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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 985bb41a16bdf2e8169f

Receipt Date : 08-Jul-2024 12:29:07 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400051176

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : ANKITA DHANUKA (Vendee)

GRN Number : 2402982424



:- For Office Use :-

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

Vaibhav Mani Tripathi
DSR, Ranchi

Mupali
निबंधन पदाधिकारी

09/07/2024
12/07/2024

Vidya Anand
9/7/24

Subit
9/7/24

Prat
9/7/24

Kamsh
9/7/24

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

Rajan
9/7/24

Kamsh
9/7/24

सम्पत्ति का मुल्य - Development Agreement
मुद्रांक - 100/-
T.D.S. - [Signature]

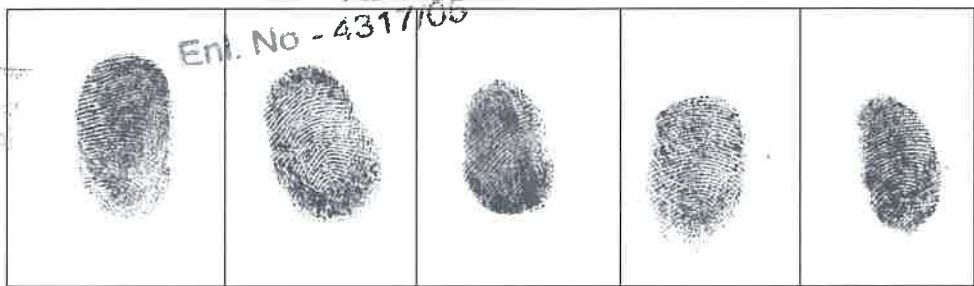
कमल
572241-
[Signature]



Blaiya Anand Kumar
Advocate

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Kamal As Karta

गैर मजरूवा प्रतिबंधित सूचि से
खाता CI फॉट 146
का मिलान किया जा नहीं पाया
[Signature]

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DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and executed at Ranchi on this the 09th Day of July, 2024.

BETWEEN

(1) **KAILASH CHANDRA KEJRIWAL HUF** (PAN No. AABHK 1953R) Through its Karta **KAILASH CHANDRA KEJRIWAL** (Aadhar No. xxxx xxxx 1461) (Mobile No. 94311 06540) (date of birth 10.08.1958), son of Murlidhar Kejriwal, Grandson of Late Ghanshyam Das Kejriwal, by faith Hindu, by caste General (Not Govern under the C.N.T. Act 1908), by occupation-Business, resident of Near S.K. Sanitary, Dhiman Lane, Opposite Tata

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Kidya Agrawal

Kailash Chandra Kejriwal
9/7/24

Rajen

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मूल्य का नमूना
बैक नही है।
09/07/24



Anand Kumar Advocaat



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09/07/24 जन्म 10/01

अनुच्छेद 52 के नियम 3

श्री. Kailash Chandog Kejriwal

पिता M. Kejriwal

निवास Lalpur farchi

पेशा Business

अवर निर्बंधन कार्यालय में अवर निर्बंधन

मुख्यतः संघ के अर्थो

लेखद्वारियों या दावेदारों में से एक श्री

के अधिकता से दिये के पुराहन/अपराहन

में अवर निर्बंधन कार्यालय में

निबंधन के लिए पेश किया

Mupali

निबंधन पदाधिकारी का हस्ताक्षर

09/07/2024

12/07/2024



Kailash Chandog Kejriwal

09/07/24

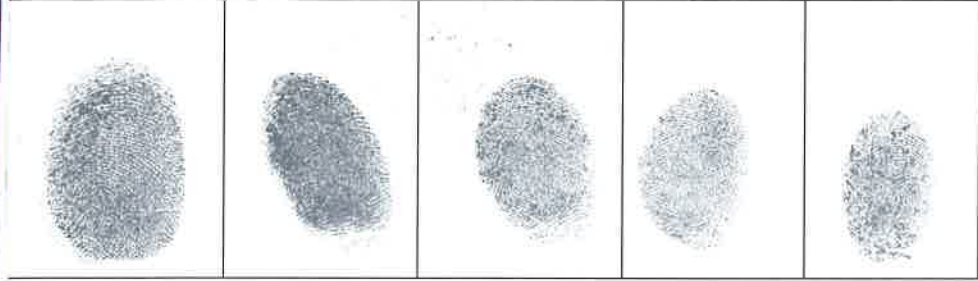
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Vaibhav Mani Tripathi DSR, Ranchi

Kamal Agrawal
Audi



Bhaiya Anand Kumar
Advocate
Enl. No - 4317/05



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Bhaiya Anand Kumar
Advocate
Enl. No - 4317/05



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Vidya Agrawal
Kamla Agrawal
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Bhaiya Anand Kumar Advocate Enl. No. - 4317/05

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Bhaiya Anand Kumar Advocate Enl. No. - 4317/05

Kamal Agarwal

Saw Mill, H B Road, Lalpur, District-Ranchi-834001, State- Jharkhand,

(2) **KAMAL AGARWAL** (PAN No. AAUPA 9714H) (Aadhar No. xxxx xxxx 4372) (date of birth 10.02.1958), son of Bhanwar Lal Agrawal, Grandson of RamniwasJi Agarwal, by faith Hindu, by caste General (Not Govern under the C.N.T. Act 1908), by occupation-Business, resident of 7/1, Basant Vihar, Raja Bhagan, Kanke Road, Ranchi, District-Ranchi-834008, State- Jharkhand

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(3) **VIDYA DEVI AGARWAL** Alias Vidya Agarwal (PAN No. ACXPA 4994N) (Aadhar No. xxxx xxxx 7517) (date of birth 19.07.1959), wife of Kamal Agarwal, Daughter of Late Mohanlal Patwari, Granddaughter of Late Badri Narayan Patwari, by faith Hindu, by caste General (Not Govern under the C.N.T. Act 1908), by

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Kamal Anand Kumar 9/7/24

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occupation- Housewife, resident of 7/1, Basant Vihar, Raja Bagan, Kanke Road, Ranchi, District-Ranchi-834008, State- Jharkhand

(4) PANKAJ SULTANIA (PAN No. ACCPS 8910Q) (Aadhar No. xxxx xxxx 6924) (Mobile No. 95706 09990) (date of birth 02.06.1974), son of Rajendra Sultania, Grandson of Late Baijnath Sultania, by faith Hindu, by caste General (Not Govern under the C.N.T. Act 1908), by occupation- Business, resident of 3A, Fourth Floor, Ishavasyam Apartment, Near Kanke Dam, Lake Avenue, Kanke Road, Ranchi, District-Ranchi-834008, State- Jharkhand

(5) RAJEEV MURARKA (PAN No. AGDPM 2621A) (Aadhar No. xxxx xxxx 5195) (Mobile No. 98351 24444) (date of birth 24.10.1979), son of Prabhu Dayal Murarka, Grandson of Late Goverdhan Das Murarka, by faith Hindu, by caste General (Not Govern under the C.N.T. Act 1908), by occupation- Business, resident of 402, Paras Apartment Court Road, Ranchi, District-Ranchi-834001,

(6) PRAVEEN KUMAR AGARWAL (PAN No. ABJPA 0681K) (Aadhar No. xxxx xxxx 7583) (date of birth 17.07.1957), son of Om Prakash Agarwal, grandson of Late Dwarka Prasad Goel, by faith Hindu, by caste General (Not Govern under the C.N.T. Act 1908), by occupation- Business, resident of Flat No. D 25, Rudraksh Green Apartment, H.B. Road, Lalpur, Ranchi, District-Ranchi-834001, State- Jharkhand represented through his nominate and constitute Power of Attorney holder RAJEEV MURARKA (PAN No. AGDPM 2621A) (Aadhar No. xxxx xxxx 5195) (Mobile No. 98351 24444) (date of birth 24.10.1979), son of Prabhu Dayal Murarka, grandson of Late Goverdhan Das Murarka, by faith- Hindu, by Category General (Not affected by CNT Act, 1908), by occupation- Business, Resident of 402,

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Paras Apartment, Court Road, Ranchi, District Ranchi, State Jharkhand, through by virtue of registered Power Deed No. 251, dated 23.03.2022, which was registered at SRO, Ranchi and entered in Book No. IV, Volume no. 24, Page no. 395 to 438 in the year of 2022 hereinafter called the “**LAND OWNERS/OWNERS**” (which expression shall unless repugnant to the context or meaning thereof mean and include herself, her heirs, co-parceners, successors, assigns, legal representatives, executors, administrators etc.) of the **ONE PART**;

AND

DKD INFOTECH (PAN-AATFD7069B), represented through its partner **ANKITA DHANUKA (Aadhar No. xxxx xxxx 5802)** (date of birth **18.12.1989**), wife of Sri Rahul Dhanuka and daughter of Mr. Anchal Kingor, by faith Hindu, by caste- General (not govern under the C.N.T Act 1908), by occupation Business, resident of Dhanuka House, Saket Nagar, Kanke Road, District Ranchi-834008, State Jharkhand, Indian National, hereinafter called the “**DEVELOPER/ PROMOTER / BUILDER**” (which expression shall unless repugnant to the context or meaning thereof mean and include itself, its successors, administrators, executors assigns etc.) of the **SECOND PART**;

Land History.

WHEREAS the LANDOWNER is the absolute and lawful owners of all that piece and parcel of land of Khata No. 1, R.S. Plot no. 146, Area 71.33 Decimal situated at Village- Gari, Thana no. 194, P.S. Sadar, District – Ranchi, State – Jharkhand, Khata No.81 Plot No.2737, Area 2.84 Decimal, Plot No. 2738, Area 2.55 Decimal Situated at Village-Bargain Thana No. 184, P.S. Sadar, District – Ranchi, State – Jharkhand, Total Area 76.72 Decimal equivalent to 46.42 Katha;

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AND WHEREAS, the Land Owner decided to develop her property measuring an area 46.42 Katha (more or less) and the OWNER has represented that she is absolutely seized and possessed of and otherwise well and sufficiently entitled to the **LAND PROPERTY** described in **FIRST SCHEDULE**;

AND WHEREAS, in the facts and circumstances as aforesaid the LAND OWNER is interested in getting a Multistoried residential building developed and constructed on Schedule land and to acquire a part of super built up area mentioned herein below as Land Owner's Allocation, as absolute owner as consideration in exchange for the full and final value of the Schedule land / property.

AND WHEREAS the map of the proposed apartment has been sanctioned by Ranchi Municipal Corporation, Ranchi vide **B.C. Case No. RMC/GH/0717/W07/2022** dated **26.08.2022** for grant of license on **30.11.2023**

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the **OWNER** and the **BUILDER** hereto as follows:

ARTICLE-I DEFINITION

In this Agreement unless the context otherwise demands the reference to:-

1. **SINGULAR** shall mean and include plural and vice-versa.
2. **LIVING PERSON** shall and include body incorporate and/or any other artificial person.

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3. **MASCULINE** shall include the feminine and vice-versa. Words importing masculine gender shall include feminine gender or neuter gender. Likewise words importing feminine gender shall include masculine gender or neuter gender and the words importing neuter gender shall include masculine gender or feminine gender, as the case may be.
4. **BUILDER** shall mean the Builder as defined above and registered under Ranchi Municipal Corporation/ Ranchi Regional Development Authority vide registration No. **DEV/2075/0085/2022**.
5. **LANDPROPERTY** shall mean all that piece and parcel of land together with house standing there on being more particularly described in **FIRST SCHEDULE**.
6. **BUILDING** shall mean the building to be constructed on the **LANDPROPERTY** in accordance with the plan sanctioned by the Ranchi Municipal Corporation or any other competent authority. The **BUILDER** shall take the approval of the proposed basic plan from the **OWNER**. However, the **BUILDER** is free to make modifications and corrections on the basic plan as required at the instance of the approving authorities under due intimation/knowledge to the **OWNER**. Building will be named with mutual consent.
7. **FLAT** shall mean super built up area and covered space consisting of bedrooms, living rooms, bathrooms, kitchen, balcony/verandah etc. more particularly described in part one of **SECOND SCHEDULE**.

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8. **PARKING SPACE** - It shall mean any place in covered/open area reserved for parking of motor car, more particularly described in part II of SECOND SCHEDULE.
9. **COMMON FACILITIES**-Common facilities and amenities shall include corridors, lobbies, utility area, hallways, stairways, passage ways, lifts, driveways, common lavatories, pump-room, tube-well, over head tank, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building including thereof and terrace of the building more particularly described in **THIRD SCHEDULE**.
10. **COMMON EXPENSES**- It shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property more particularly described in **FIFTH SCHEDULE**.
11. **SALEABLE SPACE**- It shall mean the spaced in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
12. **OWNERS' ALLOCATION**- It shall be the constructed area in form of flats (more particularly described in second schedule) in the aforesaid building as per specifications mentioned in **FOURTH SCHEDULE (4A)** herewith and agreed upon by the **OWENR**.

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Kamal Agrawal
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13. BUILDER'S ALLOCATION - It shall mean the constructed area in the aforesaid building together with the right, title interest in common facilities and amenities including the right to the use thereof and also the car parking space available at the said premises as mentioned in **FOURTH SCHEDULE (4B)** below (after providing for OWNERS' allocation).

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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 multistoried building to purchaser thereof although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactments.

Kamal Ashraf

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

16. SUPER BUILTUP AREA shall mean and include the carpet area of flat, wall area, verandah/balcony/cupboard area, the proportionate area of staircase, guardroom and generator room or any other construction in the garden area or any underground construction.

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17. CARPET AREA shall mean and include the carpet area as per definition provided by Jharkhand Real Estate (Regulation and Development) Act, 2016 which includes internal walls, toilets etc. but excludes exterior wall and balconies.

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18. In case any construction is done post-handover of the building to the society / association due to enhancement of FAR/TDR or any other method, the sharing of the area shall be done between the OWNER and the BUILDER as per the present conditions and as per the provisions of this agreement for which a fresh agreement shall be entered between the parties.

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ARTICLE-II-COMMENCEMENT & DURATION

This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/ units/ garage/ space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/ unit owners' Association, if required, this Development Agreement will be coming to an end.

Kamlesh Agrawal

ARTICLE III- THE SCHEME

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

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1. The apartment shall be named as IVY TOWERS. The proposed apartment shall be constructed as per the map sanctioned by the Ranchi Municipal Corporation. The BUILDER shall be responsible to prepare the map and get it approved and sanctioned from authorized authority. A copy of approved and sanctioned map shall be provided to the OWNER for their records and perusal. The BUILDER shall be responsible to construct the apartment in accordance with the map so sanctioned/approved.

Vidya Agrawal
Kamlesh Agrawal
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2. The BUILDER will invite and select purchaser(s) of his own allocation agreeing to acquire on an Ownership basis flat/flats, in the building on the land property more specified in the schedule below. BUILDER would construct flats/car parking space along with other common parts, common amenities and common facilities appertaining to the same.
3. The BUILDER shall, if it feels necessary, be entitled to nominate any such intending purchaser to the OWNER with whom the BUILDER would have entered into a formal agreement for Builder's Allocation. The Intending purchaser as the nominee of the BUILDER shall enter into an agreement of sale with the OWNER or their authorized attorney for purchase of an undivided proportionate share of LAND PROPERTY. In the agreement of sale will be prepared, inspected and approved by the BUILDER who may join as a confirming party. It shall be obligatory for the OWNER to enter into such agreement with an intending purchaser who is nominee of the BUILDER for Builder's Allocation.
4. After the delivery of the possession of the flats/car parking space in the aforesaid building by the BUILDER to the LANDOWNER they shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat owners as provided in the Builders Agreement or otherwise.
5. Upon handing over of possession of flats/car parking space to the LANDOWNER, it shall be their joint and several responsibilities to pay to the BUILDER the proportionate share of common expenses of all taxes, outgoing and other charges specified in a written form and falling due after the date of said flat become ready for occupation till

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Karan Chandra Kumar
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the BUILDER hands over possession and management of the common parts to any society or association to be formed for the purchaser and LANDOWNER.

6. That the Landowner shall hand over the actual physical possession of the land on execution of this agreement to the Builder/Developer. It shall be the work of the BUILDER to make the LAND PROPERTY ready and suitable for development at its own cost and any material or thing retrieved or anywise recovered in the process shall be property of the BUILDER.

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ARTICLE-IV- LAND OWNER'S WARRANTIES

1. The LAND OWNER hereby declare and confirm inter-alia as under:-

- a. The LAND OWNER is the lawful owner having rightful and legal title and is in possession of her landed property comprised in the SAID PROPERTY which is the subject matter of these presents.
- b. The Said Property is free from all encumbrances, charges, liens, lis, lispensens and trusts of whatsoever nature.
- c. No other people except the LANDOWNER has any right, claim or demand in respect of the SAID PROPERTY or any part thereof.
- d. The LANDOWNER has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the SAID PROPERTY or portion thereof and the SAID PROPERTY is not subject to any claim or demand, encumbrance, attachment or any process issued by any court or authority and the LAND OWNER hereby declare that she shall

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hereafter not create any third party rights of whatsoever nature in respect of the SAID PROPERTY or any part thereof.

- e. The LAND OWNER has not entered into any agreement or arrangement, oral or written with regard to transfer and/or sale of the SAID PROPERTY.
- f. No notice from any Government, Municipal Corporation or any other public authority or public body or any notice under any law including under the Land Acquisition Act, the Land Requisition Act, the Ranchi Municipal Corporation Act, or any other statute has been received or served upon them (the LAND OWNER) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor has any publication been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment. The SAID PROPERTY is fit to be developed by constructing multi-storied buildings thereon.
- g. There are no proceedings instituted by or against the LAND OWNERS in respect of the SAID PROPERTY and pending in any court or before any authority and the said property is not under any lispendens.
- h. The LAND OWNERS have furnished Photo state copies of all the documents relating to title of the ownership on and over the SAID PROPERTY together with correction slip, rent receipts, to the DEVELOPER/ PROMOTER. The LAND OWNERS shall hand over all the original documents relating to their respective title on and over the SAID PROPERTY including Correction Slip, Rent Receipt, Municipal Tax Receipts to the DEVELOPER/ PROMOTER as and when require for legal compliances.

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- i. In case any defect or flaw in title on the said property is discovered later on then in such event the LAND OWNERS shall make out a marketable title to the SAID PROPERTY free from all encumbrances, doubts and claims and shall at their own costs and expenses remove the same.

ARTICLE-IV- DEVELOPER'S WARRANTIES

The **Developers** hereby declare and confirm inter-alia as under:-

- a) To register the said building project under the provisions of the Jharkhand Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority.
- b) To develop the SAID PROPERTY and complete the multi-storied (G + Upper Floors) building over the property as per plan which has been sanctioned by the Competent Authority/ Ranchi Municipal Corporation, Ranchi with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer.
- c) To construct the property with such minimum specification, facilities and amenities as agreed by the parties and mentioned in the Sixth Schedule to this agreement.
- d) To take care of the local hazards or accident during the continuation of construction and to have every responsibility for the incidents occurred during the course of construction and the Owners shall have no liability to that effect.
- e) All applications plans papers and documents as may be required by the Developer for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the

Vidya Agrawal
Ranchi Municipal Corporation
9/7/24

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Developer with due signature of the Owners or on behalf of the Owners as may be required and all costs expenses and charges be paid by the Developer and also for construction of the building thereon and the Developer will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

- f) To deliver possession of the owners' allocation in the proposed new building within 5 (five) years from the date of execution and Registration of this Agreement.
- g) That further if the Developer fails to complete the construction work in respect of the Owner's allocation within the stipulated period as stated above, then the Owners shall also have liberty to rescind this Agreement, further, in the event of delay / failure owner shall have the right of assignment of the agreement or development to any other builder for completion of pending work. Be it mentioned here that time will be essence of the contract.
- h) To assure delivery of possession of the owners' allocation will be made first and after that the Developer will be entitled to handover possession of the Developer's Allocation and if required benefits of the parties hereto before or after completion of the building necessary supplementary Agreement will be executed. Be it pertinent to mention here that the Developer will obtain Completion Certificate (C.C.) at its/his/her/their own cost expenses and Xerox copy of the same will be given to the Owners.
- i) That the notice for delivery of possession of the Owner's Allocation shall be delivered by the Developer in writing or through the Advocate of the Developer either by Registered post or courier service or under

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certificate of posting or hand delivery with acknowledgement due card.

- j) To put the Owners in undisputed possession in respect of the Owner's allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc., on completion of the building.
- k) To pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before handing over the possession of the flats/property to the Owners.
- l) To not to do any act, deed or things whereby the Owners is prevented from enjoying selling disposing of the Owner's allocation in the building at the said premises after delivery of Re-possession thereof to the Owners and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.
- m) To keep the Owners indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developer in relating to the making of construction of the said building. The Developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the Owners' share or allocation and also not to claim any amount from the sale proceeds of the Owners' allocation.

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ARTICLE V- COMMON RESTRICTIONS

- a) Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious

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Kanchan Agrowal
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illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

- b) Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from Ranchi Municipal Corporation/Municipal authority concern in this behalf.
- c) Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

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ARTICLE VI- APARTMENT CONSIDERATION

On the OWNERS' representation about the title and possession over the LAND PROPERTY and she has 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 exploit the LAND PROPERTY and construct, erect and complete the building on the premises as a whole, the BUILDER agrees:

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- A) At its own costs to obtain all necessary permission and/or approvals and/or consents.
- B) To pay all costs of supervision of the development and construction of the Owners' all occasion in the building at the said premises.

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- C) To bear all costs charges and expenses for construction of the building at the said premises.
- D) To allocate the Owners' allocation of the constructed area in the building to be constructed at the said premises (herein after called the said OWNERS' allocation').
- E) To give possession of the OWNERS' Allocation within 60 months of beginning of construction work or receipt of sanctioned plan from RMC whichever is earlier.
- F) OWNER will have no liability regarding construction and its quality aspects it will be sole responsibility of the BUILDER.
- G) To indemnify the **OWNER** and to always keep the indemnified and harmless in respect of the all claims, damages, compensation, or expanses payable in consequence of any injury or accident sustained by any workman, artisan or invitees or other persons whether in the employment of the **BUILDER** or not while in or upon the said land during the period of demolition and construction of the said building thereon and take due precaution so that no damage is done to residents living around the said land.

Handwritten notes on the right margin, including the word "Kanshi" and a signature.

Handwritten signature "Subid" on the right margin.

Vidya Aggarwal
for and on behalf of
9/7/24

Handwritten signature "Rajon" with a flourish.

The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LAND PROPERTY.

ARTICLE VII- MISCELLANEOUS

- A. The **LANDOWNER** and the **BUILDER** have entered into this agreement purely on contractual basis **AND THIS AGREEMENT IS IN THE NATURE OF COLABORATION AGREEMENT** between the **Builder and the Land Owner** for mutual benefit.
- B. It is understood that from time to time to facilitate the construction of the building by the **BUILDER** and transfer of flats/car parking space various deeds matters and things not herein specified may be required to be done by the **BUILDER** and for which the **BUILDER** may need the authority of the **LANDOWNER** and various applications and other documents may be required to be signed or made by the **LANDOWNER** relative to which specific provisions may not have been mentioned herein. The **LANDOWNER** hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the **LANDOWNER** also undertake to sign and execute all such additional applications and other documents as the case may be Provided that all such deeds matters and things do not in any way infringe on the rights of the **LANDOWNER** and/or go against the spirit of this agreement. The **OWNER** is also executing an

Kamal Agrawal

Builder

Subir

Kidwai Agrawal
Kamal Agrawal
9/17/24

Rajesh
Rajesh

irrevocable general Power of Attorney in favour of the **BUILDER** and its nominee so that there may not be any delay or difficulty because of absence or any other in capacitating cause on the part of **OWNER** and this Power of Attorney shall entitle **BUILDER** to directly receive consideration amount for the sale of flats of **BUILDER'S ALLOCATION** in its account.

- C. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the **OWNER** of the land property or any part thereof to the **BUILDER** or as creating any right title or interest in respect thereof in the **BUILDER** other than an exclusive license to the **BUILDER** to commercially exploit the same in terms hereof.
- D. The municipal taxes, land revenue and electricity etc. will be borne by the **BUILDER** from the date of vacation of the existing house by the **LANDOWNER** till the possession of Owners' flats is given.
- E. **SHELTER FEES** charged by RMC will be borne in proportionate basis i.e. 45% by owner and 55% by developer.

ARTICLE VII- DISPUTE RESOLUTION

It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this

Vidya Agrawal
for and on behalf of
g/h/24

Rajeev
Rajeev

16/05/2017

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Handwritten signature

agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable. The place of Arbitration shall be Ranchi and language to be used in such arbitration proceedings shall be English. Any judgment, decision or award of the arbitrators shall be final and binding and shall be enforceable in any court of competent jurisdiction.

ARTICLE VI- JURISDICTION:

The agreement will be governed by the laws of India and the parties submit to the jurisdiction of the Courts of Ranchi.

That the Landowner entered into this Development Agreement, and the Land owner and Developer will get their share as per schedule described in Schedule 4A & 4B.

The First Schedule above referred to

LANDED PROPERTY

All that piece and parcel of land of Khata No.1, R.S. Plot no. 146, Area- 71.33 Decimal situated at Village- Gari, Thana no. 194, P.S - Sadar, District – Ranchi, State – Jharkhand, Khata no.81, R.S. Plot No. 2737, Area 2.84 Decimal, R.S. Plot No. 2738, Area-2.55 Decimal Situated at Village-Bargain, Thana no. 184, P.S. Sadar, District – Ranchi, State – Jharkhand, corresponding to Municipal Holding No. 0060009000004Z0, in ward no. 6 of Ranchi Municipal Corporation, Ranchi, Total Area 76.72 Decimal equivalent to 46.42 Kathas having permanent heritable and transferable Right, which has been bounded and butted as follows: -

Boundary

Vidya Agrawal
for an chandra kumar
3/7/24

Rajan
Rajan.

Kamal Agrawal

Arbitration

Dubid

NORTH - Part of R.S. Plot No. 2737 & 2738.

SOUTH- Part of R.S. Plot No.-146

EAST- 20 ft. wide Road

WEST- R.S. Plot No. 141 & 142

VALUATION

For purpose of stamp duty and registration, commercial value of land as per norms of Govt. is as follows:-

Value of land 76.72 Decimal Rs. 4,39,02,253/-

The Second Schedule above referred to (Parking Space)

As mentioned in Fourth Schedule Below.

The Third Schedule above referred to (Common Facilities)

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrances and exists.
2. Pumps installation, pump-room and room for staff or workers if any.
3. Common passages, driveways, excepting car parking areas if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meters and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and drain water pipelines.
7. Guard's accommodation and bathroom in parking space.

Vidya Agarwal
9/7/24

Rajeev
Rajeev

Kennel Agisior

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Handwritten signature

8. Boundary including outer side walls of the said building and the main gate.
9. 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 common and as are easement of necessity or the building but excluding car parking space and areas.

Kamal Agarwal

Flat

The Fourth Schedule above referred to:-

Schedule 4A :

LAND OWNER No-1 KAILASH CHANDRA KEJRIWAL(HUF)

ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
2A	SECOND	A	3352.50 SQFT
6B	SIXTH	A	2636.18 SQFT
4A	FOURTH	B	3223.08SQFT.
8B	EIGHTH	B	2312.85 SQFT

LANDOWNER No.1 has taken 421 sq.ft. extra the money of which shall be refunded to DEVELOPER Along with this 3 servant quarter will given to landowner Parking will be allotted proportionately once the final map is approved. Further membership fees of club shall be paid by landlord to Developer

Builder

LAND OWNER No-2 KAMAL AGARWAL ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft.(S.B.U.A)</u>
2C	SECOND	A	3130.97SQFT

Vidya Agarwal
for Kailash Chandra Kejriwal
9/7/24

Rajeev Rajeev

8B EIGHT A 2636.18SQFT

Along with this 1 servant quarter will be given to landlord.

LANDLORD No.2 has taken 201 sq.ft. extra the money of which shall be refunded to DEVELOPER Parking will be allotted proportionately once the final map is approved. Further membership fees of club shall be paid by landlord to Developer

Kamal Agarwal

LAND OWNER No.3 VIDYA DEVI AGARWAL ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
6A	SIXTH	B	3223.08 SQFT
5B	FIFTH	B	2312.85 SQFT

Arif

Along with this 2 servant quarter will be given to landlord. Parking will be allotted proportionately once the final map is approved. Further membership fees of club shall be paid by landlord to Developer

LAND OWNER No. 4, 5, 6 PANKAJ SULTANIA, RAJEEV

MURARKA, PRAVEEN KUMAR AGARWAL

ALLOCATION

PANKAJ SULTANIA-11102 SQ.FT. Along with 3 servant quarter will be given to landowner. Parking will be allotted proportionately once the final map is approved. Further membership fees of club shall be paid by landlord to Developer

Subir

RAJEEV MURARKA-7127 SQ.FT. Along with 1 servant quarter will be given to landlord. Parking will be allotted proportionately once the final map is approved. Further membership fees of club shall be paid by landlord to Developer

Vidya Agarwal
Praveen Kumar Agarwal
9/7/24

Rajeev
Rajeev

PRAVEEN KUMAR AGARWAL- 11102 SQ.FT. Along with this 3 servant quarter will be given to landowner. (Parking will be allotted proportionately once the final map is approved. Further membership fees of club shall be paid by landlord to Developer

Kamal Agarwal

Schedule 4B-DEVELOPER'S /PROMOTER'S ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>BLOCK</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
1A	FIRST	B	3149.51 SQFT
2B	SECOND	A	2636.18 SQFT
2A	SECOND	B	3223.08 SQFT
2B	SECOND	B	2312.85 SQFT
3A	THIRD	A	3352.45 SQFT
3B	THIRD	A	2638.85 SQFT
3C	THIRD	A	3130.10 SQFT
3A	THIRD	B	3224.05 SQFT
3B	THIRD	B	2312.85 SQFT
4A	FOURTH	A	3352.50 SQFT
4C	FOURTH	A	3130.97 SQFT
4B	FOURTH	B	2312.85 SQFT
5A	FIFTH	A	3352.45 SQFT
5B	FIFTH	A	2638.85 SQFT
5C	FIFTH	A	3130.10 SQFT
5A	FIFTH	B	3224.05 SQFT
6A	SIXTH	A	3352.45 SQFT
6C	SIXTH	A	3130.10 SQFT
6B	SIXTH	B	2312.85 SQFT
7A	SEVEN	A	3352.45 SQFT

Arif

Subid

Vidya Agrawal
Kamal Chandra Agarwal
9/7/24

Rajen
Rajen

7B	SEVEN	A	2638.85 SQFT
7C	SEVEN	A	3130.10 SQFT
7A	SEVEN	B	3224.05 SQFT
7B	SEVEN	B	2312.85 SQFT
8A	EIGHT	A	3352.45 SQFT
4B	FOURTH	A	2636.18 SQFT
8C	EIGHT	A	3130.10 SQFT
8A	EIGHT	B	3223.08 SQFT
9A	NINE	A	3352.45 SQFT
9B	NINE	A	2638.85 SQFT
9B	NINE	B	2312.85 SQFT
10B	TEN	A	2636.18 SQFT
10B	TEN	B	2312.85 SQFT
11B	ELEVEN	A	2638.85 SQFT
11C/12C	ELEVEN	A	6097.18 SQFT
11A/12A	ELEVEN	B	6463.20 SQFT
11B	ELEVEN	B	2312.85 SQFT
12B	TWELFTH	A	2636.18 SQFT
12B	TWELFTH	B	2312.85 SQFT

Kumar Agarwal

Fifth

Dubid

Along with this 25 servant quarter will be given to DEVELOPER Parking will be allotted proportionately once the final map is approved.

HOWEVER LANDOWNER No. 4, 5, 6 and DEVELOPER will sell their share proportionately and consideration for 11102 sqft will be paid to Mr PANKAJ SULTANIA, further 11102 sq ft will be paid to Mr. PRAVEEN KUMAR AGARWAL and for 7127 sqft will be paid to RAJEEV MURARKA.

The Fifth Schedule above referred to

Vidya Agarwal
Kumar Agarwal
9/7/24

Rajeev
Rajeev

COMMON EXPENSES

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common areas and facilities including whitewashing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, staircase, landings, gutters, rainwater pipes, motor pump, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in, under or upon the building enjoyed or used in common by the OWNER, intending purchasers, co-purchaser or other occupiers thereto.
2. The cost of cleaning, maintenance and lighting the main entrance, passages, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidars, plumbers, electricians, sweepers etc. if any.
4. The costs of working repairs, replacements and maintenance of pumps, tube wells and other plumbing works including all other service charges for services rendered in common to all occupiers.
5. Municipal taxes and other taxes and other out going etc.
6. Insurance of building against earthquake, fire, mob damages and civil commotion etc.

Kemil Agrevel

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Widya Agrevel
Handwritten signature
9/7/24

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7. All electrical charges payable in common for the common portions of the said building.
8. All such other expenses including printing & stationery also all expenses incurred in respect of any dispute with Ranchi Municipal Corporation, RRDA or any other local authority, Government, insurance company or any other persons in relation to or be deemed by the BUILDER or any ad-hoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

KSMC Aggr-1

Unit

The Sixth Schedule

SPECIFICATION OF CONSTRUCTION FOR THE FLATS/ UNITS

(Specification and Facilities)

- Structure** : RCC frame structure
- Flooring** : Vitrified tiles floor.
- Kitchen** : Green Marble Counter with steel sink and tiles upto 2 feet in height.
- Doors** : Flush Doors.
- Windows** : 3 Track UPVC sliding window
- Bathrooms** : Anti skid floor tiles with upto 7 feet height wall tiles and good quality C.P. fittings with hot and cold water connection.
- T.V. Antenna:** Provision for cable T.V. in master bed room and drawing room.
- Intercom** : Intercom for each Unit drawing room to guard room.
- Generator** : Ashok, leyland or equivalent..
- Lift** : Lift facility will be provided.
- Deep Tube Well:** Deep tube well will be provided for proper water facility.
- Electric Wiring:** Concealed copper wiring with Modular Switches.
- Telephone Wiring:** Concealed wiring in drawing room and master bed room.
- Painting** : Waterproof cement based paint will be used on outside wall and inside walls of Individual Units will be finished with Plaster of Paris.
- Fire Fighting:** Fire fighting installations to be provided.


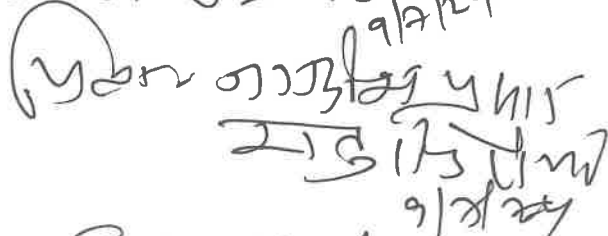
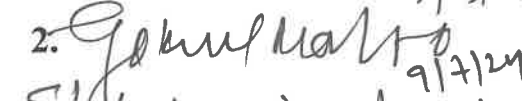
Unit

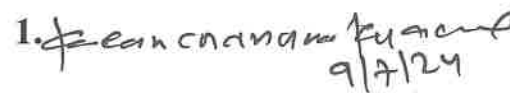
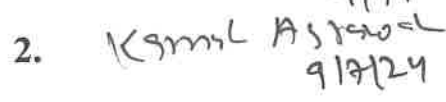



Vidya Agrawal
KSMC Aggr-1
9/7/24


Rajen
Rajen

IN WITNESS WHEREOF Land owner No. 1 to 5 directly and Landowner no.6 through his power of attorney Land owner no.5 hereto and the Developer have executed this agreement and have set and subscribed their respective hands to these presents on the day, month and year first above written.

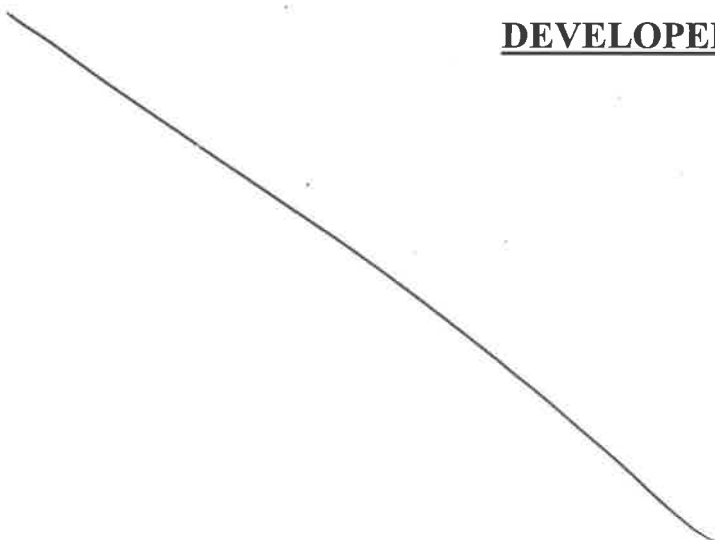
WITNESSES :-

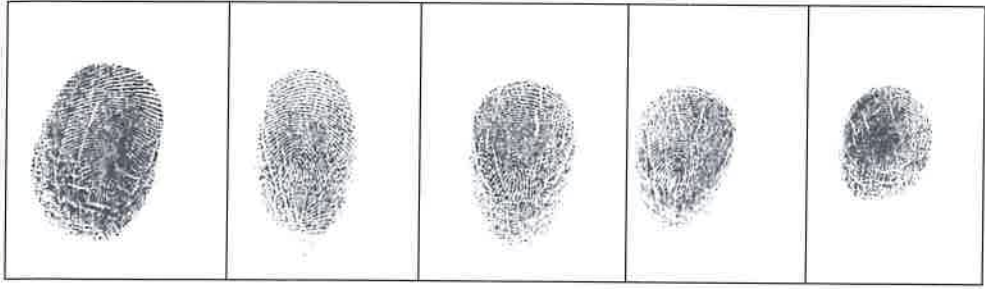
1.  9/7/24
 9/7/24
2.  9/7/24
Sulata Jitu Kanto
S/o Hasi har Singh.
Ranchi
9/7/24

1.  9/7/24
 2.  9/7/24
 3.  9/7/24
 4.  9/7/24
 5.  9/7/24
- LANDOWNER**


9/7/24

DEVELOPER/PROMOTER





Left Thumb	Left Index	Left Middle	Left Ring	Left Little
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Bh
Bhaiya Anand Kumar
Advocate
Enl. No - 4317/05

Drafted by
Bh
Bhaiya Anand Kumar
Advocate
Enl. No - 4317/05

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

Bh
Bhaiya Anand Kumar
Advocate
Enl. No - 4317/05

Ksmsc Astawa

Amit

Ankita

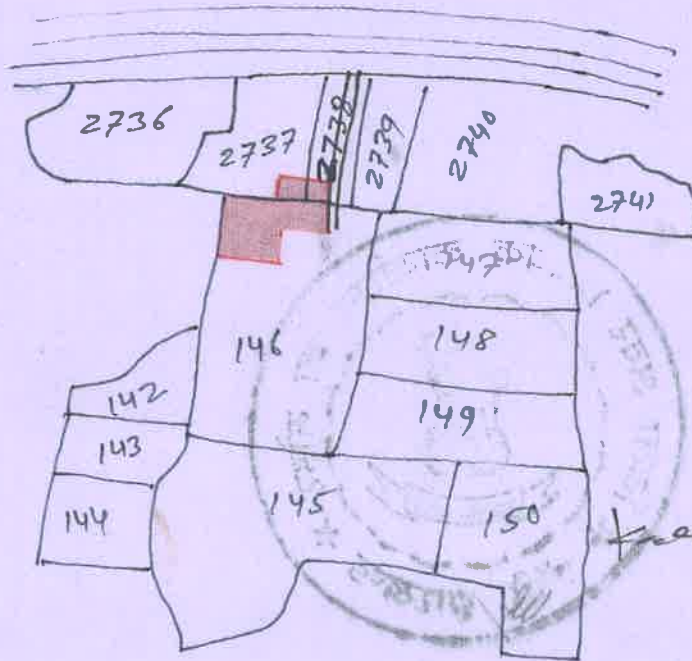
Vidya Agrawal
Kansar Chandra Prasad

Rajen
Rajen
9/2/24

N

VILLAGE - GIARI
THANA - SADAR
THANA NO. 194, DIST - RANCHI
R/S PLOT NO. 146, SUB PLOT NO. 146/PART
AREA SHOWN IN RED WASH

AREA
A - PER
0 - 71.33



Rajeev

Kamal Anand

Vidya

N

VILLAGE - BARAGHAIN
THANA - SADAR
THANA NO. 184
DIST - RANCHI
AREA SHOWN IN RED WASH

R/S PLOT NO	AREA	
	A	PER
2737/PART	0	2.84
2738/PART	0	2.55
TOTAL	0	5.39

Kamal

Kamal Anand

Vidya Anand

9/7/24

[Signature]



बड़ागाई | बड़ागाई | 184 | KAILASH CHANDRA KEJRIWAL HUF THROUGH ITS KARTA KAILASH CHANDRA KEJRIWAL, PANKAJ SULTANIA, KAMAL AGARWAL, VIDYA DEVI AGRAWAL, RAJEEV MURARKA, PRAVEEN KUMAR P O A RAJEEV MURARKA

खाता संख्या 137,81	खेसरा संख्या 2737,2738	रकबा (एकड़ में) 0 एकड़ 5.39 डिसमील 0 हेक्टर
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अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	15.00					15.00
सेस (भावली)	3.75					3.75
सूद	7.50					7.50
मुतफरकात	7.50					7.50
मीजान	3.00					3.00
	36.75					36.75

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					15.00	
सेस (भावली)					3.75	
सूद					7.50	
मुतफरकात					7.50	
मीजान अदायकारी					3.00	
					36.75	

(१) मीजान कुल (लफजों में) : Thirty Six Rupees and Seventy Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 36.75

तारीख अमला तहसील कुनिन्दा : 17-10-2023

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



ऑनलाइन जाँचा

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 11, 2024

पंजी II प्रति

भाग वर्तमान	39	पृष्ठ संख्या	99						
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्याग-04	इस्टेट का नाम	JHARKHAND
मोजा का नाम	बड़ागाँई	होस्टिंग संख्या	81	तोजी संख्या		थाना नम्बर	184	खाता का प्रकार	रेयती

KAILASH CHANDRA KEJRIWAL HUF THROUGH ITS KARTA KAILASH CHANDRA KEJRIWAL, पिता- MURLI DHARJI KEJRIWAL, जाति- ---- एवं PANKAJ SULTANIA, पिता-RAJENDRA SULTANIA, जाति- ---- एवं KAMAL AGARWAL, पिता-BHANWAR LAL AGRAWAL, जाति- ---- एवं VIDYA DEVI AGRAWAL, पत्नी-KAMAL AGRAWAL, जाति- ---- एवं RAJEEV MURARKA, PRAVEEN KUMAR P O A RAJEEV MURARKA, पिता-PRABHU DAYAL MURARKA, जाति- ----

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								लगान	सेस	
81	2737	0 ऐ 2.84 डि 0 हे	नामान्तरण मुकदमा संख्या 68/2022 - 2023								15	0	
137	2738	0 ऐ 2.55 डि 0 हे											
	कुल परिमाण	0 ऐ 5.39 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
06-21-2022	0921020594	2022-2023	2022-2023	0	15	0	3.75	0	7.5	0	7.5	0	3
10 17 2023	0255703559	2023-2024	2023-2024	0	15	0	3.75	0	7.5	0	7.5	0	3

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

Mutation Cases Not Found !!

List Of Case Status Details

नवशा देखें



BACK

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

ऑनलाइन जाँचा



बड़ागाई | गाड़ी | 194 | KAILASH CHANDRA KEJRIWAL HUF THROUGH ITS KARTA KAILASH CHANDRA KEJRIWAL, KAMAL AGARWAL, VIDYA DEVI AGRAWAL, RAJEEV MURARKA, PANKAJ SULTANIA, PRAVEEN KUMAR S/O OM PRAKASH AGRAWAL THRO POWER OF ATTORNEY HOLDER RAJEEV MURARKA

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1	146	0 एकड़ 71.33 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	179.00					179.00
गुजारी (भावली)	44.75					44.75
सेस	89.50					89.50
सूद	89.50					89.50
मुतफरकात	35.80					35.80
मीजान	438.55					438.55

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					179.00	
गुजारी (भावली)					44.75	
सेस					89.50	
सूद					89.50	
मुतफरकात					35.80	
मीजान अदायकारी					438.55	

(१) मीजान कुल (लफ्जों में) : Four Hundred Thirty Eight Rupees and Fifty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 438.55

तारीख अमला तहसील कुनिन्दा : 17-10-2023

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 11, 2024

पंजी II प्रति

भाग वर्तमान	31	पृष्ठ संख्या	92															
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँव	हलाका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND	मोजा का नाम	गाड़ी	होल्डिंग संख्या	1	तोजी संख्या	थाना नम्बर	194	खाता का प्रकार	रेपती
KAILASH CHANDRA KEJRIWAL HUF THROUGH ITS KARTA KAILASH CHANDRA KEJRIWAL , पिता- MURLI DHARJI KEJRIWAL , जाति- ---- एवं KAMAL AGARWAL , पिता-BHANWAR LAL AGRAWAL , जाति- ---- एवं VIDYA DEVI AGRAWAL , पिता-KAMAL AGRAWAL , जाति- ---- एवं RAJEEV MURARKA , पिता- PRABHU DAYAL MURARKA , जाति- ---- एवं PANKAJ SULTANIA , पिता-RAJENDRA SULTANIA , जाति- ---- एवं PRAVEEN KUMAR S/O OM PRAKASH AGRAWAL THRO POWER OF ATTORNEY HOLDER RAJEEV MURARKA , पिता-PRABHU DAYAL MURARKA , जाति- ----																		
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार										लगान	सेस		
1	146	0 ऐ 71.33 डि 0 हे			नामान्तरण मुकदमा संख्या 67/2022 - 2023										179	0		
		कुल परिमाण																
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल					
06-21-2022	0384274639	2022-2023	2022-2023	0	179	0	44.75	0	89.5	0	89.5	0	35.8					
10-17-2023	0198855288	2023-2024	2023-2024	0	179	0	44.75	0	89.5	0	89.5	0	35.8					

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

Mutation Cases Not Found !!

List Of Case Status Details

नवशा देखें



BACK

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

ऑनलाइन जाँचा



द्वार खंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		खेत का नाम, अधिभावक का नाम, रिस्ता		बकासा, जाति, निवासी-		खेवट नम्बर		खेवट नम्बर		खेवट नम्बर		खेवट नम्बर	
महाराजा प्रताप उदयनाथ साहदेव						1		1		194			
खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर
खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर	खेवट नम्बर
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	205	टाड गोइन्दा उराव सड़क	वाग आम, टाड दो ।	1 (एकड़) 73 (डिसमील) ()	आम -25 लकडी वो मासिक फल बकरबजे कुल मीजा				0	0	0	बकास मासिक	
	283	सड़क फागु लोहार	वाग आम, टाड दो ।	1 (एकड़) 32 (डिसमील) ()	आम -25 लकडी वो मासिक फल बकरबजे कुल मीजा				0	0	0		
	1332	रस्ता रामेन्देचसन प्रसाद सिंह	वाग आम, टाड दो ।	1 (एकड़) 3 (डिसमील) ()	आम -13 जामुन -10 शरीफा -4 अमरूद -1 लकडी वो मासिक फल बकरबजे कुल मीजा तटहल -1 कुल एक बकरबजे मासिक तुनु द-2 पीपर -2 बकरबजे मासिक				0	0	0		
	850	टांड नीज दोन नीज	दोन एक ।	0 (एकड़) 65 (डिसमील) ()	बकरबजे हनु लोहार वल्द फुदीआ लोहार कोम लोहार साकिन देह मुरतहीन वील एवज मोवलिग 10-0- ज दस रूपया कोलरनान जवानी मुदत 5 साल से ताआदाए रूपया				0	0	0		
	851	दोन नीज दोन नीज	दोन एक ।	0 (एकड़) 24 (डिसमील) ()	बकरबजे जेनाथ वल्द हनी कोम हजाम साकिन देह मुरतहीन वील एवज मोवलिग 10-0-0 दस रूपया कोलकानन जवानी मुदत 5 साल से ताआदाए रूपया				0	0	0		
	852	दोन नीज दोन नीज	दोन एक ।	0 (एकड़) 73 (डिसमील) ()	बकरबजे लीनवा				0	0	0		

ऑनलाइन जाँचा

				मल्द धीनल कोम कुरमी साकिन देह मुरतहीन वील एवज मोवलिग 10-0-0 तीस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया			
853	दोन नीज दोन नीज	दोन एक 2	0 (एकड़) 39 (डिसमील) 0	बकबजे कोडी वल्द नुजी कोम हजाम साकिन देह मुरतहीन वील एवज मोवलिग 20-0-0 बीस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	0	0	0
854	दोन नीज दोन नीज	दोन एक 1	0 (एकड़) 35 (डिसमील) 0	बकबजे रामसेवक घाशी वल्द नुसुआ घाशी कोम घाशी साकिन देह मुरतहीन वील एवज मोवलिग 30-0-0 तीस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	0	0	0
855	दोन नीज दोन नीज	दोन एक 1	0 (एकड़) 22 (डिसमील) 0	बकबजे गुदला वल्द महादेव कोम कुरमी साकिन देह मुरतहीन वील एवज मोवलिग 60-0-0 साठ रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	0	0	0
921	गोवना भंडारी परती कदीम	दोन एक 4	0 (एकड़) 27 (डिसमील) 0		0	0	0
927	गोदना भंडारी गोवना भंडारी	दोन दो 2	0 (एकड़) 14 (डिसमील) 0		0	0	0
146	वसागाड़ टार जगदीश महतो	टाड़ दो 1	4 (एकड़) 28 (डिसमील) 0		0	0	0
खाता मे कुल प्लोट संख्या		12	खाता का कुल मिजान	11 (एकड़) 35 (डिसमील) 0	खाता का कुल		0 0 0

यह एक कंप्यूटर जनित प्रति है

6/11/2024 5:51:37 PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता									
लाल विशुन नाथ साहीदेव		वि. एम. लछुमन राव, धल्द - वि. एम. गनगत राव, , जाति- ब्रह्मण, निवासी- साकीन मैनगलोर									
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	बड़ागाँई	खाता का प्रकार	रैयती		
खेवट नम्बर	3	खाता नम्बर	137	थाना का नाम	राँची	थाना नम्बर	184				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रो (10)	आ (11)	पै (12)	(13)	
137	2738	सड़क शिमाना मौजा गाडी	टांड तीन ।	0 (एकड़) 62 (डिसमील) 0		छपरवन्दी 54 रुपया (वजरीए काबुलीयान रजीस्टरी तारीख 24/4/1933 ई.)	0	0	0	मकान वाडी	
	2739	सड़क सीवाना मौजा गाडी	टाड़ दो ।	0 (एकड़) 78 (डिसमील) 0		छपरवन्दी 54 रुपया (वजरीए काबुलीयान रजीस्टरी तारीख 24/4/1933 ई.)	0	0	0		
	2740	सड़क वकासत दोन वी.एम लछुमन राव खाँ	टाड़ दो ।	4 (एकड़) 49 (डिसमील) 0		छपरवन्दी 54 रुपया (वजरीए काबुलीयान रजीस्टरी तारीख 24/4/1933 ई.)	0	0	0		
खाता मे कुल प्लोट संख्या		3	खाता का कुल मिजान	5 (एकड़) 89 (डिसमील) 0		खाता का कुल	0 0 0				

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

ऑनलाइन जाँचा 6/11/2024 5:52:27 PM

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 Board M. Sc. Form No. 125
FORM OF APPLICATION FOR COPIES फल के लिए दस्तावेज का फार्म
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2	Number of copies required कॉपी की संख्या	3815 27/4/03
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13	Signature of the applicant आवेदक का हस्ताक्षर	
14		
15		

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 P.S. NO - 146

श्रीकृष्ण विद्यालय
 पणना प्रजासत्ताक विद्यालय



B/S/23
 Printed by M.S. Govt
 Panna

स्मार पत्र

जिला निबंधक का कार्यालय, राँची।

प्रेषक,

पत्रांक 970
दिनांक 05/07/24

जिला अवर निबंधक,
राँची।

सेवा में,

अंचल अधिकारी,
बड़ागाई, राँची।

विषय :- सत्यापित पंजी-II मेल के माध्यम से उपलब्ध कराने के संबंध में।

महाशय,

उपर्युक्त विषय के संबंध में 1. श्रीमती साक्षी सिंह धोनी, पति-महेन्द्र सिंह धोनी
2. पंकज सुल्तानिया, पिता-राजेन्द्र सुल्तानिया, 3. कैलाश चन्द्र केजरीवाल, पिता-भुरली धरजी
केजरीवाल, 4. कमल अग्रवाल, पिता-भंवर लाल अग्रवाल, 5. विद्या देवी अग्रवाल उर्फ विद्या अग्रवाल,
6. राजीव मुरारका, पिता-प्रभु दयाल मुरारका एवं 7. प्रवीण कुमार अग्रवाल, पिता-ओम प्रकाश
अग्रवाल द्वारा मौजा-गाड़ी, थाना-सदर, थाना नं०-194, खाता नं०-1, प्लॉट नं०-146 का निबंधन
हेतु दस्तावेज उपस्थापित किया है, जिसमें अभिलेखागार से निर्गत खतियान फटा हुआ का रिपोर्ट
संलग्न है।

अधोहस्ताक्षरी कार्यालय के पत्रांक 901, दिनांक 21.06.2024 के द्वारा पत्र प्रेषित की
गई है।

पुनः पत्र स्मारित किया जाता है कि तीन दिनों के अन्दर आपके द्वारा किसी तरह का
पत्राचार नहीं किये जाने की स्थिति में उपस्थापित दस्तावेज का निबंधन कर दिया जाएगा और यह
समझा जाएगा कि आपको इसमें किसी भी तरह की आपत्ति नहीं है।

निबंधन महानिरीक्षक, राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड, राँची के
ज्ञापांक संख्या-258/नि०, दिनांक 29.06.2022 के निर्देशानुसार निबंधन कार्यालय में जाँच हेतु
चेकलिस्ट जाँच का निर्देश प्राप्त है। (छायाप्रति संलग्न)।

अतः अनुरोध है कि अंचल द्वारा सत्यापित पंजी-II (email-
reg.ranchisro1@gmail.com) के माध्यम से उपलब्ध कराने की कृपा की जाय।

संलग्न :- यथोक्त।

विश्वासभाष्यन,

Mupale

जिला अवर निबंधक,
राँची।

S. S. S.
5/7/24

जिला निबंधक का कार्यालय, राँची।

प्रेषक,

पत्रांक १०१
दिनांक 21/06/24

सेवा में,

जिला अवर निबंधक,
राँची।

अंचल अधिकारी,
बड़ागाई, राँची।

विषय - सत्यापित पंजी-II मेल के माध्यम से उपलब्ध कराने के संबंध में।

महाशय,

उपर्युक्त विषय के संबंध में 1. श्रीमती साक्षी सिंह धोनी, पति-महेन्द्र सिंह धोनी 2. पंकज सुल्तानिया, पिता-राजेन्द्र सुल्तानिया, 3. कैलाश चन्द्र केजरीवाल, पिता-मुरली धरजी केजरीवाल, 4. कमल अग्रवाल, पिता-भंवर लाल अग्रवाल, 5. विद्या देवी अग्रवाल उर्फ विद्या अग्रवाल, 6. राजीव मुरारका, पिता-प्रमु दयाल मुरारका एवं 7. प्रवीण कुमार अग्रवाल, पिता-ओम प्रकाश अग्रवाल द्वारा मौजा-गाड़ी, थाना-सदर, थाना नं०-184, खाता नं०-1, प्लॉट नं०-148 का निबंधन हेतु दस्तावेज उपस्थापित किया है, जिसमें अभिलेखागार से निर्गत खतियान फटा हुआ का रिपोर्ट संलग्न है।

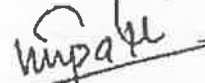
निबंधन महानिरीक्षक, राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड, राँची के ज्ञापांक संख्या-258/नि०, दिनांक 29.06.2022 के निर्देशानुसार निबंधन कार्यालय में जाँच हेतु चेकलिस्ट जाँच का निर्देश प्राप्त है। (छायाप्रति संलग्न)।

अतः अनुरोध है कि अंचल द्वारा सत्यापित पंजी-II (email-reg.ranchisro1@gmail.com) के माध्यम से उपलब्ध कराने की कृपा की जाय।

निबंधन महानिरीक्षक, राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड, राँची के ज्ञापांक संख्या-258/नि०, दिनांक 29.06.2022 के आलोक में अगर 14 दिनों के अन्दर जाँच प्रतिवेदन प्राप्त नहीं होता है तो यह समझा जाएगा कि जमीन हस्तांतरणीय एवं निबंधन योग्य है।

संलग्न :- यथोक्त।

विश्वासभाजिन,



जिला अवर निबंधक,

बड़ागाई, राँची।

21/06/24



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT02112388420220814 Date : 2022-08-02
 Ward No : 6
 Department / Section : Revenue Section New Ward No : 6
 Account Description : Holding Tax & Others Application No SAF/03/006/00418
 New Holding No : 0060009000004Z0

Received From Mr / Mrs / Miss : KAILASH CHANDRA KEJRIWAL HUF S/O MURLIDHAR
 KEJRIWAL, PANKAJ SULTANIA S/O RAJENDRA SULTANIA, KAMAL AGARWAL S/O
 BHANWAR LAL AGARWAL, VIDYA DEVI AGRAWAL Alias VIDYA AGRAWAL W/O
 KAMAL AGRAWAL, RAJEEV MURARKA S/O PRABHU DAYAL MURARKA, PRAVEEN
 KUMAR AGARWAL S/O OM PRAKASH AGARWAL

Address : NARENDRA COLONY NEAR S D A MISSION HOSPITAL BARIATU ROAD
 RANCHI

A Sum of Rs. : 12796.00

(in words) :

Twelve Thousands Seven Hundred And Ninety Six Rupees Only

towards : Holding Tax & Others Vide : CASH

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

HOLDING TAX DETAILS

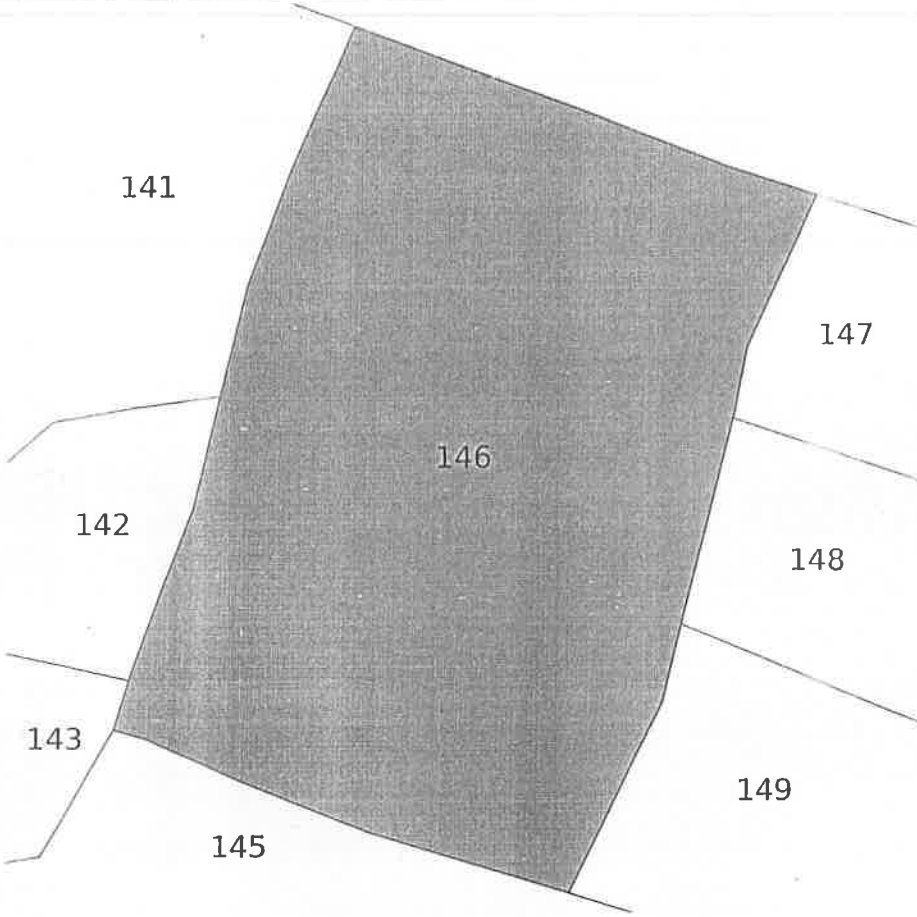
Description	Period				Total Amount
	QTR	From FY	QTR	To FY	
Holding Tax	4	2021-2022	4	2022-2023	10875.06
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	114.58
				Total Amount	12796.00
				Round Off Amount	0.53
				Total Paid Amount	12796.00



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

भूमि का विवरण

जिला : 14 Ranchi, अंचल : 23 Baragal, हल्का : 04 हल्का-04,
मौजा : 194 गाड़ी,



खसरा क्रमांक : 146 , खाता संख्या : 1

: 1.0 10.0 11.0

1:6000

नाम : खतियान :

नाम : बकास्त

क्षेत्रफल : 4 एकड़ 28 डिसमील

रजिस्टर 2 :

नाम : कैलाशवति देवी

नागेन्द्र प्रसाद

नाम : शीला सिंह

कामता प्रसाद सिंह

नाम : श्रीमति प्रभा रश्मि स्वाँसी

श्री दशरथ अम्बूज

नाम : श्रीमति शशि सिंह

रामजीवन सिंह

नाम : मुरलीराम वर्मा

टेकलाल वर्मा

नाम : श्री केदार नाथ बिभुती

स्व. मिन्नी लाल

नाम : बिनोद कुमार बर्मा

ओम प्रकाश बर्मा

नाम : ओम प्रकाश वर्मा

चिरजीव लाल वर्मा

11/06/2024 05:59:29

भूमि का विवरण

जिला : 14 Ranchi, अंचल : 23 Baragai, हल्का : 04 हल्का-04,
मीजा : 184 बड़ागाई,



खसरा क्रमांक : 2738 , खाता संख्या : 137

:4.0 4.0 38.0

1 :4000

नाम : खतियान :

नाम : वि. एम. लछुमन राव
वि. एम. गनगत राव
क्षेत्रफल : 62 डिसमील

रजिस्टर 2 :

नाम : श्री ललन प्रसाद शर्मा
रामेश्वर प्रसाद शर्मा
नाम : श्री जयन्त प्रसाद
सुरेन्द्र प्रसाद
नाम : राजेश प्रसाद
जतिन्द्र प्रसाद
नाम : विवेक प्रसाद
जतिन्द्र प्रसाद
नाम : श्री जयस प्रसाद
जतिन्द्र प्रसाद

नाम : सजवर्धन

अज्ञात

नाम : श्री हर्षवर्धन
अज्ञात

नाम : -

11/06/2024 05:59:45

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

03/07/24
 Paanam Saurabh
 जाँच लिपिक का हस्ताक्षर
 तिथि सहित



W
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित
 Vaibhav Mani Tripathi
 DSR, Ranchi

Mea



Pre Registration Docket

Date :- 10-07-2024 07:43 pm

Office Name :- SRO - Ranchi
Token No:- 202400051176

Appointment :- 11-Jul-2024 Time:- 11:18

Article	Development Agreement
Pre Registration Date	06-Jul-2024
No. Of Pages	62
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 11,06,581.

Property Id: **1208684**

Valuation No. : 1713444 / 2024		:- 2024-2025		Date : 06-July-2024 10:18:AM	
State : Jharkhand		District : Ranchi		Tahsil : Baragai	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Gari		Village/City : Gari	
Gari Word No 6 - Other Road		-			
Khata Number - 1					
Plot Number - 146					
Volume Number - 31					
Page Number - 92					
Holding Number - 0060009000004Z0					
Ward Number - 6					
Property Rates					
Commercial Land (Y)					
₹572240/- Decimal					
Valuation Rule : Commercial land					
Property Details					
1	Land area	71.33 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 71.33 x 572240=40817879.2		₹4,08,17,879/-	
A	Total			₹4,08,17,879/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹4,08,17,900/-	
Total Amount in Words : Four Crore Eight Lakh Seventeen Thousands Nine Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: 20 FEET WIDE ROAD, West: R S PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: PART OF R S PLOT NO. 2737 AND 2738
Area	Land area : 71.33 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	40817879.2
Transaction Amount	-

Property Id: **1208696**

Valuation No. : 1713445 / 2024		:- 2024-2025	Date : 06-July-2024 10:18:AM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Baragain		Village/City : Baragain
Baragain Word No 6 - Other Road		-	
Khata Number - 81			
Plot Number - 2737			
Volume Number - 39			
Page Number - 99			
Holding Number - 0060009000004Z0			
Ward Number - 6			
Property Rates			
Commercial Land (Y)			
₹572240/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.84 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.84 x 572240=1625161.6	₹16,25,162/-
A	Total		₹16,25,162/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹16,25,200/-
Total Amount in Words : Sixteen Lakhs Twenty Five Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 20 FEET WIDE ROAD, West: R S PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: PART OF R S PLOT NO. 2737 AND 2738
Area	Land area : 2.84 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	1625161.6

Transaction Amount	-
--------------------	---

Property Id: **1208704**

Valuation No. : 1713446 / 2024	:- 2024-2025	Date : 06-July-2024 10:19:AM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Baragain	Village/City : Baragain	
Baragain Word No 6 - Other Road	-		
Khata Number - 137			
Plot Number - 2738			
Volume Number - 39			
Page Number - 99			
Holding Number - 0060009000004Z0			
Ward Number - 6			
Property Rates			
Commercial Land (Y)			
₹572240/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2.55 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.55 x 572240=1459212	₹14,59,212/-
A	Total		₹14,59,212/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,59,300/-
Total Amount in Words : Fourteen Lakhs Fifty Nine Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 20 FEET.WIDE ROAD, West: R S PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: PART OF R S PLOT NO. 2737 AND 2738
Area	Land area : 2.55 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	1459212
Transaction Amount	-

CLAIMANT	DKD INFOTECH-Mrs. ANKITA DHANUKA, ,Father/Husband Name ANCHAL KINGER,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-23-Mar-2022,Permission Case No.- , Aadhaar No. *****5802, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - DHANUKA HOUSE SAKET NAGAR KANKE ROAD RANCHI, Pin Code-834008
EXECUTANTS	-Mr. KAMAL AGARWAL, ,Father/Husband Name BHANWAR LAL AGRAWAL,, Party Category-Individual , PAN No.- Date Of Birth-10-Feb-1958,Permission Case No.- , Aadhaar No. *****4372, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - BASANT VIHAR RAJA BHAGAN KANKE ROAD RANCHI, Pin Code-834008
	-Mr. PRAVEEN KUMAR AGARWAL, ,Father/Husband Name OM PRAKASH AGARWAL,, Party Category-Individual For Power of Attorney , PAN No.- Date Of Birth-17-Jul-1957,Permission Case No.- , Aadhaar No. , Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - RUDRAKSH GREEN APARTMENT H B ROAD LALPUR RANCHI
	-Mr. PANKAJ SULTANIA, ,Father/Husband Name RAJENDRA SULTANIA,, Party Category-Individual , PAN No.- Date Of Birth-02-Jun-1974,Permission Case No.- , Aadhaar No. *****6924, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - NEAR AKANKE DAM LAKE AVENUE KANKE ROAD RANCHI, Pin Code-834008
	-Mr. RAJEEV MURARKA, ,Father/Husband Name PRABHU DAYAL MURARKA,, Party Category-Individual , PAN No.- Date Of Birth-24-Oct-1979,Permission Case No.- , Aadhaar No. *****5195, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - PARAS APARTMENT COURT ROAD RANCHI, Pin Code-834001
	KAILASH CHANDRA KEJRIWAL HUF-Mr. KAILASH CHANDRA KEJRIWAL, ,Father/Husband Name MURLIDHAR KEJRIWAL,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-01-Jan-2001,Permission Case No.- , Aadhaar No. *****1461, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - NEAR S K SANITARY DHIMAN LANE NEAR TATA SAW MILL H B ROAD LALPUR RANCHI, Pin Code-834001
	-Mrs. VIDYA AGRAWAL, ,Father/Husband Name BHANWAR LAL AGRAWAL,, Party Category-Individual , PAN No.- Date Of Birth-19-Jul-1959,Permission Case No.- , Aadhaar No. *****7517, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - BASANT VIHAR RAJA BHAGAN KANKE ROAD RANCHI, Pin Code-834008
	-Mr. RAJEEV MURARKA , ,Father/Husband Name PRABHU DAYAL MURARKA,, Party Category-Power Of Attorney , PAN No.- Date Of Birth-24-Oct-1979,Permission Case No.- , Aadhaar No. *****5195,Address - PARAS APARTMENT COURT ROAD RANCHI

Witness Information	Mr. CONGRESS PRASAD , Address - RATU ROAD RANCHI-, Father/Husband Name-LATE JAGDISH PRASAD
---------------------	---

Identifier Details	Mr. CONGRESS PRASAD , Address - RATU ROAD RANCHI-, Father/Husband Name-LATE JAGDISH PRASAD
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4


1	SP	1,860
Total		1,860

Fee Rule:Development Agreement		
1	A1	10,97,560
2	E	2,000
3	LL	8
4	PR	3
5	I fee	5,000
6	M(b) Fee	150
Total		11,04,721

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

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

Kamal Ashwari
Vidya Agrawal
Karan Chandra Singh
Rajeev



Document Registration Summary 1

Date :-11-Jul-2024

- Government/Market Value: ₹43902400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 11-07-2024 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 1051363

Receipt Date : 11-07-2024

Presenter Name: -

E	₹2000
PR	₹3
SP	₹1860
I fee	₹5000
M(b) Fee	₹150
LL	₹27
A1	₹1097560
Stamp Duty	₹100

Total ₹1106700

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AnkitaDhanuka	GRN Number : 2402982424 DEPT Transaction Id : 985bb41a16bdf2e8169f Transaction Type :	100
E	2000	2000	0	GRAS	AnkitaDhanuka	GRN Number : 2402939747 DEPT Transaction Id : 58182668e81f857b0727 Transaction Type :	2000
PR	3	3	0	GRAS	AnkitaDhanuka	GRN Number : 2402939747 DEPT Transaction Id : 58182668e81f857b0727 Transaction Type :	3

SP	1860	1860	0	GRAS	AnkitaDhanuka	GRN Number : 2402939747 DEPT Transaction Id : 58182668e81f857b0727 Transaction Type :	1860
I fee	5000	5000	0	GRAS	AnkitaDhanuka	GRN Number : 2402939747 DEPT Transaction Id : 58182668e81f857b0727 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	AnkitaDhanuka	GRN Number : 2402939747 DEPT Transaction Id : 58182668e81f857b0727 Transaction Type :	150
A1	1097560	1097560	0	GRAS	AnkitaDhanuka	GRN Number : 2402939747 DEPT Transaction Id : 58182668e81f857b0727 Transaction Type :	1097560
LL	8	27	-19	GRAS	AnkitaDhanuka	GRN Number : 2402939747 DEPT Transaction Id : 58182668e81f857b0727 Transaction Type :	27
Sub Total	1106585	1106700	-115				

Article : Development Agreement Number of Pages : 124

Signature of Operator

Signature of Head Clerk

Ankita Dhanuka
Handwritten signature of the Head Clerk

Signature of Registering Officer

WS
Handwritten signature of the Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400051176

Deed Type	Development Agreement
Number of Pages	124
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 3, SP :- Rs. 1860, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 1097560, LL :- Rs. 8,
Property No.	1
Valuation Details	Value :- Rs.40817879/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 6 Property Boundaries :- East: 20 FEET WIDE ROAD, West: R S PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: PART OF R S PLOT NO. 2737 AND 2738 Khata Number - 1Plot Number - 146Volume Number - 31Page Number - 92Holding Number - 0060009000004Z0Ward Number - 6 Area Of Land :- 71.33 Decimal
Property No.	2
Valuation Details	Value :- Rs.1625162/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Baragain Location :- Other Road, Baragain Word No 6 Property Boundaries :- East: 20 FEET WIDE ROAD, West: R S PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: PART OF R S PLOT NO. 2737 AND 2738 Khata Number - 81Plot Number - 2737Volume Number - 39Page Number - 99Holding Number - 0060009000004Z0Ward Number - 6 Area Of Land :- 2.84 Decimal
Property No.	3
Valuation Details	Value :- Rs.1459212/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Baragain Location :- Other Road, Baragain Word No 6 Property Boundaries :- East: 20 FEET WIDE ROAD, West: R S PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: PART OF R S PLOT NO. 2737 AND 2738 Khata Number - 137Plot Number - 2738Volume Number - 39Page Number - 99Holding Number - 0060009000004Z0Ward Number - 6 Area Of Land :- 2.55 Decimal









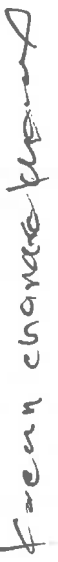








Sh./Smt.**KAILASH CHANDRA KEJRIWAL** s/o/d/o/w/o **MURLIDHAR KEJRIWAL**
 has presented the document for registration in this office
 today dated :- **11-Jul-2024** Day :- **Thursday** Time :- **15:24:16 PM**

KAILASH CHANDRA KEJRIWAL(Company / Colonizer)




Party Name	Document Type	Document Number
KAILASH CHANDRA KEJRIWAL	PAN/UID	*****1461

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	PRAVEEN KUMAR AGARWAL Address1 - RUDRAKSH GREEN APARTMENT H B ROAD LALPUR RANCHI, Address2 - RANCHI ... Jharkhand PAN No.:	No				EXECUTANTS Age:66			
2	KAMAL AGARWAL Address1 - BASANT VIHAR RAJA BHAGAN KANKE ROAD RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Kamal Agrawal Address:- 7/1, , , basant vihar,raja bhagan,Kanke road,ranchi, Konge, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:66			<i>Kamal Agrawal</i>

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	PANKAJ SULTANIA Address1 - NEAR AKANKE DAM LAKE AVENUE KANKE ROAD RANCHI, Address2 - RANCHI Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Pankaj Sultania Address:- 3A, Fourth Floor, Near Kanke Dam, Ishavasyam Apartment, Lake Avenue, Kanke Road, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:49			
4	RAJEEV MURARKA Address1 - PARAS APARTMENT COURT ROAD RANCHI, Address2 - RANCHI Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Rajeev Murarka Address:- 402, Paras Apartment, , Court Road, , Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:44			
5	KAILASH CHANDRA KEJRIWAL Address1 - NEAR S K SANITARY DHIMAN LANE NEAR TATA SAW MILL H B ROAD LALPUR RANCHI, Address2 - RANCHI Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Kailash Chandra Kejriwal Address:- , Near S.K.SANITARY, , DHIMAN LANE, OPPOSITE TATA SAW MILL, HB ROAD LALPUR, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS 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
6	VIDYA AGRAWAL Address1 - BASANT VIHAR RAJA BHAGAN KANKE ROAD RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Vidya Agrawal Address:- 7/1, , , basant vihar,raja bhagan,Kanke road,ranchi, Konge, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:64			<i>Vidya Agrawal</i>
7	RAJEEV MURARKA Address1 - PARAS APARTMENT COURT ROAD RANCHI, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Rajeev Murarka Address:- 402, Paras Apartment, , Court Road, , Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:44			<i>Rajeev Murarka</i>
8	ANKITA DHANUKA Address1 - DHANUKA HOUSE SAKET NAGAR KANKE ROAD RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Ankita Dhanuka Address:- W/O RAHUL DHANUKA, SAKET NAGAR, DHANUKA HOUSE, KANKE ROAD, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			<i>Ankita</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	CONGRESS PRASAD S/o-D/o LATE JAGDISH PRASAD Address1 - RATU ROAD 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	CONGRESS PRASAD Address1 - RATU ROAD RANCHI, Address2 - , , , Jharkhand			


 Signature of Operator


 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Vaibhav Mani Tripathi
 DSR, Ranchi

Above mentioned, (**RAJEEV MURARKA , PANKAJ SULTANIA , KAMAL AGARWAL , RAJEEV MURARKA , VIDYA AGRAWAL , KAILASH CHANDRA KEJRIWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**CONGRESS PRASAD**) Son/Daughter/Wife of (**LATE JAGDISH PRASAD**) resident of (**RATU ROAD RANCHI**) and by occupation (**Business**).


 Signature of Registering Officer

Date:- 11-Jul-2024


 Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
 DSR, Ranchi


Token No.: 202400051176

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **12-Jul-2024** by

KAILASH CHANDRA KEJRIWAL, S/O, D/O, W/O MURLIDHAR KEJRIWAL resident of NEAR S K SANITARY

DHIMAN LANE NEAR TATA SAW MILL H B ROAD LALPUR RANCHI, RANCHI.

This deed was registered as Document No:- **2024/RAN/6300/BK1/5728** in Book No :- **BK1**, Volume No :- 719
from Page No :- 1 to 124 at, office of **SRO - Ranchi**

Date:- **12-Jul-2024**

Registering Officer

Vaidhava Mani Tewari
DSR, Ranchi

MS
12/07

