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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f8cae041c47708c46036

Receipt Date : 12-Aug-2024 07:24:24 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400089934

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : DKD INFOTECH (Vendee)

GRN Number : 2403627985



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 क स०..... के अधीन यथावत स्टाम्प
सहित वा स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

Kupali

Vishwan Mani Tripathi
DSR, Ranchi

निबंधन पदाधिकारी
13/8/24

Bunji
13/8/24
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इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Development Agreement
 सम्पत्ति का मूल्य -
 मुद्रांक - 100/-
 T.D.S. - 13/8



नार्ग रशिका पंजी से मिलान किया
 जमीन का दर/डी. 5722/101
 कायदा कमान का दर/वर्ग फीट
 पक्का कमान का दर/वर्ग फीट
 प्लॉट का दर/वर्ग फीट
 13/8

13/8/24
 प्रायः पशुपालन की शूमि घोटा
 एवं खाशफल लीज की सुवी
 में दर्जित प्लॉट एवं नाम दर्ज
 नहीं है।
 13/8/24

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THIS DEVELOPMENT AGREEMENT is made and executed at Ranchi on this the 13th Day of August, 2024.

BETWEEN






Ms. SAKSHI SINGH DHONI (PAN No. BAKPD8158F) (Aadhar No. xxxx xxxx 7467) (date of birth 19.11.1988), wife of Mr. Mahendra Singh Dhoni, daughter of Raghuvendra Singh, Grand Daughter of Late Manohar Singh Rawat, by faith-Hindu, by Category- General (Not affected by CNT Act, 1908), by Occupation-Business, Resident of – Vāra, Dhoni Farm House, Ring Road, Near Daladali Chowk, Simaliya, P.S. Ratu, District-Ranchi-835222, State- Jharkhand, hereinafter called the **“LAND OWNER/OWNER”** (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;**

वैद गजलका प्रतिलिपि सुवि से
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 का मिलान किया दर्ज नहीं पाया
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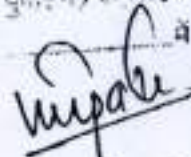
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Anand Kumar
Advocate
Enl. No. - 4317/05

				
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दिनांक 13/8/24 समय 11.01
रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38
श्री. Shri Shri Singh Phari
पिता श्री/श्री. Mahendra Singh Shari
निवासा स्थान Sanyal Bazar
एसा. जो लेखक/असे के दावेदार का
अवर निबंधक द्वारा प्रमाणित
मुख्यारम्भ सं. वर्ष के अधीन
लेखक/असे या दावेदारों में से एक की
के अधिकारी ने दि. के पुराने/अपराहण
में अवर निबंधन का कार्य
निबंधन के लिए पेज किया



निबंधन पदाधिकारी का हस्ताक्षर
13/8/24

Vaibhav Mani Tripathi
DSR, Ranchi

AND

DKD INFOTECH (PAN-AATFD7069B), represented through its partner **BHAVYA DEWAN (PAN-CTIPM 8055J)** (Aadhar No. xxxx xxxx 1773) (Mobile No. 7859000007) (date of birth 24/12/1992), wife of Sri ANUBHAV DEWAN and daughter of Mr. Sanjay Malhotra and granddaughter of Mr. Shadi Lal Malhotra, by faith Hindu, by caste- General (not govern under the C.N.T Act 1908), by occupation Business, resident Near St. Mary's (N) School, Doranda, District Ranchi-834002, 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**;

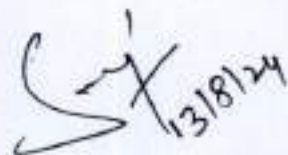
Land History

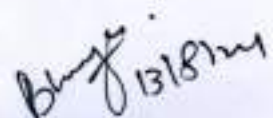
Land admeasuring 33.06 Decimal situated under Khata No. 1, R.S. Plot no. 146 of Village- Gari, Thana No. 194, P.S. Sadar, District – Ranchi, State – Jharkhand.

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- 33.06 Decimal situated at Village- Gari, Thana no.- 194, P.S - Sadar, District – Ranchi, State – Jharkhand.

AND WHEREAS, the Land Owner decided to develop her property measuring an area 33.06 Decimal (more or less) and entered into development agreement with developer with regards to construction of building along with other landowners namely 1. KAILASH CHANDRA KEJRIWAL HUF, 2. KAMAL AGARWAL, 3. VIDYA DEVI AGARWAL, 4. PANKAJ SULTANIA, 5. RAJEEV MURARKA, 6.PRAVEEN KUMAR AGARWAL, all joint owners of land admeasuring 71.33

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Decimal (more or less) and developer got the building plan sanctioned for total land from the office of RMC, Ranchi vide B.C. Case No. RMC/GH/0717/W07/2022 dated 26.08.2022 for grant of license on 30.11.2023.

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.
3. **MASCULINE** shall include the feminine and vice-versa. Words importing masculine gender shall include feminine gender or neuter gender. Likewise

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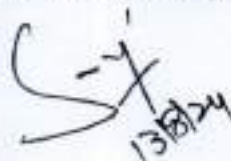
words importing feminine gender shall include masculine gender or neuter gender and the words importing neuter gender shall include masculine gender of feminine gender, as the case may be.

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. **LAND PROPERTY** 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 SCHDEULE**.
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**.

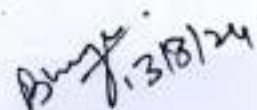
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9. **COMMON FACILITIES**- Common facilities and amenities shall include corridors, lobbies, utility area, hallways, stairways, passageways, lifts, driveways, common lavatories, pump room, tube-well, over head tank, water pumps and motor and other facilities 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 **FOURTH SCHEDULE**.
11. **SALEABLE SPACE**- It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
12. **OWNER'S ALLOCATION**- It shall be the constructed area in form of flats in the aforesaid building as per specifications mentioned in **SECOND SCHEDULE (2A)** herewith and agreed upon by the **OWNER**.
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 along with proportionate car



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parking space available at the said premises as mentioned in **SECOND SCHEDULE (2B)** below (after providing for OWNER'S Allocation).

- 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.
- 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.
- 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.
- 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

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present conditions and as per the provisions of this agreement for which a fresh agreement shall be entered between the parties.

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.

ARTICLE III- THE SCHEME

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

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.
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. The BUILDER would

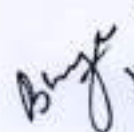
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construct flats/car parking space along with other common parts, common amenities and common facilities appertaining to the same.

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. 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 municipal taxes falling due after the date of hand over of the possession of the flat to the LANDOWNER till takeover of 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

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the work of the BUILDER to make the LAND PROPERTY ready and suitable for development at its own cost. .

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 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.

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- 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 Photostate 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.
- 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.

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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 Fifth 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 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

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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 years from the date of execution and Registration of this Agreement. If the Developer fails to complete building within stipulated period of 60months, then the Developer shall be liable to give a sum of Rs.2,00,000/- (Rupees Two Lakh only) per month to the Owner as compensation penalty till the date of final handover.
- 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 owner's 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

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Developer either by Registered post or courier service or under 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.
- n) After handover of the possession of the Owner's allocation, the owner shall get the area allocated measured and the area allocated to the Owners shall not be less than 45% of the total super built-up area. If there is any

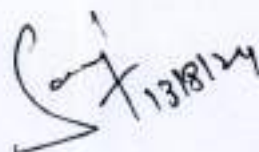
shortage or excess, the difference area may be sold to or purchased from the Developer, at the option of the owner to make up for the shortage or excess.

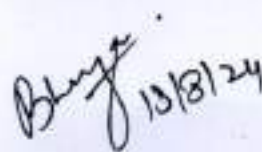
ARTICLE V- COMMON RESTRICTIONS

- 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 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.

ARTICLE VI- APARTMENT CONSIDERATION

On the OWNER'S 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 Owner's all occasion in the building at the said premises.
- C) To bear all costs charges and expenses for construction of the building at the said premises.
- D) To allocate the Owner's allocation of the constructed area in the building to be constructed at the said premises (herein after called the said OWNER'S allocation').
- E) To give possession of the OWNER'S 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 aspect sit will be sole responsibility of the BUILDER.
- G) To indemnify the OWNER and to always keep the indemnified and harm less 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

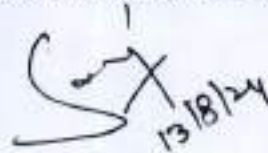
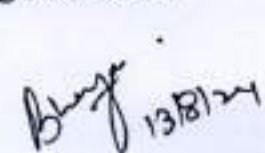
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period of demolition and construction of the said building thereon and take due precaution so that no damage is done to residents living around the said land.

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

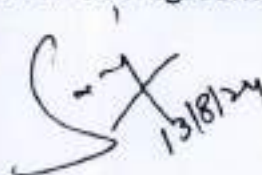
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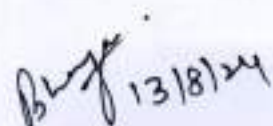
any way infringe on the rights of the **LANDOWNER** and/or go against the spirit of this agreement. The **OWNER** is also executing an irrevocable general Power of Attorney in favour of the **BUILDER** and its nominee so that there may not be any delay or difficulty because of absence or any other incapacitating 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 Owner's 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 agreement and/or anything

 13/8/24

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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 2A & 2B.

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- 33.06 Decimal situated at Village- Gari, Thana no. 194, P.S. Sadar, District – Ranchi, State – Jharkhand, corresponding to Municipal Holding no. 0060008925003Z0, in ward no. 06 of Ranchi Municipal Corporation, Ranchi, having permanent heritable and transferable Right, which has been bounded and butted as follows: -

Boundary

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

Saxena 13/8/24 *Bhargava* 13/8/24

VALUATION

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

Value of land 33.06 Decimal Rs. 1,89,18,254/-

The Second Schedule above referred to (Flats, Servants Quarter & Parking Space)

Total Super built up Area on Land Owners land of 33.06 decimals is 49344.33 sq. ft.

Schedule 2A: LAND OWNER'S ALLOCATION

Details of Flats, Servants Quarter & Parking

Block	Flat No.	Floor	Area in Sq. Ft. (Super Built Up Area)
1	C	9	3130.10
1	A	10	3352.50
1	C	10	3130.97
1	A (Pent House)	11 & 12	6350.64
2	A	9	3224.05
2	A	10	3223.08
TOTAL			22411.34

Total Number of Servants Quarter for Land Owner -6 nos.

PARKING: Parking shall be allocated to the Land Owner in proportion to the Land Owner's Allocation, in respect of which an acknowledgement / approval certificate will be obtained by the Developers at the time of such allocation.

Singh 13/8/24 *Blong* 13/8/24

Parking shall be allocated as soon as the Building Plan is sanctioned by the Ranchi Municipal Corporation.

Schedule 2B-DEVELOPER'S /PROMOTER'S ALLOCATION (INCLUDING ALLOCATION IN DEVELOPED LAND OF OTHER LAND OWNERS)

Details of Flats & Servants Quarter

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

S-X 13/8/24
Blunger 13/8/24

5A	FIFTH	B	3224.05SQFT
6A	SIXTH	A	3352.45SQFT
6C	SIXTH	A	3130.10SQFT
6B	SIXTH	B	2312.85SQFT
7A	SEVEN	A	3352.45SQFT
7B	SEVEN	A	2638.85SQFT
7C	SEVEN	A	3130.10SQFT
7A	SEVEN	B	3224.05SQFT
7B	SEVEN	B	2312.85SQFT
8A	EIGHT	A	3352.45SQFT
8B	EIGHT	A	2636.18SQFT
8C	EIGHT	A	3130.10SQFT
8A	EIGHT	B	3223.08SQFT
9A	NINE	A	3352.45SQFT
9B	NINE	A	2638.85SQFT
9B	NINE	B	2312.85SQFT
10B	TEN	A	2636.18SQFT
10B	TEN	B	2312.85SQFT
11B	ELEVEN	A	2638.85SQFT
11C/12C	ELEVEN	A	6097.18SQFT
11A/12A	ELEVEN	B	6463.20SQFT
11B	ELEVEN	B	2312.85SQFT

S-X
13/8/24 *Blang* *13/8/24*

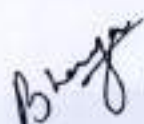
12B	TWELFTH	A	2636.18SQFT
12B	TWELFTH	B	2312.85SQFT

PARKING: Parking shall be allocated to the Developer / Other Land Owner in proportion to their respective allocated area, and in respect of which an acknowledgement / approval certificate will be obtained by the Developers at the time of such allocation. Parking shall be allocated as soon as the Building Plan is sanctioned by the Ranchi Municipal Corporation.

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.
8. Boundary including outer side walls of the said building and the main gate.
9. Such other common parts, areas, equipments, installations,


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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.

The Fourth Schedule above referred to

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

24
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13/8/24
B
13/8/24

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.
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.

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 titles 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.

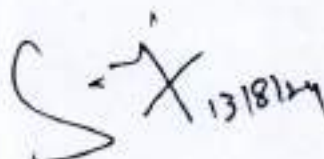
Fire Fighting: Fire fighting installations to be provided.

IN WITNESS WHEREOF the Parties hereto have executed this agreement and have set and subscribed their respective hands to these presents on the day, month and year first above written.

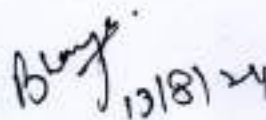
WITNESSES :-

1. Shubhadeep Barua. 13/8/24
Son of Dwijen Barua
H-No-18 Hamra Housing colony
Ranchi 13/8/24

2. Jitendra Malito 13/8/24
S/o Jitendra Malito
S/o Ranchi
13/8/24

 13/8/24

LANDOWNER

 13/8/24

DEVELOPER/PROMOTER



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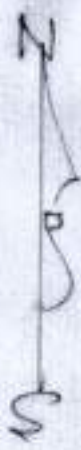
Bhaiya A
Enl. No. - 4317/05

Drafted by *BK*
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.

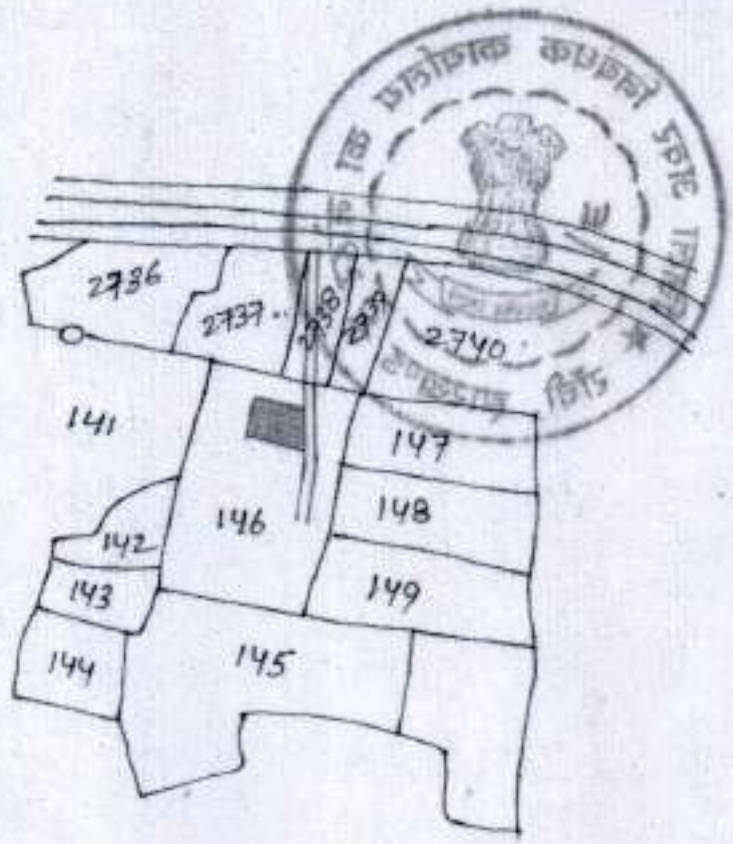
BK 13/8/24
Bhaiya Anand Kumar
Advocate
Enl. No. - 4317/05

Bhaiya -
13/8/24
Six
13/8/24



VILLAGE - GARI
THANA NO. 194
THANA - SADAR
DIST - RANCHI
RS PLOT NO - 146
SUB PLOT NO - 146 / PART
SHOWN IN RED WASH

AREA
A - DEC
0 - 33.06



[Signature] 13/8/24

[Signature] 13/8/24

[Signature]

Set, XII Form No. 57
 Board Misc. Form No. 125
FORM OF APPLICATION FOR COPIES

1	Number and date of application क्रमांक व दिनांक	
2	Name, Residence and description of applicant आवेदक का नाम, निवास और वर्णन	A. Nam.
3	Description of which the copy required उपरोक्त का प्रमाण किसे क्या चाहिए	ec. of AS.
4	Class or process in which such paper - it is to be used or was used - फाइल का नाम क्या है	Retention of
5	Ordinary searching fee - सामान्य खोज का शुल्क	VIII - Gram
6	Extra searching fee (stamp, Expedition fee) - अति खोज का शुल्क (स्टैम्प, एक्सपिडियन फी)	P.S. Amur
7	Number of sheets	P.S. NO - 194
8	Number of copies	Retention of 1/6
9	Number of sheets	P.S. NO - 146
10	Number of sheets application and - प्रमाण के पत्रों की संख्या	
11	Court fee - न्यायालय शुल्क	
12	Number of office - कार्यालयों की संख्या	
13	Date and extra hour by - तारीख और जो अति घण्टा	
14	Name of copist or typist - लिखने वाला या टाइपिस्ट का नाम	
15	Initial of record keeper who fills up the files - प्रमाणों को भरने वाले अधिकारी का प्रारंभिक अक्षर	
16	Signature of officer in charge of application - प्रमाणों के लिए अधिकारी का हस्ताक्षर	



B/S/23
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13.5.23



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आविष्टित - 10/1/23 / भा.ना.स. 194/1/1/23

ENTRUSTED TO BE TRUE COPY

Record Keeper/Head Clerk
Dist. Record Room, District

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प्रशासी अधिकारी
रांची समाहरणालय रांची
13/5/23
13-5-23

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20.00
30.00

13/5/23
प्रशासी अधिकारी
रांची समाहरणालय रांची
13-5-23

13/5/23
प्रशासी अधिकारी
रांची समाहरणालय रांची
13-5-23

स्मार पत्र

जिला निबंधक का कार्यालय, राँची।

प्रक,

पत्रांक 970
दिनांक 05/07/24

जिला अवर निबंधक,
राँची।

सेवा में,

अंचल अधिकारी,
बज्रगाई, राँची।

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

सहाय,

उपर्युक्त विषय के संबंध में 1. श्रीमती शाही सिंह धोनी, पति-महेन्द्र सिंह धानी
2. मकज सुल्तानिया, पिता-राजेन्द्र सुल्तानिया, 3. कैलाश चन्द्र कोजरीवाल, पिता-गुरली चरजी
कोजरीवाल, 4. कमल अग्रवाल, पिता-भवर लाल अग्रवाल, 5. विद्या देवी अग्रवाल उर्फ विद्या अग्रवाल,
6. राजीव मुशरफ, पिता-प्रभु दयाल मुशरफ एवं 7. प्रवीण कुमार अग्रवाल, पिता-ओम प्रकाश
अग्रवाल द्वारा मौजा-गाड़ी, थाना-सदर, थाना नं०-194, खता नं०-1, प्लॉट नं०-148 का निबंधन
न्यु 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
आचार नहीं किया जाने की स्थिति में उपस्थापित दस्तावेज का निबंधन कर दिया जाएगा और यह
संभव है कि आपको इसमें किसी भी तरह की आपत्ति नहीं है।

निबंधन महानिरीक्षक, राजस्व, निबंधन एवं भूमि सुधार विभाग, आरक्षण, राँची के
पत्रांक संख्या-258/नि०, दिनांक 29.06.2022 के निर्देशानुसार निबंधन कार्यालय ने जाँच हेतु
सर्विलिस्ट ऑन का निर्देश प्राप्त है। (आयापति संलग्न)।

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

संलग्न - यथोक्त।

विश्वासभाजन,

Mupali

जिला अवर निबंधक,

राँची।
5/7/24

जिला निबंधक का कार्यालय, राँची।

दिनांक

पत्रांक 901
दिनांक 21/06/24

जिला अवर निबंधक,
राँची।

सेवा में,

अंचल अधिकारी,
बड़ागाँव, राँची।

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

महाशय,

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

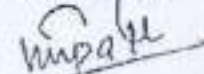
निबंधन महानिरीक्षक, राजस्व, निबंधन एवं भूमि सुधार विभाग, झारखण्ड, राँची के ज्ञापक संख्या-258/नि०, दिनांक 29.06.2022 के निर्देशानुसार निबंधन कार्यालय में जाँच हेतु चेकलिस्ट जाँच का निर्देश प्राप्त है। (छायाप्रति संलग्न)।

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 ज्ञापक 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 इस्तांतरणीय एवं निबंधन योग्य है।

संलग्न - यथोक्त।

विश्वासभोजन,



जिला अवर निबंधक,
राँची।
21/06/24



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम			रैयत का नाम, अभिभावक का नाम, रिश्ता			
नराराजा प्रताप उदयनाथ साहदेव			बकास्त, _____, जाति- _____, निवासी-			
जिला का नाम	रौंछी	अंचल का नाम बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम गाड़ी	खाता रैयती का प्रकार

प्लॉट नम्बर 1 खाता नम्बर 1 थाना का नाम रौंछी थाना नम्बर 194

श्रता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
1	705	टाड गोइन्दा उराव सड़क	वागआम, टाड़ दो 1	1 (एकड़) 73 (डिसमील) 0	आम -35 लकड़ी वो मालिक फल बकरबजे कुल मौजा		0	0	0	बकास्त मालिक
	783	सड़क फागु लोहार	वागआम, टाड़ दो 1	1 (एकड़) 32 (डिसमील) 0	आम -25 लकड़ी वो मालिक फल बकरबजे कुल मौजा		0	0	0	
	1334	रास्ता रामेन्देयसन प्रसाद सिंह	वागआम, टाड़ दो 1	1 (एकड़) 3 (डिसमील) 0	आम -13 जामुन -10 शरीफा -4 अमरूद -1 लकड़ी वो मालिक फल बकरबजे कुल मौजा तटहल -1 कुल हक बकबजे मालिक तुन् द-2 पीपर -2 बकबजे मालिक		0	0	0	ऑनलाइन जाँचा
	850	टाड़ नीज दोन नीज	दोन एक 1	0 (एकड़) 65 (डिसमील) 0	बकबजे हनु लोहार वल्द फुदीआ लोहार कोम लोहार		0	0	0	

				देह मुरतहीन वील एवज मोवलिग 10-0- ज दस रूपया कौलरनान जवानी मुदत 5 साल से ताआदाए रूपया			
851	दोन नीज दोन नीज	दोन एक 1	0 (एकड़) 24 (डिसमील) ()	बकबजे जैनाथ वल्द हनी कौम हजाम साकिन देह मुरतहीन वील एवज मोवलिग 10-0-0 दस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	0	0	0
852	दोन नीज दोन नीज	दोन एक 3	0 (एकड़) 73 (डिसमील) ()	बकबजे लीनका वल्द वीनल कौम कुरमी साकिन देह मुरतहीन वील एवज मोवलिग 30 -0-0 तीस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	0	0	0
853	दोन नीज दोन नीज	दोन एक 2	0 (एकड़) 39 (डिसमील) ()	बकबजे कोडी वल्द नुजी कौम हजाम साकिन देह मुरतहीन वील एवज मोवलिग 20 -0-0 बीस	0	0	0

				जवानी मुदत 5 साल से ताआदाए रूपया				
854	दोन नीज दोन नीज	दोन एक 1	0 (एकड़) 35 (डिसमील) ()	बकबजे रामसेवक घाशी वल्द बुधुआ घाशी कौम घाशी साकिन देह मुरतहीन वील एवज मोवलिंग 30 -0-0 तीस रूपया कोलकानन जवानी मुदत 5 साल से ताआदाए रूपया	0	0	0	
855	दोन नीज दोन नीज	दोन एक 1	0 (एकड़) 22 (डिसमील) ()	बकबजे गुदला वल्द महादेव कौम कुरमी साकिन देह मुरतहीन वील एवज मोवलिंग 60 -0-0 साठ रूपया कोलकानन 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	
937	गोदना भंडारी गोवना भंडारी	दोन दो 2	0 (एकड़) 14 (डिसमील) ()		0	0	0	
146	वडागाइ टाड जगदीश महतो	टाड़ दो 1	4 (एकड़) 28 (डिसमील) ()		0	0	0	

खाता मे कुल प्लोट
संख्या

12

खाता का कुल
मिजान

11 (एकड़) 35
(डिसमील) ()

खाता का कुल

0 0 0



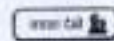
झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

August 13, 2024

पंजी 11 प्रति

भाग वर्तमान	31	पृष्ठ संख्या	68											
जिला का नाम	रोही	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	इलाका का नाम	इरफा-04	इस्टेट का नाम	JHARKHAND					
प्लॉट का नाम	गाड़ी	इंस्ट्रुम संख्या	1	लैनी संख्या		प्लान नम्बर	194	खता का प्रकार	—					
SAKSHI SINGH DHONI, पति-MAHENDRA SINGH DHONI, जन्म- ———														
खता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				समान	सेस			
	148	0 ए 33.08 डि 0 हे				नमानकरण मुकदमा संख्या 23/2022 - 2023				83	0			
	कुल परिमाण	0 ए 33.08 डि 0 हे												
सारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चाटु साल	रोड सेस बकाया	रोड सेस चाटु साल	शिक्षा सेस बकाया	शिक्षा सेस चाटु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चाटु साल	कृषि सेस बकाया	कृषि सेस चाटु साल	
08-21-2022	0829901028	2022-2023	2022-2023	0	83	0	20.75	0	41.5	0	41.5	0	16.8	
10-17-2023	0831082417	2023-2024	2023-2024	0	83	0	20.75	0	41.5	0	41.5	0	16.8	

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति

यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अफसर/अधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

ऑनलाइन जाँचा

बडागाई गड़ी 194 SAKSHI SINGH DHONI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1	146	0 एकड़ 33.06 डिसमील 0 हेक्टर

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

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

मांग बाबत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	83.00					83.00
गुजारी (भावली)	20.75					20.75
सेस	41.50					41.50
सूद	41.50					41.50
मूतफरकात मोजान	16.60					16.60
	203.35					203.35

तफसील अदापकारी

अदापकारी बाबत	सालाना	बकाया				मौतालबा हाल (2023-2024)	पञ्जिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)						83.00	
गुजारी (भावली)						20.75	
सेस						41.50	
सूद						41.50	
मूतफरकात मोजान अदापकारी						16.60	
						203.35	

(१) मोजान कुल (तफसील में) Two Hundred Three Rupees and Thirty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 203.35

तारीख अमला तहसील कुनिन्दा : 17-10-2023

सास महात 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 भ्रष्टाचारों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN13133481820240153

Date : 2024-01-13

Department / Section : Revenue Section

Ward No : 6

Account Description : Holding Tax & Others

New Ward No : 6

Holding No. : 0060002752000A3

New Holding No : 0060008925003Z0

Received From Mr / Mrs / Miss : SAKSHI SINGH DHONI W/O MAHENDRA SINGH DHONI
Address : NARENDRA COLONY NEAR S D A MISSION HOSPITAL BARIATU ROAD RANCHI
A Sum of Rs. : 4137.00

(in words) :

Four Thousand One Hundred And Thirty Seven Rupees Only

towards : **Holding Tax & Others** Vide Cheque No :
994180

Dated : 2024-01-11

Drawn on :

STATE BANK OF INDIA

RANCHI

Place Of The Bank.

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

HOLDING TAX DETAILS

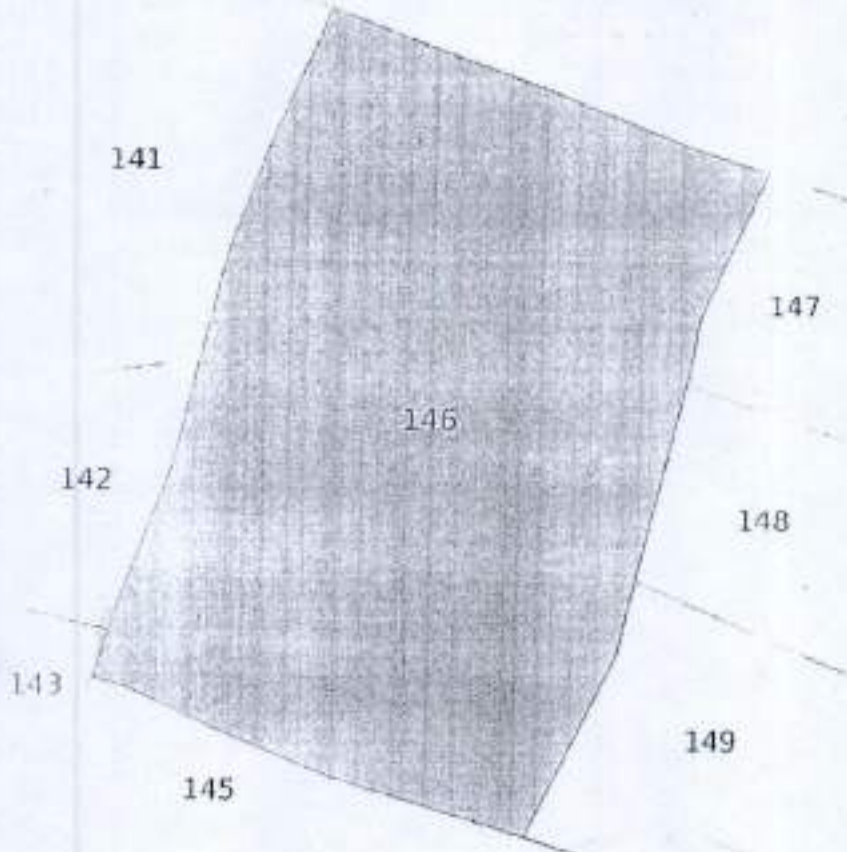
Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2023-2024	4	2023-2024	4016.80
				1% Monthly Interest	120.5
				Total Payable Amount	0.00
				Total Paid Amount	4137.00



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

भूमि का विवरण

जिला : 14 Ranchi, जंचल : 23 Baragal, हल्का : 04 हल्का-04,
भीजा : 194 गाड़ी,



खसरा क्रमांक : 146 , खाता संख्या : 1

: 1.0 10.0 11.0

1:6000

नाम : स्वतंत्रता :

नाम : बंकास

क्षेत्रफल : 4 एकड़ 28 डिसमील

रजिस्टर 2 :

नाम : कैलाशवति देवी

नाम : नरैन्द्र प्रसाद

नाम : शीला सिंह

नाम : काशना प्रसाद सिंह

नाम : श्रीमति प्रभा रश्मि स्वामी

श्री दशरथ अम्बूज

नाम : श्रीमति शशि सिंह

रामजीवन सिंह

नाम : मुरलीधर वर्मा

टेकलाल वर्मा

नाम : श्री लोदार नाथ बिधुती

श्री. मिश्री लाल

नाम : विनोद कुमार वर्मा

ओम प्रकाश वर्मा

नाम : ओम प्रकाश वर्मा

विदेवान लाल वर्मा

11/08/2024 05:59:29

अवर निबंधन कार्यालय, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र. सं.	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 भोल्यूम 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)		

13/08/24
 P. K. S. H. S. S.
 जाँच लिपिकी का हस्ताक्षर
 तिथि सहित



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

13/8



Pre Registration Docket

Date :- 10-08-2024 06:22 pm

Office Name :- SRO - Ranchi

Token No:- 202400089934

Appointment :- 13-Aug-2024 Time:- 11:0

Article	Development Agreement
Pre Registration Date	17-Jul-2024
No. Of Pages	39
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 4,74,132.

Property Id: **1265997**

Valuation No. : 1724525 / 2024 :- 2024-2025 Date : 17-July-2024 18:49:PM

State : Jharkhand District : Ranchi Tahsil : Baragai

Land Type : Urban Corporation : Ranchi Municipal Corporation Village/City : Gari
Gari

Gari Word No 6 - Other Road
Khata Number - 1
Plot Number - 146
Volume Number - 31
Page Number - 68
Holding Number - 006000892500320
Ward Number - 6

Property Rates

Commercial Land (Y)

₹572240/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	33.06 Decimal
---	-----------	---------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33.06 x 572240=18918254.4	₹1,89,18,254/-
A	Total		₹1,89,18,254/-

Note : Final Valuation Is Rounded to Next 100/-

Total Valuation (A) ₹1,89,18,300/-

Total Amount in Words : One Crore Eighty Nine Lakhs Eighteen Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: 20 FEET WIDE ROAD, West: RS PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: R S PLOT NO. 2737 AND 2738
Area	Land area : 33.06 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	18918254.4
Transaction Amount	-

CLAIMANT	DKD INFOTECH-Mrs. BHAVYA DEWAN, ,Father/Husband Name SANJAY MALHOTRA,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-23-Mar-2022,Permission Case No.- , Aadhaar No. *****1773, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - NEAR ST MARYS N SCHOOL DORANDA RANCHI, Pin Code-834002
EXECUTANTS	-Mrs. SAKSHI SINGH DHONI, ,Father/Husband Name RAGHUVENDRA SINGH,, Party Category-Individual , PAN No.- Date Of Birth-19-Nov-1988,Permission Case No.- , Aadhaar No. *****7467, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - VARA DHONI FARM HOUSE RING ROAD NEAR DALADALI CHOWK SIMALIYA RATU RANCHI, Pin Code-835222

Witness Information	Mr. GOKUL MAHTO , Address - DONADIH SONAHATU ERRAMHATU RANCHI-, Father/Husband Name-JITU MAHTO
---------------------	---

Identifier Details	Mr. GOKUL MAHTO , Address - DONADIH SONAHATU ERRAMHATU RANCHI-, Father/Husband Name-JITU MAHTO
--------------------	---

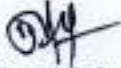
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,170
Total		1,170

Fee Rule:Development Agreement		
1	A1	4,72,958
2	LL	3
3	PR	1
Total		4,72,962

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

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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को ठराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-13-Aug-2024

- Government/Market Value: ₹18918300/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 13-08-2024 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 1073429

Receipt Date : 13-08-2024

Presenter Name: -

PR	₹1
SP	₹1170
LL	₹11
A1	₹472958
Stamp Duty	₹100

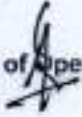
Total ₹474240

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	DkdInfotech	GRN Number : 2403627985 DEPT Transaction Id : f8cae041c47708c46036 Transaction Type :	100
PR	1	1	0	GRAS	BhavyaDewan	GRN Number : 2403622484 DEPT Transaction Id : 6ae4b7f81013276718b2 Transaction Type :	1
SP	1170	1170	0	GRAS	BhavyaDewan	GRN Number : 2403622484 DEPT Transaction Id : 6ae4b7f81013276718b2 Transaction Type :	1170
A1	472958	472958	0	GRAS	BhavyaDewan	GRN Number : 2403622484 DEPT Transaction Id : 6ae4b7f81013276718b2 Transaction Type :	472958

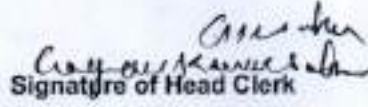
LL	3	11	-8	GRAS	BhavyaDewan	GRN Number : 2403622484 DEPT Transaction Id : 6ae4b7f81013276718b2 Transaction Type :	11
Sub Total	474136	474240	-104				

Article : Development Agreement Number of Pages : 78

Signature of Operator



Signature of Head Clerk



Signature of 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 :- 202400089934

Deed Type	Development Agreement
Number of Pages	78
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1170, A1 :- Rs. 472958, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs. 18918254/- , 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: RS PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: R S PLOT NO. 2737 AND 2738 Khata Number - 1 Plot Number - 146 Volume Number - 31 Page Number - 68 Holding Number - 0060008925003Z0 Ward Number - 6 Area Of Land :- 33.06 Decimal





Sh./Smt. SAKSHI SINGH DHONI s/o/d/o/w/o RAGHUVENDRA SINGH has presented the document for registration in this office

today dated :- 13-Aug-2024 Day :- Tuesday Time :- 15:30:11 PM





SAKSHI SINGH DHONI (Individual)

Party Name	Document Type	Document Number
SAKSHI SINGH DHONI	PAN/UID	*****7467

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	SAKSHI SINGH DHONI Address1 - VARA DHONI FARM HOUSE RING ROAD NEAR DALADALI CHOWK SIMALIYA RATU RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Sakshi Singh Dhoni Address:- Vara , Dhoni Farm House, Near Daladali Chowk, Ring Road, Vill- Simliya, Post Simliya , Ps- Ratu, Simliya, Kanke, Ranchi, 835222, Simlia, Jharkhand, India		EXECUTANTS Age:35			<i>S. A.</i>
2	BHAVYA DEWAN Address1 - NEAR ST MARYS N SCHOOL DORANDA RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Bhavya Dewan Address:- Near St. Mary N School, , Doranda, , Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:			<i>Bhavya</i>


Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	GOKUL MAHTO S/o-D/o JITU MAHTO Address1 - DONADIH SONAHATU ERRAMHATU RANCHI, Address2 - ... Jharkhand PAN No.:			<i>Gokul</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GOKUL MAHTO Address1 - DONADIH SONAHATU ERRAMHATU RANCHI, Address2 - ... Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Veishav Mani Tripathi
DSR, Ranchi

Above mentioned, (SAKSHI SINGH DHONI), has/have admitted the execution before me. He/ She/ They has / have been identified by (GOKUL MAHTO) Son/Daughter/Wife of (JITU MAHTO) resident of (DONADIH SONAHATU ERRAMHATU RANCHI) and by occupation (Service).


Signature of Registering Officer

Date:- 13-Aug-2024


Seal and Signature of Registering Officer

Veishav Mani Tripathi
DSR, Ranchi



Token No.: 202400089934

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **13-Aug-2024** by **SAKSHI SINGH DHONI, S/O, D/O, W/O RAGHUVENDRA SINGH** resident of VARA DHONI FARM HOUSE RING ROAD NEAR DALADALI CHOWK SIMALIYA RATU RANCHI, RANCHI.

This deed was registered as Document No:- **2024/RAN/7381/BK1/6740** in Book No :- **BK1**, Volume No :- 855 from Page No :- 115 to 192 at, office of **SRO - Ranchi**

Date:- **13-Aug-2024**

Registering Officer

W
13/08
Widhwa Mani Guptha

DSR Ranchi

