

2024/RAM/2064/BK2/2034



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1bfad274710cbdfef053

Receipt Date : 19-Oct-2024 11:04:03 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400127701

Office Name : SRO - Ramgarh

Document Type : Development Agreement

Payee Name : SHASHI KANT BAJAJ (Vendee)

GRN Number : 2404685528



--: For Office Use :-



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।

इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

Shashi Kant Bajaj

Development Agreement

नयम 21 के अधीन ग्राह भारतीय
स्टाम्प अधिनियम (इंडियन स्टाम्प
एक्ट) 1899 के अनुसूचि 1 यदि 1 के
जो.की अधीन यथावत स्टाम्प सहित
(या स्टाम्प शुल्क से विमुख या स्टाम्प
शुल्क न देकर नहीं)
ता०.....20.....

Fee Paid
A1..... 2163593
land lord Fee..... 5
Process Fee..... 2

Valuation Per Decimals
Land..... 569070

अवर निबंधन सहायिका
23.10.24
23/10/24

2163500

श्री० का० अधि० 1908 की धारा
48(1) (b) के अंतर्गत विद्योता नहीं है।
23/10/24

23.10.24
विक्रय सम्पत्ति प्रतिबन्धित भूमि
की सूची के अंतर्गत नहीं है।
23/10/24

मूल पहचान पत्र एवं अन्य
प्रमाण पत्र से मिलान किया। सही पाया।
23/10/24

भार्य वारिष्को राजा से
मिलान किया गया।
23/10/24

एन भूमि की सूची से बाहर है।
23/10/24

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at Ramgarh on this 23rd day of
October 2024.

BETWEEN

REACH MARKETING PVT LTD (Registration No. 21-55535/1992),
(PAN No. AABCR4168E having its office at 13 C, Jawakusum House, Second
Floor, 34 C.R. Avenue, Kolkata-12 through its Director Sri Aditya
Jhunjunwala (Aadhar No. 5080 7497 1206), son of Sri. Arun
Jhunjunwala, by Category-general(Out of CNT Caste List 46 1 a & b), by
occupation business, by faith Hindu, resident of Flat No:-202, Nandan Kanan,
Lake Avenue, Kanke Road, Ranchi, Jharkhand-834008 Indian
Citizen,(hereinafter jointly called the "Land Owner/FIRST PARTY") of the
FIRST PART;

REACH MARKETING PVT. LTD.

Aditya Jhunjunwala
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ला० नं०-23/02, रामगढ़

Aitya Sheykhuda



अर्जत का नाम... आदित्य कुमार शर्मा, मा. अ. अ.
 पते... क. र. स. 215, रामगढ़
 लेख्यकारी दावेदार या जिला अवर निबंधक रामगढ़
 द्वारा प्रस्तुत प्रमाणित पुस्तक... वर्ष...
 अधीन लेख्यकारियों या दावेदारों में से एक श्री
 ...10th के अटर्नी है न तो...
 पूर्वाहन (या आपराहन) में जिला अवर निबंधक
 कार्यालय रामगढ़ में निबंधन के लिए पेश किया

23.10.24
 निबंधन पदाधिकारी
 रामगढ़

DTI TYPING UNIT

AND

R.G. INFRA (PAN No. ABFFR2754J), a partnership concern, having its office at Shop No.-505, H Square, Lalpur Chowk, Ranchi-834001, represented through its partner **Sri Shashi Kant Bajaj (Aadhar No.5082 3231 5765)** son of Sri Shyam Krishna Bajaj, by Category-General(Out of CNT Caste List 46 1 a & b), by occupation Business, by faith Hindu, resident of 403, Balajee Greens Apartments, Basant Vihar Colony, Kanke Road, Ranchi 834008, Jharkhand, Indian Citizen(hereinafter called the "**DEVELOPER/SECOND PARTY**") of the Second Part;

The Terms "Owner"/"First party" and "DEVELOPER"/"Second party" shall unless excluded by or repugnant to the subject or context shall mean and include their respective heir(s), legal representative(s) administrator(s), successors in interest and assign(s).

WHEREAS the LAND OWNER/FIRST PARTY is absolute Owner and is in possession of land having total area 184.50 Decimals (more or less) being portion of R.S. Plot No. 338khata no. 4 Area 14.5 Decimal, R.S. Plot No. 338khata no. 4 Area 111 Decimal, R.S. Plot No. 332,333,334khata no. 15 Area 53.5 Decimal, R.S. Plot No. 338khata no. 4 Area 5.5 Decimal all together 184.50 Decimal under khewat no. 1 of Mouza Muramkala, Thana No. 91, situated at Ramgarh, P.S. Ramgarh, District Ramgarh which has been purchased and acquired by virtue of four Registered Deeds of sale details has been mentioned hereinabove and came in possession over the same;

AND WHEREAS in order to construct a building over the land a building plan shall be sanctioned by the Ramgarh Nagar Parishad, Ramgarh.

AND WHEREAS

1. The OWNERS are desirous of developing 'The Said Property' by constructing Multi-Storied Building in several blocks.
2. At the request of the Land Owner, the Developer have agreed to get 'the said property' developed by constructing Multi-Storied Residential Building, as per the plan to be sanctioned by Ramgarh Nagar Parishad, Ramgarh.
3. Earlier the Land Owner and their associates have developed a multistoried building on the adjoining land owned by the Land Owner. The existing building have 2 Blocks with open area, common passage,

setback area on Ground floor. Initially the Land Owners were having a total Landed area of 323 Decimals which was given for development to some other developer who partly developed two blocks named as Green Ville Phase 1 and then after due to some or other reasons cancelled the development agreement for the remaining land i.e. 184.50 decimals, which the Land Owners have now agreed to get developed by the Second Party and hence the common passage and setbacks of the existing Green Ville Phase 1 shall be used for common easement, movement, approach passage and drive way for the Building and Residential Blocks to be constructed and sold by the Second Party as Green Ville Phase 2. During construction of the proposed building over the 184.50 Decimals of the said land the developer, construction material, people coming to the site, etc. shall use the common passage and setbacks of the existing building for common easement and movement as approach passage and drive way and on completion of the project the residents of the new building blocks will also use the common passage & set backs of the existing building for common easement and movement as approach passage & drive way. If any dispute/obstruction arises at present or in future during the construction of the proposed building or with residents of the new building with the existing residents of Green Ville Phase-1, it will be settled by the Land Owner.

NOW THEREFORE, THIS AGREEMENT WITNESSETH as follows:

1. Definitions: Unless there is anything repugnant to the subject or context, the following terms will have the meaning assigned to them:

- (a) "BUILDING" shall mean the Multi-Storied Building named as GREEN VILLE PHASE-2 (Three Blocks i.e. BLOCK A,B & C) consisting of partly Basement Floor for car parking space and Ground Floor for parking & club house and ten upper floors for residential flats/dwelling units to be constructed on "The Said Property" according to the plan sanctioned and permitted under the rules of Ramgarh Planning Standards and Jharkhand Building Bye-Laws and also as per permission and/or clearance of the authorities of the Ramgarh Nagar Parishad, Jharkhand State Electricity Board, Jharkhand Fire Fighting Department, P.H.E.D., Airport Authority, N.G.T.etc.

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- (b) "COMMON FACILITIES & AMENITITES" shall mean and include Club House, Stairways, Drive Ways, Landings, Machine Room, Stair Case, Passage, Lift Shafts, Lifts, Pump Room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pump, Generator, Rain Water Harvesting Pit, Guard Room, Visitors Parking and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and maintenance of the building.
- (c) "SUPER BUILTUP AREA" shall mean super built-up area "as per land use permissible under Building law" and shall include walls, pillars, area within the walls, balconies and projections and portion of the area occupied by lift landing, stair case, water tank, septic tank, entrance corridors, lobbies, generator room, security guard's room, area meant for Fire Fighting arrangement, and other common areas in the Building.
- (d) "SAID UNITS" shall mean and include the individual residential flats/ units, with or without car parking space to be constructed on 'the Said Property'.
- (e) "SALEABLE SPACE" shall mean the space in the Building available for independent use and occupation, after making due provision for common facilities and amenities required in the Building which space of Developer is entitled to sell to prospective purchasers subject to the terms as mentioned herein below:
- (f) "OWNER'S ALLOCATION" shall mean 30% of the Total Super Built Up Area along with 30% of reserve car Parking Space..
- (g) "DEVELOPER'S ALLOCATION" shall mean the remaining 70 % of the Total Super built-up area along with 70% of reserve car Parking Space.
- (h) "THE ENGINEER/ARCHITECT" shall mean, the consulting Engineer who shall be appointed by Developer for designing and planning of the Building or any other persons, firm or company who may be appointed hereinafter for the similar purpose;
- (i) "THE BUILDING PLAN" shall mean the plan sanctioned by the authority i.e. Ramgarh Nagar Parishad, Ramgarh which is competent body to approve and sanction the plan for the proposed Multi-Storied Building.

2. SCHEME AND CONSIDERATION FOR DEVELOPMENT

- (a) That the Owners agree and undertake to hand over vacant and peaceful possession of the aforesaid landed property to the Developer after signing of this agreement.
- (b) It has been agreed that 30 % of the developed portion (super built up area) along with undivided share of land and 30% of car parking will be Owner's allocation and 70 % of the developed portion (super built up area) along with undivided share of land and 70% of car parking will be Developer's portion.
- (c) The residential blocks shall be built as per sanctioned map. In case of any change in the broad building Plan, it will be the duty of the Developer to get the same vetted by the Owner.
- (d) It is agreed that during allocation of 30 % (Thirty Percent of S.B.U. Area) Owner allocation if something remains short then the same can be compensated in cash by the developer to the Owner or vice versa.
- (e) The Developer will be entitled to modify the approved plan, as it deems fit and proper, provided Owner's prior consent has been obtained and such modifications are permissible and/or within the provisions of building bye-laws or as per approved scheme laid down by Ramgarh Nagar Parishad or other competent Authority.
- (f) The Developer shall bear costs and expenses whatsoever including the Architect's fee, costs for obtaining necessary sanction/permission and/or clearance of the building plan, including any modified plan together with all other expenses for the demolition and construction of the New Multistoried Building. The Owner shall have no responsibility for bearing such expenses whatsoever.
- (g) Until the completion of the Building, the Developer shall hold possession of the said property and during the period of construction all related expenses incurred for maintaining peaceful possession thereof shall be borne by the Developer.
- (h) The Developer shall be authorized by the Owner to apply for and obtain quotas, entitlements and other allocations of such building materials as may be necessary and also to apply for and obtain temporary and/or permanent connection of Water Supply, Electricity, and/or other facilities required for the building.

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Aditya Thanghale

19/10/2024

(j) Roof Right will be 30% in OWNER share & 70% in DEVELOPER share. The roof area will be shared after leaving the required areas for common amenities & services for society.

3. OWNER'S COVENANT:

- (a) That the Owner are seized and possessed of or otherwise well find sufficiently entitled to as the absolute Owner in respect of the 'Said Property' more fully described in Schedule of Property below and the same are free from all encumbrances and the Owner have acquired a good, clear and marketable title over the said property.
- (b) That the Owner declare that the land is free from any attachment order of any Court of Law and is not the subject matter of any claims, demands, suits, decrees, injunctions, orders, its pendants, notices, petitions or adjudication orders affecting the said property or any part thereof in any manner.
- (c) That the said Property has neither been acquired, requisitioned or otherwise encumbered nor any notice for acquisition, requisition or restoration of the same under any statutes of past or present have been received by the Owner from any Competent Government authority for acquisition, requisition or restoration of the same.
- (d) That apart from the Owner none else is entitled to or has any share, right title or interest, over and in respect of the said property.
- (e) That the Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the Building by the developer nor to do any act or deed or thing whereby the Developer may be prevented from booking, selling, assigning and/or disposing of any of the Developer allocated portion in the Building
- (f) That the Owner further declare that they have not agreed, committed to or contracted or entered into agreement for sale, lease or any mode of transfer effectively either directly or indirectly for the development of "The Said Property" or any part thereof with any person other than the Developer and that they have not created any lien, charge, mortgage or encumbrance on the said property and that they would keep "The Property" free from all encumbrances during the subsistence of these presents.
- (g) That the Owner further declare that they have not done any act, deed, thing or matter whereby or by reason whereof the development and

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Abhishek Singhania

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construction of the said property and/or building may be affected or prevented in any manner whatsoever.

- (h) That the Owner covenant with the Developer that the delay in the progress or completion of the project due to any court order, litigation regarding land title, the Owner shall exclude such period of stoppage of work from the time fixed for completion of project . Any delay caused due to obtaining current rent receipt or obtaining the miscellaneous No Objection Certificate from the competent Office will be exempt from the time frame of five years and an extension period of three years, if required, for completion of the project.
- (i) That the Owner covenant with the Developer that if any dispute regarding title of the Owner brought by any person in any court the same shall be looked after by the land owner and in such case the Owner shall indemnify the Developer.

4. DEVELOPER COVENANTS

- (a) The developer shall carry out the development of the said property in accordance with the rules of RERA. As of now it is agreed by the Developer that Basement, Ground plus upper floors will be built. In case of any change in the broad building Plan depending on FAR and Building Plan Sanction, it will be the duty of the Developer to get the same vetted by the Owner.
- (b) That the Developer shall carry out the development of the "Said Property" and construction of the said building thereon in accordance with the plan approved and sanctioned by Ramgarh Nagar Parishad, Ramgarh and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, if any and direction, time to time issued by local authorities;
- (c) The Developer undertakes to finish the project in five years from the date of sanctioning of the building plan. Comprehensively the Developer undertakes to finish the project within five years with an extension of maximum three years, if required.
- (d) That the Developer shall arrange from its own sources, finances and/or funds, time to time required for the development of the said property or for construction of the said multi-storied building thereon. The Owner shall not be responsible for any of the matters hereinabove.
- (e) That the Developer shall indemnify the Owner against all actions, demands, suits, proceedings and claim arising out of accidents and

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mishaps occurring and happening at the site of the said property during construction period or that may arise out of the Developer's negligence with regard to the Development of the said property.

- (f) That on completion of the said building the Developer shall give notice to the Owner in writing to take possession of the building known as "the Owner's Allocation" and from the date of taking possession of allocated portion in the building the Owner shall be liable to pay all rates, taxes, service charges and other outgoing in respect of common facilities in the Building, proportionate to the area known as The Owner's Allocation". That the developer hereby agrees that till formation of society the builder will make arrangement for maintenance of building after taking contribution from Apartment Owner for a maximum period of one year from the date of hand-over/possession of apartment to Owner, however the Owner agrees to pay the proportionate cost of maintenance if they take possession earlier to formation of Flat Owner's Society.
- (g) That the Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the Building.

5. DEVELOPER'S RIGHTS:

- (a) That the Developer shall be entitled to advertise in its own name about the development of 'the Said Property' and proposed sale of flats/units, with or without car parking space in the building to be constructed and to put up Advertisement Board on 'the Said Property'.
- (b) The Developer shall be entitled to obtain the services of and enter into any agreement with any Building Contractor, Architect, Engineer, Electrician and Plumber etc. and to appoint agents at its own costs, risks and expenses.
- (c) The Developer shall further be entitled to book and allot flats/units etc. with or without car parking space or rights in the Building with proportionate share in the said property to prospective purchasers in so far as they relate to Developer's Allocation and to enter into agreements and receive booking money, advance amount, instalments and other payables from prospective purchasers and grant receipt thereto without creating any liability upon the Owner.

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(d) That however, the Developer immediately after the building plan has been sanctioned by Ramgarh Nagar Parishad, Ramgarh, may start booking of units out of the portion known as the Developer's Allocation.

6. MUTUAL RIGHTS:-

(a) That on completion of the Building, the Owner shall be entitled to the 30% of super built up area of Flats in the project, known as "Owner Allocation".

(b) That likewise on completion of construction of the building the Developer shall be entitled to the 70% of super built-up area of Flats in the Project known as "Developer's Allocation", provided always that the Developer shall be at liberty to enter into such agreement for sale of flat/units/car parking space out of Developer's allocation as it may deem fit and proper at any time after execution of this agreement

(c) That the Common area of the building shall be controlled by the Owner, and the Developer, transferees or Association of flat/unit Owner or a Co-Operative Society formed by the occupant of the building for management of the building and welfare of the occupant.

(d) That the agreement or agreements entered into by the Developer with prospective purchasers shall in no way bind the Owner in any manner what so ever but it will further be obligatory upon the Developers in every such agreement to include the following clauses:

(i) Non-fulfillment of any of the obligations on its part will only entitle the said prospective purchasers to compensation from the Developers but not any claim from the Owner.

(ii) The prospective purchasers shall be bound by the condition that during their Ownership or possession over the aforesaid flats as also their successors in interest shall be bound to proportionately share all charges and expenses arising or accruing in connection with all the common amenities in the said building such as House Tax, Water Tax, Latrine Tax, Electricity charges for the stair case, compound other common portion in addition to being liable for such charges in respect of their own flats allotted to them or owned by them or possessed by them.

(e) The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership or a joint venture or association between them.

(f) It is also agreed by and between the parties hereto that the specific portion of roof over the Top Floor shall be used for installation of

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Overhead Water Tank. Dish Antenna etc. and also from time to time visit by the technicians plumbers, lift-man and engineers etc., (appointed by the Developer and or the Flat Owner Association or a body formed by the occupant of the building for the purpose of repair and inspection of the lift/lift room, overhead water reservoir etc.)

- (g) For the maintenance of the building and for looking after the common facilities in the building, the Developer shall form as it deems best, a Body corporate/ Flat Owner's association, of all the persons owing tenements, in the said Building. The Owner and their nominees shall become members of such society formed by the Developer and the Owner, their nominees, respective agents, servants, licensees, tenants etc, shall be bound to abide by the rules and regulations as may be framed by the society from time to time and they shall be bound to contribute towards the cost of formation of such society and such other expenses as may be fixed by the society in the interest of the owners of the flats.
- (h) The common areas shall jointly be owned and used by all the Owner of all the portions of the said building with equal entitlement to all common areas and facilities intended for utilization by the occupants of the said building on identical terms and conditions applicable to one and all.

7. RATES & TAXES:

From the date of taking over possession of the schedule land and until completion of the Project, the Developer shall be liable to pay all taxes and dues, if any, on the said property & thereafter the Owner, Developer, purchasers of Flat/Dwelling unit in the Building, shall pay/bear the same in proportion to the area held by them. The Owner shall pay the GST against their shares as applicable.

8. SERVICES & CHARGES:

- (a) From the date of their taking possession of their allocation in the Building the Owner will be responsible to pay and bear the proportionate operation and maintenance/service charge for the common facilities in the building.
- (b) Additional operation and maintenance/service charges may also be charged for such other services as may be provided over and above those mentioned in Clause 9 (a) above.

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- (c) That the Owner hereby agreed that they shall pay applicable GST with regard of their shares in the proposed multi storied building.
- (d) That the concerned Person/Owner of the Flat/s shall bear their own cost for obtaining Electricity Connection and shall also deposit Corpus Fund amount to the society out of the other own costs with regards of their respective Flat/s.

9. FORCE MAJEURE:

That it is agreed that in the event of any air raids, strike, lockout and/ or any notice/ from Municipal Corporation or any other statutory body or any prohibitory order of Court restraining the construction of the Building on "the said property or restraining construction in general and/or changes in any building bye-laws. Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof, the date of completion of the building will be further extend as may be required and mutually agreed upon by the parties for that particular period.

10. TITLE DEEDS:

The Owner/First party shall handover the xerox copy of registered Title Deeds with xerox copy of other relevant papers in respect of the schedule property at the time of signing this agreement. All the original deeds and documents will be kept with the Land Owner and it will be provided or shown if required by any government or financial institutions for the approval and development of the project.

Schedule of property above referred to:

SCHEDULE- 'A'

Description of the land

ALL THAT PIECE AND PARCEL OF Land having an total area 184.50 Decimals (more or less) being portion of R.S. Plot No. 338 khata no. 4 Area 14.5 Decimal, R.S. Plot No. 338 khata no. 4 Area 111 Decimal, R.S. Plot No. 332,333,334 khata no. 15 Area 53.5 Decimal, R.S. Plot No. 338 khata no. 4 Area 5.5 Decimal all together 184.50 Decimal under khewat no. 1 of Mouza Muramkala, Thana No. 91, located at Ramgarh, P.S. Ramgarh, District Ramgarh

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For the purpose of Stamp Duty and Registration of Document is Valued as under –

As Circle Rate -

Value of Land (Area 184.5 Decimal)

- 8,65,43,415/- ✓

SCHEDULE 'B'
(Block:-A,B& C)

The Residential building known as GREEN VILLE PHASE-2 (Three Blocks i.e. Block A, B & C) shall be on revenue sharing basis in the following manner:

1. The OWNER and the DEVELOPER shall jointly and or by mutual consent sell various residential/dwelling units in the Multi-storied Residential building (Three Blocks i.e. Block A, B & C) and distribute/share the proceeds by and between them in the ratio of 30% for the OWNER and 70% for the DEVELOPER in the entire project, Block wise details mentioned in Schedule B.
2. All the money collected from the buyers shall be shared with the OWNER in the ratio of 30% for the OWNER and 70% for the DEVELOPER.
3. Units remaining unsold shall be divided between the OWNER and the DEVELOPER in the ratio of 30% for the OWNER and 70% for the DEVELOPER after completion of the project as per mutual consent.

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 19/10/2024

BLOCK- A

SL. NO.	FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY	TERRACE	BUILT UP AREA	SUPER BUILT UP AREA	UNDIVIDED SHARE OF LAND
1	101	3BHK	1st	1085	118	0	1290	1612	403
2	102	3BHK	1st	1170	226	0	1485	1856	464
3	103	3BHK	1st	1170	226	0	1475	1844	461
4	104	4BHK	1st	1425	254	0	1815	2269	567
5	105	3BHK	1st	1210	136	0	1440	1800	450
6	106	3BHK	1st	1090	126	0	1300	1625	406
7	201	3BHK	2nd	1085	118	0	1290	1612	403
8	202	3BHK	2nd	1170	226	0	1485	1856	464
9	203	3BHK	2nd	1170	226	0	1475	1844	461
10	204	4BHK	2nd	1425	254	0	1815	2269	567
11	205	3BHK	2nd	1210	136	0	1440	1800	450
12	206	3BHK	2nd	1090	126	0	1300	1625	406
13	301	3BHK	3rd	1085	118	0	1290	1612	403
14	302	3BHK	3rd	1170	226	0	1485	1856	464
15	303	3BHK	3rd	1170	226	0	1475	1844	461

16	304	4BHK	3rd	1425	254	0	1815	2269	567
17	305	3BHK	3rd	1210	136	0	1440	1800	450
18	306	3BHK	3rd	1090	126	0	1300	1625	406
19	401	3BHK	4th	1085	118	0	1290	1612	403
20	402	3BHK	4th	1170	226	0	1485	1856	464
21	403	3BHK	4th	1170	226	0	1475	1844	461
22	404	4BHK	4th	1425	254	0	1815	2269	567
23	405	3BHK	4th	1210	136	0	1440	1800	450
24	406	3BHK	4th	1090	126	0	1300	1625	406
25	501	3BHK	5th	1085	118	0	1290	1612	403
26	502	3BHK	5th	1170	226	0	1485	1856	464
27	503	3BHK	5th	1170	226	0	1475	1844	461
28	504	4BHK	5th	1425	254	0	1815	2269	567
29	505	3BHK	5th	1210	136	0	1440	1800	450
30	506	3BHK	5th	1090	126	0	1300	1625	406
31	601	3BHK	6th	1085	118	0	1290	1612	403
32	602	3BHK	6th	1170	226	0	1485	1856	464
33	603	3BHK	6th	1170	226	0	1475	1844	461
34	604	4BHK	6th	1425	254	0	1815	2269	567
35	605	3BHK	6th	1210	136	0	1440	1800	450
36	606	3BHK	6th	1090	126	0	1300	1625	406
37	701	3BHK	7th	1085	118	0	1290	1612	403
38	702	3BHK	7th	1170	226	0	1485	1856	464
39	703	3BHK	7th	1170	226	0	1475	1844	461
40	704	4BHK	7th	1425	254	0	1815	2269	567
41	705	3BHK	7th	1210	136	0	1440	1800	450
42	706	3BHK	7th	1090	126	0	1300	1625	406
43	801	3BHK	8th	1085	118	0	1290	1612	403
44	802	3BHK	8th	1170	226	0	1485	1856	464
45	803	3BHK	8th	1170	226	0	1475	1844	461
46	804	4BHK	8th	1425	254	0	1815	2269	567
47	805	3BHK	8th	1210	136	0	1440	1800	450
48	806	3BHK	8th	1090	126	0	1300	1625	406
49	901	4BHK(Duplex)	9th & 10th	2100	196	226	2480	3213	803
50	902	4BHK(Duplex)	9th & 10th	1886	389	388	2462	3272	818
51	903	4BHK(Duplex)	9th & 10th	2007	429	185	2616	3363	841
52	904	5BHK(Duplex)	9th & 10th	2420	293	570	2930	3948	987
53	905	5BHK(Duplex)	9th & 10th	2310	170	291	2671	3484	871
54	906	4BHK(Duplex)	9th & 10th	2100	196	218	2480	3209	802
TOTAL				70023	10361	1878	86079	108537	27130

BLOCK- B

SL. NO.	FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY	TERRACE	BUILT UP AREA	SUPER BUILT UP AREA	UNDIVIDED SHARE OF LAND
1	101	EWS	1st	353	53	0	450	563	141
2	102	EWS	1st	347	75	0	445	556	139
3	103	EWS	1st	347	75	0	445	556	139
4	104	EWS	1st	353	53	0	450	563	141
5	105	EWS	1st	353	53	0	450	563	141
6	106	EWS	1st	347	75	0	445	556	139
7	107	EWS	1st	347	75	0	445	556	139
8	108	EWS	1st	353	53	0	450	563	141
9	109	3BHK	1st	1120	196	0	1410	1763	440
10	201	EWS	2nd	353	53	0	450	563	141
11	202	EWS	2nd	347	75	0	445	556	139
12	203	LIG	2nd	642	128	0	835	1044	261
13	204	LIG	2nd	642	128	0	835	1044	261
14	205	LIG	2nd	642	128	0	835	1044	261
15	206	3BHK	2nd	1120	196	0	1410	1763	440
16	207	3BHK	2nd	1085	142	0	1320	1650	412
17	208	3BHK	2nd	1085	142	0	1320	1650	412
18	301	EWS	3rd	353	53	0	450	563	141
19	302	EWS	3rd	347	75	0	445	556	139
20	303	LIG	3rd	642	128	0	835	1044	261
21	304	LIG	3rd	642	128	0	835	1044	261
22	305	LIG	3rd	642	128	0	835	1044	261
23	306	3BHK	3rd	1120	196	0	1410	1763	440
24	307	3BHK	3rd	1085	142	0	1320	1650	412
25	308	3BHK	3rd	1085	142	0	1320	1650	412
26	401	EWS	4th	353	53	0	450	563	141
27	402	EWS	4th	347	75	0	445	556	139
28	403	LIG	4th	642	128	0	835	1044	261
29	404	LIG	4th	642	128	0	835	1044	261
30	405	LIG	4th	642	128	0	835	1044	261
31	406	3BHK	4th	1120	196	0	1410	1763	440
32	407	3BHK	4th	1085	142	0	1320	1650	412
33	408	3BHK	4th	1085	142	0	1320	1650	412
34	501	EWS	5th	353	53	0	450	563	141
35	502	EWS	5th	347	75	0	445	556	139
36	503	LIG	5th	642	128	0	835	1044	261
37	504	LIG	5th	642	128	0	835	1044	261
38	505	LIG	5th	642	128	0	835	1044	261
39	506	3BHK	5th	1120	196	0	1410	1763	440
40	507	3BHK	5th	1085	142	0	1320	1650	412
41	508	3BHK	5th	1085	142	0	1320	1650	412
42	601	EWS	6th	353	53	0	450	563	141

43	602	EWS	6th	347	75	0	445	556	139
44	603	LIG	6th	642	128	0	835	1044	261
45	604	LIG	6th	642	128	0	835	1044	261
46	605	LIG	6th	642	128	0	835	1044	261
47	606	3BHK	6th	1120	196	0	1410	1763	440
48	607	3BHK	6th	1085	142	0	1320	1650	412
49	608	3BHK	6th	1085	142	0	1320	1650	412
50	701	EWS	7th	353	53	0	450	563	141
51	702	EWS	7th	347	75	0	445	556	139
52	703	LIG	7th	642	128	0	835	1044	261
53	704	LIG	7th	642	128	0	835	1044	261
54	705	LIG	7th	642	128	0	835	1044	261
55	706	3BHK	7th	1120	196	0	1410	1763	440
56	707	3BHK	7th	1085	142	0	1320	1650	412
57	708	3BHK	7th	1085	142	0	1320	1650	412
58	801	LIG	8th	642	128	0	835	1044	261
59	802	2BHK	8th	642	128	0	835	1044	261
60	803	2BHK	8th	642	128	0	835	1044	261
61	804	2BHK	8th	642	128	0	835	1044	261
62	805	3BHK	8th	1120	196	0	1410	1763	440
63	806	3BHK	8th	1085	142	0	1320	1650	412
64	807	3BHK	8th	1085	142	0	1320	1650	412
65	901	2BHK	9th	642	128	0	835	1044	261
66	902	2BHK	9th	642	128	0	835	1044	261
67	903	2BHK	9th	642	128	0	835	1044	261
68	904	2BHK	9th	642	128	0	835	1044	261
69	905	3BHK	9th	1120	196	0	1410	1763	440
70	906	3BHK	9th	1085	142	0	1320	1650	412
71	907	3BHK	9th	1085	142	0	1320	1650	412
72	1001	2BHK	10th	642	128	0	835	1044	261
73	1002	2BHK	10th	642	128	0	835	1044	261
74	1003	2BHK	10th	642	128	0	835	1044	261
75	1004	2BHK	10th	642	128	0	835	1044	261
76	1005	3BHK	10th	1120	196	0	1410	1763	440
77	1006	3BHK	10th	1085	142	0	1320	1650	412
78	1007	3BHK	10th	1085	142	0	1320	1650	412
TOTAL				56990	9636	0	71860	89840	22446

BLOCK- C

SL. NO.	FLAT NO	TYPE	FLOOR	CARPET AREA	BALCONY	TERRACE	BUILT UP AREA	SUPER BUILT UP AREA	UNDIVIDED SHARE OF LAND
1	101	3BHK	1st	1085	118	0	1290	1612	403
2	102	3BHK	1st	1170	226	0	1485	1856	464

REACH MARKETING PVT. LTD.
Atiya Shukhade
 19/10/2024
 DIRECTOR

3	103	3BHK	1st	1170	226	0	1475	1844	461
4	104	4BHK	1st	1425	254	0	1815	2269	567
5	105	3BHK	1st	1210	136	0	1440	1800	450
6	106	3BHK	1st	1090	126	0	1300	1625	406
7	201	3BHK	2nd	1085	118	0	1290	1612	403
8	202	3BHK	2nd	1170	226	0	1485	1856	464
9	203	3BHK	2nd	1170	226	0	1475	1844	461
10	204	4BHK	2nd	1425	254	0	1815	2269	567
11	205	3BHK	2nd	1210	136	0	1440	1800	450
12	206	3BHK	2nd	1090	126	0	1300	1625	406
13	301	3BHK	3rd	1085	118	0	1290	1612	403
14	302	3BHK	3rd	1170	226	0	1485	1856	464
15	303	3BHK	3rd	1170	226	0	1475	1844	461
16	304	4BHK	3rd	1425	254	0	1815	2269	567
17	305	3BHK	3rd	1210	136	0	1440	1800	450
18	306	3BHK	3rd	1090	126	0	1300	1625	406
19	401	3BHK	4th	1085	118	0	1290	1612	403
20	402	3BHK	4th	1170	226	0	1485	1856	464
21	403	3BHK	4th	1170	226	0	1475	1844	461
22	404	4BHK	4th	1425	254	0	1815	2269	567
23	405	3BHK	4th	1210	136	0	1440	1800	450
24	406	3BHK	4th	1090	126	0	1300	1625	406
25	501	3BHK	5th	1085	118	0	1290	1612	403
26	502	3BHK	5th	1170	226	0	1485	1856	464
27	503	3BHK	5th	1170	226	0	1475	1844	461
28	504	4BHK	5th	1425	254	0	1815	2269	567
29	505	3BHK	5th	1210	136	0	1440	1800	450
30	506	3BHK	5th	1090	126	0	1300	1625	406
31	601	3BHK	6th	1085	118	0	1290	1612	403
32	602	3BHK	6th	1170	226	0	1485	1856	464
33	603	3BHK	6th	1170	226	0	1475	1844	461
34	604	4BHK	6th	1425	254	0	1815	2269	567
35	605	3BHK	6th	1210	136	0	1440	1800	450
36	606	3BHK	6th	1090	126	0	1300	1625	406
37	701	3BHK	7th	1085	118	0	1290	1612	403
38	702	3BHK	7th	1170	226	0	1485	1856	464
39	703	3BHK	7th	1170	226	0	1475	1844	461
40	704	4BHK	7th	1425	254	0	1815	2269	567
41	705	3BHK	7th	1210	136	0	1440	1800	450
42	706	3BHK	7th	1090	126	0	1300	1625	406
43	801	3BHK	8th	1085	118	0	1290	1612	403
44	802	3BHK	8th	1170	226	0	1485	1856	464
45	803	3BHK	8th	1170	226	0	1475	1844	461
46	804	4BHK	8th	1425	254	0	1815	2269	567
47	805	3BHK	8th	1210	136	0	1440	1800	450

REACH MARKETING PVT. LTD.
Aditya Singh
 19/08/2024

48	806	3BHK	8th	1090	126	0	1300	1625	406
49	901	4BHK(Duplex)	9th & 10th	2100	196	226	2480	3213	803
50	902	4BHK(Duplex)	9th & 10th	1886	389	388	2462	3272	818
51	903	4BHK(Duplex)	9th & 10th	2007	429	185	2616	3363	841
52	904	5BHK(Duplex)	9th & 10th	2420	293	570	2930	3948	987
53	905	5BHK(Duplex)	9th & 10th	2310	170	291	2671	3484	871
54	906	4BHK(Duplex)	9th & 10th	2100	196	218	2480	3209	802
TOTAL				70023	10361	1877	86079	108537	27130

SCHEDULE "C"
(TECHNICAL SPECIFICATIONS)

1. FOUNDATION & SUPER STRUCTURE : RCC
2. WALLS & CEILINGS :
Internal : BRICK WALL

External : BRICK WALL
3. COMMON FLOOR & DADO FINISH : VITRIFIED TILES
4. WINDOWS : GLAZED ALUMINIUM WINDOWS/UPVC WINDOWS
5. DOORS (Internal/entrance) : FLUSH DOORS
6. KITCHEN (in case of Residential) : GRANITE WITH SS SINK
7. SANITARY FITTING : SUPERIOR QUALITY
Bathroom : SUPERIOR QUALITY

Plumbing : SUPERIOR QUALITY
8. WATER SUPPLY : 24 HRS WATER SUPPLY THROUGH DEEP BORING
9. ELECTRICAL INSTALLATION : ISI STANDARD
10. ELEVATORS : OTIS/KONE/ OR SIMILAR
11. OTHER FEATURES : LANDSCAPED GARDEN, AMENITIES

REACH MARKETING PVT. LTD.

Atiya Thanghunda DIRECTOR 2024

12. UNIT'S INTERNAL FLOORING : VITRIFIED TILES

In witness whereof the Land Owner and the Developers have set out their respective hands on this agreement on this the 23rd day of October 2024 at Ramgarh.

WITNESSES:-

1. Karish Mahla
S/O Pokhla Math
At Po - Karma, Madh
Ramgarh

REACH MARKETING PVT. LTD.
19/10/2024
DIRECTOR






Signature of Land Owner

2. Pooja Singh
21/10/2024

Pooja Singh
19.10.2024

DEVELOPER

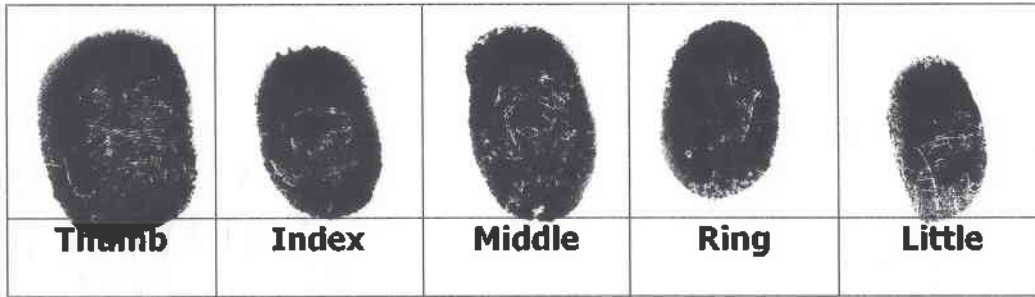
FIRST PARTY

				
Thumb	Index	Middle	Ring	Little



REACH MARKETING PVT. LTD.
19/10/2024
First Party Signature With Photo
DIRECTOR

SECOND PARTY



Second Party Signature with Photo

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

Md. E. Haque
जो एकसमूल लिख 10/24
दस्तावेज लेखक
क्रा. नं०-23/02.सामयक

REACH MARKETING PRIVATE LIMITED

505, DIAMOND PRESTIGE, 41A AJC BOSE ROAD, KOLKATA - 700017,
PHON: 033-66044834, E MAIL: reachmarketing92@gmail.com

Date: 11th November, 2020

To,
ADITYA JHUNJHUNWALA
FLAT NO 202, NANDAN KANAN LAKE
AVENUE KANKE ROAD, MORABADI RANCHI
JHARKHAND INDIA 834008

Sub: Appointment as an Additional Director.

Dear Sir,

We are Please to inform you that the Board of Directors of the Company in their meeting held on 11.11.2020 have appointed you as an Additional Director of the Company from the immediate effect.

Certified true copy of resolution passed by Board of Directors is attached herewith.

Please acknowledge the receipt of the same.

Thanking You

Yours Sincerely,

FOR REACH MARKETING PRIVATE LIMITED

Reach Marketing Private Ltd

DIRECTOR
ANKIT JALAN
DIN : 02577501

Aditya Jhunjhunwala

R G Infra

505, H-Square, Ranchi – 834001

Ph: +91 93347 00319, Email: rginfra22@gmail.com

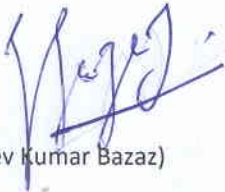
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TO WHOMEVER IT MAY CONCERN

This is to bring to notice that Mr. Shashi Kant Bajaj (Aadhar no-ABAPB2867P) will be the authorised signatory of the registered development agreement for Green Villa, Phase-2 on behalf of the firm whose signature is attested below.



(Shashi Kant Bajaj)



1.(Sanjeev Kumar Bazaz)



2.(Vikash Kumar Fogla)



3.(Sunita Devi Modi)

NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	7469.15
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		1179.51
Total		1179.51
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	6289.64
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	7469.15
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	7469.15
COVERAGE CHECK		
Permissible Coverage area (35.00 %)		2614.20
Proposed Coverage Area (34.52 %)		2578.11
Total Prop. Coverage Area (34.52 %)		2578.11
Balance coverage area (0.48 %)		36.09
FAR CHECK		
Perm. FAR Area (3.000)		22407.45
Maximum Permissible FAR Area (3.30)		24648.19
Total Perm. FAR area		24648.19
Residential FAR		23073.20
Commercial FAR		79.90
Special FAR		1215.41
Proposed FAR Area		24376.25
Total Proposed FAR Area		24376.25
Consumed FAR (Factor)		3.26
Balance FAR Area		263.35
Total Paid Proposed FAR Area		0.00
BUILT UP AREA CHECK		
Total Proposed Builtup Area		32619.44
ARCHITECT (Regd)	DASRATH PRASAD	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	R. G INFRA THROUGH ITS PARTNER SANJEEV KUMAR BAJJ	
DEVELOPMENT AUTHORITY		LOCAL BODY

DATE 29-05-2023

SHEET NO. 1

Proposal Basic Information



Proposal File No.	RNP/GH/0008/W30/2023
Owner Name	R. G. INFRA THROUGH ITS PARTNER SANJEEV KUMAR BAJAJ
Khata No	04, 15
Plot No	332, 333, 334, 338
Village Name	Village 1
Use	Residential
SubUse	Group Housing

AREA STATEMENT
RAMGARH NAGAR
PARISHAD

VERSION NO: 1.0.08
VERSION DATE: 16/10/2020

PROJECT DETAIL:

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: RAMGARH	Plot SubUse: Group Housing
Authority: RAMGARH NAGAR PARISHAD	Plot/tenure/Religion/uses/Structure: NA
Inward No: RNP/GH/0008/W30/2023	Plot/SubPlot No: 332, 333, 334, 338
Application Type: General Proposal	North: Plot No. - PLOT OF MAHAVIR MAHTO & OTHERS
Project Type: Group Development Scheme	South: Plot No. - PANCHMATI IVY APARTMENT
Nature of Development: New	East: Plot No. - PLOT OF RAM JI MAHTO & OTHERS
Location of Development Area: Old Area	West: Plot No. - Green Vile Apartment & approach to proposed site (2nd phase of Green Vile)

AREA DETAILS

50 MT.

**SITE PLAN &
GROUND FLOOR
PLAN**

**PROPOSED AFFORDABLE HOUSING
FOR SHRI SANJEEV BAJAJ, RAMGARH.**

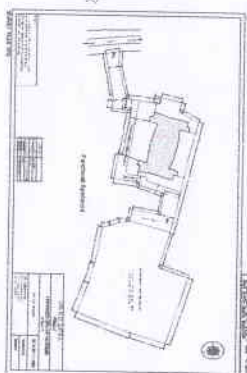
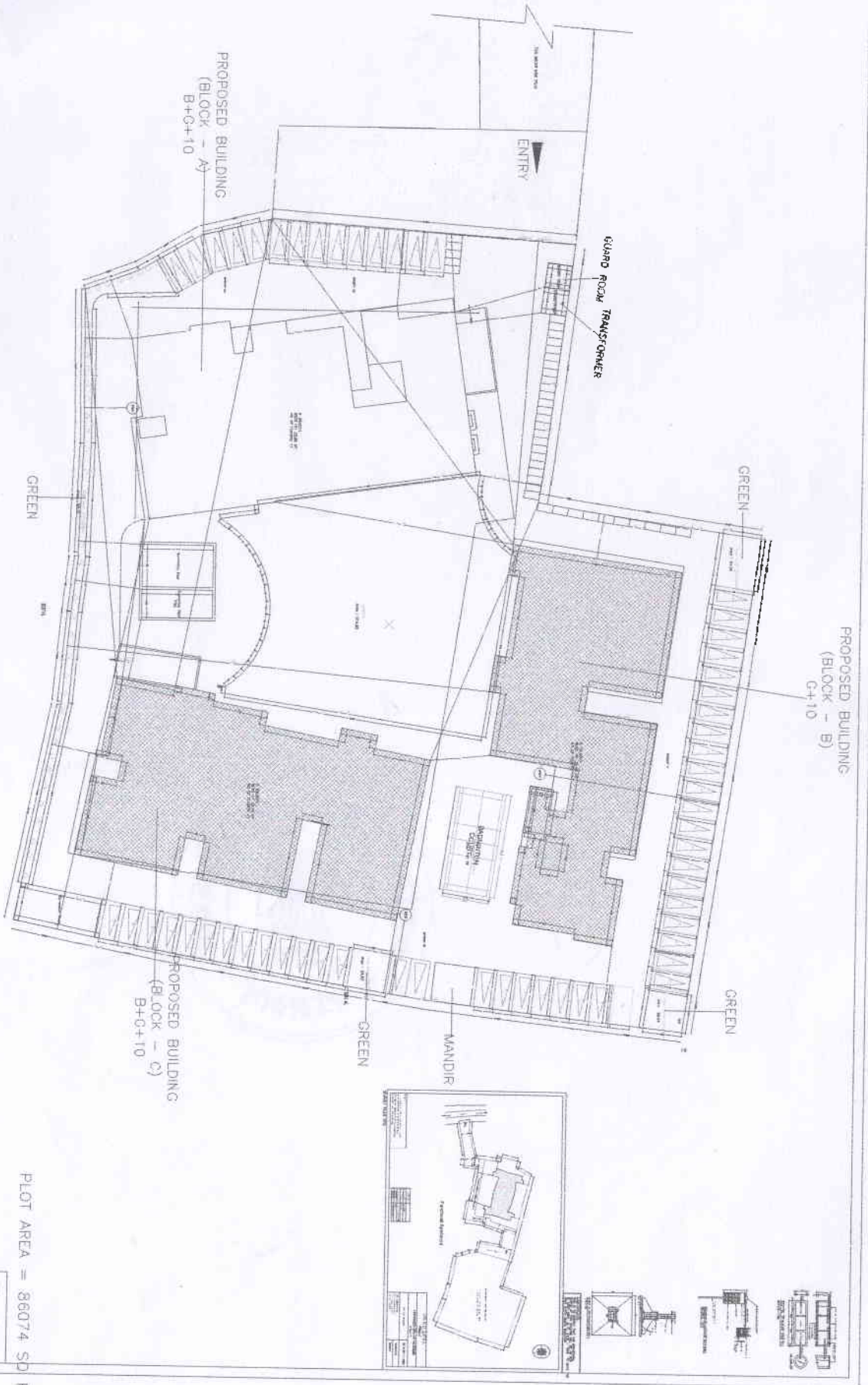
CHADDA & ASSOCIATES
ARCHITECTS & URBAN PLANNERS
ASHOK NAGAR ROAD, RANCHI
PHONE : 0651-3560116

SHEET NO. : 02
DATE : - 14/09/2022



G+10

PLOT AREA = 86074 SQ. FT.



Sl. No.	Description	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	Proposed Building (Block - A)	10000	100000	
2	Proposed Building (Block - B)	10000	100000	
3	Proposed Building (Block - C)	10000	100000	
4	Mandir	1000	10000	
5	Guard Room Transformer	100	1000	
6	Material Courtyard	1000	10000	
7	Green Spaces	10000	100000	
8	Other Structures	1000	10000	
9	Total	42000	420000	

Aditya Singhwal

Self Attached

गोवर्गा

दामो-दि

Muramkolan

भारत गणराज्य

राज्य सरकार

महाराष्ट्र

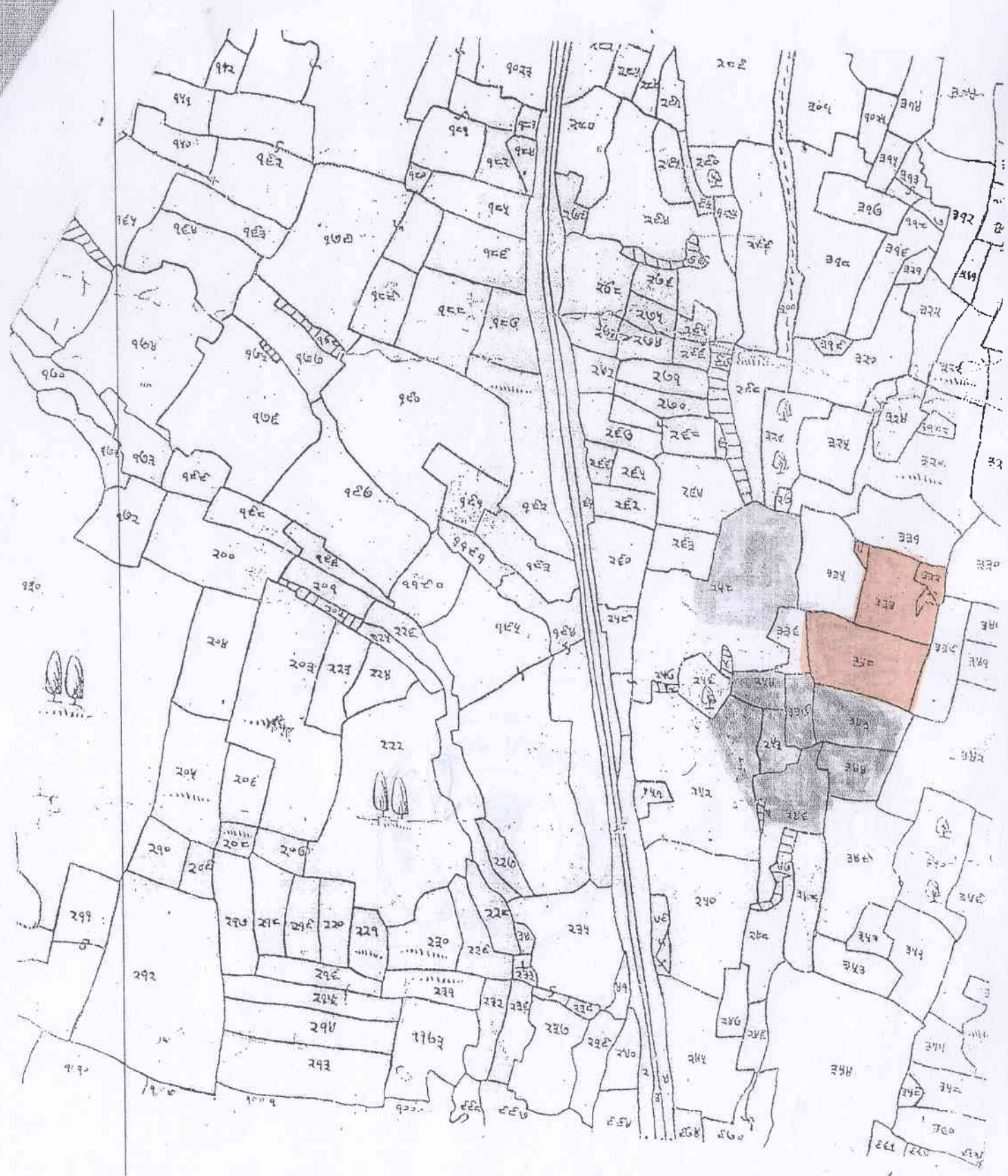
जिल्हा कार्यालय

मुंबई

अ. नं. १०००/१०००

मुंबई





Signature

Rajesh Kr. Panda.

आयकर विभाग

INCOME TAX DEPARTMENT

REACH MARKETING PRIVATE
LIMITED

भारत सरकार

GOVT. OF INDIA

26/05/1992

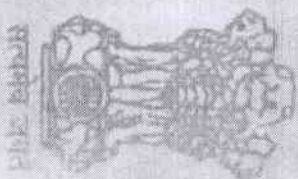
Permanent Account Number

AABCR4168E

Signature

Achya Shykhale

आयकर विभाग
INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ABFFFR2754J

नाम / Name

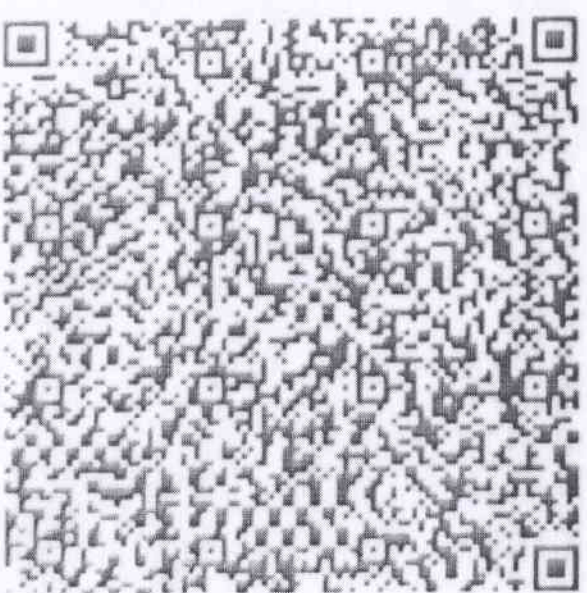
R.G INFRA

स्थापन / गठन की तारीख

Date of Incorporation/Formation

26/05/2022

R.G. Infra





AFFIDAVIT

I ADITYA JHUNJHUNWLA on behalf **REACH MARKETING PVT LTD**, Age 25 years, Son of – ARUN JHUNJHUNWALA, faith: Hindu, by occupation- Business, Resident Of Flat No:-202, Nandan Kanan, Lake Avenue, Kanke Road, Ranchi, Jharkhand-834008 do hereby solemnly affirm and declare as under :-

23/10/2024
NOTARY
ANAND KUMAR
Ref. No. 1634/val. DIT/A/D

1. That I am the owner of Property , Land Area 184.50 Decimal of Khata No. 4, Plot No.338,and Khata no. 15, Plot no. 332,333 and 334 under Mauza Murrankala, P. S. No.91,P.S.- Ramgarh, District Ramgarh.
2. That I am voluntarily giving this said property to the second party for development under development agreement, without any pressure or under influence.
3. That the said property is Raiyati and if there is any mistake in the things written in the Deed document of the said property, all the responsibility will be mine.
4. That the above statement is true and correct to the best of my knowledge.

Aditya Jhunjhuda

Signature

Verification

I ADITYA JHUNJHUNWLA, hereby declare that the above statement is true and correct to the best of my knowledge. Thereafter signed today on date. Place: Ramgarh

Identified by me
Advocate
23/10/24



Aditya Jhunjhuda

Signature



I Shashi Kant Bajaj on behalf **R.G. INFRA**, Age 62 years, Son of – Shyam Krishna Bajaj, faith: Hindu, by occupation- Business, Resident of- 403, Balajee Greens Apartments, Basant Vihar Colony, Kanke Road, Ranchi 834008, Jharkhand do hereby solemnly affirm and declare as under :-

1. That I am the accepting this Property , Land Area 184.50 Decimal of Khata No. 4, Plot No.338,and Khata no. 15, Plot no. 332,333 and 334 under Mauza Murramkala, P. S. No.91,P.S.- Ramgarh, District Ramgarh.
2. That I am voluntarily accepting this said property for development under development agreement after thorough investigation and being satisfied.
3. That I am making this affidavit for registering the document.
4. That the above statement is true and correct to the best of my knowledge.

Shashi Bajaj
Signature

Verification

I Shashi Kant Bajaj , hereby declare that the above statement is true and correct to the best of my knowledge. Thereafter signed today on date. Place: Ramgarh



Shashi Bajaj
Signature

ANAND KUMAR
NOTARY
Ref. No. 1633 Val. VII. AD

23/10/2024

Identified by me
[Signature]
Advocate
23/10/24

VIA MAIL - 22-06-18

एकराम उल्लाह
डाटा इन्दी आफेंडर
A. Ullah

भूमि संबंधित प्रतिवेदन

आवेदन का नाम - मुरमकला प्रसाद जोशी

जिला/पति का नाम - खंडावा (कॉक रोड रोड) जिला

पता - ग्राम खंडावा (कॉक रोड रोड) पो कॉक थाना कॉक
जिला - रामगढ़।

पंजी II के आधार पर भूमि का विवरण निम्न है:-

ग्राम का नाम	थाना सं०	खाता सं०	प्लॉट सं०	रकबा	भूमि का प्रकार	रजिस्टर II / खतियान से संबंधित प्रतिवेदन
मुरमकला	91	4	338	0-14 1/2 ए०	वकाफत	मुरमकला 91 मांजा मुरमकला के खाते सं० 4 प्लॉट सं० 338 रकबा 0-14 1/2 ए० भूमि की जमावदी II के पृष्ठ सं० 22/13 में शीघ्र मार्केटिंग प्रालिखित के नाम से कायम है एवं रकबा सं० 4 प्लॉट सं० 338 रकबा 1-11 ए० भूमि की जमावदी पंजी II के पृष्ठ सं० 23/13 में शीघ्र मार्केटिंग प्रालिखित के नाम से कायम है एवं रकबा सं० 15 प्लॉट सं० 332, 333, 334 कुल रकबा 0- ए० 25/13 में शीघ्र मार्केटिंग प्रालिखित के नाम से कायम है रकबा सं० 4 प्लॉट सं० 338 रकबा 0-05 1/2 ए० भूमि की जमावदी II के पृष्ठ सं० 25/13 में शीघ्र मार्केटिंग प्रालिखित के नाम से कायम है रकबा सं० 74 प्लॉट सं० 258 रकबा 0-68 1/2 ए० भूमि की जमावदी II के पृष्ठ सं० 137/14 में शामिल मुरमकला के नाम से कायम है तथा रकबा सं० 74 प्लॉट सं० 258 रकबा 0-70 ए० भूमि की जमावदी पंजी II के पृष्ठ सं० 118/13 में शीघ्र मार्केटिंग प्रालिखित के नाम से कायम है। आमका 2 न 25/15 एवं 25/16 तक मिर्का है। आर्डी 12 भूमि आदि का रकबा सं० मुक्त है।
		4	338	1-11 ए०	वकाफत	
		15	332	0-09 1/2 ए०	इंचती	
		15	333	0-42 1/2 ए०	इंचती	
		15	334	0-01 1/2 ए०	इंचती	
		4	338	0-05 1/2 ए०	वकाफत	
		74	258	0-68 1/2 ए०	इंचती	
		74	258	0-70 ए०	इंचती	

LPC के e-mail की प्रति न
भैलान किया महीं पाया।
31/10/18



जिला अवर निबंधन प्रशासिकारी, रामगढ़ को सूचनार्थ एवं जॉचोपरान्त नियमानुसार
अंचल निरीक्षक
रामगढ़।
अंचल अधिकारी
रामगढ़।
31/10/18

Aditya Shrivastava

स्मृति कामल
लिपिक



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

स्मृति विभाग झा
झारखंड आपूर्त

October 23, 2024

भाग वर्तमान	13	पृष्ठ संख्या	22
जिला का नाम	रामगढ़	अनुमंडल नाम	रामगढ़
मौजा का नाम	मरमकला	होल्डिंग संख्या	4
अचल का नाम	तौजी संख्या	रामगढ़ सदर	0
हलका का नाम	धाना नम्बर	हल्का-03	0091
इस्टेट का नाम	खाता का प्रकार	झारखण्ड	---

रीच मार्केटिंग प्रा. लि मादेत इन्फेक्टर नारायण प्रा. जलन, -----
---, जाति: -----

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
4	338	0 ए 14.5 डि 0 हे	दा. खा. वाद सं 525/07-08 के अनुसार.	1	1.45
	कुल परिमाण	0 ए 14.5 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
07/08/2012	6747171	2012	2013	13	26	0.33	0.65	0.65	1.3	0.65	1.3	0.26	0.52
03-30-2017	1490873708	2015-2016	2016-2017	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2
03-12-2018	0441361018	2017-2018	2017-2018	0	1	0	0.25	0	0.5	0	0.5	0	0.2
09-28-2018	0435027869	2018-2019	2018-2019	0	1	0	0.25	0	0.5	0	0.5	0	0.2
01-28-2020	0671822333	2019-2020	2019-2020	0	1	0	0.25	0	0.5	0	0.5	0	0.2
10-20-2020	0427373890	2020-2021	2020-2021	0	1	0	0.25	0	0.5	0	0.5	0	0.2
04-11-2022	0117765718	2021-2022	2022-2023	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2
07-04-2023	0998852602	2023-2024	2023-2024	0	1	0	0.25	0	0.5	0	0.5	0	0.2
05-15-2024	0901945030	2024-2025	2024-2025	0	1	0	0.25	0	0.5	0	0.5	0	0.2

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

Mutation Cases Not Found !!

List Of Case Status Details

अग्र देते

BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Aditya Thengmale

स्मृति कामल
लिपिक



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 23, 2024

पंजी II प्रति

भाग वर्तमान	13	पृष्ठ संख्या	23											
जिला का नाम	रामगढ़	अनुमंडल नाम	रामगढ़	अंचल का नाम	रामगढ़ सदर	हलका का नाम	हल्का-03	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	मरमिकला	होलिंग संख्या	4	तौजी संख्या	0	थाना नम्बर	0091	खाता का प्रकार	—					
देत डायरेक्टर नारायण प्रा. जलन, _____, जाति- _____														
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस			
4	338	1 ए 11 डि 0 हे				दा. खा. वाद स 526/07-08 के अनुसार				5.5	7.98			
कुल परिवर्तन		1 ए 11 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	
07/08/2012	16747170	2012	2013	9.9	20.8	2.48	5.2	4.95	10.4	4.95	10.4	1.98	4.16	
05-05-2017	1493990862	2015-2016	2017-2018	11	5.5	2.76	1.38	5.5	2.75	5.5	2.75	2.2	1.1	
09-28-2018	0278515140	2018-2019	2018-2019	0	5.5	0	1.38	0	2.75	0	2.75	0	1.1	
01-28-2020	0026314755	2019-2020	2019-2020	0	5.5	0	1.38	0	2.75	0	2.75	0	1.1	
10-20-2020	0838795460	2020-2021	2020-2021	0	5.5	0	1.38	0	2.75	0	2.75	0	1.1	
04-11-2022	0473499310	2021-2022	2022-2023	5.5	5.5	1.38	1.38	2.75	2.75	2.75	2.75	1.1	1.1	
07-04-2023	0788283340	2023-2024	2023-2024	0	5.5	0	1.38	0	2.75	0	2.75	0	1.1	
05-15-2024	0274286412	2024-2025	2024-2025	0	5.5	0	1.38	0	2.75	0	2.75	0	1.1	

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

List Of Case Status Details

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

रतन किशोर झा
जादा सही आपसे

नक्शा देखें

BACK

Aditya Singh

स्मृति कामल
लिपिक



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

रतन केशोर झा
डाटा इन्ट्री ऑफर

October 23, 2024

भाग वर्तमान	13	पृष्ठ संख्या	24											
जिला का नाम	रामगढ़	अनुमंडल नाम	रामगढ़	अंचल का नाम	रामगढ़ सदर	हलका का नाम	हलका-03	इस्टेट का नाम	खाला का प्रकार	झारखण्ड				
मौजा का नाम	मरमिकला	होल्डिंग संख्या	4	तोजी संख्या	28	धाना नम्बर	0091	खाला का प्रकार	—					
देत डायरेक्टर नामयण प्रा. जलन, —, जाति- —														
खाला नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस			
15	332	0 ए 9.5 डि 0 हे				वा. खा. वाद स 527/07-08 के अनुसार.				1	1.45			
15	333	0 ए 42.5 डि 0 हे												
15	334	0 ए 1.5 डि 0 हे												
कुल परिमाण		0 ए 53.5 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत धालू साल	रोड सेस बकाया	रोड सेस धालू साल	शिक्षा सेस बकाया	शिक्षा सेस धालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धालू साल	कृषि सेस बकाया	कृषि सेस धालू साल	
03-09-2017	1489063618	2015-2016	2016-2017	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2	
03-12-2018	0525019066	2017-2018	2017-2018	0	1	0	0.25	0	0.5	0	0.5	0	0.2	
09-28-2018	0792130137	2018-2019	2018-2019	0	1	0	0.25	0	0.5	0	0.5	0	0.2	
01-28-2020	0146658766	2019-2020	2019-2020	0	1	0	0.25	0	0.5	0	0.5	0	0.2	
10-20-2020	0300100013	2020-2021	2020-2021	0	1	0	0.25	0	0.5	0	0.5	0	0.2	
04-11-2022	0894694987	2021-2022	2022-2023	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2	
07-04-2023	0224701652	2023-2024	2023-2024	0	1	0	0.25	0	0.5	0	0.5	0	0.2	
05-15-2024	0644175804	2024-2025	2024-2025	0	1	0	0.25	0	0.5	0	0.5	0	0.2	

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

List Of Case Status Details

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

अगला देखें

Aditya Singh

स्मृति कामल
लिपिक



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 23, 2024

पंजी II प्रति

भाग वर्तमान	13	पृष्ठ संख्या	25																
जिला का नाम	रामगढ़	अनुमंडल नाम	रामगढ़	अपल का नाम	रामगढ़ सदर	हलका का नाम	हल्का-03	इस्टेट का नाम	झारखण्ड	मौजा का नाम	मरमिकला	होस्टिंग संख्या	4	तौजी संख्या	28	धाना नम्बर	0091	खाता का प्रकार	—
रीच मार्किटिंग प्रा. लि. मार्फत डायरेक्टर नारायण प्रा. जलन, — —, जाति—																			
खाता नम्बर	प्लॉट संख्या		रकबा		परिवर्तन के लिए प्राधिकार											लगान	सेस		
4	338		0 ए 55 डि 0 हे		दा. खा. वाद स 528/07-08 के अनुसार.											1	1.45		
		कुल परिमाण		0 ए 55 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						
07/08/2012	26747172	2012	2013	0.1	0.2	0.03	0.05	0.05	0.1	0.05	0.1	0.2	0.2						
03-30-2017	1490874061	2015-2016	2016-2017	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2						
03-12-2018	0319092771	2017-2018	2017-2018	0	1	0	0.25	0	0.5	0	0.5	0	0.2						
09-28-2018	0190623204	2018-2019	2018-2019	0	1	0	0.25	0	0.5	0	0.5	0	0.2						
01-28-2020	0550486772	2019-2020	2019-2020	0	1	0	0.25	0	0.5	0	0.5	0	0.2						
10-20-2020	0019554967	2020-2021	2020-2021	0	1	0	0.25	0	0.5	0	0.5	0	0.2						
04-11-2022	0314796117	2021-2022	2022-2023	1	1	0.25	0.25	0.5	0.5	0.5	0.5	0.2	0.2						
07-04-2023	0370614648	2023-2024	2023-2024	0	1	0	0.25	0	0.5	0	0.5	0	0.2						
05-15-2024	0318416004	2024-2025	2024-2025	0	1	0	0.25	0	0.5	0	0.5	0	0.2						

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

Mutation Cases Not Found !!

List Of Case Status Details

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

रतन किशोर इ
डाटा इनरी ऑपरेंटर

कक्षा देखें

BACK

Aditya Thuyhurela

स्मृति कामल
लिपिक



Prohibited Data Search

Select District*

Ramgarh

Select Taluka*

Ramgarh

Select Village*

Muram Kala

+ Search

✖ Cancel

SRO - Ramgarh

Search: 332

District Name	Taluka Name	Village Name	Survey Number	Attribute Name	Entry Year	Data Enter By
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No matching records found

Showing 0 to 0 of 0 entries (filtered from 232 total entries)

Export To Excel

रतन किशोर झा
डाटा इनपुट ऑपरटर

स्मृति कामल
लिपिक

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23 October 2024, 12:26:05

42 : 10

Aditya Singh



Prohibited Data Search

Select District*

Ramgarh

Select Taluka*

Ramgarh

Select Village*

Muram Kala

+ Search

✖ Cancel

SRO - Ramgarh

Search: 338

District Name	Taluka Name	Village Name	Survey Number	Attribute Name	Entry Year	Data Enter By
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No matching records found

Showing 0 to 0 of 0 entries (filtered from 232 total entries)

Export To Excel

रतन किशोर झा
 डाटा इन्टीग्रिफर



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23 October 2024, 12:26:05

42 : 10



Prohibited Data Search

Select District*

Ramgarh

Select Taluka*

Ramgarh

Select Village*

Muram Kala

+ Search

✖ Cancel

SRO - Ramgarh

Search: 333

District Name	Taluka Name	Village Name	Survey Number	Attribute Name	Entry Year	Data Enter By
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No matching records found

Showing 0 to 0 of 0 entries (filtered from 232 total entries)

Export To Excel

रतन किशोर झा
 डाटा इन्ट्री ऑफिसर



स्मृति कमल
 लिपिक



National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development

100
INDIA
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Prohibited Data Search

Select District*

Ramgarh

Select Taluka*

Ramgarh

Select Village*

Muram Kala

+ Search

✖ Cancel

SRO - Ramgarh

Search: 334

District Name	Taluka Name	Village Name	Survey Number	Attribute Name	Entry Year	Data Enter By
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No matching records found

Showing 0 to 0 of 0 entries (filtered from 232 total entries)

Export To Excel

रतन किशोर झा
डाटा इन्ट्री ऑपरेंटर



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Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of Jharkhand

23 October 2024, 12:26:05

42 : 10

निबंधन कार्यालय में दस्तावेजों की जांच 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 हाली सर्वे नक्शा तथा इसके उपलब्ध होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित नजरी नक्शा जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3.	पंजी-II का वार्यूम संख्या तथा मूल संख्या का वर्णन	✓	
4.	मुद्रक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडम संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	✓

निबंधन कार्यालय का हस्ताक्षर
दिनांक 23/10/24
स्मृति कोमल

निबंधन पंजी अधिकारी का हस्ताक्षर
23.10.24
मनीजित प्रसाद



Pre Registration Docket

Date :- 23-10-2024 12:03 pm

Office Name :- SRO - Ramgarh
Token No:- 202400127701

Appointment :- 23-Oct-2024 Time:- 13:0

Article	Development Agreement
Pre Registration Date	08-Oct-2024
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 21,64,920.

Property Id: **1323182**

Valuation No. : 1818234 / 2024	:- 2024-2025	Date : 23-October-2024 10:50:AM
State : Jharkhand	District : Ramgarh	Tahsil : Ramgarh
Land Type : Urban	Corporation :	Village/City : Muram Kala
Muram Kala Word No - Other Road	-	
Khata Number - 4		
Plot Number - 338		
Volume Number - 13		
Page Number - 22		
Holding Number - 0300000188000M0		

Property Rates

Commercial Land (Y)

₹469070/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	14.50 Decimal
---	-----------	---------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.5 x 469070=6801515	₹68,01,515/-
A	Total		₹68,01,515/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹68,01,600/-
---------------------	--------------

Total Amount in Words : Sixty Eight Lakhs One Thousand Six Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS
Area	Land area : 14.50 Decimal
Other Description of the Property	Pin Code - 829122
Government/Market Value	6801515
Transaction Amount	-

Property Id: **1323184**

Valuation No. : 1818237 / 2024	:- 2024-2025	Date : 23-October-2024 10:51:AM	
State : Jharkhand	District : Ramgarh	Tahsil : Ramgarh	
Land Type : Urban	Corporation :	Village/City : Muram Kala	
Muram Kala Word No - Other Road	-		
Khata Number - 4			
Plot Number - 338			
Volume Number - 13			
Page Number - 23			
Holding Number - 0300000188000M0			
Property Rates			
Commercial Land (Y)			
₹469070/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	111 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 111 x 469070=52066770	₹5,20,66,770/-
A	Total		₹5,20,66,770/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,20,66,800/-
Total Amount in Words : Five Crore Twenty Lakhs Sixty Six Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS
Area	Land area : 111.00 Decimal
Other Description of the Property	Pin Code - 829122
Government/Market Value	52066770

Transaction Amount	-
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Property Id: **1323188**

Valuation No. : 1818240 / 2024	:- 2024-2025	Date : 23-October-2024 10:52:AM
State : Jharkhand	District : Ramgarh	Tahsil : Ramgarh
Land Type : Urban	Corporation :	Village/City : Muram Kala
Muram Kala Word No - Other Road	-	
Khata Number - 15		
Plot Number - 332		
Volume Number - 13		
Page Number - 24		
Holding Number - 0300000188000M0		

Property Rates	
Commercial Land (Y)	
₹469070/- Decimal	

Valuation Rule : Commercial land

Property Details	
1	Land area
9.50 Decimal	

Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.5 x 469070=4456165	₹44,56,165/-
A	Total		₹44,56,165/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹44,56,200/-
Total Amount in Words : Forty Four Lakhs Fifty Six Thousands Two Hundred Rupees Only.	

Land measurement, Sub Part and House No.	Property Boundaries East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS
Area	Land area : 9.50 Decimal
Other Description of the Property	Pin Code - 829122
Government/Market Value	4456165
Transaction Amount	-

Property Id: **1323484**

Valuation No. : 1818243 / 2024	:- 2024-2025	Date : 23-October-2024 10:53:AM
State : Jharkhand	District : Ramgarh	Tahsil : Ramgarh

Land Type : Urban		Corporation :		Village/City : Muram Kala	
Muram Kala Word No - Other Road				-	
Khata Number - 15					
Plot Number - 333					
Volume Number - 13					
Page Number - 24					
Holding Number - 0300000188000M0					
Property Rates					
Commercial Land (Y)					
₹469070/- Decimal					
Valuation Rule : Commercial land					
Property Details					
1		Land area		42.50 Decimal	
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 42.5 x 469070=19935475		₹1,99,35,475/-	
A	Total			₹1,99,35,475/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹1,99,35,500/-	
Total Amount in Words : One Crore Ninety Nine Lakhs Thirty Five Thousands Five Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS
	Area
Other Description of the Property	Land area : 42.50 Decimal
Government/Market Value	Pin Code - 829122
Transaction Amount	19935475
	-

Property Id: 1323487

Valuation No. : 1818245 / 2024		:- 2024-2025		Date : 23-October-2024 10:55:AM	
State : Jharkhand		District : Ramgarh		Tahsil : Ramgarh	
Land Type : Urban		Corporation :		Village/City : Muram Kala	
Muram Kala Word No - Other Road				-	
Khata Number - 15					
Plot Number - 334					
Volume Number - 13					
Page Number - 24					
Holding Number - 0300000188000M0					

Property Rates			
Commercial Land (Y)			
₹469070/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	1.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.5 x 469070=703605	₹7,03,605/-
A	Total		₹7,03,605/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹7,03,700/-
Total Amount in Words : Seven Lakh Three Thousand Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS
Area	Land area : 1.50 Decimal
Other Description of the Property	Pin Code - 829122
Government/Market Value	703605
Transaction Amount	-

Property Id: **1323488**

Valuation No. : 1818250 / 2024	:- 2024-2025	Date : 23-October-2024 10:56:AM
State : Jharkhand	District : Ramgarh	Tahsil : Ramgarh
Land Type : Urban	Corporation :	Village/City : Muram Kala
Muram Kala Word No - Other Road		-
Khata Number - 4		
Plot Number - 338		
Volume Number - 13		
Page Number - 25		
Holding Number - 0300000188000M0		
Property Rates		
Commercial Land (Y)		
₹469070/- Decimal		
Valuation Rule : Commercial land		
Property Details		
1	Land area	5.50 Decimal
Calculation Details		

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.5 x 469070=2579885	₹25,79,885/-
A	Total		₹25,79,885/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹25,79,900/-
Total Amount in Words : Twenty Five Lakhs Seventy Nine Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS
Area	Land area : 5.50 Decimal
Other Description of the Property	Pin Code - 829122
Government/Market Value	2579885
Transaction Amount	-

CLAIMANT	R G INFRA-Mr. SHASHI KANT BAJAJ, ,Father/Husband Name SHYAM KRISHNA BAJAJ., Party Category-Company / Colonizer , PAN No.- Date of Incorporation-26-May-2022,Permission Case No.- , Aadhaar No. *****5765, Country-INDIA, State Name- Jharkhand, District Name-RANCHI, City/Village/Town Name- BALAJEE GREENS APPARTMENT, Locality-VASANT BIHAR COLONY,Address - KANKE ROAD RANCHI, Pin Code-834008
EXECUTANTS	REACH MARKETING PRIVATE LIMITED-Mr. ADITYA JHUNJHUNWALA, ,Father/Husband Name ARUN JHUNJHUNWALA,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-26-May-1992,Permission Case No.- , Aadhaar No. *****1206, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-FLAT NO 202 NANDAN KANAN LAKE AVENUE, Locality-KANKE ROAD MORABADI,Address - KANKE ROAD MORABADI RANCHI, Pin Code-834008

Witness Information	Mr. DILIP KUMAR , Address - PARSOTIYA RAMGARH RAMGARH- , Father/Husband Name-DASRATH MAHTO
---------------------	---

Identifier Details	Mr. KAULESHWAR MAHTO , Address - UCHCHAKAHA KARMA RAMGARH-, Father/Husband Name-POKHALAL MAHTO
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
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Total		1,320
Fee Rule:Development Agreement		
1	A1	21,63,593
2	LL	5
3	PR	2
Total		21,63,600

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.

Aditya Singhania

Md. E. Haque

Deed Writer / Advocate

Sh. Lal. Bager

Vendee / Claimant

Vendor / Executant



Document Registration Summary 1

Date :- 23-Oct-2024

- Government/Market Value: ₹86543700/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1108846

Receipt Date : 23-10-2024

Presenter Name : -

On Date 23-10-2024 Presented at SRO - Ramgarh
Signature of Presenter

Aditya Thunghala
SRO - Ramgarh

PR

₹2

SP

₹1320

LL

₹85

A1

₹2163593

Stamp Duty

₹100

Total

₹2165100

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShashiKantBajaj	• GRN Number : 2404685528 • DEPT Transaction Id : 1bfad274710cbdfef053 • Transaction Type :	100
PR	2	2	0	GRAS	ShashiKantBajaj	• GRN Number : 2404680313 • DEPT Transaction Id : 5b861d821d616b676415 • Transaction Type :	2
SP	1320	1320	0	GRAS	ShashiKantBajaj	• GRN Number : 2404680313 • DEPT Transaction Id : 5b861d821d616b676415 • Transaction Type :	1320
A1	2163593	2163593	0	GRAS	ShashiKantBajaj	• GRN Number : 2404680313 • DEPT Transaction Id : 5b861d821d616b676415 • Transaction Type :	2163593
LL	5	85	-80	GRAS	ShashiKantBajaj	• GRN Number : 2404680313 • DEPT Transaction Id : 5b861d821d616b676415 • Transaction Type :	85

Sub Total	2164924	2165100	-176				
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Article : Development Agreement Number of Pages : 88 .

Signature of Operator
रतन विमल झा
डाटा इन्फो आफरदा

Signature of Head Clerk
स्मृति कामल

Signature of Registering Officer
मनोजित प्रसाद
23.10.24



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ramgarh

District Name :- Ramgarh

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400127701

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 2, SP :- Rs. 1320, A1 :- Rs. 2163593, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.6801515/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ramgarh , Tehsil :- Ramgarh , Village Name :- Muram Kala Location :- Other Road, Muram Kala Word No Property Boundaries :- East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS Khata Number - 4Plot Number - 338Volume Number - 13Page Number - 22Holding Number - 0300000188000M0 Area Of Land :- 14.50 Decimal
Property No.	2
Valuation Details	Value :- Rs.52066770/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ramgarh , Tehsil :- Ramgarh , Village Name :- Muram Kala Location :- Other Road, Muram Kala Word No Property Boundaries :- East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS Khata Number - 4Plot Number - 338Volume Number - 13Page Number - 23Holding Number - 0300000188000M0 Area Of Land :- 111.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.4456165/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ramgarh , Tehsil :- Ramgarh , Village Name :- Muram Kala Location :- Other Road, Muram Kala Word No Property Boundaries :- East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS Khata Number - 15Plot Number - 332Volume Number - 13Page Number - 24Holding Number - 0300000188000M0 Area Of Land :- 9.50 Decimal
Property No.	4
Valuation Details	Value :- Rs.19935475/- , Transaction Amount :- Rs.0/-

Property Details	District :- Ramgarh , Tehsil :- Ramgarh , Village Name :- Muram Kala Location :- Other Road, Muram Kala Word No Property Boundaries :- East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS Khata Number - 15Plot Number - 333Volume Number - 13Page Number - 24Holding Number - 0300000188000M0 Area Of Land :- 42.50 Decimal
Property No.	5
Valuation Details	Value :- Rs.703605/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ramgarh , Tehsil :- Ramgarh , Village Name :- Muram Kala Location :- Other Road, Muram Kala Word No Property Boundaries :- East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS Khata Number - 15Plot Number - 334Volume Number - 13Page Number - 24Holding Number - 0300000188000M0 Area Of Land :- 1.50 Decimal
Property No.	6
Valuation Details	Value :- Rs.2579885/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ramgarh , Tehsil :- Ramgarh , Village Name :- Muram Kala Location :- Other Road, Muram Kala Word No Property Boundaries :- East: RAMJI MAHTO AND OTHERS, West: GREEN VILLE APARTMENT AND APPROACH ROAD, South: PANCHWATI IVY APARTMENT, North: MAHAVIR MAHTO AND OTHERS Khata Number - 4Plot Number - 338Volume Number - 13Page Number - 25Holding Number - 0300000188000M0 Area Of Land :- 5.50 Decimal

Sh./Smt.**ADITYA JHUNJHUNWALA** s/o/d/o/w/o **ARUN JHUNJHUNWALA** has presented the document for registration in this office






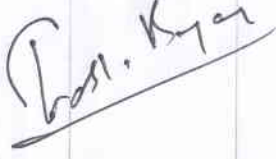
today dated :- **23-Oct-2024** Day :- **Wednesday** Time :- **16:30:48 PM**



ADITYA
JHUNJHUNWALA(Company / Colonizer)

Party Name	Document Type	Document Number
ADITYA JHUNJHUNWALA	PAN/UID	*****1206

Aditya Jhunjhunwala

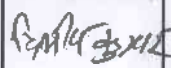
Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ADITYA JHUNJHUNWALA Address1 - KANKE ROAD MORABADI RANCHI, Address2 - KANKE ROAD MORABADI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Aditya Jhunjunwala Address:- flat no-202, nandan kanan lake avenue kanke road, , morabadi, , Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:			
2	SHASHI KANT BAJAJ Address1 - KANKE ROAD RANCHI, Address2 - VASANT BIHAR COLONY , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Shashi Kant Bajaj Address:- 403, Balajee Greens Apartment, , Basant Vihar Colony, Kanke Road, Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			

Identiffcation:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	KAULESHWAR MAHTO S/o-D/o POKHALAL MAHTO Address1 - UCHCHAKAHA KARMA RAMGARH, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

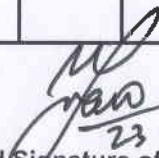
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DILIP KUMAR Address1 - PARSOTIYA RAMGARH RAMGARH, Address2 - ... Jharkhand			

Signature of Operator


किशोर झा
कृषि आपरेंटर

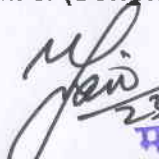
Above signature & thumb Impression are affixed in my presence.



Seal and Signature of Registering Officer

23.10.24
मनोजित प्रसाद

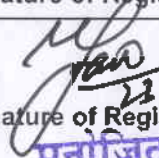
Above mentioned, (ADITYA JHUNJHUNWALA), has/have admitted the execution before me. He/ She/ They has / have been identified by (KAULESHWAR MAHTO) Son/Daughter/Wife of (POKHALAL MAHTO) resident of (UCHCHAKAHA KARMA RAMGARH) and by occupation (Cultivation).

Signature of Registering Officer


23.10.24
मनोजित प्रसाद

Date:- 23-Oct-2024



Seal and Signature of Registering Officer

23.10.24
मनोजित प्रसाद

Token No.: 202400127701

CERTIFICATE

Office of the SRO - Ramgarh

This Development Agreement was presented before the registering officer on date **23-Oct-2024** by **ADITYA JHUNJHUNWALA, S/O, D/O, W/O ARUN JHUNJHUNWALA** resident of KANKE ROAD MORABADI RANCHI, KANKE ROAD MORABADI.

This deed was registered as Document No:- **2024/RAM/2064/BK1/2034** in Book No :- **BK1**, Volume No :- 233 from Page No :- 139 to 226 at, office of **SRO - Ramgarh**

Date:- **23-Oct-2024**


23.10.24
Registering Officer

मनोजित प्रसाद