

4812-

4361



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7b0d8bbf6675b56ffa4d

Receipt Date : 28-May-2024 12:27:28 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400062846

Office Name : SRO Ranchi

Document Type : Development Agreement

Payee Name : PRAVIN CHANDRA DEOGHARIA AND OTHERS (Vendee)

GRN Number : 2402290564



- For Office Use :-

स्वीकार के अर्थ में प्राप्त किया गया दस्तावेज का मूल्य 21/27 के अर्थ में प्राप्त किया गया है। 1899 की अनुसूची 1 या 1 के अंतर्गत ... के अंतर्गत ... स्थान सहित या स्थान शुल्क से निम्नलिखित ... शुल्क अर्पित नहीं।

Vaibhav Mani Tripathi
OSR, Ranchi

Wipabi.
निर्वाह प्रशासिका
28/05/2024

सिंग अर्पित
S.P.O.R.
Pravin Chandra Deogharia & V.Saha
Kiran Khatiwala
Shrey Khatiwala
28/05/2024

एक 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 भाग 62 अन्तर्गत दण्डनीय अपराध है।

G. Anand
28/5/24

अन्य पञ्चजन्य को पूर्ण गोदना
का आदेश/पत्र लाने की सूची
में अंक नं. एवं नाम दर्ज
नहीं है।



G. Anand
28/5/24
Development Agreement
सम्पत्ति का मूल्य -
मुद्रांक -
T.D.S. -

सर्वीस/रिजिस्ट्रार कार्यालय से मिलान किया
कमिशन का 10/120 209750/4333
शुल्क का प्रमाण पत्र 20/24/2024
प्रमाणित है।
प्रमाणित करने की तिथि: 28/5/24

यह मजालया प्रतिबंधित सूची में
खाल 75.26 जमा 380 रु
का विवरण दिया नहीं गया

ATTESTED
Ashok Srivastava

Attest: Ashok Srivastava
Ad-00000
CIVIL COURT, Ranchi
E. No. - 228/22



ATTESTED
Ashok Srivastava
Attest: Ashok Srivastava
Ad-00000
CIVIL COURT, Ranchi
E. No. - 228/22

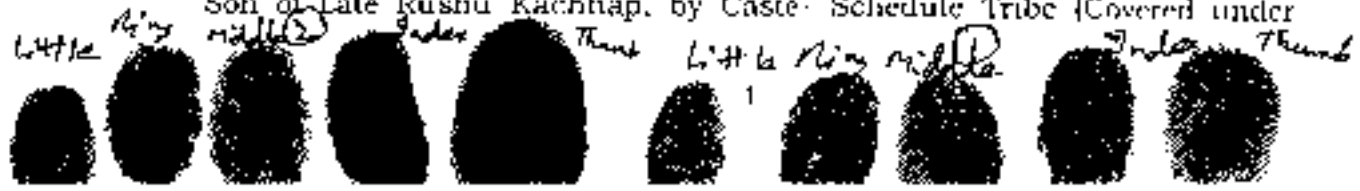
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the ^{28th} Day of May
2024 of the Christian Era.

BETWEEN

(1) **MR SANJU KACHHAP**, Date of birth (01.01.1982, (UID No XXXX XXXX 8184) (MOB No 7672871359) Son of Late Mahasing Kachhap, Grand Son of Late Rushu Kachhap, by Caste- Schedule Tribe (Covered under C.N.T Act 1908). by Faith Sarna, by Occupation Business (2) **MR NIRAJ KACHHAP**, Date of birth 27.11.1995, (UID No XXXX XXXX 0212) (MOB No 7004810763) Son of Late Mahasing Kachhap, Grand Son of Late Rushu Kachhap, by Caste- Schedule Tribe (Covered under C.N.T Act 1908), by Faith Sarna, by Occupation Business both resident of Anand Nagar, Harnu Road, P.S Sukhdeo Nagar, District Ranchi, Jharkhand 834005 (3) **MR VIPIN KACHHAP**, Date of birth 02.03.1965, (UID No XXXX XXXX 3091) (MOB No 9430330450) Son of Late Bimalendu Kachhap, Grand Son of Late Rushu Kachhap, by Caste- Schedule Tribe (Covered under

Vipin Kachhap
Sanju Kachhap
Niraj Kachhap
21/5/24
Attested
2024-05-28



Sanju Kachhap
Niraj Kachhap
Vipin Kachhap



संजु कच्छप

28/05/2024

ATTESTED

Ashok Kumar Srivastava
Advocate
CIVIL COURT, Ranchi
E. No. 83892

well sing mille ndse thuf

दिनांक 28/05/24 अंक 10/101
मिनेकेशन फॉलोइंग गेटिंग मीटिंग के दौरान
श्री. Sanju Kachhap
विक्रम शर्मा श्री. Kachhap
मिनेकेशन मीटिंग Hamu Road Ranchi
में Business के लिए
समस्त विवरणों को ध्यान में रखते हुए
हस्ताक्षरों के द्वारा में
विचारपूर्वक से कार्यवाही के लिए
के अधिकार प्रमाण में प्रमाणित
मे अत्र मिनेकेशन कार्यवाही में
समस्त को लिए नैश किया



Mupali.

दिनांक 28/05/2024

28/05/2024

Vaibhav Mani Tripathi
DSR, Ranchi

C.N.T Act 1908), by Faith Sarna, by Occupation Business (4) **MR SHREY KACHHAP**, Date of birth 20.04.1994, (UID No XXXX XXXX 4425) (MOB No 8951870031) Son of Late Ashvini Kachhap, Grand Son of Late Bimalendu Kachhap, by Caste- Schedule Tribe (Covered under C.N.T Act 1908), by Faith Sarna, by Occupation Business both resident of Imli Chowk, Sarna Hostal. Harmu, P.S Argora, District Ranchi, Jharkhand 834001 Indian Citizen (herein after called the "**LAND OWNERS**") of the **FIRST PART.**

AND

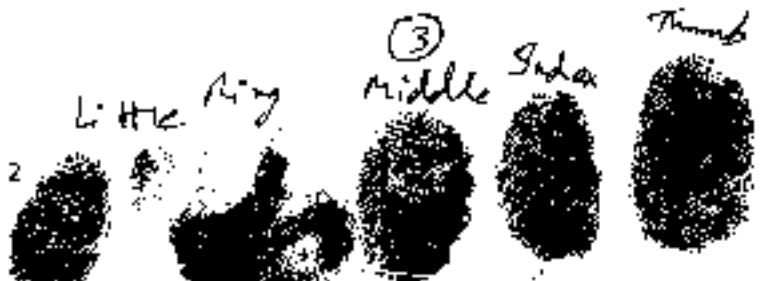
M/S EDEN HOMES, (PAN NO AABFE3333M) a Partnership firm constituted through a partnership Deed dated 19th day of January 2001 registered under Ranchi Municipal Corporation, Ranchi vide registration No. **RMC/BLDR214/2016** having its Office at-63, New A.G. Colony Kadru, P.O. Doranda, P.S. Argora, District Ranchi, Jharkhand represented through its Managing Partners namely (1) **SRI SUNIL KUMAR SINGH**, date of birth 10.06.1965, (PAN NO ANTPS3557N) (UID No XXXX XXXX 7566) (MOB No 9430142119) Son of Late Rajeshwar Dayal Singh, Grand son of Late Saryu Dayal Singh, by faith Hindu, by Caste- General (Uncovered under C.N.T Act 1908), by occupation Business, resident of Eden Nand Apartment, Nand Nagar, P.S Argora, District Ranchi and (2) **SRI PRAVIN CHANDRA DEOGHARIA**, date of birth 15.09.1964, (PAN NO ADKPD3261H) (UID No XXXX XXXX 0479) (MOB No 9835195990) Son of Late Subodh Chandra Deogharia, Grand son of Late Surendra Nath Deogharia, by faith Hindu, by Caste General (Uncovered under C.N.T Act 1908), by occupation Business, resident of 63, New A.G. Colony, P.S Argora, District Ranchi, Jharkhand, (3) **SRI ANUJ KUMAR HEMBROM**, date of birth 16.12.1986, (PAN NO ACHPH4654E) (UID No XXXX XXXX 3951) (MOB No 6200895639) Son of Lalit Nahu Hembrom, Grand son of Late Kariyo Munda, by faith Sarna, by Caste- Schedule Tribe (Covered under C.N.T Act 1908), by occupation Business, resident of House no 543/C Harmu Road, Near Yamaha Showroom, Bharat Mata Chowk, G.P.O, P.S Sukhdeo Nagar, District Ranchi, Jharkhand, (herein after called the "**DEVELOPERS/BUILDER**") of the **SECOND PART.**

Sunil Singh

Pravin Chandra Deogharia

Anuj Kumar Hembrom

Sriy Kachhap
10.06.1965
15.09.1964
16.12.1986
10.06.1965
15.09.1964
16.12.1986



2

Which expression **FIRST PARTY/LANDOWNERS** and **SECOND PARTY/DEVELOPERS** shall unless excluded by the subject or context below, mean and include their respective heirs, successors, representatives, executors and administrators and assigns.

WHEREAS the land under Khata No 75 R S Plot No. 386, 387, 388 and 390, situated at Mouza Purani Ranchi, Thana No. 205, P.S Sukhdeo Nagar, District Ranchi is recorded in Revisional Survey Record of right in the name of Mahli Oraon, Mangra Oraon and Pandru Oraon all son of Dandey Oraon by Caste Oraon as Kayami Land.

AND WHEREAS the land under Khata No 76 R S Plot No. 385 & 557, situated at Mouza Purani Ranchi, Thana No. 205, P.S Sukhdeo Nagar, District Ranchi is recorded in Revisional Survey Record of right in the name of Mahli Oraon Son of Dandey Oraon by Caste Oraon as Kayami Land.

AND WHEREAS said Mahli Oraon died leaving behind his only son Late Rushu Kachhap. Rushu Kachhap also died leaving behind his three sons namely 1 Late Bimlendu Kachhap 2. Late Mahasingh Kachhap and Late Prahalad Kachhap. And Late Bimlendu Kachhap died leaving behind his two sons namely 1. Late Ashvini Kachhap and Sri Vipin Kachhap (**First Party No 3**), Said Ashvini Kachhap also died leaving his only son Shrey Kachhap (**First Party No 4**).

AND WHEREAS said Late Mahasingh Kachhap died leaving behind his three sons namely 1. Late Birsu Kachhap 2. Sri Sanju Kachhap (**First Party No 1**) and (3) Sri Niraj Kachhap (**First Party No 2**). And Late Prahalad Kachhap died leaving behind his four sons namely 1. Sri Chand Kachhap 2. Sri Suraj Kachhap (3) Sri Guddu Kachhap and Dharti Kachhap. And Birsu Kachhap died unmarried.

AND WHEREAS successor of Khatyami rayat Sanju Kachhap and Niraj Kachhap both son of Late Mahasingh Kachhap being a plaintiff filed a Partition suit being O.S/Partition Suit Case No 600/2017 before the Court of Sub Judge I Sri Vijay Kumar Srivastava, in which Shrey Kachhap son of Late Ashvini Kachhap, Vipin Kachhap son of Late Bimlendu Kachhap, Chand Kachhap, Suraj Kachhap, Guddu Kachhap and Dharti Kachhap all son of Late Prahalad Kachhap are made Defendant of this case.

Sumit Singh
Dandey Oraon
Ashvini Kachhap

Kipon Kachhap
Shrey Kachhap
S. T. J. or Niraj Kachhap
P. No. 100 or S. No. 101



AND WHEREAS the said suit was decreed in terms of compromise after mediation and as per the decree the above named land owner First Party have mutated their name for the land of their share in office of town Anchal Ranchi vide **mutation case No 619 R-27/2017-18** and paying rent to the government regularly vide rent receipt No 01511179327 entered in Volume No 23 Page No 10, also mutated in Ranchi Municipal Corporation Ranchi vide Holding No **030000742500020**, within **Ward No 27** (old ward No 30) and paying taxes to the Govt, vide **mutation case No 620 R-27/2017-18** and paying rent to the government regularly vide rent receipt No 0241650559 entered in Volume No 23 Page No 11, also mutated in Ranchi Municipal Corporation Ranchi vide Holding No **030000742400020**, within **Ward No 27** (old ward No 30) and paying taxes to the Govt, vide **mutation case No 1026 R-27/2021-22** and paying rent to the government regularly vide rent receipt No 0050549539 entered in Volume No 26 Page No 18, vide **mutation case No 1219 R-27/2021-22** and paying rent to the government regularly vide rent receipt No 0718272205 entered in Volume No 26 Page No 19, also mutated in Ranchi Municipal Corporation Ranchi vide Holding No **030000742600020**, within **Ward No 27** (old ward No 30) and paying taxes to the Govt.

Smt Singh

Chandramani

Prasad

AND WHEREAS the Smt Chandramani Kachhap wife of Bimalendu Kachhap have purchased the land Khewat No 2, under Khata No 75 R S Plot No. 386, area 2 Dismil, R S Plot No. 387, area 5 Dismil, R S Plot No. 388, area 2 Dismil total area 9 Dismil situated at Mouza- Purani Ranchi, Thana No. 205, P.S Sukhdeo Nagar, District Ranchi from Purna Oraon Son of Mangra Oraon on 25.08.1969 by virtue of registered deed of sale. the sale deed executed before District Sub Registrar Ranchi after getting the permission under Section 46 of C.N.T Act vide permission Case No 8 R8-II/1966-67 dated 04.07.1968.

Vipin Kachhap
Smt Kachhap
Prasad
Prasad

AND WHEREAS after death of Bimalendu Kachhap his only legal successor Vipin Kachhap inherited the said land and mutated his name in office of town Anchal Ranchi vide mutation case No 5980 R-27/2002-2003 and paying rent to the government regularly vide rent receipt No 0974774908 entered in Volume No 92 Page No 221, also mutated in Ranchi Municipal Corporation Ranchi vide Holding No **030000742300020**, within **Ward No 27** (old ward No 30) and paying taxes to the Govt and

became absolute owner of the aforesaid land without any hindrance with every, right, title and transferable right over the said land.

AND WHEREAS, the aforesaid First Party No 1 & 2 Sanju Kachhap and Niraj Kachhap are the joint owners of Land under Khata No 76 R.S Plot No 557 area 3.85 Dismil and Khata No 76 Plot No 385 area 1.75 Dismil total area 5.6 Dismil front of the commercial complex Building Entrance. The share of conversion Percentage will be 47% of the land owner No 1 & 2 combined share, they have no objection and grievances. First Party No 1 & 2 received **Rs.1,01,000/- (One Lakh One Thousand only)** advance token money through Cheque No 914172, S.B.I Harinu Branch dated 07.04.2022 that is non refundable.

AND WHEREAS, the First Party No 3 Vipin Kachhap is the absolute owner of Land under Khata No 75 R.S Plot No 386 area 2 Dismil, Plot No 387 area 5 Dismil, Plot No 388 area 2 Dismil, Khata No 75, Plot No 390 area 8.364 Dismil and Khata No 76, Plot No 557 area 6 Dismil **total area 23.364 Dismil** The share of conversion Percentage will be 35% of the land owner No 3 they have no objection and grievances. The Vipin Kachhap has **23.364 Dismil** land and share with old house in which CHANDRAMANI HEIGHTS building is erected. The demolition of that building is responsibility of builder M/S Eden Homes and for the said building the builder will pay Mr Vipin Kachhap sum of **Rs. 5,00,000/- (Five Lakh only)** Previous advance token money **Rs 5,10,000 (Five Lakh Ten Thousand)** through Cheque No 216200 amount 3,50,000/- dated 30.11.2020, Cheque No 914203, 50,000/- dated 01.10.2022, Cheque No 914218, 50,000/- dated 04.03.2022, Cash, 50,000/- dated 08.03.2022, Rupees 10,000 (Ten Thousand) cash on 03.02.2024 all cheque are S.B.I Harinu Branch that is non refundable. And after demolition of old building for accommodation of Vipin Kachhap's own family Rs 14,000/- Forteen Thousand per month will be given as House rent after shifting from old house.

AND WHEREAS, the First Party No 4 Shrey Kachhap is the owners of Land under Khata No 75 R.S Plot No 390 area **8.364 Dismil** and Khata No 76 Plot No 557 area **6 Dismil** total area **14.364 Dismil**. The share of conversion Percentage will be 35% of the land owner No 4. Owner No 3 and 4 have joint share and they have no objection and grievances. First

Sanju Kachhap
Niraj Kachhap
Vipin Kachhap

Vipin Kachhap
Shrey Kachhap
Kachhap
A.K. Jha

Party No 4 received **Rs.1,00,000/- (One Lakh only)** advance token money through Cheque No **626434**, S.B.I Harma Branch that is non refundable.

AND WHEREAS above all payments of shareholders if they desire to take any money from developer during construction or registration of developers share the amount will be adjusted in their share @ cost of construction of the building at that time. They have no objection if they take money from developer and the deduction of their part from constructed building.

AND WHEREAS The "LAND OWNERS" are the absolute owner seized peaceful possession and having sufficient right, title and interest over **43.328** Dismil more or less of land appertaining to Khata No 75 R.S. Plot No. 390, **16.728** Dismil, Plot No 386 area 2 Dismil, Plot No 387 area 5 Dismil, Plot No 388, 2 Dismil, Khata No 76, Plot No-557, 12 Dismil, total area **37.728** Dismil both Vipin and Shrey Kachhap Share Khata No. 76 Plot No 385 area 1.75 Dismil, Plot No 557 area 3.83, **total area 43.328** Dismil corresponding to Holding No. **030000742500020**, **030000742400020**, **030000742600020**, and **030000742300020**, ward No 27 (Old ward No 30), situated at Mouza Pirani Ranchi, Thana No. 205 P.S Sukhdeo Nagar, District Ranchi, morefully described in Schedule below.

AND WHEREAS all the land owners amalgamated the said land and approached and offered to the builder to develop the landed property belonging to the land owners and Developers is ready to construct a Multi-storied residential/commercial building complex there on.

AND WHEREAS, the aforesaid landowners had entered into development Agreement with Second Party on 30/11/2020 and 07/04/2022 for construction of Multi Storied residential/commercial Building/Complex as per map plan sanctioned by R.M.C. over the Schedule A land and the landowners will get their share as per Schedule B and the remaining built up area in the said proposed residential/commercial building/complex with undivided share of land to the developer which was more fully described in Schedule C.

AND WHEREAS, the Government of State of Jharkhand had issued notification with respect to necessary registration of development

Sunil Singh

Prasanna

Prasanna

Vipin Kachhap

Shrey Kachhap

17.5 of Vipin Kachhap

21.5



agreement and as such the landowner and developer had decided to avoid any future legal complication execute this registered development agreement after map sanction by RMC.

AND WHEREAS the above named Land Owners hereby have declared that the Schedule A land is free from all encumbrances charges, liens demands whatsoever and the above named Land Owners has got full subsisting right to transfer the Schedule A land by way of sale, and/or to execute DEVELOPMENT AGREEMENT or any agreement. Any expenses incurred during updated the documents will be beared by the landlord.

AND WHEREAS the Owners has further declared that the Schedule-C land has not been acquired, requisitioned, surrendered, restored, mortgaged, etc.

AND WHEREAS the Developer/Builder aforesaid runs its construction business under the name and style of **M/S EDEN HOMES**.

AND WHEREAS the developer shall develop and construct multi storied residential/commercial building complex on the said land under the name and style of "**CHANDRAMANI HEIGHTS**" of first schedule strictly as per the sanctioned plan vide E.C. Case No. RMC/BP/0195/W27/2023 dated 17.01.2024 by the Ranchi Municipal Corporation (R.M.C) Ranchi and Developer shall abide by the rules and regulations bye-laws of R.M.C Ranchi and all the obligations under the law shall be completed by the developer in this regard.

AND WHEREAS on satisfaction of land owner's title, the developer has agreed to develop Schedule-A land by way of constructing a multi-storied residential/commercial building complex, comprising ground plus G+5 commercial and G+6 residential, upper floor or as per the approval of map by competent authority over Schedule A land, according to modern taste and Architecture.

AND WHEREAS the Developer has proposed to give land owner the super built-up area in form of flats/Shops (more particularly described in Second Schedule) in residential area out of the total FAR (floor area ratio) area achieved against the Schedule A land along with of parking space in

Sunil Singh
Chandramani
Amber Singh

Vijay Kumar
Shree Kachhap
Shree Kachhap
Suraj Kumar R-15, Dil
24/53
4/2/24
6-7-2024

the proposed residential building complex as per the specification given under Schedule.

AND WHEREAS the Developers shall be entitled to 12 numbers of Flats with Basement Parking One each Flat and 26 numbers of Shops including Car Parking Space In front of Commercial Building and the right in common areas and common amenities and facilities as follows in "**CHANDRAMANI HEIGHTS**" along with undivided proportionate share in land and appropriate the entire sale proceeds against its cost and profit for constructing a multi storeyed building complex for which the land owner shall be bound to sign all conveyance in favour of nominee or nominees of the Developer and the developer shall sign as confirming party to each conveyance.


NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and the **LAND OWNERS AND DEVELOPER** hereto as follows:-

ARTICLE - I DEFINITION

- 1.1 LAND OWNERS:-** Shall mean (1) **MR SANJU KACHHAP**, (2) **MR NIRAJ KACHHAP**, both Son of Late Mahasing Kachhap, (3) **MR VIPIN KACHHAP**, Son of Late Himalendu Kachhap, (4) **MR SHREY KACHHAP** Son of Late Ashvini Kachhap respectively successors in interest.
- 1.2 DEVELOPER:-** shall means the above named **M/S EDEN HOMES**, a Partnership firm and its legal representatives, successors, executors, administrators and/or assigns.
- 1.3 ADVOCATE:-** shall means Sri Kishore Sahu having Office at Mahavir Chowk, Ranchi or such other Advocates whom the parties may from time to time appoint as the Advocates for the Projects.
- 1.4 ARCHITECT:-** shall mean Engineers Groups having Office at Bariatu Ranchi such Architect or others Architects as be appointed by the Developer from time to time for the project at the said premises.

Sanju Singh
Sanjay Singh
Shrey Singh

Vipin Kachhap
Sanju Kachhap
Niraj Kachhap
Shrey Kachhap
L.T. 201. Niraj Kachhap
By Deed of R.K. K.




- 1.5 LAND PROPERTY:-** means land which morefully described in Schedule-A below.
- 1.6 BUILDING/COMPLEX:-** shall mean the multi storied building consisting of several units of residential/shop/commercial use in the name and style of "**CHANDRAMANI HEIGHTS**" to be constructed on the Schedule A land by the developer at its own cost and expenses as per plan sanctioned by competent authority.
- 1.7 UNIT/FLAT/SHOP:-** shall mean a covered area available for independent use and occupation that is entire covered areas as be sanctioned by RMC and or any other competent authority and shall include the plinth area of the Unit.
- 1.8 PARKING SPACE:-** shall mean any place in covered area reserved for motor car, scooter or any vehicle or any other area as specified.
- 1.9 COMMON PART:-** shall mean common all areas of passage, corridor staircase, passage ways, Driveway, lifts, common lavatories, pump room, tube well over head water pumps and common facilities and amenities for common use and enjoyments and all fixture and fitting.
- 1.10 SUPER BUILT UP AREA:-** means and including the carpet area of the unit wall, veranda, corridor, lift, balconies staircase guard room, generator room of the proposed multi storied building complex.
- 1.11 OWNERS SHARE:-** which means the share in constructed area as per terms of development agreement dated 30-11-2020 & 07.04.2022 in shape of Flat/Shop in the residential complex with relevant portion and common passage, parking space together with undivided share of land out of total constructed area in the residential/commercial complex mentioned in the schedule "B" below. The Parking space in Basement only for Residential Flat Owners.
- 1.12 DEVELOPER SHARE:-** which means the remaining area after allocation of landowner share in the residential complex together with the right, title, interest in common facilities and amenities

Suresh Singh
Prakash
Anand Kumar

Rajin Kachhap
Suresh Kachhap
 I.T. for at least 1000000/-
 Mr. R.K. R.K.

624
24 53



including the right to the user there of parking space together with undivided share of land after providing owner's share more fully described in Scheduled-C of the development will be fully commercial the top floor or lounge area will be used by the Developer. Parking space in Basement for Residential flat Owners.

1.13 BUILDING PLAN:- it shall mean the plan prepared by the qualified Architect appointed by the DEVELOPER for the construction of multi storied building on the said property and get it sanctioned by Ranchi Municipal Corporation Ranchi or any other competent authority at the cost of the DEVELOPER.

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

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

1.16 FORCE MAJEURE:- shall described flood, earthquake, riot, war storm, term pest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.


1.17 The Words importing singular shall include plural and vice versa.

1.18 Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

1.19 This agreement shall come to full force with effect from date registered of this Development Agreement by the parties and time period till 5 years and after full and final payment, final, sale deed will be executed and registered in favour of Purchaser after getting permission u/s 46 of CNT Act from competent authority.

Sunil Singh
Anshuman
Praveen Kumar

Kishor Kumar
Sunil Singh
17. For Nival Kaphal
Mr. Pan or R.M. hite.



I.20 That this Development Agreement is being executed between the Land Owners/First Party Members and Developer/Second Party under the Provision of Section 5(t) 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.

I.21 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 Sale/Sale deed with respect to flat/units of their respective shares in favour of prospective purchaser as mentioned in the Schedule D for land owners allocation and schedule E for developer 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.

I.22 AND WHEREAS certain terms and conditions were agreed to by and among the owners and developer with regards to be construction, transfer of the said building and the parties here to and desirous of recording into writing the terms of such agreement hereunder.

ARTICLE - II - COMMENCEMENT

This agreement shall be deemed to have commenced with immediate effect.

ARTICLE - III - THE SCHEME

The scheme as formulated by the BUILDER and agreed by the OWNER provides as follows:-

III.1 That the developer will develop and construct multi storied residential/commercial complex/building over the schedule C land as per the plan prepared by the architect appointed by the DEVELOPER and approved by the RANCHI MUNICIPAL CORPORATION or any other competent authority as per laws applicable in relation to construction of building/apartments at its own cost. That the building/apartments will be constructed within 05 years from the date of sanction of Map land and handing over the

Sunder Singh
Prakash
Prakash

Kapil K. Singh
Shree Kachhap
S. T. Singh Kachhap
24/5/17



vacant possession of the land with six month grace period and extended by such period lost by any force MAJEURE and owners also agreed for the same However the period stipulated herein above may be extended mutually for such period as the parties may deem fit proper and as above defined.

III.2 The Developer agrees and undertake to construct and complete the construction of multi storied residential/ commercial complex/building over the schedule-C land after the construction leave aside, allocate and make ready for the OWNERS area of the total constructed area more fully described in schedule 'B' below. In respect of the remaining area of the total constructed area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and condition as it may decide in its sole discretions. The developer share described in schedule "C" below it is mentioned for the sake of clarification that the aforesaid for the OWNERS will include the portion comprising of residential unit as also all other portions such as parking space will be the same ratio in ground floor/basement/open space and the same ratio of the roof right in Residential. However it is also made clear that if in future, the competent authority of RMC or any other authority permitted to further construction over the roof of the proposed building the Owners and developer will get in the same ratio share as they received by this development agreement.

III.3 That the Owners do hereby to handed over all the relevant original documents relating to the property described in schedule A below at the time of signing of this development agreement.

III.4 That the land Owners do here by put the developer in actual physical possession of land vacating tenants if any at the time of said developer agreement and developer have right to put the sign board over the said land for construction

III.5 That after execution of this development agreement under the provision of Sub Section 2 of the Section 5 of Jharkhand Apartment (Flat) Ownership Act 2011. both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deeds with respect to

Smit Singh
Developer

Proprietor

Kishor kumar
Smit Singh
1. T. I. at Prayag Kachhed
Prayag or P. K. K. K.

flats/shops/unit of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for land owner's allocation and Schedule C, the Developer Allocation of this development Agreement and they may also be free to receive consideration against the unit of their respective shares and no party will have any objection in this regard.

- III.6** That the developer shall without delay start construction of building from the date of sanction of Map Plan after handing over the vacant possession of the land.
- III.7** In furtherance of the intention of the agreement the owners do hereby entrust and empower the developer to do all or any to the following acts, deeds matters and things:
- III.8** To appoint Architect Surveyor, Engineers and constructors and other person or persons. All expenses will be borne by the developer
- III.9** To make application to the appropriate authorities for electrical/water connection and permit for quotas for cement steel and other building materials.
- III.10** To accept service of any writ summons or other legal process or notice and to appear and represent the owners in any court or before any Magistrate, Judicial Tribunal or other Tribunal in connection with the developer of said property to commence or file suit, actions or other proceeding in any court or before/ at any public office or tribunal relating to the development of the property or parts and for any purpose aforesaid to assign execute or deliver or file necessary court Vakalatnamas, claim, complains orders, applications, papers writing in case of any legal proceeding in the court or law against the interest of the owners arising after the execution of the agreement between the owners and the developer. The developer shall take all measures at the cost of Owners to protect the title, interest and right of the owners against any cause of action arising due to the development work.

Sumit Singh
Arjun
Anurag

Vishal Khandelwal
Shrey Kachhap
Pratik
Pratik
Pratik
Pratik

III.11 To enter into agreement for sale or otherwise allot flats/shops in the aforesaid Building/buildings to purchasers except of the owners share of area as described in schedule "B" and be entitled to the consideration thereof.

III.12 To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity as per norms.

III.13 The developer shall maintain and provide ancillary electric generation and supply for the benefit of the owners and prospective purchasers of the proposed building complex and the owners will be entitled to the benefit and use thereof in terms of payment of consumption charge calculated by the developer and the land owners will enjoy all relevant facilities on payment of proportionate cost.

III.14 The developer shall install and maintain for the benefit of the owners and others prospective purchasers of the proposed building deep tube well over head storage tank and the owners will enjoy all relevant facilities free of cost.

III.15 That the Developer will liberty free to hook developer share without the consent of land owners.

III.16 It is hereby made clear the developer shall act as independent party and not as an agent of the owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the owners indemnified from and against all claim penalties costs demands arising out of all construction of proposed building or other works envisaged by this agreement.

ARTICLE - IV - COMMENCEMENT

The Land owners hereby covenant with the developers as follows:-

IV.1 That the landowner shall pay the proportionate cost of common facilities such as Lift, Generator, Electric Connection, Transformer etc and also bear the proportionate cost of common area.

Sunil Singh

Chandani

Prakash

24/07/2024

Shrey Kachhap



*h.t. or Miraj Kachhap
number or R.V. 018*

IV.2 That the property is freehold and the owners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the developer respect of the schedule-A property in this developer for proper confirming of title of the owners.


IV.3 That owners have not created any encumbrance on the said property or any part thereof by way or sale mortgage, exchange lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrance what so ever and same is not acquired by the government for any purpose and the owners have not entered into any agreement in respect of the schedule-A property with any person partnership firm, company or any proprietorship concern prior to this development agreement if in future any encumbrance or litigation what so ever shall be found in respect of the schedule land in the event the land owners shall alone be responsible and in such case they refund all the expenses incurred during map sanction advance money including adjustable or non adjustable amount received from developer/Builder along with 12% interest P.A. within one month from the date of demand.

IV.4 That there are no statutory claims, demands, attachment or prohibitory order made or issued by the taxation authorities Revenue authorities, municipal authorities or any other government or other local bodies or affecting the said property or any part thereof.

IV.5 That there are no attachment either before or after judgment and there are no claims, demand, suits, decree, injunctions orders, lispendence notice, insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.

IV.6 That apart from the owners no one else are entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any joint family or otherwise.

Suresh Singh
[Signature]
[Signature]

21/5/23
SHREY KACHHOP
Kapil Kachhops
H. P. J. or Nitin Kachhops
1st floor, R. K. Road


IV.7 That all outgoing, demands, rates, taxes, etc. arising from the date of this agreement shall be paid by the developer alone and the owners shall be liable for such amounts remaining unpaid till the date of this agreement.

IV.8 That the Land Owners will remain present and ready whenever required to sign any papers and documents related to the land in question for the purpose of development of the said land from any legal authority which are required from time to time during the development and construction of proposed multi-storied residential/commercial building complex.

IV.9 That in consideration for the conveyance of the property described in schedule C herein below and in exchange of the facilities stated herein above the developer shall do and perform the following acts, deeds matters and things.

IV.10 The developer shall indemnify the owners from and in respect of all claims, compensations or expenses payable in consequence of any persons or demand of what so ever nature from any authority arising from any act of omission or negligence on the part of developer shall also indemnify the owners against any claim, action or proceeding which may be brought, or taken against the owners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement. The developer shall also indemnify the owners against any claim, compensation, actions or proceeding which may brought or taken against the owners in respect of any accident to work men related to or in connection with execution of the work and after allocation of the OWNERS area. All cases legal litigations, dispute regarding advances from purchasers or complain (if any) by the purchaser relating to the project shall be the liability of the developer and the owners shall not be liable in any circumstances.

IV.11 That the owners hereby agree to co-operate with the developer in assisting them in all lawful act to implement the development agreement. The owners further agrees that with respect to the share

Sumit Singh
Harpreet Singh
Pranvir

21/03
K. P. Singh
S. Singh
L. Singh
1-11-11



assigned to the Developer as mentioned in the Schedule C herein-
below the Owners will not interfere in any manner and the developer
is free to execute appropriate deed of sale, conveyance deed against
the developer's share and to present the same before the Office of
District Sub Registrar and admit execution thereof.

IV.12 That the owners will receive the schedule 'B' flat in the form of built
up area or super built up area agreed as aforesaid. The owner shall
at no time demand any further premium or have any interest in
future dealing regarding the sale of developer's share of built up area
or super built up area.

IV.13 In case any GST, Sales tax, VAT, TDS, Service Tax or any other Govt.
Tax and duties is payable in relation to all units of the said
project/apartment to be constructed on the Schedule A land, the
same shall be on the account of owner's the developer and their
nominees proportionate to their respective share in the said
complex. It is further agreed that the Owner's shall make payment of
the service tax etc., to the government through Developer.

IV.14 That the owner shall hold the owner's area/portion according to
registered development agreement. The Owners shall become
member of Association of persons or Co-Operative maintenance
committee found suitable by the developer and formed by them and
the owner as well as their nominees, respective agents, servant and
license shall abide by the rules and regulations of the association or
maintenance committee and pay accordingly decided in the
committee so that the whole building should be safe and protected
in future. They shall be entitled to use all common facilities in the
building complex for the utilization of the occupants of the building
on the usual terms and conditions applicable to all for such
utilization. The Owner shall be entitled for undivided proportionate
share in land as per law.

IV.15 That this Development Agreement is being Executed between the
land Owners/First Party members and the Developer/Second Party

Sumit Singh
Developer
President

27/5/23
of 2/2/24
Kishore Singh
Street Kachhal
h-7 For Nitish Kachhal



under the provision of Section 5(1) of the Jharkhand Apartment (Flar) Ownership Act, 2011.

IV.16 That previously in between the parties a development agreement dated 30-11-2020 & 07.04.2022 had been also executed in which the terms and condition were incorporated in it. Subsequently a necessity has arose to execute a registered development agreement in place of earlier development agreement, for which it has been decided in between the parties that all the terms and condition of the earlier development agreement shall be re-casted fresh to be incorporated in the present registered development agreement, so after executing and registering the present registered development agreement all the terms and condition, incorporated in the earlier development agreement dated 30-11-2020 & 07.04.2022 have seized to be operative and the terms and condition incorporated in the present registered development agreement shall be in effect from the date of execution and registration.

SCHEDULE FOR MANAGEMENT :

A Schedule for management a schedule shall be formed by the parties herein due coere for the management/administration of the new building complex including the portion in common use and showing the expenses of the management/ administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the occupant of the new binding including the owners allocation and the developers allocation shares.

BREACH OF DEVELOPMENT AGREEMENT:

In the event of breach of this development agreement or abuse/misuse of general power of attorney or any others dispute arise between the parties in respect of this development agreement, shall be decided by the sole arbitrator appointed by the Builder.

This agreement shall be deemed to have commenced with effect from the date of registration of this agreement by the parties.

Sanjay Singh
Ranjana
Prakash

Vishwanath
Shree Kachhap

21/5/22



SCHEDULE-A

All the piece and parcel of the land of under Khata No 75 R.S. Plot No. 390, 16.728 Dismil, Plot No 386 area 2 Dismil, Plot No 387 area 5 Dismil, Plot No 388 2 Dismil, Khata No 76 R S Plot No 557 area 12 Dismil total area 37.728 Dismil, and Khata No. 76 Plot No 385 area 1.75 Dismil, Plot No 557 area 3.85, **total area 43.328 Dismil** corresponding to Holding No. **030000742500020, 030000742400020, 030000742600020, 030000742300020**, ward No. 27 (Old ward No 30), situated at Mouza Purani Ranchi, Thana No. 205 P.S Sukhdeo Nagar, District Ranchi, State- Jharkhand having permanent heritable and transferable chapperbandi right which butted and bounded as follows :-

North : Yamaha Show Room
South : Residence Anuj Hembrom
East : Road
West : Ascot School Building

Valuation of Land (For the purpose of Registration)

Land Area **43.328 Dismil @ Rs. 9,09,750/-** per Dismil Total Value of Property worth **Rs. 3,94,17,700/-**

SCHEDULE-B

LAND OWNERS SHARE:-

First Party No 1 & 2 Sanju Kachhap and Niraj Kachhap are the joint owners of Land under Khata No 76 R.S Plot No 557 area 3.85 Dismil and Khata No 76 Plot No 385 area 1.75 Dismil **total area 5.6 Dismil** front of of the commercial complex Building Entrance of **"CHANDRAMANI HEIGHTS"**. The share of **conversion Percentage will be 47%** of the land owner No 1 & 2 combined share, they have no objection and grievances. First Party No 1 & 2 received **Rs.1,01,000/- (One Lakh One Thousand only)** advance token money through Cheque No 914172, S.B.I Harma Branch dated 07.04.2022 that is non refundable.

All that piece and parcel of 1 number of Flats including with 1 numbers of car parking space in Basement and Four (4) shops share under mentioned table of **First Party No 1 & 2 Mr Sanju Kachhap and Mr Niraj Kachhap.**

Sanjay Singh Hembrom
Sanju Kachhap

K. J. Kachhap
Sanju Kachhap
1.7.2022
Niraj Kachhap




SI NO.	Commercial Shop	Floor	Area
1	B-3	G+0(Ground)	225 Sq ft
2	D-4	G+1(First)	225 Sq ft
3	C-4	G+1(First)	396 Sq ft
4	F-2	G+2(Second)	628 Sq ft
Residential Flats			
1	D-4	G+4	1090 Sq ft One Car Parking

First Party No 3 Vipin Kachhap is the absolute owner of Land under Khata No 75 R.S Plot No 386 area 2 Dismil, Plot No 387 area 5 Dismil, Plot No 388 area 2 Dismil, Plot No 390 area 8.364 Dismil and Khata No 76 R S Plot No 557 area 6 Dismil **total area 23.364 Dismil** The share of **conversion Percentage will be 35%** of the land owner No 3 they have no objection and grievances. The Vipin Kachhap has 23.364 Dismil land and share with old house in which CHADRAMANI HEIGHTS building is erected. the builder will pay Mr Vipin Kachhap sum of **Rs.6,00,000/- (Five Lakh only)** previous advance token money Rs **Rs.5,10,000/- (Five Lakh Ten Thousand only)** through cash and Cheque No 216200, 3,50,000/- dated 30.11.2020, Cheque No 914903, 50,000/- dated 01.10.2022, Cheque No 914218, 50,000/- dated 04.03.2022, Cash, 50,000/- dated 08.03.2022, cash Rs **Rs. 10,000/- (Ten Thousand only)** on 03.02.2024 all cheque are S.B.I Harmu Branch that is non refundable. And will received Rs. 14,000/- for rent per month till hand over, after demolition of old building for accommodation of Vipin Kachhap's own family Rs 14,000/- Forteen Thousand per month will be given as house rent after shifting from old house.

First Party No 4 Shrey Kachhap is the owners of Land under Khata No 75 R.S Plot No 390 area 8.364 Dismil and Khata No 76 Plot No 557 area 6.0 Dismil **total area 14.364 Dismil**. The share of **conversion Percentage will be 35%** of the land owner No 4, they have no objection and grievances taking jointly their share. First Party No 4 received **Rs.1,00,000/- (One Lakh only)** advance token

Sumit Singh
Prakash
Prakash

Vipin Kachhap
Shrey Kachhap
21.03.2024
21.03.2024
h'rs or
Wanted



money through Cheque No 626434, S.B.I Harnu Branch that is non refundable.

All that piece and parcel of 6 numbers of Flats including with 6 numbers of car parking space & 13 Shops in "CHANDRAMANI HEIGHTS" of First Party No 3 Mr Vipin Kachhap and First Party No 4 Shrey Kachhap are mentioned in table.

Vipin Kachhap

Sl NO.	Commercial Shop	Floor	Area
1	A-1	G+0(Ground)	369 Sq ft
2	A-4	G+0(Ground)	395 Sq ft
3	C-8	G+1(First)	503 Sq ft
4	F-1	G+2(Second)	535 Sq ft
5	G-1	G+3(Third)	1263 Sq ft
6	H-1	G+3(Third)	1206 Sq ft
7	B 4	G+0(Ground)	192 Sq ft

Residential

1	D-2	G+2(Second)	1090 Sq ft
2	C-2	G+2(Second)	1181 Sq ft
3	B 3	G+3(Third)	1380 Sq ft
4	D-5	G+5(Fifth)	1090 Sq ft

Shrey Kachhap

	Commercial	Floor	Area
1	B-6	G+0(Ground)	402 Sq ft
2	A-2	G+0(Ground)	311 sq ft
3	C-1	G+1(First)	423 sq ft
4	E-1	G+2(Second)	409 sq ft
5	E-3	G+2(Second)	251 sq ft
6	C-7	G+1(First)	876 sq ft

Residential

		Floor	Area
1	A 4	G+4(Forth)	1560 sq ft
2	B-6	G+6(Sixth)	1380 sq ft

The open terrace area on floor G+2 will be included with flat C-2 (1181 sq ft) which is share of Mr. Vipin Kachhap. The user cannot

Sumit Singh Bhasoria
Prasanna

Vipin Kachhap
Shrey Kachhap
Shrey Kachhap
Shrey Kachhap
21/5/2021



cover the said area or add temporary/permanent elements or modify without taking approval from the developer authorities in writing. If there is need for modification pre approval must be obtained from the developer and competent authorities.

SCHEDULE-C

DEVELOPERS SHARE:-

The developer will get the undernoted flats/shops in the proposed multi storied building. After sanction the Map from RMC the Proportionate area will be shared between landowners and developer as per their land area. The car parking space shall be in the same ratio as Number of Flats in Residential building. The share of Landlord mentioned in Schedule-"C" and land Owner in the Schedule-"A". The roof right of commercial building will be used by the Developer because the top floor is the share of developer. However it is also made clear that in future the RMC or competent authority permitted to further construction over the roof. The land owner and developer will get in the same ratio share as mentioned in this agreement.

All that piece and parcel of 26 Numbers of Shops G+5 in commercial and G+6 in residential Flats total No of Flats 12 including with 12 Car Parking Space and the right in common in the common areas and common amenities and facilities as follows in "CHANDRAMANI HEIGHTS" along with undivided proportionate share in land.

SI NO.	Flats/Shop	Floor	Area
	Residential Flats		
1	A-2	G+2(Second)	1560 Sqft (One Car Parking)
2	B-2	G+2(Second)	1380 Sqft (One Car Parking)
3	C-3	G+3(Third)	1181 Sqft (One Car Parking)
4	A-3	G+3(Third)	1560 Sqft (One Car Parking)
5	D-3	G+3(Third)	1090 Sqft (One

Handwritten notes:
 K. Srinivasulu
 Shree Kachhap
 21.53
 19.8.2019
 12.11.2019
 12.11.2019

Handwritten signatures:
 Srinivasulu
 Shree Kachhap
 21.53

20	D-7	G+1(First)	749 Sq ft
21	E-2	G+2(Second)	361 Sq ft
22	G-2	G+4(Fourth)	1263 Sq ft
23	H-2	G+4(Fourth)	1206 Sq ft
24	I-1	G+5(Fifth)	944 Sq ft
25	J-1	G+5(Fifth)	930 Sq ft
26	A-3	G+0(Ground)	189 Sq ft

ARTICLE .V . BUILDER'S RIGHT

V.1 The OWNER hereby grant subject to what has been hereinafter provided, the exclusive right to the BUILDER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer and/ or construction in accordance with the plan duly sanctioned by the Ranchi Municipal Corporation vide H.C. Case No. **RMC/BP/195/W27/2023** dated **17/01/2024** with or without amendment and l or modification made or caused by the BUILDER.

Kishor Kumar Dasgupta
Sushil Kumar Dasgupta

V.2 The BUILDER shall be entitled to prepare modify or alter the plan and to submit the same to the RMC in the name of the OWNER or as may be required under RMC rules at its own costs and the BUILDER shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for obtaining the sanction of the RMC and for the construction of the building on the LAND PROPERTY provided however that the BUILDER shall be exclusively entitled to all refunds of any or all payments and /or deposits made by the BUILDER.

Shri Kishor Kumar Dasgupta



ARTICLE . VI . APARTMENT CONSIDERATION

V.1 On the OWNER' representation about their title to and possession over the LAND PROPERTY and relying upon OWNER' personal guarantee that they have made full and correct disclosures and they full-right, indefeasible title and absolute authority to enter into this agreement and in consideration of the OWNER having agreed to permit the BUILDER to commercially

Sunil Kumar Dasgupta
Prasanna Kumar Dasgupta

explain the LAND PROPERTY and Earth work construct, erect and complete the building on the premises as a whole, the BUILDER agrees:

- a) To prepare plan and cause the said plan to be sanctioned and to incur and bear all costs charges and expenses for preparation design and sanction of the plan.
- b) At its own costs to obtain all necessary permissions and or approvals and/or consents.
- c) To pay all costs of supervision of the development and construction of the OWNER' ALLOCATION in the building at the said premises.
- d) To bear all costs charges and expenses for construction of the building at the said premises.
- e) To allocate the OWNER' ALLOCATION of the construction area in the building to be constructed at the said premises (herein after called the said OWNER allocation).
- f) To give possession of the OWNER' ALLOCATION within thirty six months of beginning of construction work or receipt of sanctioned plan from RMC whichever is later. The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LAND PROPERTY.

ARTICLE - VII - LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the OWNER to defend all actions and proceedings in respect of the title and/ prepossession of the Land property.
2. The OWNER are herewith handing over originals of all the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the land property referred above. The OWNER further assures and confirms to provide to the BUILDER any other document required in connection with the said land property within a reasonable time at his expenses.
3. That the Builder allocation pursuant of Section 5, Sub- section (1) & (2) of the Jharkhand Apartment (Flat) Ownership Act 2011. The land owner and developer shall be absolute owner of their respective

Sunit Singh

Prasanna

Prasanna

Vishwanath
Srinivas Reddy

19/11/2011
Nitin Reddy

21/11/11



shares and they will be entitled to sell/transfer their shares separately. Sub Sec. 5.2 The final sale/lease of the apartment (Flat) along with the common areas and facilities shall be executed and registered by the Developer/Promoter or the owner, as the case may be as per Sub-Section 5.1 in favour of the prospective Apartment (Flat) Owners.

4. This agreement is a binding between the parties and both parties shall abide by all terms and conditions mentioned herein.
5. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

ARTICLE - VIII - SETTLEMENT OF DISPUTES AND ARBITRATION

1. That if any dispute or differences arise out of these presents and or any misrepresentation of the terms and conditions of these presents, then the same shall be referred to the decision of the arbitrator's one to be appointed by the OWNER and another by the BUILDER. The arbitrators so appointed may jointly nominate a third arbitrator and they jointly act as arbitral proceedings shall be conducted and shall be governed by the arbitration and conciliation act, 1996.
2. The place of Arbitration shall be at Ranchi.

The SCHEDULE-D above referred to: (COMMON FACILITIES).

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrance and exist.
2. Pumps installation, pump room and room for staff or workers if any.
3. Common passages, drive ways excepting car parking areas if any.
4. Two Deep Boring, water pump, water tank in two parts, water pipes and other common plumbing installations Reservoir for fire.
5. Electrical copper wiring in 3 phases.
6. Drainage, Sewerage and rainwater pipelines.
7. Boundary including outer sidewalls of the said building and the main gate.
8. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to user and occupancy of flat or flats in

Suman Singh

Pranav

Pranav

Kapil K. Singh
Shrey Kachhal

24/03/2018



common and as are easement of necessary or the building but excluding car parking space and areas.

9. Four wheeler parking space for customer in front of market complex or parking space left in basement after allotting flats owners. Two wheeler parking area is specified in map for Shops/Flats/Guest/Customer. Visitor parking for market complex in front of complex building area left after allotment of Flats purchasers.

The above referred to (SPECIFICATION)

Specifications of the building/flats shall be as follows:

FOUNDATION	:	R.C.C foundation as per design of structural consultants
STRUCTURE	:	R.C.C. frame structure.
WALLS	:	Wall shall be constructed with First class Red Bricks/ Fly Ash Bricks/AAC bricks. External wall thickness will be 10"/8" and internal wall thickness will be 5"/4"
PLASTERING	:	1. 12 mm thick inside plaster with sand cement mortar in (6: All external and internal walls) 2. 12 mm thick outside plaster with sand cement mortar Roof POP/Carnish
BRICK WORK	:	a. 200 MM thick Brickwork will be done on outside wall in Cement and Mortar in (1:6) ratio. b. 75 mm thick inside portion wall and 100 mm Or 125 mm thick portion wall between the units. will be done by Hollow bricks or Red bricks or sand & lime bricks in cement and mortar (1:4) ratio.
WINDOWS	:	Aluminium FRAME, Double Shutter.
WATER SUPPLY	:	Adequate water supply shall be provided by deep well boring as per RMC norms.
TOILETS/BATHROOM	:	a) Flooring: Floor Tiles (Anti Skid). b) Walls :- Glazed tiles upto 7'

Sunil Singh
Ramprasad
Anand Kumar

Vijay Kumar
Sunil Kumar

21/03/2017



		height. c) Sanitary Ware: White glazed vitreous sanitary ware of Standard Mark. d) Fitting: - Chromium plated C.P. fittings. e) Cistern :- Acrylic/PVC cistern in white Colour
FLOORS	:	Vetrified tiles flooring in all residential area of the flats/shops
KITCHEN	:	a) Flooring:-Floor Tiles (Anti Skid). b) Working Platform: - Granite/Green Slab Platform or available colour. c) Dado :- Premium quality printed 18 high glazed tiles d) Sink: - Stainless Steel Sink.
LIFT	:	OTIS/KONE or Equivalent make with collapsible gate will be provided.
POWER BACK UP	:	Providing 3 phase Generator of adequate capacity for common area lighting and 100 watt in units.
PAINTING	:	a) Waterproof cement-based paint will be used on outside walls. b) Inside wall of Individual flats/shops shall be finished with P.O.P on plastered surface with Primer/ Painting
ELECTRICLAS	:	a) Concealed or semi concealed wiring, built-in switch-board, piano switch will be provided. b) Two light points, one fan points and one 5 AMP plug point in each bedroom A.C Point, Mobile/Mosquito repellent point.

Sandeep Singh
 Sandeep Singh
 Sandeep Singh

Vitrified tiles
 Granite/Green Slab Platform
 18 high glazed tiles
 OTIS/KONE
 3 phase Generator
 Waterproof cement-based paint
 P.O.P on plastered surface
 Concealed or semi concealed wiring
 5 AMP plug point



- c) Three light points, two fan points, one calling bell points, one fridge points, one telephone and one T.V. points in living cum dining room. A.C Point, Mobile/Mosquito repellent point.
- d) One light point, one exhaust point and one power point in Kitchen.
- e) One light point and one Exhaust fan point in toilet. One Geyser point.
- f) One light point in balcony.
- g). Electric Connection for Individuals Flats/shops OWNERS name from J.S.E.B. will be provided at extra cost.

MISCELLANEOUS


- a) Car and scooter parking at Extra Cost.
- b) Registration and Work Contract Tax or any other Tax (if any) shall be borne by Purchaser/Owners.
- c) The OWNERS will pay to the DEVELOPER extra cost for any work done beyond the above specification.

IN WITNESS WHEREOF THE parties hereto have sent and subscribed their respective hands seal at Ranchi in each page of these present of witnesses of the day month and year first above written. Signed, sealed and delivered at Ranchi in presence of:

WITNESSES :

1. Sunit Kumar Vishwakarma
S/o. Late. S. K. Ram Vishwakarma
Add- Kishor AUTO HARARY
Ranchi Ranchi
2. Rajendra K. Choudhary
S/o Sushil Prasad Choudhary
New Anand Nagar Kishor
Gross Ranchi

Signature of Landowners







1. Sunit Kumar
2. 
3. Kishor Kumar
4. Sunit Kumar

Signature of Developers

1. Sunit Singh
2. Sunit Singh
3. Sunit Singh







Signature, Photo and finger prints of the Developers

Sant Singh

					
Little	Ring	Middle	Index	Thumb	

Sant Singh







Sanjay

					
Little	Ring	Middle	Index	Thumb	

ATTESTED
Ashok Kumar Srivastava
 Advocate
 Civil Court, Ranchi
 E. No. - 838/22

Sanjay

Anshuman

					
Little	Ring	Middle	Index	Thumb	

ATTESTED
Ashok Kumar Srivastava
 Advocate
 Civil Court, Ranchi
 E. No. - 838/22

Anshuman

ATTESTED
Ashok Kumar Srivastava
 Advocate
 Civil Court, Ranchi
 E. No. - 838/22

Certified that the finger prints of the left hand of each person whose photographs is affixed in the document have obtained by me or before me:

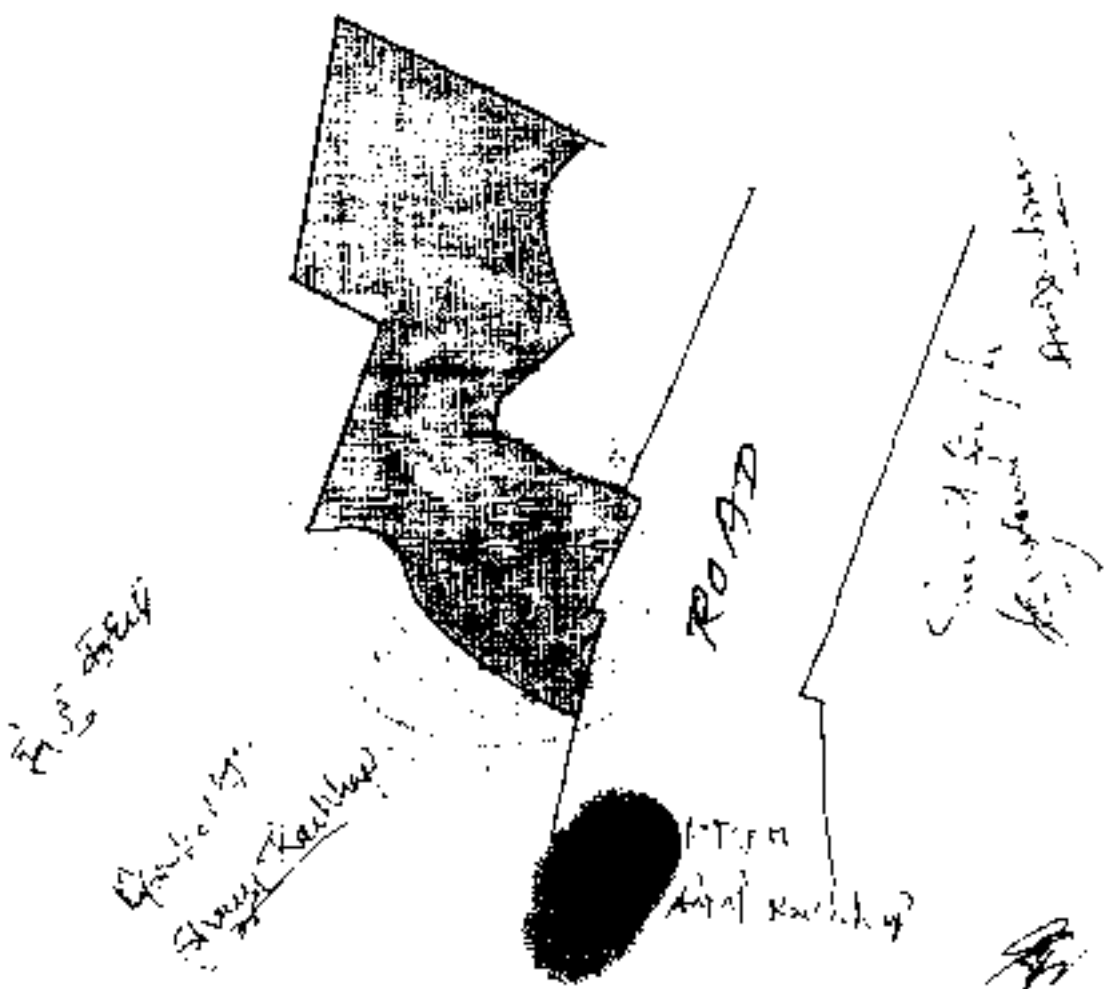
Ashok Kumar Srivastava
 Advocate
 Civil Court, Ranchi
 E. No. - 838/22
 28.5.2024

Typed by :-

Drafted by *Ashok Kumar Srivastava*
 Advocate
 Civil Court, Ranchi
 E. No. - 838/22
 28.5.24



VILLAGE - RANCAH
MANA - SURABEONAGAR
MANA NO - 205 DIST - RANCAH
PLOT NO - 390, 386, 387, 388,
557, 385.





भारत सरकार
राजस्व एवं भूमि सुधार विभाग

March 9, 2024

पंजी 11 प्रति

आम दर्ता क्रमांक	26	पृष्ठ संख्या	18
जिला का नाम	राजकोट	अनुमोदन क्रमांक	55
गोल का नाम	राजकोट	प्लान संख्या	75
प्लान संख्या	75	प्लान का नाम	राजकोट
हस्ताक्षर का नाम	राजकोट	हस्ताक्षर संख्या	202
इस्टेट का नाम	राजकोट	प्लान संख्या	75
प्लान संख्या	75	प्लान का नाम	राजकोट
प्लान संख्या	75	प्लान का नाम	राजकोट

प्लान संख्या	75	प्लान का नाम	राजकोट
प्लान संख्या	75	प्लान का नाम	राजकोट
प्लान संख्या	75	प्लान का नाम	राजकोट

तारीख	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या	प्लान संख्या
2022-01-30	0470903023	2021-2022	2021-2022	0	50	0	12.5	0	25	0	25	0	10
09-23-2022	0850543536	2022-2023	2022-2023	0	50	0	12.5	0	25	0	25	0	10
01-04-2023	0719042607	2023-2024	2023-2024	0	50	0	12.5	0	25	0	25	0	10

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

List Of Case Status Details

Print Back

यह पत्र केवल सूची में जानकारी के लिए है
बिना किसी भी प्रकार की ज़िम्मेदारी के लिए प्रकाशित किया गया है
प्लान का संख्या देखने के लिए प्लान नंबर लिंक को

राजकोट



अनु. सं. 2022 विनिर्दिष्ट कृषि

खत संख्या	निष्ठा संख्या	रकम (एन डी में)
75	380	0 एन डी 12 टिरुमाल 0 डेकटा

अ (जो नकदी) अरु जो भान्सी तालसील हिसार तालसील भान्सी

जोत का सालाना भाग अरु तालसील (बवाया वॉ हाल) मीजरा साल कर।

गाम तालसील	तालासा	बकाला			होल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष		१ रा वर्ष
भाल (नकदी)	50.00				50.00
गुजारी (भान्सी)	12.50				12.50
सेस	25.00				25.00
सुद	25.00				25.00
मुतफकाल	10.00				10.00
मीजान	122.50				122.50

तालासील अरु तालसील

अलायकारी बाबत	तीन वर्ष से ज्यादा	बकाला			मोतालासा साल (2022-2023)	'हिसाब
		३ रा वर्ष	२ रा वर्ष	१ रा वर्ष		
भाल (नकदी)					50.00	
गुजारी (भान्सी)					12.50	
सेस					25.00	
सुद					25.00	
मुतफकाल					10.00	
मीजान अलायकारी					122.50	

(1) मीजान कुल (नकदी में) One Hundred Twenty Two Rupees and Fifty Paise

(2) लयम देहिनदा

(3) कुल बकाला 122.50

तालासील अरु तालसील कुनिनदा 23-09-2022

आज तालसील का बकाला माहगुजारी पर (सेवाय) एहे बकाली पर जिल पर के राबि निकट जारी हो; यह तालसील भिया जाला हो।



यह एक कम्प्युटर जनित प्रति हो।

यह प्रथम अरु तालसील की जानकारी के लिए हो।

किंसी भी प्रकार के अशुद्धि के लिए तालसील अंतर्गत अंतर्गतिकरी हो लायक हो।

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



भारत सरकार
राजस्व एवं भूमि सुधार विभाग

Digitized by eGangotri

नामांकन श्रेणी-ए



जिला का नाम रोजी अनुमति नान शहर अंचल का नाम शहर हल्का हल्का (C)
इस्टेट का नाम आरखण्ड भाव वर्तमान (VOL) 26 पृष्ठ संख्या वर्तमान 18 शाना नं 205

क्रांतिक संख्या	कस नं.	नीजा कं नाम राजस्थान शाना नं.	शाना का नाम	स्वीकृत दरशा और तिथि	परिवर्तन प्रकार	अधिकृत निरर्न नामानरण संबंधित है	पूछ संख्या	शाना नं.	कारोबार विस्तृत शूनना	शाना नं.	दिनांक	वर्तमान
1026	7823	राजस्थान शाना नं.	शाना का नाम	05/01/2022	By Partition जमीन से	शाना नं. वतमान	1	75	20	75	12 दिसम्बर	20
10301	2021	राजस्थान शाना नं.	शाना का नाम	05/01/2022	By Partition जमीन से	शाना नं. वतमान	1	75	20	75	12 दिसम्बर	20

केला का नाम :

जमीन का नाम

विधि कवडपतिना-रुम विमलेतु कवडप. जति-उरव. पता-
भारत नाता चौक हरनू रोड शाना सुखदेव नगर।

महली दरवा-पेशरान-ईडे उरव

शिकना का नाम

महली दरवा. शिकना-ईडे उरव. जति-उरव न. ना. शाना नं. 75
सुखदेव नगर

राजस्व कवडपतिना-रुम विमलेतु कवडप. जति-उरव. पता-
भारत नाता चौक हरनू रोड शाना सुखदेव नगर।

यह एक कवडपतिना-रुम विमलेतु कवडप. जति-उरव. पता-
भारत नाता चौक हरनू रोड शाना सुखदेव नगर।

यह प्रपत्र केवल जागी की जानकारी के लिए है

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

Signature valid
Digitized by eGangotri

AMIT BHAGAT
अंचलधिकारी शहर

Form No. F-100-1306
 राजस्थान सरकार
 राजस्थान सरकार
 राजस्थान सरकार
 राजस्थान सरकार



फाइल नंबर / फाइल रकम
 जम रकम मय वसिहत मय जमावारी
 को रकम नंबर
 Page No 221
 Vol No 92
 Receipt No 0974774908

अनु. सं. 205 विशेष कर

अनु. सं. 205	रकम (एकड़ में)
75	0 एकर 9 डिसमीटर 0 वगैरि

अनु. सं. 205 विशेष कर (अनु. सं. 205) के अंतर्गत राजस्व का विवरण

जोड़ का मासिक मय मय तफसील (रकम को कुल मीटर का)

अनु. सं.	वर्ग	रकम	वर्ग				कुल
			तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष	
आज	(अनु. सं.)	0.25				0.25	0.25
मुजारी	(अनु. सं.)	0.06				0.06	0.06
रोस		0.12				0.12	0.12
खद		0.12				0.12	0.12
मुहफरकत		0.05				0.05	0.05
कुल		0.60				0.60	0.60

तफसील अदाकार

अनु. सं.	वर्ग	रकम	वर्ग				कुल
			तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष	
आज	(अनु. सं.)	0.25				0.25	0.25
मुजारी	(अनु. सं.)	0.06				0.06	0.06
रोस		0.12				0.12	0.12
खद		0.12				0.12	0.12
मुहफरकत		0.05				0.05	0.05
कुल		0.60				0.60	0.60

(1) जोड़ का कुल (अनु. सं. 205) One Rupees and Twenty Paise

(2) जोड़ का कुल -

(3) जोड़ का कुल - 1.20

तारीख अंशतः तदनुसार कुलित 10-01-2022

जोड़ का कुल रकम मासिक मय मय तफसील पर (विशेष एंसी इकाई पर जोड़ का कुल रकम तदनुसार जारी हो) कद नहीं लिया जाता है।



यह एक नमूना प्रमाण पत्र है।
 यह प्रमाण पत्र को प्रमाणित करने के लिए है।
 प्रमाण पत्र को प्रमाणित करने के लिए प्रमाणित करने के लिए है।

दो राज की दूरी का इच्छे ध्यान सही है जो राज का उपाय है।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 3, 2022

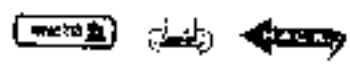
पत्ती II प्रति

पत्ती वर्तमान	92	पुस्त संख्या	221										
जिला का नाम	राज	सबर्	अमल का नाम										
मौजा का नाम	सोनी	सोनी संख्या	सोनी संख्या										
		77225											
हस्ताक्षर का नाम	सबर्	हस्ताक्षर का नाम	सबर्										
		सबर्											
संख्या-02	200	संख्या-02	200										
रजिस्ट्रार का नाम		रजिस्ट्रार का नाम											
आता का प्रकार		आता का प्रकार											
अनुसूची संख्या		अनुसूची संख्या											
विषय संख्या		विषय संख्या											
काल संख्या		काल संख्या											
रकबा		रकबा											
उत्तराधिकार के लिए उपपत्तियां		उत्तराधिकार के लिए उपपत्तियां											
समान	0.25	समान	0.51										
सेत		सेत											
पुस्त परिमाण	0 2 0	पुस्त परिमाण	0 2 0										
तारीख	प्राप्ति का संख्या	सात से	सात तक	लागत बकाया	समान कोष सात	सेट सेत बकाया	होस्ट सेत प्राप्त सात	विकास सेत बकाया	विकास सेत प्राप्त सात	स्वास्थ्य सेत बकाया	स्वास्थ्य सेत प्राप्त सात	कृषि सेत बकाया	कृषि सेत प्राप्त सात
09/09/2008	0019034	2004	2005	0	0.25	0	0.00	0	0.12	0	0.12	0	0.2
12-09-2019	01588820516	2007	2020	3.5	0.25	0.84	0.05	1.60	0.12	1.88	0.12	0.7	1.09
2022-01-10	0974771909	2020	2022	0.25	0.25	0.06	0.06	0.12	0.12	0.12	0.12	0.35	0.35

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

List Of Case Status Details

अनुसूची संख्या दर्शाता है
जहाँ जहाँ केवल नाम की जानकारी के लिए है
जिसे भी प्रकार की अनुसूची के लिए उपपत्तियां उपलब्ध हैं वे सफाई कर
जहाँ केवल नाम के लिए जहाँ जहाँ केवल कर है।



अनुसूची संख्या दर्शाता है

Ranchi Municipal Corporation, Ranchi
(Revenue Branch)

Notice of property tax prescribed under section 152 (B) of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

M. No. 24
UPIN KAUSHAL S/O BIMALENDU KACHHAP
 Address: BHARAT MATA CHOWK, NARME ROAD, RANCHI, RANCHI

Memo No. FAM-030156029/022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.:

0 1 0 0 0 0 7 4 2 1 0 0 0 2 3

The annual rent value of the holding is Rs. 2551.52 (after local abatement) made by Ranchi Municipal Corporation in the light of the self assessment declared on letter made by you. For assessment of tax for Ward No. 37 (Old Ward No. 30), 2551.52 is fixed as the price.

Based on the annual rent value determined by the corporation, the first quarter will be fixed as under with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of UI & Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 7%	Quarter: 1/ Year: 2018-2019	1275.76	1275.76	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	2551.52	2551.52	0	0
	Total amount:		3827.28	3827.28	0	0



Deputy Municipal Commissioner
 Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 152 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo containing objection in the prescribed form.
2. The details of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 12-A of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2011, the actual amount of annual rent tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings. Structures and/or does not confer any legal rights to its owners or occupants.



PRINT



Books of
P.H. part
1200/-
Director
of S.D.O. Mysore
C. S. D. Mysore
S. D. Mysore

AC 13.50
N.S. 5.00
H. 6.00
46/10/1914
123
114
114
36.00
24.00
60.00
12.00

नाम श्री श्री...
पुरवा...
मंगरा...
पुरवा...
पुरवा...

श्री...
श्री...
श्री...
श्री...

Vertical handwritten notes on the right side of the page, including names and dates.

Handwritten notes at the top of the page, possibly including a date or reference number.

सही पुराना उमर 1920
98-2-24

Handwritten notes in the middle-left section, including the name 'गुलाम अली' and other illegible text.



Handwritten notes on the left side, including '107 v. 1/68' and other illegible text.



Handwritten notes on the right side, including '1/2' and other illegible text.

Handwritten notes on the left side, including '188 v. 1/69' and other illegible text.

Handwritten notes on the right side, including '1/2' and other illegible text.

Handwritten notes at the bottom of the page, including '1/2' and other illegible text.

BIHAR

INDIA



महाजिग मस्मल काले
मनेन लका दुखु काद
जिहरीके लिपि।

नयीका जहा के बाला बकी बला
कालापी ह म जहा के बाला

नै पला जगजुरी एका. गी. नो. एनी
पर गीहा जोकरता गिहले गिपह
के रमभाकर - २१२५ (कु
१-६६६।६७ डि. रका ४६ मी.
एन. गी. एम्. - मजुरी गरी
४-७-२-७६६०।

तपदील मबाजी ए डी जरील जिपीज
जोहरा एषता हिस्का नारु जिपत
रैपती का एमी बने मोजर
पुरानी रानी काग एनी काग.

गमल: २०५ गमल No: २०५
रेमलन लका एका एनी.
२-०५
२-०५

सदी पुराना गिवा म. ल.
नकद पुरवा डमोन
गो. का. मी. उदें
गो. का. मी. उदें
गो. का. मी. उदें
गो. का. मी. उदें

गो. का. मी. उदें
गो. का. मी. उदें



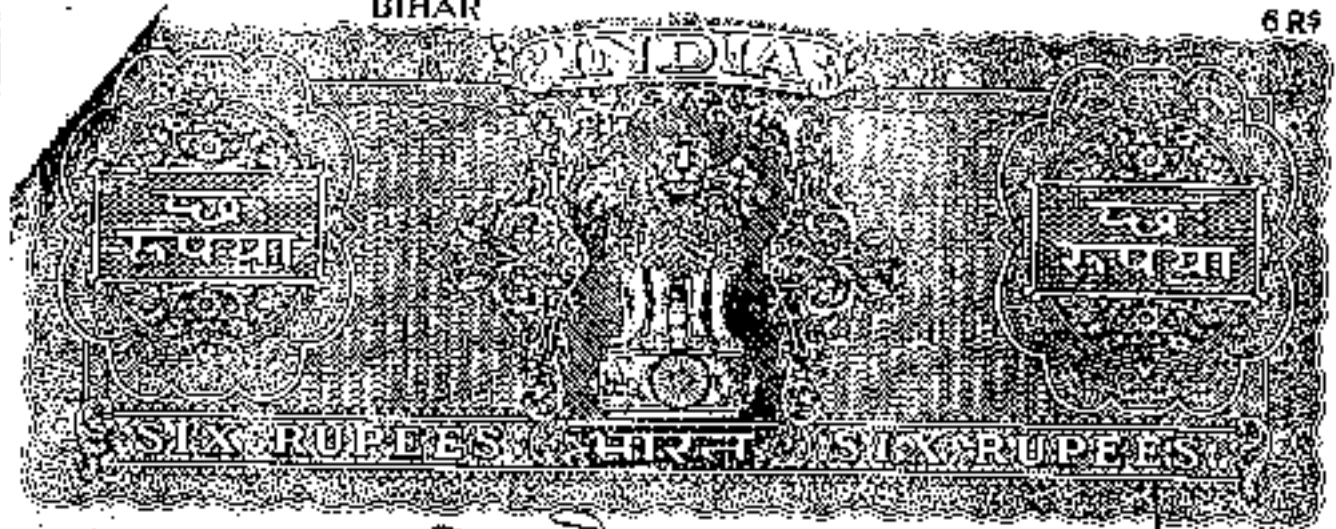
कल मुका - ६ डी लपील
 जमीन बिक्री सेने रू व
 मंजुरी एच. डी. को.
 शर्ची बमोकरसे सेठ
 मिश्रले निपलकं कामग
 ८ २८॥ हुन १६६६६६
 दफा ४६ सी. एन. ही एच
 मंजुरीवारी ४-७-६२ डी.
 कपडाला एं मुर शीरी
 कल सेठ शर्ची।

श्री सुराजीव, न. २१.

७३-२
 १४६

इ विडी सुराजीव
 का मा ल मु शीरी लामन
 २५-५६।

लामन का बाला
 शिवा र लामन अंजल
 २२-५६।



सुले मोग लडा (मफकिण
 को वो लगाना जने बस
 माली कि के पा ल है जभी
 का रा (मिल) जरीज का एक
 रशीर माला जारी का
 रू माल बंधनाना ज से
 लि पा रहे वो कक्या ज
 लारी बतक है जभी न
 मगनी की जे बारी हाक
 का एम मोगी पा न का
 जि हाकि एमका क ह कुक
 का एम होत। एके सब क कुक
 ह महे कुक (जरीर) एम
 बारी हाक का एम मोगी पा न
 का एम एम होत। क रहे
 जभी न हर माल न ले
 का माल क है को एम एम
 माली है माली क कुक
 माली है माली क कुक

माली क कुक

माली क कुक

माली क कुक



प्रभु परा के बाला बिही
 तिल (बटिका बल पटका
 छात्रे
 तदि २४/५५ ६/१ सी
 म छात्रे बाली कुं नका
 ब मन्तुरी एका. प्री. मं.
 प्रांगी बिही का (गाहूँ)

सही प्रभु परा जिन. व. म.
 २४-२-५५

सही प्रभु परा जिन. व. म.
 २४-२-५५

सही प्रभु परा जिन. व. म.
 २४-२-५५

दिनांक 23/09/2022 को लगाया

आय राशियां	वैयक्तिक राशियां	रकम (₹) में
75	390	0 एक 12 डिशमोस (₹) में

अदाकारी (भावली) अराजी भावली निरसील हिमाब लगन भावली

जोत का सालाना मांग भंड लफ्तौल (दकार के हाल; मौजूदा साल का)

भाग ब. दर	सालाना	बकाया			हाल (2022-2023)
		तीन वर्ष से ज्यादा	२ रा वर्ष	१ ला वर्ष	
नाल (भावली)	50.00				50.00
मुजारी (भावली)	12.50				12.50
सेरा	25.00				25.00
सद	25.00				25.00
मुतफरकत	10.00				10.00
मौलान	122.50				122.50

लफ्तौल अदाकारी

अदाकारी बावत	तीन वर्ष से ज्यादा	बकाया			मौलाना हाल (2022-2023)	मालिक
		२ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
नाल (भावली)					50.00	
मुजारी (भावली)					12.50	
सेरा					25.00	
सद					25.00	
मुतफरकत					10.00	
मौलान अदाकारी					122.50	

(1) मौजुदा कुल (सगळीं में) One Hundred Twenty Two Rupees and Fifty Paise

(2) मात्र देखिन्दा

(3) कुल बकाया- 122.50

तारीख अगत लहसील कुञ्जिल्ला 23-09-2022

साम नदाल का बकाया सालगुजारी पर विनियम ऐसे रखाये पर जिन पर कि तदधिकार जारी हो; सूद नहीं लिया जात है।



यह एक कम्प्यूटर जनित प्रती है।

यह प्रमाण पत्र वाच्य की जानकारी के लिए है।

बिर्ता भा फलत की त्रुटियों के लिए सम्बन्धित अंगणविकारी से संपर्क करें।

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 3, 2022

पंजी 1A प्रति

भाग वर्तमान	04	पृष्ठ संख्या	19
विला का नाम	सीपी अनुप इन गान	प्लॉट का नाम	रटर
सेवा का नाम	सीटी होस्टिंग सेवाएं	प्लॉट का नाम	प्लॉट नंबर
		प्लॉट-02	203
		इस्टेट का नाम	JHARHADA/ABND
		शामा का प्रकार	रेयते

प्लॉट नंबर	283	प्लॉट संख्या	3
रकबा	0 0 12 0 0	परिवर्तन के लिए कविकर	12152901 - 2022
प्लॉट परिमाण	0 0 12 0 0	तयान	50
		सेत	0

तारीख	पंजी पत्र संख्या	साल से	आय तक	तागुड बकाया	तागुड कात	रोड सेस बकाया	रोड सेस कात	चिंता सेस बकाया	चिंता सेस कात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस कात	कृषि सेस बकाया	कृषि सेस कात
2022-01-08 15-08-22	C277087553	2021-2022	2021-2022	0	50	0	25	0	25	0	25	0	10
09-23-2022	0774272205	2022-2023	2022-2023	0	50	0	12.5	0	25	0	25	0	10

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

List Of Case Status Details

पुनः प्रवेश करें

यह प्रकृति सुधार विभाग द्वारा
यह प्रकृति सुधार विभाग द्वारा जारी किया गया है
किसी भी प्रकार की अपील के लिए संबंधित अगुताधिकारी से संपर्क करें
प्लॉट का नंबर देखने के लिए भाट नंबर (क्रेडिट करें)



भारत सरकार
राजस्व एवं भूमि सुधार विभाग

Digitized by CHSLMP/2011054

नामांतरण धृति-पत्र



जिला का नाम राँची अनुसूचित नाम रावर क्षेत्र का नाम शहर हल्द्वान हल्द्वान-02
उस्टंट का नाम फ़ारखण्ड भाग वर्तमान (V.O.) 16 पृष्ठ संख्या वनमात्र 19 शाना नं. 205

क्रमिक संख्या	केस नं.	मौजा का नाम राजस्व थाना नं	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अधिकृत निरमं नामांतरण संबंधित है	कानूनादर विस्तृत मूलांक	तब नं.	दिनांक
10894	र. 27 2021 - 2022	राँची 205	राँची	05/01/2022	Typ Partition जमीन से मुस्तहकित इस्तोखेज	राँचा भाग वर्तमान वर्तमान पृष्ठ संख्या वर्तमान	खाता नं. 1527 प्लॉट नं. 12 क्षेत्रफल 12 हिस्मीन	12200/198	2022

केस का नाम : जमानती पैशन का नाम :
श्रीय कल्याण पिता-स्व० अश्वनी कच्छप, जति... पता-भारत मस्ली उराँव-पेशशन केसे उराँव सुखदेव नगर राँची)
विक्रेता का नाम : महली उराँव, पिता-डेहे उराँव, जति... पता-राँची शान सुखदेव नगर

शे.अस्व कर्मचारी हल्द्वान-02 को आवश्यक कार्यवाही एवं सूचनाएँ हस्तान्तरित :
यह एक कम्प्यूटर जनित दस्तावेज़ है
यह पत्र केवल पार्श्व की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid
Digitally signed by
ANUJ BILAGAT
अचलबिहारी शहर

कोमेना के यह नामों पाण नम बदल पा में नाम बदलाने

Ranchi Municipal Corporation Ranchi
(Revenue Branch)

Notice of property tax prescribed under section 152 (B) cum rule Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr. Mr. Ms
SUREY KACHHAP S/O LATE ASHWINI KUNAR KACHHAP
Address: BHARAT MATA CHOWK HARMU ROAD RANCHI RANCHI

Memo No. JAM/202/15M/01/2022-2023

Effective First Quarter 2022-2023

You are hereby informed that your new Holding No.:

0 3 0 0 0 0 7 4 7 4 0 0 0 0

The annual tax amount for holding No. 1450 is being based on the made by Ranchi Municipal Corporation on the light of the self assessment and on the basis made by you for assessment of tax by Ward No. 37 (Old Ward No. 30) of the area of the plot.

Based on the amount and value data used by the Corporation, the First quarter will be paid amounting with a total tax for the year 2022-2023

Sl No.	Particulars	Quarter/Financial Year	Based on U/S Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	10% Penalty of Column 5
1	2	3	4	5	6	7
1	Holding Tax @ 2%	Quarter: 1/Year: 2015-2017	729	729	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.25%	Quarter: 1/Year: 2022-2023	1458	1458	0	0
	Total amount		2187	2187	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation Ranchi

Notes:-

- If there is any objection against the tax prescribed by the Corporation under the provisions of Section 157 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of the assessment. Memo can file an objection in the prescribed form.
- The list of the assessment is displayed on the Ranchi Municipal Corporation web to view and municipal web.
- As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2015, the actual amount of differential tax and ten hundred percent penalty on it is also payable.
- The property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings/structures and/or tenants there for any legal rights to its owners/occupants.



PRIV



कृषि मंडली, पं. ११११

जयपुर राज्य वीलेटिंग अकाउंट BHEER KACHHAR PWARAN KACHHAR

जयपुर मंडली	खेती संख्या 557	रकबा (अकड़ में) 0 खंड 13 डिसेमीटर 0 हेक्टर
जयपुर मंडली	मंडली अकड़	तफसील हिसाब लगान अकड़

जोत के सालाना आंग मय तफसील (बकाया जो होकर) मीजदा रुपा का।

मय वाकल	सालाना	बकाया			होल (2021-2022)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	
मात (नकदी)	20.00				20.00
गुजारी (अकड़)	5.00				5.00
सेम	10.00				10.00
राट	10.00				10.00
मूतफरकत	4.00				4.00
मीजान	49.00				49.00

तफसील अदायकारी

अदायकारी वाकल	सालाना	बकाया			मीजान होल (2021-2022)	पाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
मात (नकदी)					20.00	
गुजारी (अकड़)					5.00	
सेम					10.00	
राट					10.00	
मूतफरकत					4.00	
मीजान अदायकारी					49.00	

(1) मीजान कुल (रुपयों में) Forty Nine Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया 49.00

तारीख अकड़ तफसील कुमिनडा 10-01-2022

धारा 27(2) का बकाया गलतगुजारी पर (रिवाज देसे वकल्यो पर जिन पर कि एडिफिकेट आती है) सह नहीं लिया जाता है।



यह एक कंप्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अनुश्रुतियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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



डीरखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 1, 2022

पंजीयन प्रति

पंजीयन क्र.:	25	पृष्ठ संख्या:	11
प्लॉट का नाम:	सीटी अग्रिमंडल प्लॉट	सड़क अंक का नाम:	257
प्लॉट का पता:	सीटी हाथिया संख्या	प्लॉट का नाम:	प्लॉट 1047
		प्लॉट-02:	203
		इस्टेट का नाम:	खाल का प्रकार
		प्लॉट का प्रकार:	रेगुलर

SHUBHA KACHHAP, पत्नी LATE AGWA KACHHAP
पति: --- SHUBH KACHHAP, निवा LATE
VIMALENDU KACHHAP पति: ---

प्लॉट नम्बर	प्लॉट संख्या	रकबा	परिष्कार के लिए उपयुक्त	तमान	सेस
25	203	11.2.13 डि. 0 हे.	गाम/गाँव/पुस्तक संख्या 520/2017 - 2018	20	0
	कुल प्रतिमान	11.2.13 डि. 0 हे.			

तारीख	प्राप्ति का संख्या	सात से	आठ तक	आगत रकमा	पान्त प्राप्त सात	तोट सेस रकमा	सेस देन जालू जाल	शिक्षा सेस रकमा	विकास सेस प्राप्त सात	स्वास्थ्य सेस रकमा	स्वास्थ्य सेस प्राप्त सात	कृषि सेस रकमा	कृषि सेस प्राप्त सात
11-09-2017	551103478	2017-2018	2017-2018	0	20	0	5	0	10	0	10	0	0
07-02-2020	0018430828	2018-2019	2020-2021	6.1	20	10	5	20	10	20	10	8	4
30-03-2021	0241050558	2021-2022	2021-2022	5	20	0	5	0	10	0	10	0	4

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

List Of Case Status Details

पृष्ठ संख्या: 1/11

यह जानकारी केवल सूचना के लिए है।
यदि प्लॉट के संबंध में कोई भी समस्या है तो प्लॉट के मालिक को सूचित किया जा सकता है।
प्लॉट के मालिक को सूचित करने के लिए प्लॉट नंबर (कॉल करें)

Ranchi Municipal Corporation, Ranchi
(Revenue Branch)

Notice of property tax prescribed under section 157 (A) surmount Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Sl. No. 215
SHREY KACHHAR S/O ABHYINI KUMAR KACHHAR, V PIN KACHHAR S/O BHALENDU KACHHAR
Address: BHARAT MATA CHICKE HAICMU ROAD RANCHI JHARKH

Form No. : FARM030156040-2022-2023

Effective First Quarter-2022-2023

You are hereby informed that your assessment is as follows

U N D E R C O D E 7 5 2 4 C 0 0 7 0

The annual rent value of this building is Rs. 1642.76/- after local check made by Ranchi Municipal Corporation on the right of the self-declaration entry made by you for assessment of tax for Ward No. 27 (Old Ward No. 35) as per the page.

Based on the annual rent value determined by the corporation, the first quarter will be liable amounting as follows from the year 2022-2023

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of URS Calculation	Difference Amount (1-2)	120% Penalty of Maximum
1			0	0	0	0
1	Holding Tax @ 4%	Quarter: 1/ Year: 2016-2017	1316.24	1316.24	0	0
2	Holding Tax @ 0.75% or 1.15% or 2.2%	Quarter: 1/ Year: 2022-2023	1642.76	1642.76	0	0
	Total amount		2959	2959	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note :-

1. If there is any objection against the tax prescribed by this notice, objection must be filed and provided to Section 157 (A) of the Jharkhand Municipal Act, 2011, within 30 (30) days of receipt of this assessment. No further objection is the prescribed form.
2. The rate of tax assessment is fixed as per the Ranchi Municipal Corporation website www.ranchi.municipal.com.
3. As per clause 11.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2011, the actual amount of minimum tax and one hundred percent penalty on it is non-negotiable.
4. This property tax is levied by the Ranchi Municipal Corporation over and above any legal rights or claims belonging to any persons. Tax does not confer any liability to its owners/occupants.

[PRINT]

Ranch Municipal Corporation Ranchi
(Newly formed branch)

Notice of property tax prescribed under section 152 (a) of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr. M/s. M/s.
NIBAU KACHHAP S/O LATE MAHASING KACHHAP, SANJU KACHHAP S/O LATE MAHASING KACHHAP
Address: BAHARAI MATA CHOWK HARMU ROAD RANCHI RANCHI

Form No. FAM/30006041/2022-2023

Effective from Quarter 2022-2023

You are hereby advised that your new holding has:-

U 3 C 3 0 0 7 4 2 S 3 0 0 2 0

The annual rate value of this holding is Rs. 680.4 (after land ceiling) as per the valuation by Ranchi Municipal Corporation on the right of the self-assessment declaration filed by you for assessment of the year Ward No. 27 (Old Ward No. 10), 2014-15 is noted at the place.

Based on the annual rate value determined by the Corporation, the first quarter self-assessment will be taken from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the Basis of ULR Calculator	Difference Amount (4-3)	100% Penalty of Column 5
1			3	4	3	5
1	Holding tax @ 2%	Quarter: 1/ Year: 2014-2017	842.2	842.2	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	680.4	680.4	0	0
Total amount			1022.6	1022.6	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation Ranchi

Note:-

- If there is any objection regarding the tax prescribed by the Corporation under the provision provided of Section 152 (1) of the Jharkhand Municipal Act, 2011 within 30 (thirty) days of receipt of this assessment notice, you can file an objection in the prescribed form.
- The list of the assessment is uploaded on the Ranchi Municipal Corporation website www.ranchimunicipalcorp.com
- As per section 154 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2011, the assessment amount is final and the 100% penalty on it is also payable.
- This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on the buildings / land tax and it does not confer any legal rights to its owners / occupants.





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता									
बड़ा लाल कमलदास भाय साहदेव		महली उराव, पेशवान - डेडे उराव, वहिस्ता बराबर, जाति- उरौव, निवासी- शाकिन्देह व वो पडरु उराव, पेशवान - डेडे उराव, वहिस्ता बराबर, जाति- उरौव, निवासी- शाकिन्देह व वो भंगरा उराव, पेशवान - डेडे उराव, वहिस्ता बराबर, जाति- उरौव, निवासी- शाकिन्देह									
जिला का नाम	राँची	अंचल का नाम	शहर	हलका का नाम	हल्का-02	मौजा का नाम	राँची	खाता का प्रकार	रैयती		
खेवट नम्बर ²	खाता नम्बर ⁷⁵		थाना का नाम	राँची	थाना नम्बर	205					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	शाकिम के तहकीकात मुताबिक लगान/बोस	लगान			खार शत	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पे (12)	(13)	

ऑनलाइन जाँचा

75									काथमी
383	दोन वेकास्य गन्दोर महती दोन महती उराव	दोन दो ।	0 (एकड) 41 (डिसमील) ()	वकवजे मगरा उराव	पडर उराव रैयत खाता 6 मुदत 12 साल से मौजे कटरल गौन्दा मे रहता है उसके हिसा की एराजी खता रेलाआन आपुस मे बाटकर जोतते है उरुके भागने पर खाता हाजा के एराजी मे से मीलेगा	3	0	6	
386	दोन महती उराव 215 महल उराव	दोन दो ।	0 (एकड) 2 (डिसमील) ()	वकवजे मगरा उराव	पडर उराव रैयत खाता 6 मुदत 12 साल से मौजे कटरल गौन्दा मे रहता है उसके हिसा की एराजी खता रेलाआन आपुस मे बाटकर जोतते है उसके भागने पर खाता हाजा के एराजी मे से मीलेगा	3	0	6	
271	मकान राव साहब वन्दीराम मकान भगरा उराव	मकान 1 सहन 1 0	0 (एकड) 1 (डिसमील) ()	वकवजे महती उराव	पडर उराव रैयत खाता 6 मुदत 12 साल से मौजे कटरल गौन्दा मे रहता है उसके हिसा	3	0	6	

					की एराजी खता रेलाआन आपुस में बाटकर जोतते है उसके भागने पर खाना हाजा के एराजी में से मीलेगा			
222	मकान शुकरा उराव मकान महली उराव	मकान:1,सहन:1 0	0 (एकड़) 4 (डिसिमील) ()		पडरु उराव रैयत खाना 6 मुदत 12 साल से मीजे कटरल गोन्दा में रहता है उसके हि सा की एराजी खता रेलाआन आपुस में बाटकर जोतते है उसके भागने पर खाना हाजा के एराजी में से मीलेगा	3	0	6
223	मकान भौरा उराव टाड मादो उराव	मकान:1,सहन:1 0	0 (एकड़) 7 (डिसिमील) ()	बकवजे महली उराव	पडरु उराव रैयत खाना 6 मुदत 12 साल से मीजे कटरल गोन्दा में रहता है उसके हि सा की एराजी खता रेलाआन आपुस में बाटकर जोतते है उसके भागने	3	0	6

					पर खाता हाजा के एराजी मे से मीलेगा			
					पडरु उराव रेयल खाता 6 मुदत 12 साल से मीजे कटरल गोन्दा मे रहता है उसके हिसा की एराजी खता रेला आन आपुस मे बाटकर जोतते है उसके भागजे पर खाता हाजा के एराजी मे से मीलेगा	3	0	6
387	दोन महली उराव टाठ महली उराव	परती कदीम ।	0 (एकड़) 5 (डिसमील) ()	ववन्वजे नगरा उराव				
388	दोन महली उराव दोन वक्कर एतवा मुन्डा	दोन दो ।	0 (एकड़) 10 (डिसमील) ()	वततजे नगरा उराव				
390	दोन महरा उराव दोन	दोन दो 3	0 (एकड़) 47 (डिसमील) ()	वक्वजे महली उराव	पडरु उराव रेयल खाता 6 मुदत 12	3	0	6

	मंगरा उराव				सान से मौजे कटरल गोन्दा मे रहता है उसके हिसा की एराजी खता रेलाआन आपुस मे आटकर जोतते है उसके आगले पर खाता हाजा के एराजी मे से मीलेगा			
391	दोन शेख कुरवान दोन नीज	दोन दो 1	0 (एकड़) 1 (डिसमील) (1)	वकयजे महली उराव	पडर उराव रेयत खाता 6 मुदत 12 सान से मौजे कटरल गोन्दा मे रहता है उसके हिसा की एराजी खता रेलाआन आपुस मे आटकर जोतते है उसके आगले पर खाता हाजा के एराजी मे से मीलेगा	3	0	6
392	दोन मंगरा उराव दोन मंगरा उराव	दोन दो 2	0 (एकड़) 38 (डिसमील) (1)	वकयजे महली उराव	पडर उराव रेयत खाता 6 मुदत 12 सान से मौजे कटरल गोन्दा मे रहता है उसके हिसा की एराजी खता रेलाआन	3	0	6

					आपुस में बाटकर जोतते हैं उसके भागने पर खाता हाजा के एराजी में से मीलेगा			
396	दोन मंगरा उराव दोन वकास्त लुभन उराव धगेरह	दोन एक 5	0 (एकड़) 45 (डिसमील) 0	वकवजे महली उराव	पडरु उराव रेचत खाता 6 मुदत 12 साल से मीजे कटरल गौन्दा में रहता है उसके हिसा की एराजी छता रेलाआन आपुस में बाटकर जोतते हैं उसके भागने पर खाता हाजा के एराजी में से मीलेगा	3	0	6
397	दोन शेष कुरवान दोन महली उराव	दोन एक 5	0 (एकड़) 27 (डिसमील) 0	वकवजे मंगरा उराव	पडरु उराव रेचत खाता 6 मुदत 12 साल से मीजे कटरल गौन्दा में रहता है उसके हिसा की एराजी छता रेलाआन आपुस में बाटकर जोतते हैं उसके भागने पर खाता हाजा के	3	0	6

688	दोन भउआ उराव दोन जवह उराव	दोन एक ३	0 (एकड़) 79 (डिसमील) 11	धकपजे महली उराव	एराजी मे से गीलेगा जवह उराव रैयत खाता 6 मुदत 12 साल से मीजे कटवल गेन्दा मे रहता है उसके हिसा की एराजी खता रेलाआन आपुस मे बाटकर जोतते है उसके हागले पर खाता हाजा के एराजी मे से मीलेगा	1	0	6
389	दोन महली उराव दोन जवहसा मोशमात शुगीआ	दोन दो 2	0 (एकड़) 21 (डिसमील) 4	जवहजे गंगर उराव	जवह उराव रैयत खाता 6 मुदत 12 साल से मीजे कटवल गेन्दा मे रहता है उसके हिसा की एराजी खता रेलाआन आपुस मे बाटकर जोतते है उसके हागले पर खाता हाजा के एराजी मे से मीलेगा	1	0	6
खाता मे कुल प्लोट संख्या	14	खाता का कुल मिजान	2 (एकड़) 74 (डिसमील) 11	खाता का कुल	3 0 6			

यह एक कंप्यूटर जनित प्रति है

3/9/2024
8:32:40 PM



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
बड़ा लाल कन्दरम नाथ शाहदेव				महली उषाव, लल्लू - डेडे उषाव, जाति उरांव, निवासी- शाकिनदेह						
जिला का नाम	राँची	अंचल का नाम	शहर	हलका का नाम	हल्का-02	मौजा का नाम	राँची	खाता रैयती का प्रकार		
खेवट नम्बर ²	खाता नम्बर 76		थाना का नाम	राँची	थाना नम्बर 205					
खाता नम्बर	खेसरा नम्बर	बीहरी उत्तर 3 बीहरी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक नगान/सेरु	नगान			खास शर्त
(1)	(2)	(3)	क्रियारी संख्या (5)	शेव	(8)	(9)	शे (10)	आ (11)	से (12)	(13)
76	383	टाड लछमी माइजारी टाड नीज	मकान-1, सहज-1	0	0 (एकड़) 8 (डिसमील) (1)	जवाती सलीगी मोतलीग 15-0-0 पन्द्रह रुपया मुदत 1 साल	0	8	0	कायमी
	557	टाड लछमी माइजारी टोन वकास्त मोशमात शुगोआ नगीरह	टाड एक 1	0	0 (एकड़) 22 (डिसमील) (1)	जवाती सलीगी मोतलीग 15-0-0 पन्द्रह रुपया मुदत 1 साल	0	8	0	
खाता में कुल प्लोट संख्या		2	खाता का कुल मिजान	0 (एकड़) 30 (डिसमील) (1)		खाता का कुल	0 8 0			

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

3/9/2024
8:29:13 PM

ऑनलाइन जाँच

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

10/2/46

1. परिचय

2. उद्देश

3. सामग्री

4. प्रक्रिया

5. निष्कर्ष

6. संदर्भ

7. प्रश्नोत्तर

8. समाप्ति

9. अन्य

10. टिप्पणी

11. संकेत

12. संकेत

13. संकेत

14. संकेत

15. संकेत

16. संकेत

17. संकेत

18. संकेत

19. संकेत

20. संकेत

21. संकेत

22. संकेत

1. परिचय

2. उद्देश

3. सामग्री

4. प्रक्रिया

5. निष्कर्ष

6. संदर्भ

7. प्रश्नोत्तर

8. समाप्ति

9. अन्य

10. टिप्पणी

11. संकेत

12. संकेत

13. संकेत

14. संकेत

15. संकेत

16. संकेत

17. संकेत

18. संकेत

19. संकेत

20. संकेत

21. संकेत

22. संकेत

KHAYATAN

Site: (Location)



Project No: 18935

Date: 11/11/11

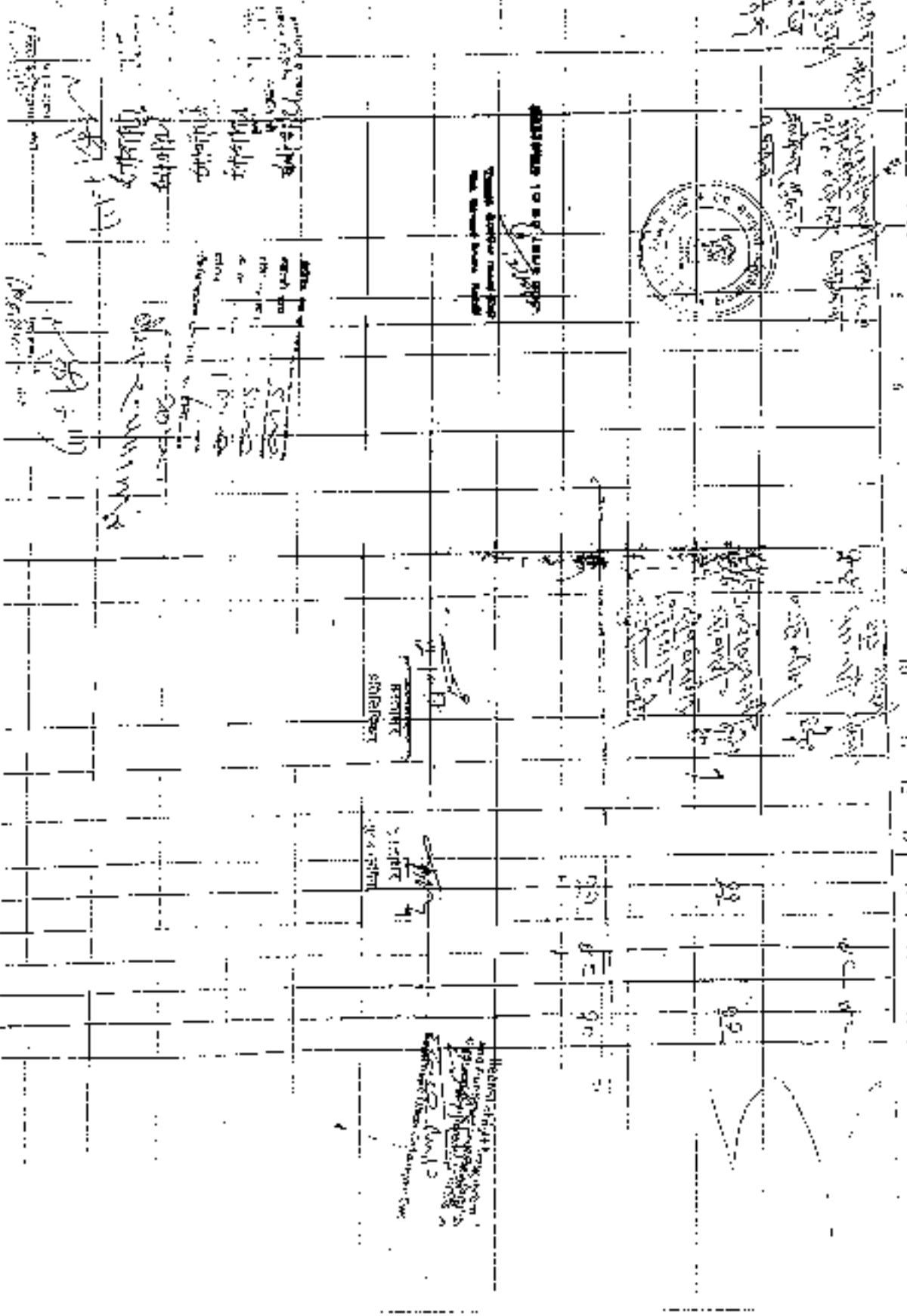
Scale: 1/2" = 100'

Name of Developer: [Handwritten]

Name of Engineer: [Handwritten]



APPROVED FOR CONSTRUCTION
By: [Signature]
Title: [Title]





KHATEAN

Form (Lower part)

Page 11
Thana

Number of
August

1	2	3	4	5	6
	12/1/2019	12/1/2019	4300 3200	4100 3000	
	12/2/2019	12/2/2019	4300 3200	4100 3000	
	12/3/2019	12/3/2019	4300 3200	4100 3000	
	12/4/2019	12/4/2019	4300 3200	4100 3000	
	12/5/2019	12/5/2019	4300 3200	4100 3000	
	12/6/2019	12/6/2019	4300 3200	4100 3000	
	12/7/2019	12/7/2019	4300 3200	4100 3000	
	12/8/2019	12/8/2019	4300 3200	4100 3000	
	12/9/2019	12/9/2019	4300 3200	4100 3000	
	12/10/2019	12/10/2019	4300 3200	4100 3000	
	12/11/2019	12/11/2019	4300 3200	4100 3000	
	12/12/2019	12/12/2019	4300 3200	4100 3000	
	12/13/2019	12/13/2019	4300 3200	4100 3000	
	12/14/2019	12/14/2019	4300 3200	4100 3000	
	12/15/2019	12/15/2019	4300 3200	4100 3000	
	12/16/2019	12/16/2019	4300 3200	4100 3000	
	12/17/2019	12/17/2019	4300 3200	4100 3000	
	12/18/2019	12/18/2019	4300 3200	4100 3000	
	12/19/2019	12/19/2019	4300 3200	4100 3000	
	12/20/2019	12/20/2019	4300 3200	4100 3000	
	12/21/2019	12/21/2019	4300 3200	4100 3000	
	12/22/2019	12/22/2019	4300 3200	4100 3000	
	12/23/2019	12/23/2019	4300 3200	4100 3000	
	12/24/2019	12/24/2019	4300 3200	4100 3000	
	12/25/2019	12/25/2019	4300 3200	4100 3000	
	12/26/2019	12/26/2019	4300 3200	4100 3000	
	12/27/2019	12/27/2019	4300 3200	4100 3000	
	12/28/2019	12/28/2019	4300 3200	4100 3000	
	12/29/2019	12/29/2019	4300 3200	4100 3000	
	12/30/2019	12/30/2019	4300 3200	4100 3000	


Number of...


Name of the holder

812/37

Page


8	9	10	11	12	13	14	15	16	17
202	2-23	...	...	9	...	0.89		0.89	...
203	2-25	...	...	9	...	0.92		0.92	...
		X							X
259		...	...					0.09	0.09
262		...	...					0.08	0.08
263		...	...					0.06	0.06
266		...	...	9				0.04	0.04
272		...	...	9	...	0.90		0.90	...
276		...	...	2	...	0.86		0.86	...
280		...	...	9		0.91		0.91	...
281		...	...	2		0.89		0.89	...
282		...	...	2		0.87		0.87	...

 भारत सरकार
GOVERNMENT OF INDIA

 अनुज कुमार हेम्ब्रम
Anuj Kumar Hembrom
जन्म वर्ष/DOB: 1988
पुरुष Male

9004 5134 3951

आधार - आम आदमी का अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:

S/O ललित नबी हेम्ब्रम,
हाउस नं - 543/सी, हरमू
रोड, यामाहा शो रूम के पास
भारत माता चौक, राँची जी
पी.ओ., राँची
झारखण्ड, 834001

S/O Lalit Nabi Hembrom, House
NO - 543/C, Harmu Road, Near
Yamaha Show Room Bharat
Mata Chowk, Ranchi G.P.O.,
Ranchi
Jharkhand, 834001

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUJ KUMAR HEMBROM

LALIT NABI HEMBROM





भारत सरकार

Unique Identification Authority of India

भागीकृत क्रम/ Enrolment No.: 2189/47115/24375

To
संतु कच्छप
Santu Kachhap
S/O Late Mahasing Kachhap
Anand Nagar, Harmu Road, P.S - Sukhdev Nagar
Near Bharat Mata Chowk
Hehal
Ranchi Jharkhand - 834005
9102075697

Download Date: 22/04/2015

Signature void



QR Code with Aadhaar

आपका आधार क्रमांक / Your Aadhaar No. :

8477 8237 8184

UID : 9151 8661 9067 6903

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



संतु कच्छप
Santu Kachhap
उत्प/मर्दान्त
DOB: 01/01/1982
लिंग/ MALE



8477 8237 8184

UID : 9151 8661 9067 6903

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ फॉर्म है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का काम उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्नी:
S/O Late Mahasing Kachhap, पत्नी का ठेका के पास,
आनंद नगर, हर्मु रोड, पोस्ट - सुखदेव नगर, हेहल, रांची,
झारखण्ड - 834005

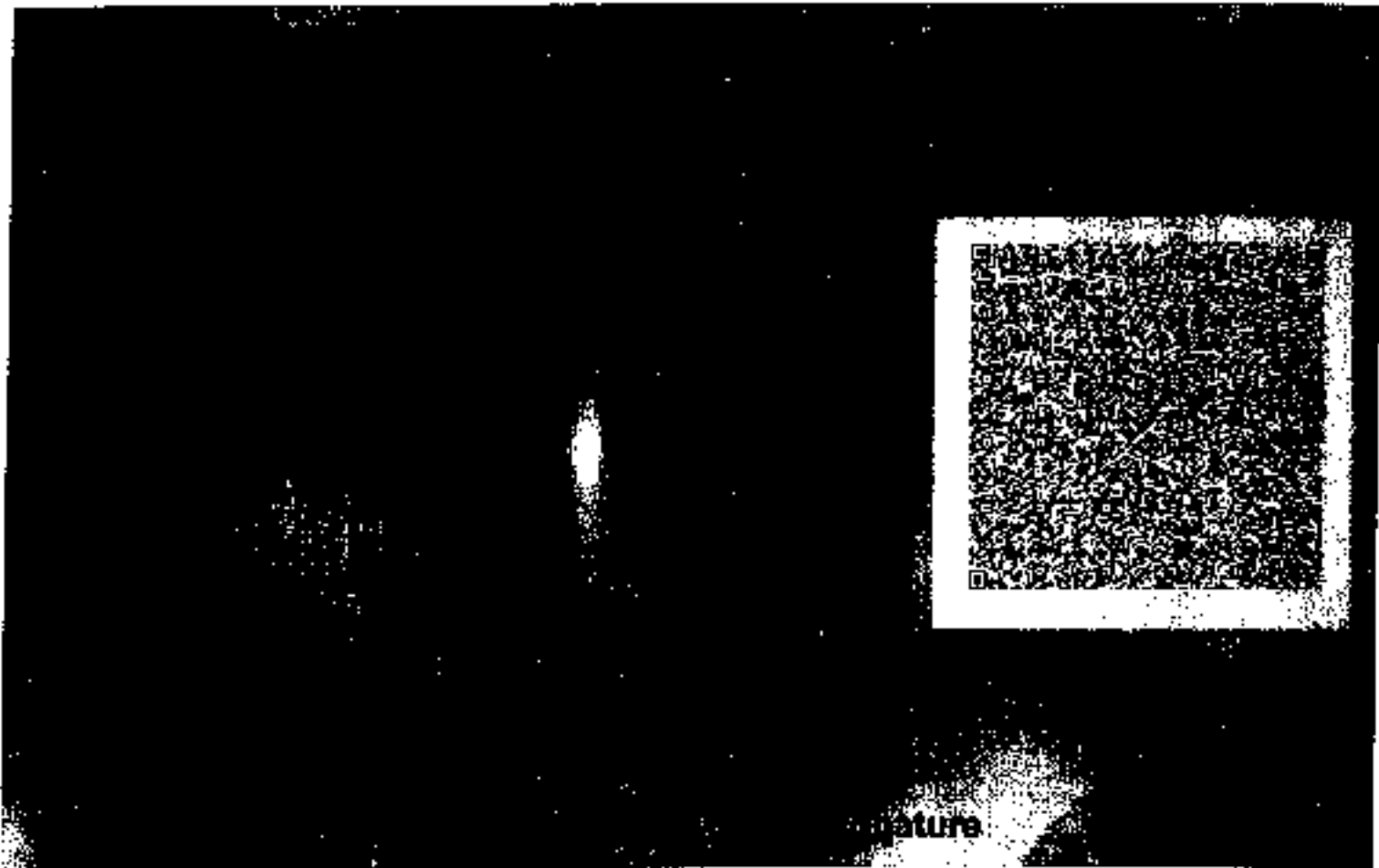
Address:
S/O Late Mahasing Kachhap, Near
Bharat Mata Chowk, Anand Nagar,
Harmu Road, P.S - Sukhdev Nagar,
Hehal, Ranchi,
Jharkhand - 834005



8477 8237 8184

UID : 9151 8661 9067 6903

QR Code with Aadhaar



nature



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

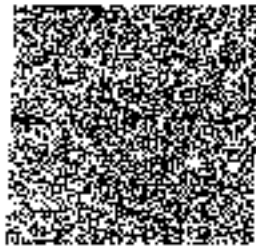
सामांजन क्रम/ Enrollment No.: 0013/13003/52794

To
नीरज कच्छप
Niraj Kachhap
C/O. Mahasing Kachhap
Harnu Road
Anand Nagar, Hahol
Near Bharat Mata Chowk
Hahol
Raichhi Jharkhand - 834005
7004810603

Demographic Data: 13/08/2020

Issue Date: 26/07/2020

Signature for Aadhaar



आपका आधार क्रमांक / Your Aadhaar No. :

9542 0545 0212
VID : 9119 9084 3556 9978

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



नीरज कच्छप
Niraj Kachhap
सामांजन क्रम/ Enrollment No.: 0013/13003/52794
पुरुष/ MALE

Issue Date: 26/07/2020

9542 0545 0212

VID : 9119 9084 3556 9978

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक पत्रिका द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity Using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

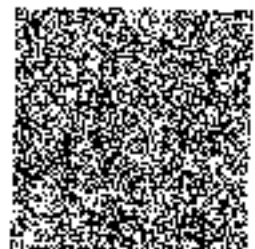


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



नीरज कच्छप
C/O. Mahasing Kachhap
Harnu Road
Anand Nagar, Hahol
Near Bharat Mata Chowk
Raichhi Jharkhand - 834005

Address:
C/O: Mahasing Kachhap, Harnu Road,
Near Bharat Mata Chowk, Anand Nagar,
Hahol, Raichhi,
Jharkhand - 834005



9542 0545 0212

VID : 9119 9084 3556 9978

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



S
F

ABQPK6063J

नाम /NAME

VIPIN KACHHAP

पिता का नाम /FATHER'S NAME

BIMALENDU KACHHAP

जन्म तिथि /DATE OF BIRTH

02-03-1985

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, रांची

COMMISSIONER OF INCOME TAX, RANCHI

भारतीय नृसंसाधन आयोग
 GOVERNMENT OF INDIA

विपिन कच्छप
 Vipin Kachhap
 जन्म वर्ष/DOB: 1965
 पुरुष/Male

58710683 3091

आधार - आम आदमी का अधिकार

भारतीय निश्चिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
 S/O: बिमालेंदु कच्छप, सी पी
 एस लॉज के पास, हरमू रोड,
 भरत माता चौक के पास
 ग्राम पुरानी राँची, राँची
 जि.पि.ओ., राँची जी.पि, राँची
 झारखण्ड, 834001

Address:
 S/O: Bimalendu Kachhap,
 Near C P S Lodge, Harmu
 Road, Bharat Mata Chowk Vill
 Purani Ranchi, Ranchi G.P.O.,
 Ranchi G.P., Ranchi
 Jharkhand, 834001

Aadhaar - Aam Aadmi ka Adhikar



श्रेय काछप
 Shrey Kachhap
 जन्म तिथि/DOB: 20/04/1994
 पुरुष / MALE



5941 9998 4425

मेरा आधार, मेरी पहचान



भारत सरकार
 Ministry of India

पता:
 S/O अश्विनी कुमाप काछप, इमली
 चौक सरना होस्टल के समीप हरमू,
 बस्ती रॉजी धापा अरबोरा, हरमू, रोपी,
 झारखण्ड - 834002

Address:
 S/O Ashvini Kumar Kachhap,
 IMLI CHOWK, IMLI CHOWK
 NEAR SARNA HOSTEL HARMU,
 BASTI RANCHI PS-ARBORA,
 HARMU, Ranchi,
 Jharkhand - 834002

5941 9998 4425



http://mca.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



व्यक्ति संख्या पहचान कार्ड
Permanent Account Number Card

DDJPK6973A



नाम Name
SHREY KACHHAP

पिता का नाम Father's Name
ASHWIN KUMAR KACHHAP

कार्य की तिथि Date of Birth
20/04/1994


हस्ताक्षर Signature



10122511



सर्वोच्च न्यायालय
Government of India



सुनील कुमार सिंह
Sunil Kumar Singh
आय. पी. 008 140501955
पुणे, MACE



5433 5834 7566

YK. 5433 5834 7566 6926

सि. ५४३३, सी. पी. ००८



सर्वोच्च न्यायालय
Supreme Election Commission Authority of India

सुनील कुमार सिंह, एम. एम. एम. एम.
आय. पी. ००८, १४०५०१९५५
पुणे - ४११००२



Address:
S/O: Rajeshwar Dyal Singh, 10th Hand
Apartment, Nand Nagar, Harmu,
Durgada, Ranchi,
Jharkhand - 834002

5433 5834 7566

YK. 5433 5834 7566 6926

सुनील कुमार सिंह

PERMANENT ACCOUNT NUMBER

ANTPS3557N



THE NAME
SUNIL KUMAR SINGH

THE FATHER'S NAME
RAJESHWAR DAYAL SINGH

THE DATE OF BIRTH
10-11-1965

PROVIDER SIGNATURE

[Handwritten Signature]

[Handwritten Signature]

OFFICE INCHARGE
COMMISSIONER OF INCOME TAX, BANGALURU



भारत सरकार
Unique Identification Authority of India

पंजीन क्र. / Enrollment No. 10975103R00095

To,
 श्री चंद्रा देवगिरी
 Purna Chandra Deegharia
 510 Late Subodh Chandra Deegharia
 60, NEW A.C. COLONY
 KADROL
 Buxar
 Jharkhand 824002

Ref: 556 / 200 / HC9512 / 6 / 0054 / P

ॐ नमो भगवते वासुदेवाय
 ॥३२७४१७७३१५॥



आपका आधार क्रमांक / Your Aadhaar No. :

9049 8483 0479

आधार - आम आदमी का अधिकार

भारत सरकार

श्री चंद्रा देवगिरी
 Purna Chandra Deegharia
 जन्म तिथि / Year of Birth : 1954
 लिंग / Male

9049 8483 0479

आधार - आम आदमी का अधिकार

धर्म संका संका (PERMANENT ACCOUNT NUMBER
ADKPD3261H



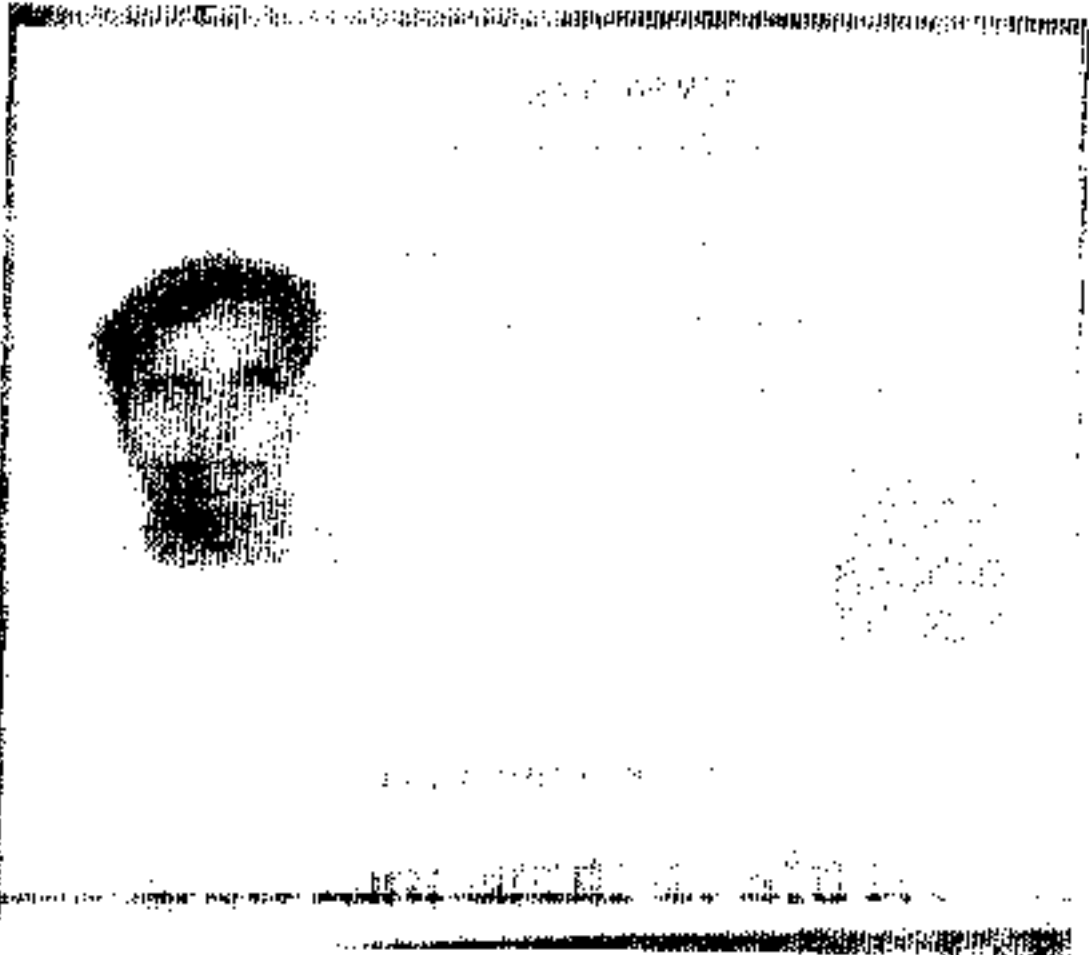
नाम NAME
PRAVIN CHANDRA DEOGHARIA

पिता का नाम FATHER'S NAME
SUBODH CHANDRA DEOGHARIA

जन्म तिथि DATE OF BIRTH
15-09-1964

करदाता का हस्ताक्षर TAXPAYER SIGNATURE

आयकर अधिकारी, सीपी
COMMISSIONER OF INCOME TAX, RANCHI



भारतीय विज्ञान संस्थान दिल्ली

भारतीय विज्ञान संस्थान दिल्ली, दिल्ली

पता

S/O एवं सौकरा मध्य
 विश्वविद्यालय, लखनऊ
 कोषाधीन विज्ञान संस्थान
 न. न. पार्क रोड लखनऊ
 उत्तर प्रदेश - 200001

Address:

S/O एवं सौकरा मध्य
 विश्वविद्यालय, लखनऊ
 कोषाधीन विज्ञान संस्थान
 न. न. पार्क रोड लखनऊ
 उत्तर प्रदेश - 200001

9777 6855 8975

Aadhaar-Aam Admi ka Adhikar



भारत सरकार



बिपिन कुमार चौधरी

Bipin Kumar Choudhary

जन्म तिथि / DOB: 06/08/1986

पुरुष / MALE



9412 7910 2556

मेरा आधार, मेरी पहचान



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार, भारत

Address:

S/O Sudhir Choudhary,
ROAD NO.1, NEW ANAND
NAGAR, KISHORGANJ,
Ranchi, Jharkhand - 834001

पता:

S/O सुधीर चौधरी, रोड न. १, न्यू आनंद नगर,
किशोरगंज, रांची,
झारखण्ड - 834001

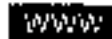
Generation Date: 19/08/2017



1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



राज्य सरकार

Witness



अशोक कुमार चौरसिया
Ashok Kumar Chaurasia
जन्म तिथि / DOB : 01/01/1963
पुरुष / MALE



9629 0107 7153

आधार - आम आदमी का अधिकार



राज्य सरकार
आधार प्राधिकरण
GOVERNMENT OF INDIA

पता:
S/O गणेश राम बरई, चिल्ड्रेन पार्क
के पास, स न-२१० न्यू ए.जी कॉलोनी
कद्रु, कद्रु, रांची, झारखण्ड,
834002

Address:
S/O Ganesh Ram Barai, Near
Children Park, H No-210 New
A.G Colony Kadru, kadru,
Ranchi, Jharkhand, 834002



1947
800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

24/5



Pre Registration Docket

Date :- 27-05-2024 06.01 pm

Office Name :- SRO - Ranchi
Token No:- 202400062846

Appointment :- 28-May-2024 Time:- 10:6

Article	Development Agreement
Pre Registration Date	21 May-2024
No. Of Pages	72
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 9,87,655.

Property Id: **1226638**

Valuation No. : 1673287 / 2024	: 2024-2025	Date : 27-May-2024 18:03:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahr	
Land Type : Urban	Corporation : Ranchi Municipal Corporation	Village/City : Ranchi	
Ranchi Ward No 30 Village Code 205 - Other Road			
Khata Number - 75, 76			
Plot Number - 390, 386, 387, 388, 557, 385			
Holding Number - 0300007425000Z0 0300007424000Z0 0300007426000Z0 0300007423000Z0			
Ward Number - 30			
Volume Number - 26, 92, 23			
Page Number - 18, 19, 221, 11, 10			
Property Rates			
Commercial Land (Y)			
₹909750/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	43.33 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 43.33 x 909750=39419467.5	₹3,94,19,468/-
A	Total		₹3,94,19,468/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,94,19,500/-

Land measurement, Sub Part and House No.	Property Boundaries East: ROAD, West: ASCOT SCHOOL BUILDING, South RESIDENCE ANUJ HEMBROM, North: YAMAHA SHOW ROOM
Area	Land area : 43.33 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	39419467.5
Transaction Amount	39417700

CLAIMANT	EDEN HOMES-Mr. ANUJ KUMAR HEMBROM, .Father/Husband Name LALIT NABI HEMBROM,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Jan-2020,Permission Case No.- , Aadhaar No. *****3951, Country-INDIA, State Name-jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-JHARKHAND,Address - HOUSE NO-543/C, HARMU ROAD, NEAR YAMAHA SHOWROOM BHARAT MATA CHOWK, GPO P.S.-SUKHDEO NAGAR DIST-RANCHI, Pin Code-834002
	EDEN HOMES-Mr. SUNIL KUMAR SINGH, .Father/Husband Name LATE RAJESHWAR DAYAL SINGH,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Jan-2020,Permission Case No.- , Aadhaar No. *****7365, Country-INDIA, State Name-jharkhand, District Name-RANCHI, City/Village/Town Name-ARGORA, Locality-JHARKHAND,Address - EDEN NAND APARTMENT, NAND NAGAR, P.S.-ARGORA DIST-RANCHI, Pin Code-834002
	EDEN HOMES-Mr. PRAVIN CHANDRA DEOGHARIA, .Father/Husband Name LATE SUBODH CHANDRA DEOGHARIA,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Jan-2020,Permission Case No.- , Aadhaar No. *****0479, Country-INDIA, State Name-jharkhand, District Name-RANCHI, City/Village/Town Name-ARGORA, Locality-JHARKHAND,Address - 63, NEW A.G. COLONY, P.S.-ARGORA DIST-RANCHI, Pin Code-834002
EXECUTANTS	-Mr. NIRAJ KACHHAP, .Father/Husband Name LATE MAHASING KACHHAP,, Party Category-Individual , PAN No.- Date Of Birth-27-Nov-1995,Permission Case No.- , Aadhaar No. *****0212, Country-INDIA, State Name-jharkhand, District Name-RANCHI, City/Village/Town Name-ANAND NAGAR, Locality-JHARKHAND,Address - ANAND NAGAR, HARMU ROAD, P.S.-SUKHDEO NAGAR, DIST-RANCHI, Pin Code-834005
	-Mr. SANJU KACHHAP, .Father/Husband Name LATE MAHASING KACHHAP,, Party Category-Individual , PAN No.- Date Of Birth-01-Jan-1982,Permission Case No.- , Aadhaar No. *****8184, Country-INDIA, State Name-jharkhand, District Name-RANCHI, City/Village/Town Name-ANAND NAGAR, Locality-JHARKHAND,Address - ANAND NAGAR, HARMU ROAD, P.S.-SUKHDEO NAGAR, DIST-RANCHI, Pin Code-834005

	-Mr. VIPIN KACHHAP, , Father/Husband Name LATE BIMLENDU KACHHAP,, Party Category-Individual , PAN No.- Date Of Birth-01-Jan-1965,Permission Case No.- , Aadhaar No. *****3091, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-IMLI CHOWK, Locality-JHARKHAND,Address - IMLI CHOWK, SARNA HOSTAL, HARMU P.S.- ARGORA DIST-RANCHI, Pin Code-834001
	-Mr. SHREY KACHHAP, , Father/Husband Name LATE ASHVINI KACHHAP,, Party Category-Individual , PAN No.- Date Of Birth-20-Apr-1994,Permission Case No.- , Aadhaar No. *****4425, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-IMLI CHOWK, Locality-JHARKHAND,Address - IMLI CHOWK, SARNA HOSTAL, HARMU P.S.- ARGORA DIST-RANCHI, Pin Code-834002

Witness Information	Mr. BIPIN KUMAR CHOUDHARY , Address - ROAD NO-1 NEW ANAND NAGAR, KISHORGANJ RANCHI-. Father/Husband Name-SUDHIR CHOUDHARY
---------------------	---

Identifier Details	Mr. SUNIL KUMAR VISHWAKARMA , Address - KISHORGANJ, HARMU ROAD, RANCHI GPO RANCHI-. Father/Husband Name-LATE SITA RAM VISHWAKARMA
--------------------	---

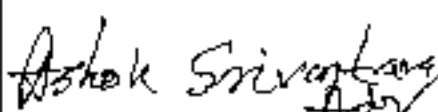
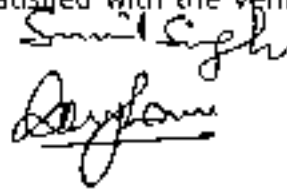
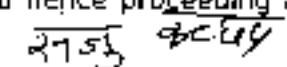

Fee Rule:Development Agreement		
1	Stamp Duty	4

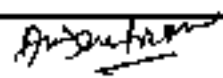
1	SP	2,160
Total		2,160

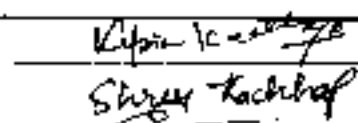
Fee Rule:Development Agreement		
1	A1	9,85,488
2	LL	5
3	PR	2
Total		9,85,495

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.

 Ashok Srivastava Deed Writer / Advocate	 Sunil Singh Vendee / Claimant	  Vipin Kachhap Vendor / Executant
--	--	--







Document Registration Summary 1

Date :-28-May-2024

- Government/Market Value ₹39419500/-
- Transaction Amount: ₹39417700/-
- Paid Stamp Duty: ₹100/-

Receipt : 1026442

Receipt Date : 28-05-2024

Presenter Name: - *Pravin Chandra Deogharia*

On Date 28-05-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

PR	₹2
SP	₹2160
LL	₹5
AT	₹985458
Stamp Duty	₹100

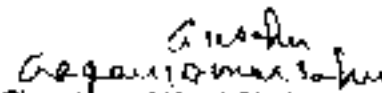
Total	₹987755
--------------	----------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PravinChandraDeoghariaAndOthers	GRN Number : 2402290564 DEPT Transaction Id : 7b0d8bbf8675b56ffa4d Transaction Type :	100
PR	2	2	0	GRAS	PravinChandraDeoghariaAndOthers	GRN Number : 2402290236 DEPT Transaction Id : eeb7374886c4fd3c366 Transaction Type :	2
SP	2160	2160	0	GRAS	PravinChandraDeoghariaAndOthers	GRN Number : 2402290236 DEPT Transaction Id : eeb7374886c4fd3c366 Transaction Type :	2160

A1	985488	985488	U	GRAS	PravinChandraDeoghariaAndOthers	GRN Number : 24C2290236 DEPT Transaction Id : eeb7374886e4fd3c366 Transaction Type :	985488
LL	5	5	0	GRAS	PravinChandraDeoghariaAndOthers	GRN Number : 2402290236 DEPT Transaction Id : eeb7374886e4fd3c366 Transaction Type :	5
Sub Total	987659	987755	-96				

Article : Development Agreement Number of Pages : 144


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer

Haibhav Mani Tripathi
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400052846

Deed Type	Development Agreement
Number of Pages	144
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 2, SP :- Rs. 2160, A1 :- Rs. 985488, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.39419468/-, Transaction Amount :- Rs.39417700/-
Property Details	District :- Ranchi, Tehsil :- Ranchi Shahar, Village Name :- Ranchi Location :- Other Road, Ranchi Ward No 30 Village Code 205 Property Boundaries :- East: ROAD, West: ASCOT SCHOOL BUILDING, South: RESIDENCE ANUJ HEMBROM, North: YAMAHA SHOW ROOM Khata Number - 75, 76 Plot Number - 390, 386, 387, 388, 557, 385 Holding Number - 0300007425000Z0 0300007424000Z0 0300007426000Z0 0300007423000Z0 Ward Number - 30 Volume Number - 26, 92, 23 Page Number - 18, 19, 221, 11 10 Area Of Land :- 43.33 Decimal

Sh./Smt. SANJU KACHHAP s/o/d/o/w/o LATE MAHASING KACHHAP has presented the document for registration in this office

today dated :- 28-May-2024 Day :- Tuesday Time :- 14:15:48 PM



SANJU KACHHAP (Individual)

Document Number



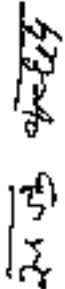



*****8184







Party Name






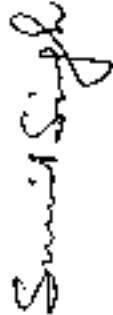
SANJU KACHHAP




Document Type

PAN/UID




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
1	SANJU KACHHAP Address1 - ANAND NAGAR, HARMU ROAD, P.S.- SUKHDEO NAGAR, DIST- RANCHI Address2 - JHARKHAND ... Jharkhand PAN No.: .Permission Case No.-	No	Yes	Sanju Kachhap Address:- Near Bharat Mata Chowk, Anand Nagar, Harmu Road, P.s - Sukhdev Nagar, Hehat, Ratu, Ranchi, 834005, Hehat, Jharkhand, India		EXECUTANTS Age:42			
2	VIPIN KACHHAP Address1 - IMLI CHOWK, SARNA HOSTAL, HARMU P.S.- ARGORA DIST- RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: .Permission Case No.-	No	Yes	Vipin Kachhap Address:- Near C P S Lodge Bharat Mata Chowk, Harmu Road, Vill Purani Ranchi Ranchi G P O., Ranchi, 834001, Ranchi G P, Jharkhand, India		EXECUTANTS Age:58			

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
3	<p>NIRAJ KACHHAP Address1 - ANAND NAGAR, HARMU ROAD, P.S. - SUKHDEO NAGAR. DIST- RANCHI, Address2 - JHARKHAND</p> <p>... Jharkhand PAN No.: ,Permission Case No. -</p>	No	Yes	<p>Nira, Kachhap Address:- .. Near Bharat Mala Chowk, Harmu Road. Anand Nagar, Hehal, Hehal, Ranchi, 834005, Jharkhand, India</p>		<p>EXECUTANTS Age:28</p>			
4	<p>SHREY KACHHAP Address1 - IMLI CHOWK, SARNA HOSTAL, HARMU P.S.- ARGORA DIST- RANCHI Address2 - JHARKHAND</p> <p>... Jharkhand PAN No.: ,Permission Case No. -</p>	No	Yes	<p>Shrey Kachhap Address:- . IMLI CHOWK, . IMLI CHOWK, NEAR SARNA HOSTEL HARMU BASTI RANCHI PS- ARGORA, HARMU, . Ranchi, 834002, Jharkhand, India</p>		<p>EXECUTANTS Age:30</p>			

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
5	ANUJ KUMAR HEMBROM Address1 - HOUSE NO- 543/C, HARMU ROAD, NEAR YAMAHA SHOWROOM BHARAT MATA CHOWK, GPO P.S.- SUKHDEO NAGAR DIST- RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Anuj Kumar Hembrom Address:- House NO - 543/C, Near Yamaha Show Room Harmu Road, Bharat Mata Chowk, Ranchi G.P.O. , Ranchi, 834001, . ,Jharkhand, India		CLAIMANT Age:			
6	SUNIL KUMAR SINGH Address1 - EDEN NAND APARTMENT, NAND NAGAR, P.S.- ARGOKA DIST- RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Sunil Kumar Singh Address:- Eden Nand Apartment, Nand Nagar, Harmu, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:			

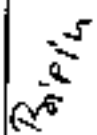
Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	PRAVIN CHANDRA DEOGHARIA Address1 - 63, NEW A.G. COLONY, P.S.- ARGORA DIST- RANCHI, Address2 - JHARKHAND ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Pravin Chandra Deogharia Address:- ... 63,NEW A.G. COLONY, KADRU, , Ranchi, 834002, , Jharkhand. India		CLAIMANT Age:			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL KUMAR VISHWAKARMA S/o-D/o LATE SITA RAM VISHWAKARMA Address1 - KISHORGANJ, HARMU ROAD, RANCHI GPO RANCHI, Address2 - ... Jharkhand PAN No.:			

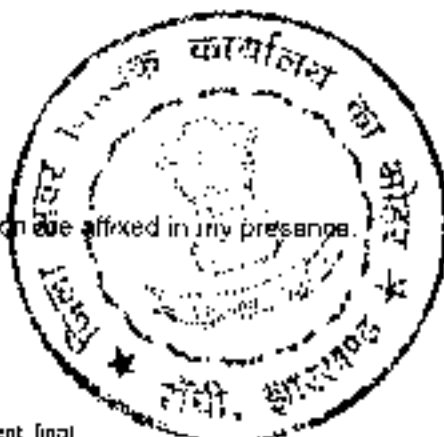
Witness:

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


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BIPIN KUMAR CHOUDHARY Address1 - ROAD NO-1 NEW ANAND NAGAR, KISHORGANJ RANCHI, Address2 - ... Jharkhand			

Signature of Operator

Above signature & thumb Impression are affixed in my presence.



Seal and Signature of Registering Officer


Voibhav Mani Tripathi
 DSR, Ranchi

Above mentioned, (**SANJU KACHHAP , NIRAJ KACHHAP , VIPIN KACHHAP , SHREY KACHHAP**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SUNIL KUMAR VISHWAKARMA**) Son/Daughter/Wife of (**LATE SITA RAM VISHWAKARMA**) resident of (**KISHORGANJ, HARMU ROAD, RANCHI GPO RANCHI**) and by occupation (**Business**).

WS

Signature of Registering Officer

Date - 28-May-2024

WS

Seal and Signature of Registering Officer

Vaidya - Sunil Tripathi
DSR, Ranchi



CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 28-May-2024 by **SANJU KACHHAP, S/O. D/O. W/O LATE MAHASING KACHHAP** resident of ANAND NAGAR, HARMU ROAD, P.S. SUKHEDE NAGAR, JIS - RANCHI, JHARKHAND.

This deed was registered as Document No: 2024/RAN/4812/BK1/4361 in Book No. BK1 Volume No :- 540 from Page No. 179 to 322 at office of SRO - Ranchi

Date:- 28-May-2024

M
28/05

Registering Officer

Madhu Mani Singh

DSR, Ranchi

