area over the schedule A property as per specification mentioned in schedule C together with absolute right, title and interest in the common amenities including the right over car parking spaces other than allocation of Owners and share of land In proportion.

FORCE MAJURE : shall mean natural calamities such as flood, earthquake, civil commotion such as riots, war storm, strike, lock out and / or any other act or commission beyond the control of the developer.

2. That the owner has appointed Tejaswi Developers as developer of Schedule A Property and the developer shall develop the schedule A property by constructing a multistoried building thereon at his own costs, risks, expenses and responsibility.
3. That the owners area desirous in getting a multistoried RESIDENTIAL building / complex developed on the SCHEDULE A property and to acquire the super built up area as consideration in exchange as described in Schedule B for full and final value of the land described in schedule A below.
4. That the owner has agreed that the Developer shall Construct residential building/ complex at his own cost and risk and the multistoried building proposed to be constructed shall be known as Tejaswi Estate.
5. That the owner shall be entitled to get the super built-up area as consideration in exchange from the developer In the manner as described in Schedule B below.

For Tejaswi Developers

Munim Kumar

Partner

23-07-2024

For Tejaswi Developers

Prabhat Kumar

Partner

23/07/2024

6. That the owner will be solely and exclusively entitled to their share in the manner as contemplated in schedule B and further to enjoy the same in the manner as they may deem fit and proper including the absolute right to transfer their share to any person/persons.
7. That prior to the day of execution of this agreement the developer has already paid Rupees Five Lacs by Cheque/cash to the Owner on different dates and a receipt whereof is acknowledged by the owner under this agreement. It is made clear that the security money paid by the developer shall bear no interest and it shall be refunded to the Developer without interest at the time of completion of building/handing over share of owners.
8. That the developer shall get the plan map prepared with due consultation Of their architect and shall submit the same before R.M.C. Ranchi for its approval/ sanction. The developer shall also be entitled to get the project registered with RERA after getting the plan map sanctioned. It is also by the Owner that he shall sign and execute further agreement of development after getting the plan map sanctioned and to place the deed before the District Sub Registrar, Ranchi.
9. That the period of completion of the said BUILDING shall be Three years with a grace period of six months from the date of sanction of plan map. However, if the construction work is affected due to Inclement weather, labour strike, curfew etc. or by any such happenings beyond the control of the developer then the period so lost shall be excluded from the total period of limitation of this agreement. It is also agreed by and between the parties hereto that owner shall extend his co-operation to the Developer to get the project registered with RERA and he also undertakes to execute registered agreement and all other legal document as may be required.
10. That the developer shall for and on behalf of the owner submit the revised plan to R.M.C. Ranchi.
11. That the Owners and the Developer shall jointly get the said property purveyed and ascertained the exact area of the said property. If at the time of commencement of the construction of the building any objection or obstruction is received by the Developer then in that event, the rs shall forthwith bring the same to the notice of the Owners and the Developer shall at his own costs remove such obstruction or objection.

For Tejaswi Developers

Munim Kumar
Partner

23-07-2024

For Tejaswi Developers

संतोष कुमार
Partner

23/07/2024

Prabhat Kumar,

23/07/2024

12. That after sanction of plan map, the owner shall demolish the existing structure over the schedule A property at his own cost and all such demolished building material shall be the property of the Owner and he shall lift the material and hand over vacant possession to the developer and Limitation shall be computed from the day of taking actual physical possession.
14. That the Owner has informed and represented before the Developer that :
 - (a) The Owners or any one on her behalf has or have /not received any notice for acquisition of the said property or any part or portion thereof;
 - (b) The Owners have not entered into any agreement for sale or development in respect of the said property or any part or portion thereof;
 - (c) The Owner or any one on his behalf has or have not created any T adverse right in respect of the said property; The Developer on being posted with all the aforesaid facts have agreed to take the said property for development.
15. That the Developer shall be at liberty to make construction over the Schedule A property in accordance with sanctioned Plan. The decision regarding any changes in sanctioned plan is to be taken by the developer.
16. That the Owners shall at their own costs but subject to what is stated herein above make out a clear and marketable title to the said property free from all encumbrances in the event of any obstruction.
17. That the Developer shall be entitled to proceed with the development of the said property and construction of the building /buildings over the schedule A property strictly in accordance with the rules and regulations of the R.M.C. Ranchi.
18. That the Developer shall not at any time cause or permit any public or private nuisance in or upon the said property or do anything which shall / cause unnecessary annoyance , inconveniences suffering hardship or disturbance to the Owner or to the occupants of the neighboring
19. That it shall be responsibility of the Developer to complete the development and construction within the prescribed period.

For Tejaswi Developers
Munna Kumar
Partner
23-07-2024

For Tejaswi Developers
Prabhat Kumar
Partner
23/07/2024

Prabhat Kumar
23/07/2024

20. That all dues relating to land shall be paid by the Owners before delivery of vacant possession of property to Developer.
21. That the delivery of possession of the share proposed to be given to owners in accordance with schedule B or in alternative the value thereof as mentioned above shall be deemed to form always adequate consideration and the parties hereto consider it to be very fair and reasonable.
22. That from the date of execution of this agreement, the developer shall have exclusive right to book the Flats/Premises and other tenement therein save and except the share of the owner as described in schedule B. The developer shall be entitled to make booking of owners allocation if the owner expresses their desire in writing to receive the value of their share in terms of money.
23. That the developer shall act as an independent developer in constructing the building over the schedule A property and shall keep the owner indemnified from or against all third parties arising out of their act of omission or commission.
24. That it is further agreed to by and between the parties hereto that the owner shall be entitled to get undivided share of land in proportionate in the manner as would be applicable to the other bonafide purchaser/ (s) who may come through or under the Developer.
25. That in view of the terms agreed the owner hereby confers rights upon the developer to do the following acts, deeds and things in order to give effect to the development plan:
 - a. To prepare or amend the building plan in due consultation with an architect/ engineer or to get the same amended in accordance with rules and regulation of the R.M.C. Ranchi and to get the same sanctioned.
 - b. To appoint architects/ surveyors/ engineers/ contractors and all other person / persons as required.
 - c. To make application to the authority concern for electrical connection and permit/ permits for quotas of cement and other building materials.
 - d. To enter into an agreement for sale of the flats/parking space etc. proposed to be constructed other than the share of the owner proposed to be given to him in accordance with schedule B and

For Tejaswi Developers

Munish Kumar
Partner

23.07.2024

For Tejaswi Developers

सतीश कुमार
Partner

23/07/2024

Prabhat Kumar
23/07/2024

receive consideration from the prospective purchaser/ purchasers and to acknowledge a receipt of the same.

- e. To accept service of any writ, summon or other legal proceeding/ s and to represent the owner in any court/ tribunal/ s or any other authority in arising out of development of the building over schedule A property and further to file any suit/ suits before any court and to appoint lawyer/ solicitor/ arbitrator and to verify the plaint/ written statement/ petition/ applications etc. either before the court or the authority concerned.
- f. To assign rights and liabilities under this agreement to any other person or persons. AND to do all other acts, deeds and things which will be necessary for due execution of development plan in accordance with the sanctioned plan. That the owner hereby further declare that the property described in schedule A below and also shown in the red wash map annexed hereto is free from all encumbrances, charges, claims, demands and that she has not given rise to any such act whereby the schedule A property may be a subject matter of attachment.
26. That it is also declared by the owner that apart from them none is 40 entitled to have any share, right, title and interest in schedule A property or any portion thereof.
27. That the developer has verified the title of the owner over the schedule A property and on being satisfied with the representation of owner, he has agreed to develop the property by constructing a multistoried building thereon. The developer shall construct the building at his own cost.
28. That all out going from the date of possession of the schedule A property shall be borne by the developer.
29. That this agreement shall not ever be deemed to constitute partnership of any sort between the owner and the developer.
30. That the owners shall hold his area in the Building on the same terms and conditions as would be applicable to other prospective purchaser including a co-operative society or an association of persons. The owners shall become member of co-operative society or association of persons whichever is found suitable by the developer and the owners or their successor or nominee or licensee shall be guided by the rules and regulations of the co-operative society or association of persons as the case may be. The owners shall be entitled to use all common facilities in the occupation of the building applicable to all members for such

For Tejaswi Developers

Munish Kumar
Partner

23-07-2024

For Tejaswi Developers

Rishabh Kumar
Partner

23/07/2024

Prabhakar Kumar

23/07/2024

utilization and the owner shall also be entitled for equitable undivided proportionate share in the land as per law.

31. That the developer undertake that in the event of any violation of the rules and regulations of the R.M.C. Ranch!, all fine or penalty shall be paid by them. It is further agreed by the Developer that if any levy is imposed by Ranchi Municipal Corporation or any public body/ies or the Govt, for the development/ betterment of the area in which the said premises is located or any other levy becomes applicable on the said premises or the building then the same shall be borne by the developer and other owners of the flat jointly in the same proportion as their respective shares of built-up area in the building.
32. That the developer shall be entitled to construct Store Room for the purpose of storage of building materials from the date of execution of this agreement and also to put up sign boards and hoardings thereon.
33. That the maintenance right of the entire building proposed to be constructed will remain with the developer and the developer shall be at Mferty to frame rule and regulations for due and proper maintenance of the building which shall be binding upon all the occupants of the flats whether owner/lessee/licensee/tenant of the premises.
34. That the developer shall be at liberty to fix a monthly contribution for maintenance of the building which will be payable by the occupants of the flats/parking space etc. to the developer.
35. That all such maintenance cost as may be fixed by the developer shall be paid to him but the occupants of the said building in the first week of each month in advance. It is also made clear that non- payment monthly maintenance charge within the stipulated period shall make the occupants liable to pay interest there on @18 % thereon.
36. That the builder shall make allotment of car parking space to all bonafide purchaser of flats/ and the owner as well in accordance with their share.
37. That the builder shall make separate arrangement for parking space of the occupants of the buildings.
38. That in all transfer of flats/parking space etc. including the share of land in proportionate, the transferee shall bear the cost of stamp duty, registration fees and all other incidental expenses.
39. That the developer shall provide a separate generator with adequate load for the proposed building.

For Tejaswi Developers

Munim Kumar
Partner

23-07-2024

For Tejaswi Developers

Prabhat Kumar
Partner
23/07/2024

Prabhat Kumar,
23/07/2024

40. That during subsistence of this agreement if any dispute arises with terms of this agreement then the same shall be settled with reference of an arbitrator or tribunal of arbitrators and be governed by the provisions of the Indian Arbitration and Re-conciliation Act 1996 as amended from time to time.
41. That after completion of building the Developer shall execute deed of sale in favour of his purchaser of Flats/Premises etc. along with undivided share of land in proportion in view of the right to be conveyed in terms of development agreement which shall be executed by owner after sanction of Plan map before the District Sub Registrar, Ranchi. The development agreement to be registered after sanction of plan map shall bear allocation of the Owner and developer and they shall be free to deal with their respective share in all legal manner.
42. That after completion of building the developer shall hand over the share of the owner as described in schedule below on priority basis.
43. That notwithstanding anything contained herein above, the terms and conditions of this agreement may be altered, added to or varied with mutual consent of the parties hereto.
44. That the Developer shall be entitled to publish advertisement in local Newspaper and also affix a hoarding/ board on the plot publishing and proposed building plan, the name of the Developer, name of the Architect and Engineers and such other particulars as would be deemed necessary by the Developer.
45. 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) LANDOWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) LANDOWNERSHIP Act 2011.
46. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) LANDOWNERSHIP Act 2011, both parties are free to **execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift** with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the **SCHEDULE-B for LANDOWNERS allocation and Schedule-C for DEVELOPER/PROMOTOR allocation** of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

For Tejaswi Developers

Munim Kumar
Partner

23-07-2024

For Tejaswi Developers

सिद्धांत कुमार
23/07/2024 Partner

Prabhat Kumar.
23/07/2024

47. Mortgage of Land - Permission of mortgage of the land may be given by the land owner so as to enable the developer to raise the fund for the development, by way of creating the charges on the land. The permission of mortgage may be granted on the entire land or the proportion of the land falling to the share of the developer.
48. An escrow bank account shall be opened by the developer. All sale proceed to be received from the buyer of flats from this project shall be deposited in escrow account.

SCHEDULE A

All that piece and parcel of land measuring about **10 katha i.e. 16.52 Decimals** which appertains to R.S. Plot no. 337, Sub Plot No. 337/A & 337/A-I, under khata No. 44 measuring an area 5 katha and 5 katha respectively situated at Morabadi Road, corresponding to municipal holding no. 170/KI and 170/K II at present Holding No. 0040009181000Z0 within ward no. 4, of Ranchi Municipal Corporation, Ranchi, Which is butted and bounded as follows :-

- North - Sub Plot 337/B
- South - Plot no. 912 and 913
- East - Road
- West - Plot no. 335

VALUATION FOR REGISTRATION = 1,15,86,500/-

SCHEDULE B

(OWNERS SHARE)

25% of the super built up area of the **TEJASWI PALACE** together with undivided share of land in proportion and with a valid right to use and enjoy the common area as member of society of residential complex and to hold, the car parking space as may be allotted. details of landowner's share is as follows :-

Sl. No.	Flat No.	Floor	Super Built up Area	Undivided proportionate share of land
1.	4A	4th Floor	1570 sq.ft.	1.25 Decimals
2.	4B	4th Floor	1570 sq.ft.	1.25 Decimals
3.	4C	4th Floor	1735 sq.ft.	1.70 Decimals

For Tejaswi Developers
Munim Kumar
Partner
23/07/2024

For Tejaswi Developers
Prabhat Kumar
Partner
23/07/2024

Prabhat Kumar.
23/07/2024

SCHEDULE C
(DEVELOPER SHARE)

75% of the super built up area of the **TEJASWI PALACE** together with undivided share of land in proportion and with a valid right to use and enjoy the common area as member of society of residential complex and to hold, the car parking space as may be allotted details of landowner's share is as follows :-

Sl. No.	Flat No.	Floor	Super Built up Area	Undivided proportionate share of land
1.	1A	1st Floor	1570 sq.ft.	1.25 Decimals
2.	1B	1st Floor	1570 sq.ft.	1.25 Decimals
3.	1C	1st Floor	1735 sq.ft.	1.70 Decimals
4.	2A	2nd Floor	1570 sq.ft.	1.25 Decimals
5.	2B	2nd Floor	1570 sq.ft.	1.25 Decimals
6.	2C	2nd Floor	1735 sq.ft.	1.70 Decimals
7.	3A	3rd Floor	1570 sq.ft.	1.25 Decimals
8.	3B	3rd Floor	1570 sq.ft.	1.25 Decimals
9.	3C	3rd Floor	1735 sq.ft.	1.70 Decimals

For Tejaswi Developers
Munish Kumar
Partner
23-07-2024

For Tejaswi Developers
Rajendra Kumar
23/07/2024

SCHEDULE D

Specification of owners share to be provided as follows :

1. Plaster & Perish inside wall of flat
2. Toilets : Independent in Flat according to plan map to be sanctioned.
3. Floors : Vitrified

Prabhat Kumar
23/07/2024

4. Generator : right to use and enjoy as an occupier as may be applicable to the other proposed owners of flats to be constructed.
5. Electricals : Concealed
6. T.V. Cable/ Telephone connection facility.
7. Water : Overhead tank from which water shall be supplied to each flat of building and in common space wherever will be required.
8. Wooden Doors & Windows with glasses.

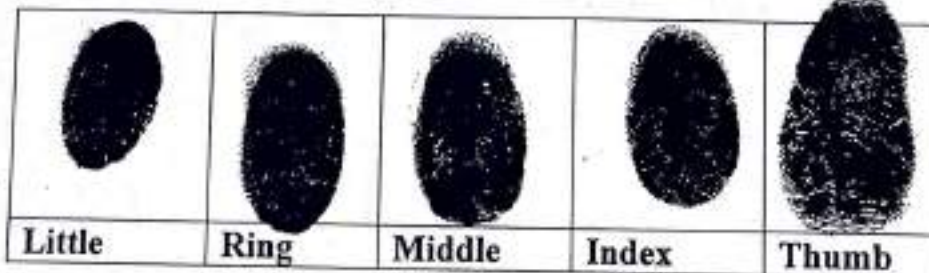
IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day and year first above written.

WITNESSES

1. Dilal Jhis
23-07-2024
S/o Shree Nath Jhis
Vill- Khatas Jaisudag
Sonabati Ranchi

Prabhat Kumar
23/07/2024
LANDOWNER

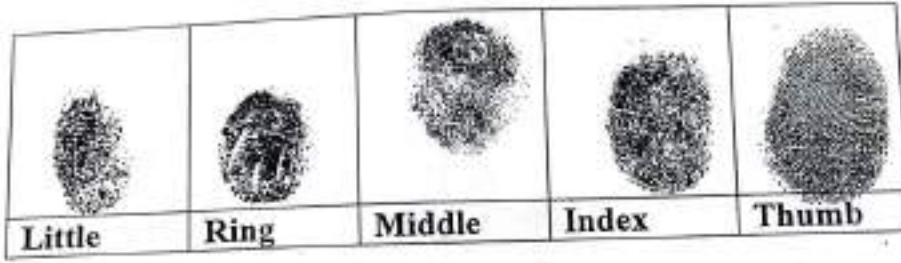
2. Rajat Anand 23/7/2024
Son of Prabhat Kumar.
Kusum Vihar
Road NO. 8 Morabad.
Ranchi



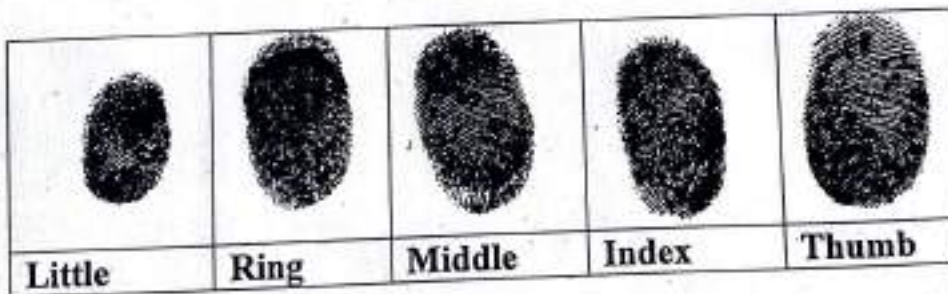
For Tejaswi Developers
Munish Kumar
Partner
23.07-2024

For Tejaswi Developers
संजीव कुमार
23/07/2024 Partner
16

1. For Tejaswi Developers
Munth Kumr
22-07-2024
Partner



2. For Tejaswi Developers
संतीषकुमार
23/07/2024
Partner



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.

Typed by: - A.K. Sadey

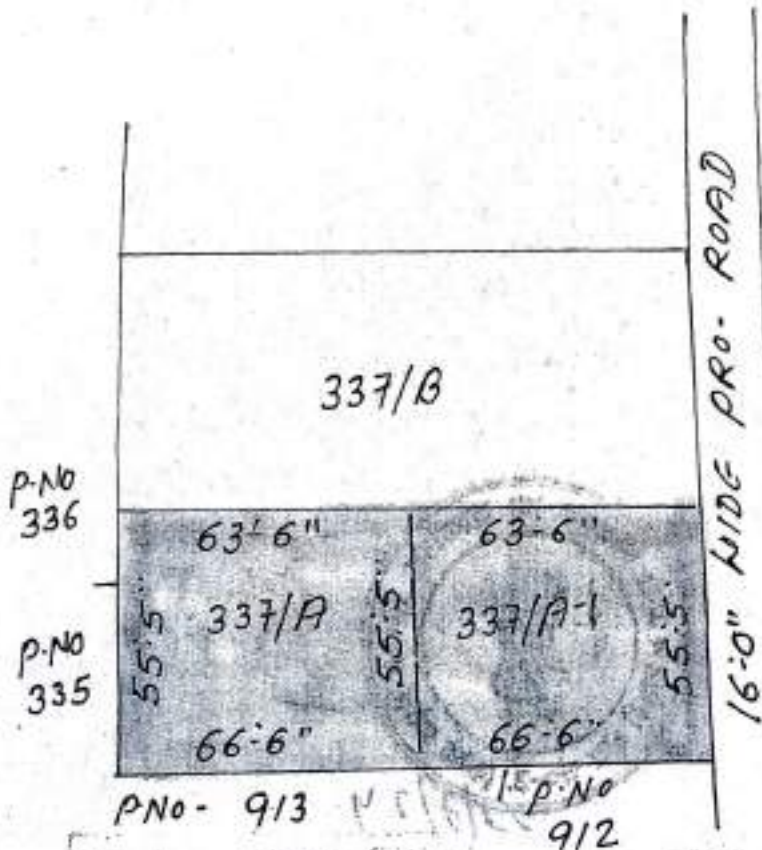
Drafted by: - [Signature]
23-07-2024

Prabhat Kumar.
23/07/2024



VILLAGE - MORHABADI
 THANA - BARIYATU
 THANA NO - 192
 DIST - RANCHI
 R.S. PLOT NO - 337
 SUBPLOT NO - 337/A & 337/A-1
 AREA SHOWN IN RED WASH

SUB PLOT NO	AREA KH-CH
337/A	5-0
337/A-1	5-0
TOTAL	10-0 OR 16.52 DEC



Prabhat Kumar
 23/07/2024

Car
any

For Tejasw Developers
 Munir Kumar
 23-07-2024 Partner

For Tejasw Developers
 संतोष कुमार
 23/07/2024 Partner



तेरिज (अल्पमान का सारांश)

राज्य का नाम

दिनांक

वर्ष का क्रम संख्या

पंजीकृत नाम

विकास क्षेत्र का नाम एवं अंचल संख्या	मंडल संख्या	ब्लॉक का नाम विका का नाम विका एवं विका की संख्या	विकास क्षेत्र का नाम विका का नाम विका एवं विका की संख्या	रकबा															विकास क्षेत्र का नाम विका का नाम विका एवं विका की संख्या	विकास क्षेत्र का नाम विका का नाम विका एवं विका की संख्या	विकास क्षेत्र का नाम विका का नाम विका एवं विका की संख्या	विकास क्षेत्र का नाम विका का नाम विका एवं विका की संख्या			
				कृषि क्षेत्र			पशुपालन			वन क्षेत्र			अन्य क्षेत्र												
				विका	विका	विका	विका	विका	विका	विका	विका	विका	विका	विका	विका	विका	विका	विका							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
		रिज 3-5/1 कोर 6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Seal of R.S.

X

1/1/12
 1/1/12
 1/1/12
 1/1/12
 1/1/12

1/1/12
 1/1/12
 1/1/12
 1/1/12

Handwritten signature

1/1/12
 1/1/12



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

व्यवहारीक



जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता				
जमादार बाबु हरिहर सिंह	जगरनाथ मुन्डा, पेशरान - लखना मुन्डा, जाति- मुण्डा, निवासी- साकिन देह टोली तेलीन टोली व दाने मुन्डा, पेशरान - लखना मुन्डा, जाति- मुण्डा, निवासी- साकिन देह टोली तेलीन टोली				
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04 मौजा का नाम मोरहाबादी खाता रैयती का प्रकार

खेवट नम्बर	2	खाता नम्बर	44	थाना का नाम	राँची	थाना नम्बर	192
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
44	337	टांड शेख रमजान हड़गड़ी	टांड दो 1	0 (एकड़) 57 (डिसमील) 0	वकबजे दाने मुन्डा		3	2	0	कायमी
	690	दोन डोमना मुन्डा दोन एतवा मुन्डा	दोन दो 12	0 (एकड़) 94 (डिसमील) 0	वकबजे इजमाल		3	2	0	
	691	दोन नीज दोन नीज	परती कदीम 1	0 (एकड़) 1 (डिसमील) 0	वकबजे इजमाल		3	2	0	
	870	टांड वाशदेव हजाम रास्ता	टांड दो 1	0 (एकड़) 28 (डिसमील) 0	वकबजे दाने मुन्डा		3	2	0	
	1177	टांड लाधु मुन्डा टांड मोशमात वीनची वोगैरह	मकान/2, सहन/1 0	0 (एकड़) 6 (डिसमील) 0	वकबजे दाने मुन्डा		3	2	0	
	1178	टांड लावे मुन्डा टांड मोशमात वुनची वोगैरह	टांड एक 1	0 (एकड़) 6 (डिसमील) 0	वकबजे दाने मुन्डा करंज/1 कुलहक वकबजे रैयत		3	2	0	
	1193	टांड शेख वहाव टांड कन्दुरु	टांड दो 1	0 (एकड़) 64 (डिसमील) 0	वकबजे इजमाल आम/5		3	2	0	

खर

खता मे कुल प्लोट संख्या	मुखा वोगैरह	खता का कुल मिजान	कुलहक वकबजे मालीक	खता का कुल				
7			2 (एकड़) 56 (डिसमील) 0		खता का कुल		3	2 0

यह एक कंप्यूटर जनित प्रति है

7/20/2024
12:23:48
PM

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।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 22, 2024

पंजी II प्रति

भाग वर्तमान	12	पूर्व संख्या	115	अनुसूचित नाम	खदर	अवधि का नाम	बड़गाई	हस्ता का नाम	हरना-04	इस्टेट का नाम	झारखण्ड
विकास का नाम	रोही	अनुसूचित संख्या	44/115	अवधि संख्या	0	धरना संख्या	0	धरना संख्या	192	इस्टेट का प्रकार	—
प्रमाण क्रमांक	परिवर्तन के लिए प्राधिकार										
प्रमाण संख्या	337	रकबा	राजस्व खाती संख्या नं० 348-आर27 वर्ष 1996-97 अवधि दिनांक 4.1.97 24/93								
कुल परिवर्तन	5 कठक छ. 0 वर्गफीट	कुल परिवर्तन	5 कठक छ. 0 वर्गफीट	समान	सेस						
साल	वर्ष	साल	वर्ष	समान	सेस	समान	सेस	समान	सेस	समान	सेस
27/02/1997	1996	1997	2016-2017	0.25	0	0.5	0	0.5	0	0.2	0
03-07-2017	1996-1997	2016-2017	20	5	0.25	10	0.5	10	0.5	4	0.2
07-11-2020	2017-2018	2020-2021	0	1	0.75	0.25	1.5	0.5	1.5	0.5	0.2

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

List Of Case Status Details [Print] [Back]

यह एक कंप्यूटर जनित प्रती
यह प्रती केवल प्रती की जानकारी के लिए है
किसी भी प्रकार की जवाबदेही के लिए प्रमाणिक अथवा विकारी से संबंध में
कार्य का नया दिखने के लिए प्राप्त नकार दिया गया है।

ऑनलाइन जाँच



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 22, 2024

पंजी II प्रति

भाग वर्तमान	12	प्लॉट संख्या	114										
जिला का नाम	रोही	अनुमंडल नाम	रुनर	अवंत का नाम	बड़गाँई	इलाका का नाम	हनुम-04	इस्टेट का नाम	झारखण्ड				
प्लॉट का नाम	मोहनबादी	होल्डिंग संख्या	44/114	लैबी संख्या	0	धना नम्बर	192	झारत का प्रकार	—				
की प्रकृत कुवत - कस्ट नियंत्रण संद, जारी: —													
खारा नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्रक्रिया						समान	सेरा			
337	5 कस्ट छ. 0 जर्जलिट	5 कस्ट छ. 0 जर्जलिट	दाखिल खारीज मोड नं 347अर27 वर्ष 1986-97 अदिश दिनांक 4.1.97 217IV						1	1.45			
कुल परिवर्तन													
सालीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत पावु सात	रोड सेत बकाया	रोड सेत पावु सात	किसा सेत बकाया	किसा सेत पावु सात	स्वास्थ्य सेत बकाया	स्वास्थ्य सेत पावु सात	कुपि सेत बकाया	कुपि सेत पावु सात
27/02/1997	456723	1996	1997	1	1	0.25	0	0.5	0	0.5	0	0.2	0
03-07-2017	1488977334	1996-1997	2018-2017	20	1	5	0.25	10	0.5	10	0.5	4	0.2
07-11-2020	0344501786	2017-2018	2020-2021	0	1	0.75	0.25	1.5	0.5	1.5	0.5	0.8	0.2

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

List Of Case Status Details

सूची

← BACK

यह एक कंप्यूटर जनित प्रति है
यह पत्र केवल प्रती की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित निकाय/विभागीय अधिकारी को सूचित कर
आपत तब तस्मा देखने के लिए प्राप्त नगर क्लिक करें।

ऑनलाइन जाँच



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT413072020120133 Date : 2020-07-13
Ward No : 4
Department / Section : Revenue Section New Ward No : 4
Account Description : Holding Tax & Application No SAF/02/004/11563
Others New Holding No :
0040009181000Z0

Received From Mr / Mrs / Miss : MR. PRABHAT KUMAR S/O MR. NIVARAN CHANDRA
DAS

Address : KUSUM VIHAR ROAD NO 8 MORABADI

A Sum of Rs. : 6676.00

(in words) :

Six Thousand Six Hundred And Seventy Six Rupees Only

towards : Holding Tax & Others Vide : CASH

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2016-2017	4	2020-2021	5006.80
				1% Monthly Penalty	618.32
				Late Assessment Fine(Rule 14.1)	2000.00
				Rebate From Jsk/Online Payment	25.03
				Total Amount	6676.00
				Round Off Amount	0.00
				Total Paid Amount	6676.00



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

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

V

फरद मलकी / फरद रेयती Page No. : 114
नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 12
वो सकुनत नम्बर। Receipt No. : 0344501786

खता संख्या 44	खेसरा संख्या 337	रकबा (एकड़ में) 5 कठा 0 छटाक 0 वर्गफीट
------------------	---------------------	---

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

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

मांग बाबत	सालाना	बकाया			हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	
माल (नकदी)	1.00		1.00	1.00	1.00
गुजारी (भावली)	0.25		0.25	0.25	0.25
सेस	0.50		0.50	0.50	0.50
सूद	0.50		0.50	0.50	0.50
मुतफरकात	0.20		0.20	0.20	0.20
मीजान	2.45		2.45	2.45	2.45

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मौतालबा हाल (2020-2021)	फाजिल
		३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)		
माल (नकदी)		1.00	1.00	1.00	1.00	
गुजारी (भावली)		0.25	0.25	0.25	0.25	
सेस		0.50	0.50	0.50	0.50	
सूद		0.50	0.50	0.50	0.50	
मुतफरकात		0.20	0.20	0.20	0.20	
मीजान अदायकारी		2.45	2.45	2.45	2.45	

(१) मीजान कुल (लफजों में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 11-07-2020

खास महल 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।

Sch XIV- F.No. 180v
रलीद मालगुजारी
नाम सर्किल। नाम मौजा मय
धाना को धाना नम्बर
कडागाई। मोरहाबादी। 192। प्रभात कुमार

V

फरद मलकी / फरद रेयती Page No. : 115
नाम रेयत मय वसिदमत जमाबन्दी Vol. No. : 12
यो सकुनत नम्बर। Receipt No. : 0068724746

साता संख्या	सेसरा संख्या	रकबा (एकड़ में)
44	337	5 कठा 0 छटाक 0 वर्गफीट

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

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

मांग बायत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)	
माल (नकदी)	1.00		1.00	1.00	1.00	1.00
गुजारी (भावली)	0.25		0.25	0.25	0.25	0.25
सेस	0.50		0.50	0.50	0.50	0.50
सूद	0.50		0.50	0.50	0.50	0.50
मृतफरकात	0.20		0.20	0.20	0.20	0.20
मीजान	2.45		2.45	2.45	2.45	2.45

तफसील अदायकारी

अदायकारी बायत	तीन वर्ष से ज्यादा	बकाया			मौतालबा हाल (2020-2021)	फाइल
		३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)		
माल (नकदी)		1.00	1.00	1.00	1.00	
गुजारी (भावली)		0.25	0.25	0.25	0.25	
सेस		0.50	0.50	0.50	0.50	
सूद		0.50	0.50	0.50	0.50	
मृतफरकात		0.20	0.20	0.20	0.20	
मीजान अदायकारी		2.45	2.45	2.45	2.45	

(१) मीजान कुल (लफजों में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 11-07-2020

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

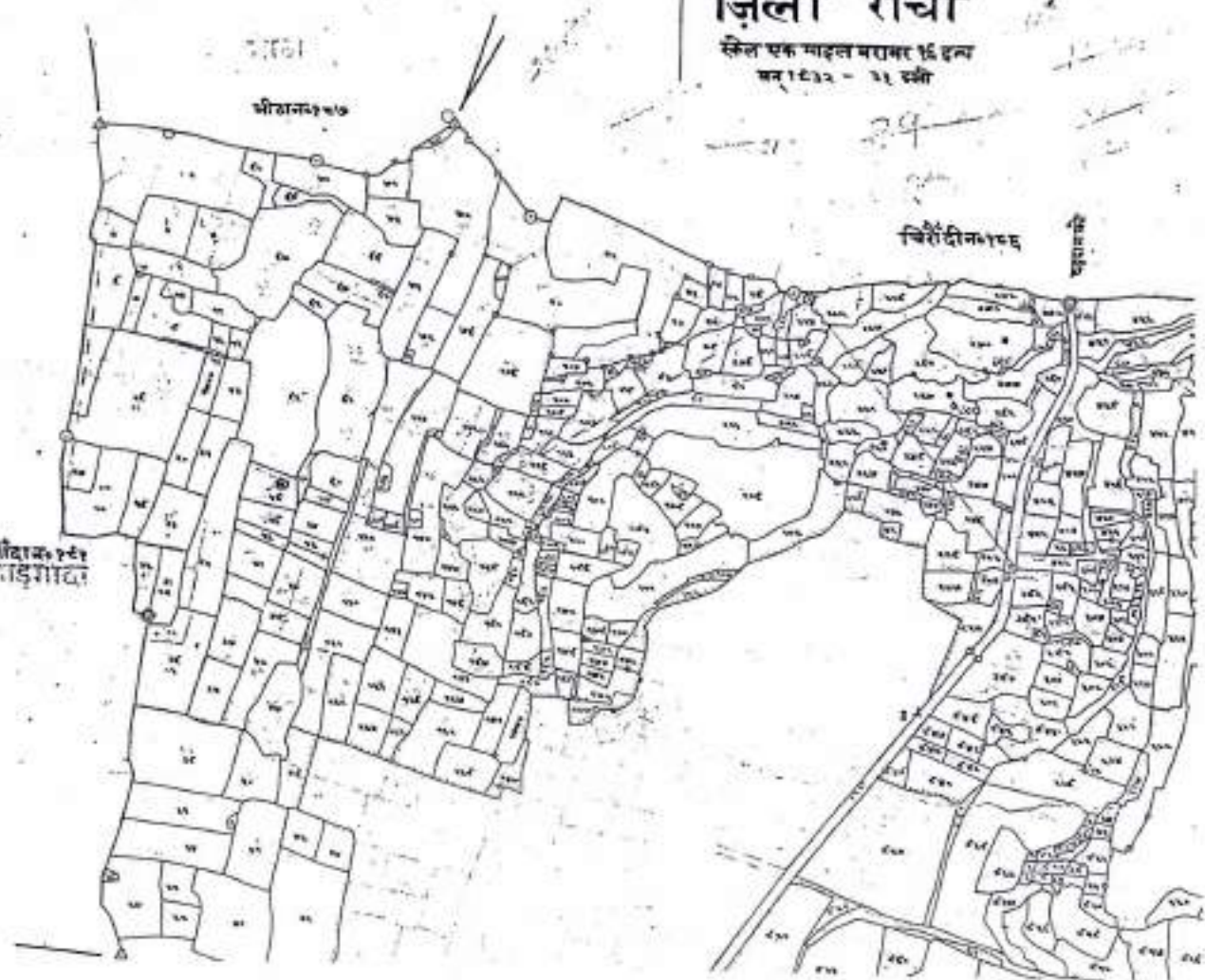
दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print

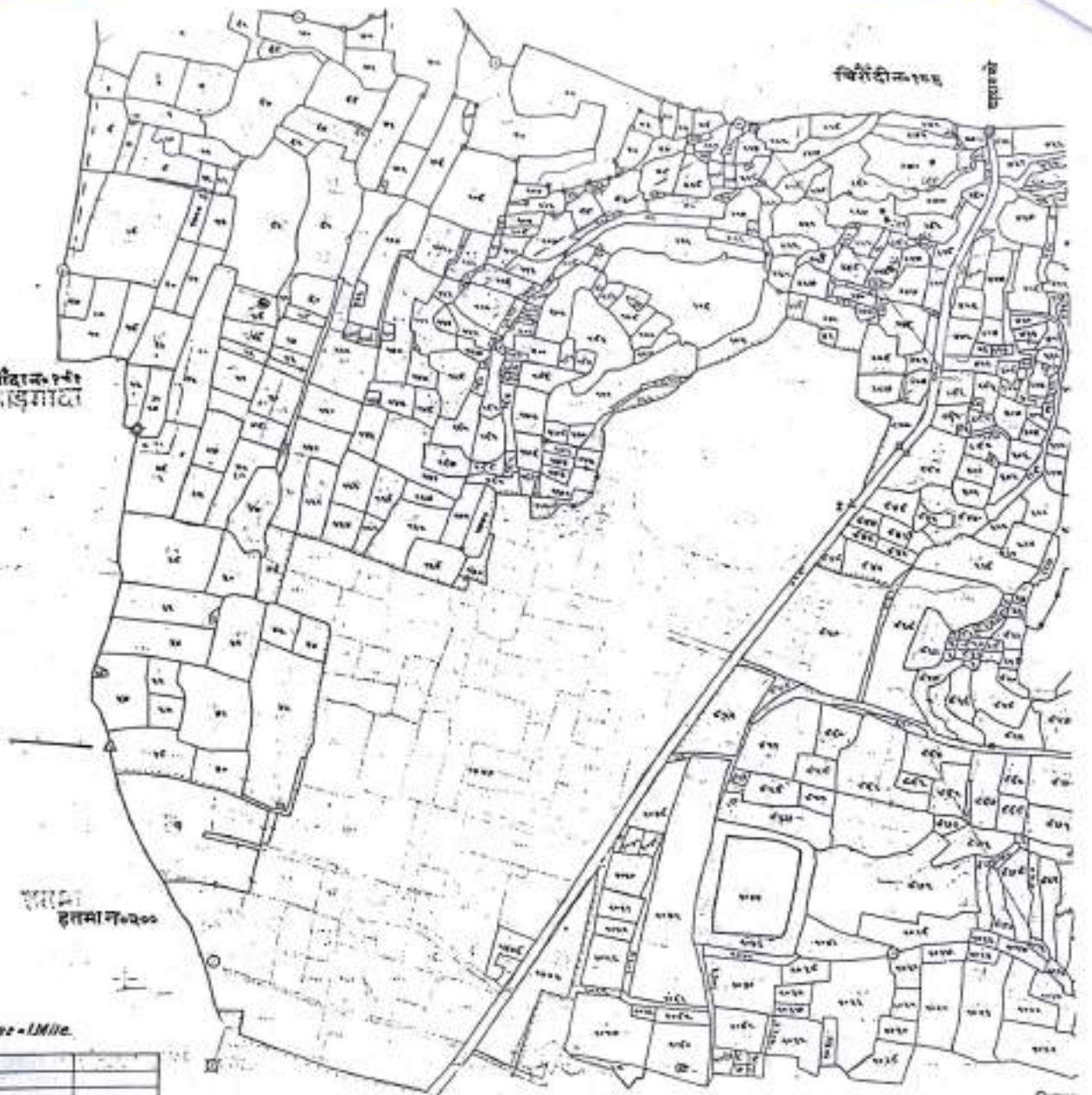
मोहाबादी
जिला राँची
सर्वेक्षण संख्या १८३२

Morhabadi

नाममौज़ा मोरहाबादी सी० नम्बर १
नाम चाना राँची
चाना नम्बर १८३२
ज़िला राँची
कैल एक माइल नएकर १६ इन्च
सन् १८३२ - ३१ एसी



मोहाबादी के मोहाबादी नं० १८३२
सर्वेक्षण संख्या १८३२



मिस्त्रिगोंदा वकी पहाड में दिनांक १९६१

हस्तामन-२००

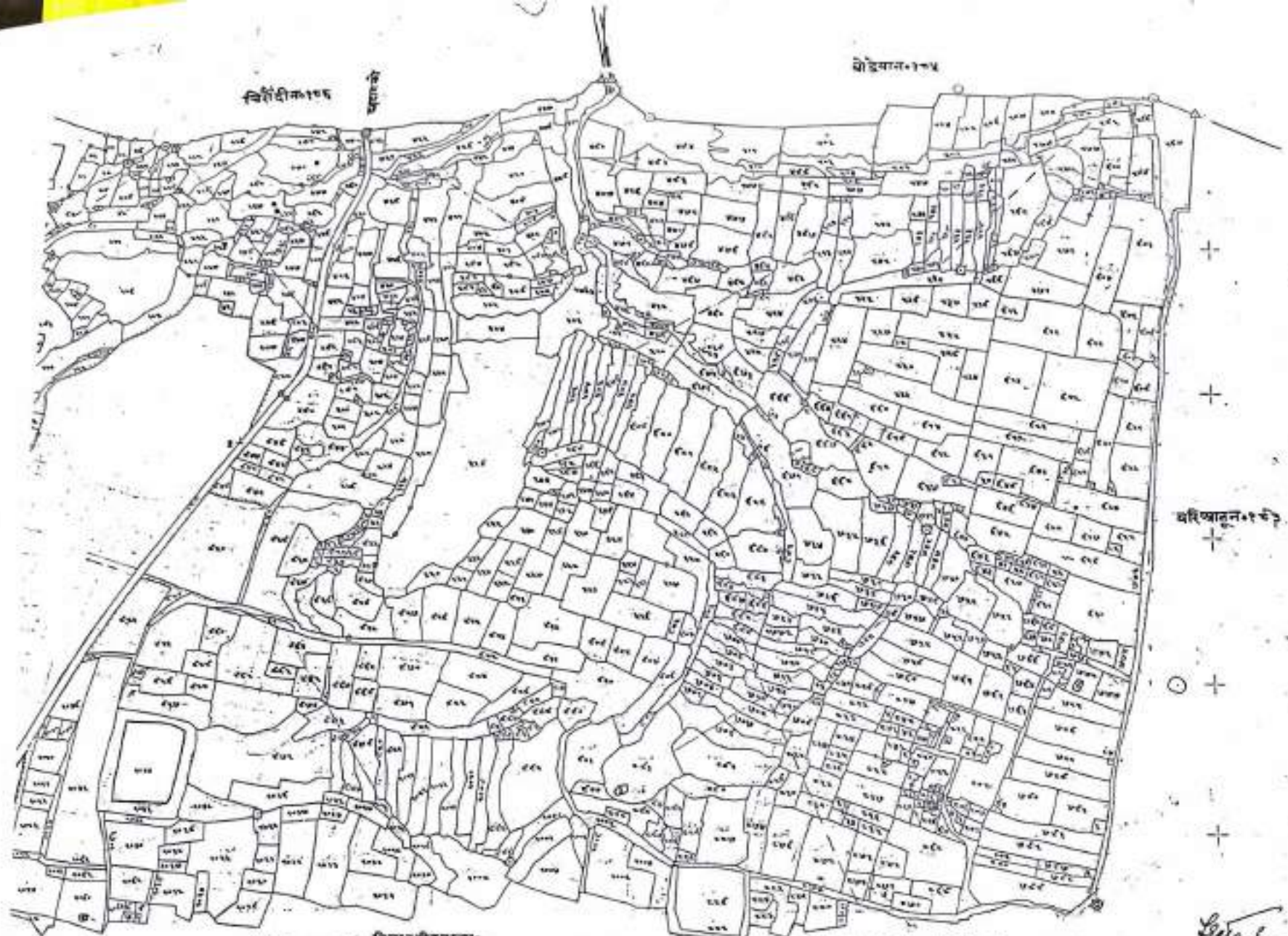
विशेदी नं १५५

पहाड

विस्तार

Scale 10 inches = 1 Mile.





Made and published under the authority of Government.

Patangh
Superintendent of Survey.



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,
SRI PRABHAT KUMAR
KUSUM VIHAR, ROAD NO-8, MORHABADI RANCHI,
834001

Re-sanction of your building plan case no. RMC/BP/0382/W04/2020 dated 30/7/2020 for grant of license on Dated 5/7/2024 for the Building Development Permit in Khata No.: 44 on RS Plot no.: 337 Situated in Colony/Street: Kusum vihar Mohalla/Bazar/Road: Morhabadi.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner Ranchi Municipal Corporation, under clause no.42(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of RS.47214/-
2. You have to furnish & Deposit a Gift Deed of 10.87 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.97851/- labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

भारतीय न्याय व्यवस्था

(340) 74-11

ब-6025 2-4 2-4 10, 1 10-10-10

ब-6025 2-4 2-4 10, 1 10-10-10

पत्र सं. 213

23/01/21

पत्र सं. 213

सेवा

उप निदेशक, स.आ.र. विभाग, सी.पी.ओ. कार्यालय, रांची।



सेवा में

S.A.R. प्रबन्धिका, रांची।

विषय-

भवन प्लान संख्या HP/0382/W/04/2020 के साथ सम्बंधित S.A.R. वाद संख्या- 158/1990-91 में पारित आदेश के सत्यापन के संबंध में।

प्रस्ताव-

इस कार्यालय का पत्र सं- 1806, दिनांक 15/09/2020

प्रतिपत्ति

रांची नगर विभाग में अधिलेखित भवन प्लान संख्या- HP/0382/W/04/2020, प्रबन्धक कुमार के भवन प्लान आवेदन के साथ संलग्न भूमि अधिग्रहण के साथ S.A.R. वाद संख्या- 158/1990-91, दिनांक 30-11-1990 में पारित आदेश संलग्न किया गया है। भवन प्लान स्वीकृति के पूर्व उपरोक्त आवेदन का सत्यापन आवश्यक है।

अतएव इस पत्र के माध्यम से पत्र आग्रह है कि कृपया उपरोक्त आवेदन का सत्यापन करने की कृपा किया जाए। यह भी प्रसिधेदित किया जाए कि, प्लान संख्या- 337, खाता नं- 44, मौजा- गौडग्राही, खाता नं- 192, रकबा- 10 कड़वा को विनियमित किया गया है अथवा नहीं।

प्रमाणित सूची प्रतिलिपि
मनीष कुमार
अतिरिक्त सचिव

विश्वनाथभाजन

उप निदेशक आर.पी.ओ.
रांची नगर विभाग, रांची।

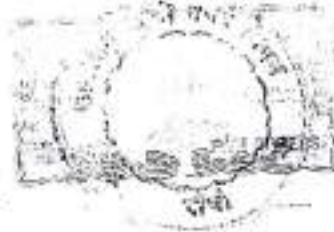
प्रमाणित सूची प्रतिलिपि
मनीष कुमार
अतिरिक्त सचिव

राँची समाहरणालय, राँची।
कार्यालय विशेष विनियमन पदाधिकारी, राँची।

पत्रांक:-0341
दिनांक: 11/04/22

प्रेषक

विशेष विनियमन पदाधिकारी,
राँची।



सेवा में,

उप नगर आयुक्त,
राँची नगर निगम, राँची।

विषय:-

एस0ए0आर0 वाद संख्या 158/90-91 चोने मुण्डा बनाम सिदीक मिया,
148/09-10 अशोक मुण्डा बनाम निवारण चन्द्रदास में पारित आदेश के
सत्यापन के सम्बंध में।

प्रसंग:-

आपका पत्रांक-213 दिनांक-23.09.21

महाशय,

उर्पयुक्त विषय एवं प्रसंग के सम्बंध में एस0ए0आर0 वाद संख्या: 158/90-91
चोने मुण्डा बनाम सिदीक मिया आदेश दिनांक-30.11.94, 148/09-10 अशोक मुण्डा बनाम
निवारण चन्द्रदास आदेश दिनांक-13.01.10/07.02.11 इस कार्यालय का दिनांक-08.07.11
को जिला अभिलेखागार, राँची मे जमा की गई है।

उक्त अभिलेख की सत्यापित प्रति जिला अभिलेखागार, राँची से प्राप्त की जा
सकती है।

विश्वासभाजन

11/04/22
विशेष विनियमन पदाधिकारी,
राँची।

प्रतिलिपि
हस्ताक्षर
15/04/22
राँची नगर निगम
राँची

समतुलक
हस्ताक्षर

प्रमाणित सूची प्रतिलिपि
समाप्त 21/4
अभिलेख फाइल
राँची नगर निगम

गया है कि वर्ष 1953 में हीर मुण्डा पिता-जगरनाथ मुण्डा ने विविध वाद संख्या 11 आर. 5 II/ 1962-63 में उपायुक्त को अनुमति मिलने के बाद जनवर हुसन, पिता- देवद अण्डर हुसन और रीसीछ अतो खान, पिता-अलो राजा खान को निबंधित पट्टा द्वारा भूमि देव दी। आदेश के पिता- महादेव मुण्डा ने जमीन वापसी वाद सं. 158/90-91 को जमीन पर दायर किया था, जिसे दिनांक 30-11-94 को खारिज कर दिया गया। यह वाद पूर्व निर्णित सिद्धांत से प्रभावित है। अतः यह वाद छोटानागपुर कायदाकारी अधिनियम की धारा 71 "ए" के तहत चलने योग्य नहीं है।

उक्त मामलों के विधान अधिनियम को सुना एवं दायित्व कागजातों को अवलोकन किया। आर.स्त.जीतयान दाने मुण्डा को जगरनाथ मुण्डा के नाम पर काफ़ी दर्ज है। विवाही द्वारा दायित्व कागजात से पता चलता है कि वर्ष 1953 में हीर मुण्डा, पिता- जगरनाथ मुण्डा ने विविध वाद सं. 11 आर. 8 II/ 62-63 के द्वारा छोटानागपुर अधिनियम की धारा 49 के तहत उपायुक्त को अनुमति मिलने के बाद जनवर हुसन को तब ही निबंधित पट्टा से भूमि देव दी।

इसके अलावे इत वाद से पूर्व हीर मुण्डा पिता- स्व. जगरनाथ मुण्डा को जमीन वापसी वाद सं. 158/90-91 दायर किया था, जिसे तत्कालीन विधि विनियमन पदाधिकारी, रांची ने दिनांक 30-11-94 को खारिज कर दिया।

छोटानागपुर कायदाली अधिनियम की धारा 49 के तहत अनुमति प्राप्त भूमि पर 49 की धारा स्पष्ट उल्लेख है कि -



Handwritten signature and date '16/11/94' are visible at the bottom of the page.

Under- Earlier application under, dismissed by the Special Officer as well as by the appellate authority- not challenged - became final- Subsequent application for the same relief would be hit by principles of resjudicata."

उपरोक्त तथ्यों से स्पष्ट होता है कि यह वाद Resjudicata के सिद्धांत से भी प्रभावित है।

विपक्षियों द्वारा दायित्व कागजातों एवं माननीय उच्च न्यायालय द्वारा दिये गये निर्णयों के आलोक में यह वाद फौजदारी नहीं है। अपेक्षा का क्रमोपस्थापना का आवेदन दायित्व किया जाता है। अन्य कार्यों में व्यस्त रहने को कल से शिलालेख से आदेशा पारित किया गया।

47
13/11/11

07.02.11

विशेष निरीक्षण पदाधिकारी,
राप्ती।



11/6/11

11/6/11

पृष्ठ सं.
पृष्ठ सं.
पृष्ठ सं.

विशेष विज्ञापन

पृष्ठ सं. १२३४

(1) नं

व्यक्तियों, श्री राजेश कुमार, विशेष व्यवसायिक, राजी

रत्न एवं आरंभिक (संख्या १५६/२००५)

सर्वे मुण्डा वनाय विहित विधि

आदेश

२०/११/०५

सदर आदेश सर्वे मुण्डा वनाय एवं जंगल

मुण्डा, राजेश कुमार मुण्डा, मुण्डा मुण्डा, वैजयंत मुण्डा विमु

मुण्डा विलोम मुण्डा, गद्य मुण्डा, मुण्डा मुण्डा विला

सजा मुण्डा राजेश मुण्डा एवं वीर मुण्डा नाकि

श्री राजेश वीर विला विचारणी के विला

आदेश के जो राजेश विला के विला के विला के

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20/11/05

पृष्ठ संख्या - 100/1931

संख्या
दिनांक

विषय

...

(1) 4

विशेष कर के तहत विपरीत दिशा में
एकतरफा 1969 के उक्त विपरीत दिशा में
फिर का विपरीत दिशा में इसे Improvement
मूल्य का अनुमान भी प्राप्त की गई है कि इसके
कारण माली गलत रूप से मालिक (मोरमनेदी)

आलेख की ओर से प्राप्त किया गया

दस्तावेज 44 के अन्तर्गत की गयी है। (आलेख संख्या)

दस्तावेज संख्या 33) तथा 57/1931 के अन्तर्गत

गो गोले मुण्डा, गो जगन्नाथ मुण्डा, मिला लखना मुण्डा के

नाम क्रमशः अन्तर्गत है। (आलेख संख्या)। (आलेख संख्या)

तथा 33/2004-57 (आलेख संख्या) के अन्तर्गत

दस्तावेज प्राप्त है।

विपरीत की ओर से दस्तावेज संख्या 4310

की ओर से दाखिल की गई है। (आलेख संख्या) के अन्तर्गत

गोला मुण्डा, मिला मुण्डा मिला मुण्डा है। (आलेख संख्या)

ने 21/11/46 को निवाचित विक्रम पत्र दाखिल किया

दस्तावेज संख्या 33/2004-57 (आलेख संख्या) के अन्तर्गत

जगन्नाथ मुण्डा के विक्रम पत्र दाखिल किया गया। (आलेख संख्या)

विपरीत दिशा में (आलेख संख्या) के अन्तर्गत

दस्तावेज संख्या 46 को दाखिल किया गया। (आलेख संख्या)

दस्तावेज संख्या 33/2004-57 के अन्तर्गत

दाखिल किया गया। (आलेख संख्या) 2021 दिनांक 19/3/23

21/11/23

दिनांक 12-10-1991

आदेशों की प्रमाणिकता का प्रमाण

आदेशों की प्रमाणिकता का प्रमाण

3

जो भी राजस्व विभाग द्वारा निर्धारित किया गया है
उसके अनुसार ही ही प्रमाणित किया गया है
आदेशों की प्रमाणिकता का प्रमाण

आदेशों की प्रमाणिकता का प्रमाण
जो भी राजस्व विभाग द्वारा निर्धारित किया गया है
उसके अनुसार ही ही प्रमाणित किया गया है
आदेशों की प्रमाणिकता का प्रमाण

आदेशों की प्रमाणिकता का प्रमाण
जो भी राजस्व विभाग द्वारा निर्धारित किया गया है
उसके अनुसार ही ही प्रमाणित किया गया है
आदेशों की प्रमाणिकता का प्रमाण

आदेशों की प्रमाणिकता का प्रमाण
जो भी राजस्व विभाग द्वारा निर्धारित किया गया है
उसके अनुसार ही ही प्रमाणित किया गया है
आदेशों की प्रमाणिकता का प्रमाण

22/10/91

शारीर और पत्रिकाओं का इलाका

पत्रिका पर जो भी कार्यवाही हो कर
में लिखनी, वापिस हो गया।

२ (४)

जो भी सामग्री साहित्य विभाग में
हस्तांतरित होगी उसे लेखक को
लिखित अतीत का दस्तावेज देना

आवेक जो और दोपता मुद्रा

लाभ मुद्रा रखने वाले मुद्रा की गारंटी कर्तव्य
वैतन मुद्रा के अन्तर्गत गारंटी में यह लिखित किताबें

कि दाँत मुद्रा का तीन बेटा-यों लिखकानाम नन्दा, मण्डल,

और विद्या है लेकिन इस बात पर उम्मा जमाने के

दाँत रखने वाला मुद्रा में जो है वह बाहर दुकानों

पर बाहर भी उम्मा कर्तव्य है कि नन्दा, विद्या और

मण्डल विवादी मुद्रा को 1946 में विद्या के नाम

अन्तर्गत का दस्तावेज गारंटी रोपना मुद्रा को विवादी मुद्रा

में लेनी के सम्बन्ध में विरोध जाहिरा देने में

आपत्ति है तीनों गारंटी लाभ मुद्रा के अन्तर्गत

गारंटी में केवल उम्मा ही सम्बन्ध है कि दाँत मुद्रा

और उम्मा मुद्रा के बीच सम्बन्ध में बहस नहीं

हुआ है लेकिन दाँत का रुम 45 वर्ष है

विवादी की ओर से साहित्य विभाग

लेखनी उम्मा साहित्य विभाग अन्तर्गत नहीं आता जो

गारंटी गारंटी गारंटी; दोनों पक्षों के विद्वान सम्बन्धित

जो मुद्रा इस तरह में मुद्रा विभाग में लिख

नहीं है कि विद्या लेखनी उम्मा अन्तर्गत आता नहीं

गारंटी गारंटी के दस्तावेजों में दस्तावेजों

22/11/51

13
12 (4)

संख्या 12-10-1963

संख्या 12-10-1963

विशेष विचार-विचार के लिए

संख्या 12-10-1963

62

be amended under sec 71 (b) because the sec 48
clause (a) and sec 71 (b) has different force
and different legislative intention.

अतः उपरोक्त तर्कों के अन्तर्गत में यह

निर्धारित है कि तत्काल तर्कों के अन्तर्गत सेकशन 33
के अन्तर्गत के अन्तर्गत सेकशन 48 के अन्तर्गत अद्यतन में

पुनः प्रा. सं. 12-10-1963 के दिनांक 11/1/63

में अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

14/3/63 के अन्तर्गत अद्यतन के अन्तर्गत

अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

अतः उपरोक्त तर्कों के अन्तर्गत अद्यतन के अन्तर्गत

अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

अतः अद्यतन के अन्तर्गत अद्यतन के अन्तर्गत

अतः



29/11/63
Sp. Officer S.M.
Kinnari

अतिरिक्त सचिव

29/11/63

29/11/63

29/11/63

Date:-28/6/2024

Legal Opinion

On Request:- Ranchi Municipal Corporation, Ranchi.

In Ref. to BP/0382/W04/2020, Prabhat Kumar

Following documents are filed in the record :-

1. Photocopy of the sale deed bearing deed No. 2021 dated 19.03.1963 executed by Hari Munda son of Jagarnath Munda in favour of Saiyed Anwar Hussain Khan of the land of khata No. 44, Plot No. 237 area 57 decimal.
2. Photocopy of the sale deed bearing deed No. 8229 dated 20.11.1978 execute by Saira Begum wife of Riyazuddin in favour of Md. Bakar Ali Khan.
3. Photocopy of the sale deed No. 5398 dated 08.06.1979 executed Saira Begum in favour of Alamgir.
4. Photocopy of order of Misc. Case No. 11 R 8 II/1962-63 u/s 49 of the Chotanagpur Tenancy Act order dated 11.06.196.
5. Photocopy of the sale deed dated 13.05.1990 bearing deed No. 3954 executed by Md. Alamgir in favour of Prabhat Kumar.
6. Photocopy of the sale deed dated 13.05.1996 executed by Bakar Ali in favour of Prabhat Kumar with correction slip issued in Mutation Case No. 349 R 27/1996-97 for the area 05 katha and rent receipt upto the year 2016-17.
7. Photocopy of correction slip issued in Mutation Case No. 348 R 27/1996-97 for the area 05 katha coupled with the rent receipt upto the year 2016-17.
8. Photocopy of Municipal Rent Receipt dated 05.07.2016.

9. Certified Copy of order passed in SAR Case No. 158/1990-91, Boney Munda Vs. Sidique Miyan order dated 30.11.1994.
10. Certified Copy of the order passed by Special Regulation Officer in SAR Case No. 148/2009-10, Ashok Munda Vs. Niwaran Chand Das order dated 13.01.2010.
11. Photocopy of letter No. 03II dt. 11.4.2022 sent by Special Regulation Officer Ranchi to R.M.C Ranchi.

I carefully examined the documents and found that R.S. Khata No. 44 of village Morabadi was recorded in R.S. Record of Right in the name of Daney Munda and Jagarnath Munda son of Lakwa Munda. Particular plot No. 337 was recorded as kabjwari in the name of Daney Munda. Daney Munda died leaving behind his three sons namely Nando Munda, Mangra Munda and Birsa Munda. The land was initially sold and transferred by Hari Munda son of Jagarnath Munda in the year 1946. Thereafter Hari Munda obtained permission of Deputy Commissioner, Ranchi U/s 49 of the Chotanagpur Tenancy Act to sale out the land and the learned Deputy Commissioner u/s 49 of the Chotanagpur Tenancy Act accorded sanction to transfer the land in favour of Saiyed Anwar Hussain. Further Anwar Hussain Khan sold a part of the land measuring 10 katha to Saira Begum wife of Riyazuddin by virtue of a registered deed of sale on 29.07.1967. Saira Begum came in possession over the same and mutated her name in the srista of state. Further this 10 katha land is sold and transferred in two parts measuring 05 katha and 05 katha to Alamgir and Md. Bakar Ali and both the purchases sold and transferred the land to the present applicant by virtue of two separate deeds in favour of Prabhat Kumar son of Nirbhay Chandra on 13.05.1996. The name of the present purchaser is also mutated in srista of state and accordingly the correction slip and rent receipt are being issued.

Ranchi

From careful perusal of the documents it is found that the first SAR Case No. 158/1990-91 was filed by Boney Munda son of Jagarnath Munda and others against Rehana Begum, Fatma Begum, Saryea Begum, S. Khursid, S. Ibrar and S. Mansoor, Anwar Hussain and others. After hearing both parties the application was rejected u/s 71-A of the Chotanagpur Tenancy Act on 30.11.1994. Again Ashok Munda filed SAR Case No. 148/2009-10 against Nivaran Chandra Das for the restoration of the same land under the same provision of the law and this application is also rejected vide order dated 07.02.2011.

Very important point for consideration in this case is - the land in question is transferred in 1963 by obtaining permission u/s 48 of the Chotanagpur Tenancy Act. Section 49 of the Chotanagpur Tenancy Act is a self contained law and under the provisions of section 49 (5) a separate provision is given wherein the Deputy Commissioner can exercise his power of annulment within 12 years from the date of written consent. In this case the member of the schedule tribe has not exercised his power for annulment of the deed within the statutory period as such the two subsequent application which was filed before the Special Regulation Officer u/s 71-A of the Chotanagpur Tenancy Act was also rejected.

In my view, since 1963 several transaction was done and name of the purchaser was mutated in the srista of state as such the purchaser has acquired perfect right over the land and now it cannot be considered as tribal land by prescription of time the purchaser has acquired valid right, title and interest over the land and the rent receipt is also being issued in the name of the applicant as such the raiyati status of the applicant is recognized by the state.

Earlier opinion has already been given, in addition to a letter was sent to the SAR Officer for verification of order passed in the SAR Case No. 158/1990-91 Chone Munda Vs Siddique Miyan and SAR Case No. 148/2009-10 Ashok Munda Vs Nivaran Chandra Das. The Special

Handwritten signature

Regulation Officer vide letter No. 3II dt. 11.4.2022 conformed that the case record was deposited in record room on 8.7.2011. The party has also produced the certified copy of the order from the record room Ranchi, it also confirm the order.

In my view there is no impediment in sanction of the map.

[Handwritten Signature]
Advocate 28/6/24

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -	<input type="checkbox"/>	<input type="checkbox"/>
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा	<input type="checkbox"/>	<input type="checkbox"/>
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा	<input type="checkbox"/>	<input type="checkbox"/>
	(iii) शुद्धि पत्र	<input type="checkbox"/>	<input type="checkbox"/>
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।	<input type="checkbox"/>	<input type="checkbox"/>
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।	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	मुद्रांक शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	आधार सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	PAN सत्यापन	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र में होने की स्थिति में)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

जाँच लिपिक का हस्ताक्षर

ANAND KUMAR

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित



Pre Registration Docket

Date :- 23-07-2024 11:45 am

Office Name :- SRO - Ranchi Urban3
Token No:- 202400091430

Appointment :- 23-Jul-2024 Time:- 12:25

Article	Development Agreement
Pre Registration Date	20-Jul-2024
No. Of Pages	62
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,91,527.

Property Id: **1268487**

Valuation No. : 1728035 / 2024		:- 2024-2025	Date : 20-July-2024 12:50:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragar
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi		Village/City : Morabadi
Morabadi Word No 4 - Other Road		-	
Volume Number - 12			
Page Number - 114,115			
Holding Number - 0040009181000Z0			
Khata Number - 44			
Plot Number - 337			
Property Rates			
Commercial Land (Y)			
₹701360/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	16.52 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.52 x 701360=11586467.2	₹1,15,86,467/-
A Total			₹1,15,86,467/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,15,86,500/-
Total Amount in Words : One Crore Fifteen Lakhs Eighty Six Thousand Five Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: PLOT NO. 335, South: PLOT NO. 912 AND 913, North: SUB PLOT NO. 337/B
Area	Land area : 16.52 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	11586467.2
Transaction Amount	-

CLAIMANT	TEJASWI DEVELOPERS-Mr. SANTOSH KUMAR, ,Father/Husband Name LATE KALIKA PRASAD SINGH,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-20-Jun-2014,Permission Case No.- , Aadhaar No. *****8168, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - KUSUM VIHAR ROAD NO. 8 BARIYATU RANCHI, Pin Code-834008
	TEJASWI DEVELOPERS-Mr. MUNNA KUMAR, ,Father/Husband Name LATE KALIKA PRASAD SINGH,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-20-Jun-2014,Permission Case No.- , Aadhaar No. *****4559, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - KUSUM VIHAR ROAD NO. 8 BARIYATU RANCHI, Pin Code-834008
EXECUTANTS	-Mr. PRABHAT KUMAR, ,Father/Husband Name LATE NIWARAN CHANDRA DAS,, Party Category-Individual , PAN No.- Date Of Birth-01-Nov-1963,Permission Case No.- , Aadhaar No. *****4925, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - KUSUM VIHAR ROAD NO. 8 MORABADI BARIYATU RANCHI, Pin Code-834008

Witness Information	Mr. DULAL AHIR , Address - KOTAB JAMUDAG RANCHI-, Father/Husband Name-BHUTNATH AHIR
---------------------	--

Identifier Details	Mr. DULAL AHIR , Address - KOTAB JAMUDAG RANCHI-, Father/Husband Name-BHUTNATH AHIR
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,860
Total		1,860

Fee Rule:Development Agreement		
1	A1	2,89,663
2	LL	3
3	PR	1

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 of property's holding number has been verified by me at the time of entry through alert registration after seeing the alert.



Deed Writer / Advocate

संतीष कुमार

Vendee / Claimant

Prabhat Kumar.

Vendor / Executant



Date: -23-Jul-2024

Document Registration Summary 1

- Government/Market Value: ₹11596500/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 1060626

Receipt Date : 23-07-2024

Presenter Name: - PRABHAT KUMAR

On Date 23-07-2024 Presented at SRO - Ranchi Urban3
Signature of Presenter

Prabhat Kumar.

SRO - Ranchi Urban3

PR	₹1
SP	₹1860
LL	₹3
A1	₹289663
Stamp Duty	₹100

Total ₹291627

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MunnaKumarAndSantoshKumar	GRN Number : 2403257815 DEPT Transaction Id : 8225a0ffe3720572bb73 Transaction Type :	100
PR	1	1	0	GRAS	MunnaKumarAndSantoshKumar	GRN Number : 2403281629 DEPT Transaction Id : d66c06e9b87913248ff5 Transaction Type :	1
SP	1860	1860	0	GRAS	MunnaKumarAndSantoshKumar	GRN Number : 2403281629 DEPT Transaction Id : d66c06e9b87913248ff5 Transaction Type :	1860

AT	289663	289663	0	GRAS	MunnaKumarAndSantoshKumar	GRN Number : 2403281629 DEPT Transaction Id : d66c06e9b87913248ff5 Transaction Type :	289663
LL	3	3	0	GRAS	MunnaKumarAndSantoshKumar	GRN Number : 2403281629 DEPT Transaction Id : d66c06e9b87913248ff5 Transaction Type :	3
Sub Total	291531	291627	-96				

Article : Development Agreement Number of Pages : 124

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400091430

Deed Type	Development Agreement
Number of Pages	124
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1860, A1 :- Rs. 289663, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.11586467/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 4 Property Boundaries :- East: ROAD, West: PLOT NO. 335, South: PLOT NO. 912 AND 913, North: SUB PLOT NO. 337/B Volume Number - 12Page Number - 114,115Holding Number - 0040009181000Z0Khata Number - 44Plot Number - 337 Area Of Land :- 16.52 Decimal







Sh./Smt. PRABHAT KUMAR s/o/d/o/w/o LATE NIWARAN CHANDRA DAS has presented the document for registration in this office today dated :- 23-Jul-2024 Day :- Tuesday Time :- 15:48:32 PM



PRABHAT KUMAR(Individual)

Party Name	Document Type	Document Number
PRABHAT KUMAR	PAN/UID	*****4925

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sl.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PRABHAT KUMAR Address1 - KUSUM VIHAR ROAD NO. 8 MORABADI BARIYATU RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Prabhat Kumar Address:- , ROAD NO- 8 , KUSUM VIHAR, MORABADI, MORABADI, , Ranchi, 834008 , , Jharkhand, India		EXECUTANTS Age:60			Prabhat Kumar.
2	MUNNA KUMAR Address1 - KUSUM VIHAR ROAD NO. 8 BARIYATU RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Munna Kumar Address:- , , sri krishna puri divyan road ,morabadi, Konge, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			Munna Kumar
3	SANTOSH KUMAR Address1 - KUSUM VIHAR ROAD NO. 8 BARIYATU RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Santosh Kumar Address:- , , sri krishna puri divyan road ,morabadi, Konge, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			संतोष कुमार

Identification:

Sr.NO
1

Party Name and Address

DULAL AHIR
S/o-D/o **BHUTNATH AHIR**
Address1 - KOTAB JAMUDAG RANCHI, Address2 -
... Jharkhand
PAN No.:

Photo



FingerPrint



Signature

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DULAL AHIR Address1 - KOTAB JAMUDAG RANCHI, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (PRABHAT KUMAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (DULAL AHIR) Son/Daughter/Wife of (BHUTNATH AHIR) resident of (KOTAB JAMUDAG RANCHI) and by occupation (Business).

Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 23-Jul-2024



Token No.: 202400091430

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **23-Jul-2024** by **PRABHAT KUMAR**, S/O, D/O, W/O **LATE NIWARAN CHANDRA DAS** resident of KUSUM VIHAR ROAD NO. 8 MORABADI BARIYATU RANCHI, RANCHI.

This deed was registered as Document No:- **2024/RANU3/2271/BK1/2105** in Book No :- **BK1**, Volume No :- 258 from Page No :- 103 to 226 at, office of **SRO - Ranchi Urban3**

Date:- **23-Jul-2024**


Registering Officer
RUPESH KUMAR SINHA
SUB REGISTRAR
RNCURB-3, KANKE AREA