

8334

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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** 8e098e97e278b0fe4d72

**Receipt Date :** 21-Sep-2024 11:33:52 am

**Receipt Amount :** 50/-

**Amount In Words :** Fifty Rupees Only

**Token Number :** 202400117845

**Office Name :** SRO - Ranchi

**Document Type :** Development Agreement

**Payee Name :** Aaliya Construction Through Proprietor  
Shailesh Sudhanshu Topno ( Vendee )

**GRN Number :** 2404265382



--: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 क सं०..... के अधीन यथावत स्टाम्प  
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

रूपेश कुमार सिन्हा  
प्रभारी जिला अवर निबंधक, राँची निबंधन पदाधिकारी  
21/09/2024

Aaliya Construction

Shailesh

Proprietor

Signature of Shailesh Topno

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।

Development Agreement  
सम्पत्ति का मूल्य - .....

मुद्रांक - 50/- .....

21/9



ANUJ KUMAR  
Advocate  
Civil Court, Ranchi

Komm  
608 4287

21/9

प्राप्त पशुपालन वी भूमि घोखला  
एवं खाशमहल लीज वी  
में वर्णित प्लॉट एवं नाम दर्ज  
नहीं है।

21/9

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on '21<sup>th</sup> day of September, 2024 at Ranchi;

BY

(1) SHRI ANUJ KUMAR TIRU and (2) SHRI ANJAN TIRU both sons of Shri Late Prabhu Sahay Tiru, both Grandson of Late Silas Tiru, both by Caste Schedule Tribe (affected by C.N.T. Act, 1908), both by Occupation Service, both resident of Near Green Garden Apartment, Charles Nagar, Hesag, P.S. Jagarnathpur, District Ranchi State Jharkhand; [hereinafter collectively called the LAND OWNERS for the sake of brevity, which expression shall unless excluded or repugnant to the subject or context mean and include their legal heirs, successors, executors, legal representatives, administrators, and assigns] of the ONE PART;

UID-XXXX-XXXX-5461

MOB- 9546933088

PAN- AEEPT8621A

UID- XXXX-XXXX-6137

MOB- 6200556242

PAN- ANIPT5472C



प्राप्त भूअर्जन एवं वन भूमि की  
खुनी में प्लॉट नं० दर्ज नहीं है।

21/09/24

मैर नजद

खता 39 प्लॉट 930

का नितान किमा दर्ज नहीं पाया

21/9

Aaliya Construction

Shahib

Proprietor

Anjan Tiru

21/9/24

Anuj



ARUN KUMAR  
Advocate  
Civil Court, Ranchi

✓ Arun  
21/09/24



दिनांक 21/09/24 सभ्य 10/01  
रजिस्ट्रेशन अधिनियम 1903 धारा 32 के नियम 33  
श्री Anuj K. J. Tiary  
पिता श्री/स्व. Babhu Sahay Tiary  
निवास स्थान Itesaj Ranchi  
सेवा Service जो लेखक  
संस्थान के  
सुपरीम कोर्ट के अधीन  
लेखक के रूप में दायित्वों में से एक श्री  
के अधीन कार्य करने के पुरस्कार/अपकरण  
में कार्य निर्वहन का प्रमाण  
निवेदन के लिए प्रेषित किया



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निवेदन पदाधिकारी का उपसहस्र  
21/09/2024  
रूपेश कुमार सिन्हा  
प्रभारी जिला अवर निबंधक, राँची

AND

**AALIYA CONSTRUCTION** through its Proprietor **Mr. Shailesh Sudhanshu Topno**, son of Shri Susaran Enem Topno, Grandson of Late Sutugan Topno, by Caste Schedule Tribe (affected by C.N.T. Act, 1908), by Occupation Business, resident of Satyari toli, Solanki, Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand [hereinafter called **THE BUILDER/DEVELOPER** which expression shall unless excluded or repugnant to the subject or context mean and include his legal heirs, successors, executors, legal representatives, administrators, and assigns] of the **OTHER PART**;

UID: XXXX-XXXX-7740

PAN: AHWPT2138B

Mob. 9934590000

**WHEREAS** land under Khata No. 39, R.S. Plot No. 930, measuring an area 68 Decimal, situated at Village Hesag, P.S. Jagarnathpur, P.S. No. 247, District Ranchi, State Jharkhand is recorded in the Revisional Survey Khatiyani in the name of Bindeshari Bhagat son of Jadu Nath Bhagat.

**WHEREAS** Marcus Tiru Son of Late Trifumus Tiru acquired the land under Khata No. 39, R.S. Plot No. 930, measuring an area 68 Decimal and other Plots, situated at Village Hesag, P.S. Jagarnathpur, P.S. No. 247, District Ranchi, State Jharkhand vide Registered Deed No. 3194 in the year 1935 registered before the Sub Registrar Office Ranchi which is entered in Book No. 1, Volume No. 41, Page No. 84 to 85.

**AND WHEREAS** Marcus Tiru died leaving behind his daughter Rahil Tiru and two brothers (1) Silas Tiru and (2) Saint Paul Tiru as his legal heirs and Successor.

**AND WHEREAS** Silas Tiru died leaving behind his three Sons (1) Marshal Tiru, (2) Martin Tiru and (3) Prabhu Sahay Tiru as his legal heirs and successors.

**AND WHEREAS** Marshal Tiru also died leaving behind his wife Balan Tiru and his son Anupam Tiru as his legal heirs and successors.

**AND WHEREAS** Martin Tiru also died leaving behind his only son Ajay Arunabh Tiru as his legal heir and successor.

**AND WHEREAS** Prabhu Sahay Tiru also died leaving behind his two sons (1) Anuj Kumar Tiru and (2) Anjan Tiru as his legal heirs and successors.

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Proprietor

Ajay Tiru  
21/9/24

Ajay

AND WHEREAS Saint Paul Tiru also died leaving behind this two sons (1) Allen Tiru and (2) Sunil Kumar Tiru as his legal heir and successors.

AND WHEREAS the all the legal Heirs of Late Marcus Tiru namely (1) Anuj Kumar Tiru and (2) Anjan Tiru both Sons of Late Prabhu Sahay Tiru as First Party, Sunil Kumar Tiru Son of Late Saint Paul Tiru as Second Party, Miss Rahil Tiru daughter of Late Marcus Tiru as Third Party, Anupam Tiru Son of Late Marshal Tiru as Fourth Party, Allen Tiru Son of Late Saint Paul Tiru as Fifth Party, Ajay Arunav Tiru as Sixth Party and Bilan Tiru wife of Late Marshal Tiru as Seventh Party amicably partitioned their inherited land amongst themselves vide Memorandum of Partition dated 13.05.1999 wherein the land under Khata No. 39, R.S. Plot No. 930 marked as Sub Plot No. 1 measuring an are 20 Dismil and R.S. Plot No. 1009 marked as Sub Plot No. 10 measuring an are 20 Dismil, total area 40 Dismil, situated at Village Hesag, P.S. Jagarnathpur, P.S. No. 247, District Ranchi, State Jharkhand jointly came in the share of (1) Shri Anjan Tiru and (2) Anuj Kumar Tiru.

WHEREAS (1) Shri Anjan Tiru and (2) Anuj Kumar Tiru (Landowners) jointly got their name mutated in the Circle Office Namkum, Ranchi vide Mutation Case No. 3675R27/2011-12 and started paying rent to the State. Their names are entered in online register II in Volume No. 28 and Page No. 373. Rent Receipt No. 0118275643 dated 25.04.2024 stands issued in their names. They have also got their name mutated in the Ranchi Municipal Corporation, Ranchi and have been allotted Holding No. 0540009836000Z0 within Old Ward No. 54 and New Ward No. 52.

AND WHEREAS the Land OWNERS have agreed to the Second Party's proposal on the terms and conditions mentioned herein below:

1. That the Second Party will develop and construct Multi Storied Residential Building named "SILAS RESIDENCY" on Schedule-A land as per plan prepared by the Second Party and approved by Ranchi Municipal Corporation, Ranchi vide B.C. Case No. RMC/BP/0560/W52/2024 dated 01.08.2024. All the obligatory actions will be completed by Second Party in respect of development, construction and transfer of proportionate share of land, flats and Residential space. The First Party will not bear any cost or changes for the above-mentioned jobs.

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Proprietor

Anjan Tiru  
21/9/24

Aaliya

**NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS  
HEREBY AGREED BY AND BETWEEN THE LAND OWNER AND THE  
DEVELOPER AS FOLLOWS :**

**ARTICLE- 1 : DEFINITION**

- 1.1 LAND OWNERS shall mean (1) Shri Anuj Kumar Tiru and (2) Shri Anjan Tiru both son of Shri Prabhu Sahay Tiru, owners of the landed property mentioned in Schedule-A below and their all-executors administrators, representatives, heirs, successors in interest.
- 1.2 LAND PROPERTY shall mean all that piece and parcel of land comprised within Revisional Survey land under Khata No.39, R.S. Plot No. 930, Measuring an area 20 Decimal, situated at Village Hesag, P.S. Jagarnathpur, P.S. No. 247, District Ranchi, State Jharkhand, Jharkhand Pradesh more fully described in the First Schedule.
- 1.3 BUILDING shall mean the building is Residential to be constructed on the landed property in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation, Ranchi, or any other competent authority which shall be authorized to sanction the map of the building.
- 1.4 FLATS shall mean a covered space of uses by Residential purpose etc.
- 1.5 PARKING SPACE shall mean any place in covered area reserved or parking of Motor Car/Two Wheelers.
- 1.6 COMMON FACILITES shall mean Corridors, Stairways, Passage ways, Lifts, Drive ways, Common lavatories, Pump Room, Over Head Tank, Water Pumps, Motor and other common amenities. facilities etc.
- 1.7 LAND OWNERS' ALLOCATION shall mean 35% (Thirty Five Percent) of the total constructed Residential area together with the right over the common amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the roofs 35% area which will be applicable and enforceable under the law shall be that of the Land Owner's share (35% Share of entire Land Owners' Allocation will be equally divide between both the Land Owners i.e. (1) Shri Anuj Kumar Tiru

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Shrikh

Proprietor

Anjan Tiru  
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and (2) Shri Anjan Tiru both son of Shri Prabhu Sahay Tiru, each having 17.5% share. The same is shown in form of flats in Schedule II.

- 1.8 BUILDER'S ALLOCATION shall mean sale proceeds from 65% (Sixty Five Percent) of the total constructed Residential area together with the right over the common facilities and amenities including the right to the user thereof and also the parking space in the same ratio, roof right of the entire roof's 65% area which will be applicable and enforceable under the law shall be that of the Builder's share. The same is shown in form of flats in Schedule II.
- 1.9 CARPET AREA shall mean the net usable floor area of flat/flats excluding the areas covered by the external walls the common areas and, exclusive of any balcony/varandah/open terrace areas attached to the flat/flats but including the area covered by the internal partition walls of the flat/flats.
- 1.10 OPEN BALCONY AREA/OPEN TERRACE shall mean the area covered in Balcony or open Terrace attached to a flat/flats.
- 1.11 SUPER BUILT-UP AREA shall mean the area of the flat/flats which include the Carpet area, open Balcony/Terrace area, external walls of the flat/flats and the proportionate area the common area.
- 1.12 The constructed multistoried building shall be named as, "SILAS RESIDENCY"

#### ARTICLE-II : COMMENCEMENT

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

#### ARTICLE-III : THE SHCHEME

The Scheme as formulated by the BUILDERS and agreed by the LAND OWNERS provides as follows:-

1. That the LAND OWNERS will deliver the physical possession of land described in First Schedule to the BUILDERS for the starting of the construction work only after the execution of this Development Agreement.

The BUILDERS will construct a Residential multistoried building over the said land at their own cost and resources, and the allocation/share of BUILDERS and LAND OWNERS will be allotted as per the specification of percentage given above. The share of the BUILDERS and LAND OWNERS in the said proposed multistoried building has been more fully described and detailed below in the Second Schedule.

2. That prior to handing over the possession of land to the BUILDERS, any arrear of revenue and charges with respect to land and facilities available, shall be paid alone by the LAND OWNERS.
3. That as the parties have agreed that the BUILDERS shall has prepared the Building Plan with the consent of LAND OWNERS and got the same sanctioned from RMC. All the cost so incurred in sanction of map and registration of JHARERA shall be borne and paid by the BUILDER.
4. That LAND OWNERS shall deliver the actual physical possession of the said landed property and Xerox Copies of all documents regarding the land to the BUILDERS at the time of execution of this Development Agreement. The LAND OWNERS have authorized for doing and performing the following acts, deed and things to the BUILDERS.
5. That the BUILDER shall now manage, supervise and look after the said landed property which is given in the schedule.
7. That the BUILDER shall have also the right and authority to enter into any agreement for sale of the portion of their share of the proposed building or unit along with the joint impartibly undivided share of land in respect of the BUILDIER'S share and to receive any amount of advance from the Prospective Purchaser and to grant receipt for the same, The LAND OWNERS will execute a registered Development Agreement in favor of the Builder in respect of their shares.
10. That the BUILDER shall have the right and authority to engage labours, masons, and contractors for construction of the said proposed Multistoried Building and to construct the said building as per the sanctioned Map. All the liabilities in the construction of the multistoried building shall be of the

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Proprietor

Arjun Singh  
21/9/24



BUILDER alone, the LAND OWNERS shall not be liable and responsible for the same.

13. That the BUILDERS shall have also the right and authority to appear before any authority or court and they shall have the right and authority to represent the LAND OWNERS. The BUILDERS shall also have the right to sign and deal the legal matters and to receive any summon or notice in the name of LAND OWNERS and comply on the behalf of the LAND OWNERS. The BUILDER is also authorized to appoint Lawyer/Advocate on behalf of the LAND OWNERS for betterment of the said project and protect the interest of the LAND OWNERS.
14. That the BUILDER shall comply all the necessary requirements and compliances under the various Labour Laws, Minimum Wages Act and other provisions which are necessary in connection with the construction of the said building works. The BUILDER shall use all precautionary and safety measures during the construction period of the building and if any claim is made under the Workmen's Compensation Act or Accident claim, the same shall be the responsibility of the BUILDER. All royalties, taxes or any other payments in connection with the building materials purchase shall be the liability of the BUILDER.
15. That the BUILDER shall develop the said land and shall construct Multistoried Buildings as per the plan sanctioned by the R.M.C., Ranchi or any other authority as required at their own cost and shall sell their allocation of Flat/Flats to the different Prospective Purchasers so as to realize cost of construction and development cost of the demised premises.
16. The BUILDER shall install and maintain for the benefits of the occupants of the proposed building, deep tube well, overhead storage tanks, public water supply connections, pump sets for lifting water to the storage tanks.
17. The BUILDER assures that the entire structure shall be constructed and completed as per the Law of Building Byelaws, Sanction map, specification mentioned in the Third Schedule and in good substantial and workmanlike manner using the best material suitable for the purpose.

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18. That LAND OWNERS shall execute the sale deed or deeds in favor of the intending Purchaser/s of the building nominated by the DEVELOPER as and when required to do so and as requested by the Developer. The cost of registration and transfer of sale deed or deeds shall be borne by the BUILDERS and their Intending Purchaser/s.
19. That it is further agreed between the parties that if the LAND OWNERS will retain their part of share in form of the Flat/Flats, they shall pay Municipal taxes for the such part as well as the maintenance charges etc., of the Flat/Flats from the date of delivery of possession. That the BUILDER will form maintenance committee/society after completion of the building and the Land Owners should assist for the same. The LAND OWNERS shall pay all proportionate maintenance charges in respect of the newly constructed building of their retained Flat/Flats to maintenance committee which is to be formed by the Flat/Flats owners or residents of the Flat/Flats.
20. That all the responsibility arising out of constructing the proposed building shall be on the shoulders of the BUILDER exclusively and any responsibility regarding title of the land shall be the responsibility of the LAND OWNERS exclusively.
21. That the LAND OWNERS shall duly answer all requests and objections as to the title of the properties as may be made from time to time by the BUILDER and shall also make out a good and perfect title hereto, the reasonable satisfaction of the BUILDER free from all encumbrances, liens or charges. The LAND OWNERS also assures the BUILDER that if any disputes arise regarding the title of the said property it will be the sole responsibility of the LAND OWNERS to solve the problem on their own cost and the construction will not be interfered any manner.
22. That the BUILDER has inspected and verified the all relevant documents of First schedule land and satisfied themselves regarding the right title and interest of the LAND OWNERS.
23. That it is agreed upon by both the parties that additional clauses can be added in future with the mutual consent of both the parties and will be formed as the part of this agreement.

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26. That upon competition of the Building, the Developer shall hand over the possession of the Flat to its Intending Purchaser and Landowners, simultaneously.
27. That the DEVELOPER shall be entitled to execute agreement to sale with respect to its share to intending purchaser and any liability of the Developer with respect to intending Purchaser shall be borne by Developer. The Developer shall be entitled to raise loan with respect to sale of flats to Intending Purchasers as far as Developer's share is concerned. The landowners shall have no objection whatsoever, in this regard.
28. The Landowners can inspect the building under construction and it shall be duty of the Developer to provide proper reply to the queries through its Qualified technical person. However, such inspection can be done by providing prior notice to the Developer.
28. That the DEVELOPER shall pay a sum of Rs. 44,44,100/- (Rupees Forty Four Lakh Forty Four Thousand One Hundred) only to the Landowners which shall be adjustable at the rate of Rs. 1900 per Sq.ft.

#### **ARTICLE – IV : FORCE MAJEURE**

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure and such obligation shall remain suspended throughout the duration of the force majeure. In this regard, force majeure shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, lockout, lockdown and/or any notice from Ranchi Municipal Corporation or any other statutory body or any prohibitory order of Court restraining the construction in general and/or changes in any building by-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.

#### **ARTICLE – V: RENTS & TAXES:-**

1. Till the completion of the project, the BUILDER shall be liable to pay all taxes and out goings, if any for the "The Said Property" from the date of the agreement or BUILDER entering into vacant possession, thereafter the

LAND OWNERS, Purchasers of Flat/Flats with or without car parking area in the new buildings, shall pay/bear the same in proportion to the area held by theme after the date of actual delivery of possession of the Flat/Flats.

2. Any Indirect Taxes, including Goods and Services Tax, shall be collected and/or paid by the party responsible, to the credit of Government in the manner and rates applicable as per the provisions of Law for the time being in force due to execution of this agreement including taxes on the share of LAND OWNER'S Area/Transfer of Development Rights/Construction service provided to the Landowner.

#### **ARTICLE – VI : SERVICE & CHARGES**

1. From the date of their taking possession of their allocated area (retain part of their share) in the New Building the LAND OWNERS will be liable to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the New Building to the maintenance committee so formulated or constructed in this regard.
2. That any type of Tax or duties or cess levied or to be levied in future (during the period of construction of Building) shall be borne by the respective parties in the proportion to their allocation..

#### **ARTICLE – VII : SCHEDULE FOR MANAGEMENT**

1. That on the completion of the said building BUILDER shall from an association of Flat Owner's which shall repair and maintain the building and land property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all this accounts or any other account relating to the said land property and the building shall be payable by all the Unit/Flat Owners and unsold flats from builders share should be paid by builder himself. The Unit/Flat Owner's Association shall be apex body relating to interest of all the Unit/Flat Owners and shall work for the peaceful living of all its members.

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Shahid

Proprietor

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21/11/2017



## ARTICLE – VII : LEGAL PROCEDURE

1. LAND OWNERS do hereby execute a Registered Development Agreement in favor of the BUILDER, demarcating the LAND OWNER'S share as well as BUILDER'S share, through which the BUILDER Shall execute sale agreement in favour of the Associated Parties/Intending Purchaser/s and receive advance for upcoming constructed Flat/Flats and Amenities as far as far as they are related to Builder's share. However, the sale deed in favour of intending purchaser(s) shall be executed only after obtaining permission under Section 46 of the CNT Act.
2. The any dispute or difference between the parties arising out of the meaning constitute or impart of this agreement or the right and liabilities hereunder shall be referred to the Arbitration of two independent Arbitrators one to be appointed by the LAND OWNERS and other by the BUILDER who shall appoint an umpire at the commencement of the reference, and award of the arbitrator/umpire shall be final and conclusive specially as between the parties and this clause shall be deemed to be the submissions within the meaning of the Arbitration and Conciliation Act. 1996 and its statutory modification thereof from time to time. In the event of breach of this Development Agreement and or Abuse/misuse, either by the BUILDER or the LAND OWNERS, the defaulting party will be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.
2. That the LAND OWNERS assure the BUILDER that they have perfect right, title and possession over the First Schedule landed property. If any defect is found in title and possession the LAND OWNERS shall be responsible for the same.
3. That if any additional construction is permitted by Competent Authority on the land under Development, then in that case the construction shall be made by the Developer on the same terms and conditions as mentioned in this Development Agreement.
4. That this Development Agreement is hereby executed under Section 5 (1) of Jharkhand Apartment (Flat) Ownership Act 2011 between Landowners and Developer. Both the parties hereby bind themselves to accept the terms

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Proprietor

Ajaya Singh  
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Ajaya Singh

and conditions of this development agreement.

5. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

**THE FIRST SCHEDULE-"A"**

All that piece and parcel of the land under Khata No. 39, R.S. Plot No. 930, Sub Plot No. 930/Part measuring an area 20 Decimal, situated at Village Hesag, P.S. Jagarnathpur, P.S. No. 247, District Ranchi, State Jharkhand, having purchased right which bounded and butted as follows:-

**Boundary of Land**

North : R.S. Plot No. 927  
South : R.S. Plot No. 1006  
East : R.S. Plot No. 931  
West : 20 Feet Wide Road

**SECOND SCHEDULE**

LAND OWNERS, allocation shall be 35% (Thirty Five Percent) of the total constructed Super Built-up/Carpet/ Residential and Common Area along with the parking space in same ratio of the said building named as "SILAS RESIDENCY". Apart from the above the LAND OWNERS shall be entitled to proportionate undivided share in the land mentioned in First Schedule to this agreement and shall also be entitled to common facilities and amenities. The 35% (Thirty Five Percent) of the roof right over the upper most floor of the Residential multistoried buildings shall be of the LAND OWNERS.

In Residential Building total sanctioned Super Built-up area 23384 Sq. Ft. of 35% (i.e 8185 Sq. Ft. has come under landowner's shares)

**FLATS UNDER LANDOWNERS' SHARE**

SL No.	Flat No.	Floor	Carpet Area (in Sq. Ft.) more or less	Super Built-up Area (in Sq. Ft.) more or less
1.	101	First	955	1379

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2.	102	First	963	1518
3.	103	First	972	1490
4.	104	First	919	1459
Total Area			5846 Sq. Ft.	

In addition to above, the landowner shall be entitled to receive a sum of Rs. Rs. 44,44,100/- (Forty Four Lakh Forty Four Thousand One Hundred only) from the DEVELOPER against remaining area 2339 Sq. Ft. falling under Landowner's share which is calculated at the rate of Rs.1900/Sq.ft. The landowner shall also be entitled to corresponding Car Parking Space, proportionate share of land and common facilities and amenities in the said building named as "SILAS RESIDENCY."

**BUILDER/DEVELOPER'S SHARE**

The Builder shall be entitled to the sale proceeds of the following flats, corresponding Car Parking Space, proportionate share of land, roof right and common facilities and amenities of in the said building named as "SILAS RESIDENCY."

SL No.	Flat No.	Floor	Carpet Area (in Sq. Ft.) more or less	Super Built-up Area (in Sq. Ft.) more or less
1.	201	Second	955	1379
2.	202	Second	963	1518
3.	203	Second	972	1490
4.	204	Second	919	1459
5.	301	Third	955	1379
6.	302	Third	963	1518
7.	303	Third	972	1490
8.	304	Third	919	1459

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Ajay  
2/19/24

Ajay

9.	401	Fourth	955	1379
10.	402	Fourth	963	1518
11.	403	Fourth	972	1490
12.	404	Fourth	919	1459

### THIRD SCHEDULE

#### SPECIFICATIONS & ATTRACTIONS

Structure	Frame	R.C.C. Frame Structure
	Steel	Fe 500D TMT (Jindal/TATA)
	Cement	Branded P.S.C. Cement (Dalmia /Nuvoco/Ultratech/Ready Mix Concrete M-20 Grade)
	Bricks	AAC Blocks
Door	Doors	Wooden Door frame with 35 mm flush Door
	Windows	UPVC Sliding windows
Flooring	Internal	Double charged vitrified tiles (RAK, JOHNSON) 2x2
Toilets	Floor	Anti Skid Floor Tiles
	Walls Tiles	Designer Ceramic Tiles upto 7' Height
Toilets	Sanitary ware	Grohe/Jaguar/Hindware or equivalent
	CP Fittings	Grohe/Jaguar/Hindware or equivalent
	Water Line	Hot & Cooled Water Supply with CPVC Pipe line in all Toilet Make (Finolex, Supreme, Astral)
Electrification		Concealed Copper electrical wiring with sufficient light point and powerpoint, Modular Switches/ Wires.
Wall Finish	Internal	Plaster of Paris Finish / Putty
	External	Texture/Weatherproof Paint/Glass/Cladding

Aaliya Construction

Shailoh

Proprietor

Ajay Singh  
21/9/24

Aaliya

	Railings	SS Railing of 304 Grade Jindal Make or equivalent
--	----------	---

**Common Facilities**

Generator	Sound proof (Soundless) Genset common areas, Passage area, lift & parking
Water	24 hour water supply through overhead tank from deep tube well boring.
Security	CC TV cameras covering common areas at Ground floor
Lift	Full Automatic Lift of Otis or equivalent with ARD
Fire Fighting	As per Norms
Rain Water Harvesting	As per Norms
Vastu Compliance	Best Possible as per Architect

IN WITNESSES whereof the LAND OWNER and the DEVELOPER have put their respective signature on this \_\_\_<sup>th</sup> day of September, 2024 at Ranchi after fully understanding the contents.

**WITNESSES:**

1. *Savitri K. Kuyur*  
S/o J. Kuyur  
Buddh Vihar Argora  
Ranchi.

**Signature of the LAND OWNER :**

1. *Asing*
2. *Arjan Jim*  
21/9/24 .

**Aaliya Construction**

*Shaikh*  
21/9/24  
**Proprietor**

Signature of the **DEVELOPER**

2. *[Signature]* **SUMIT KUMAR**  
S/o Alok kumar  
Hatia Rly Market,  
Ranchi

Finger Impression of left Hand, Photograph & Signature of the  
DEVELOPER/BUILDER

Aaliya Construction

Shakti  
21/9/24 Proprietor



ARUN KUMAR  
Advocate  
Civil Court, Ranchi

Little	Ring	Middle	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

AKM  
21/9

Drafted by:-

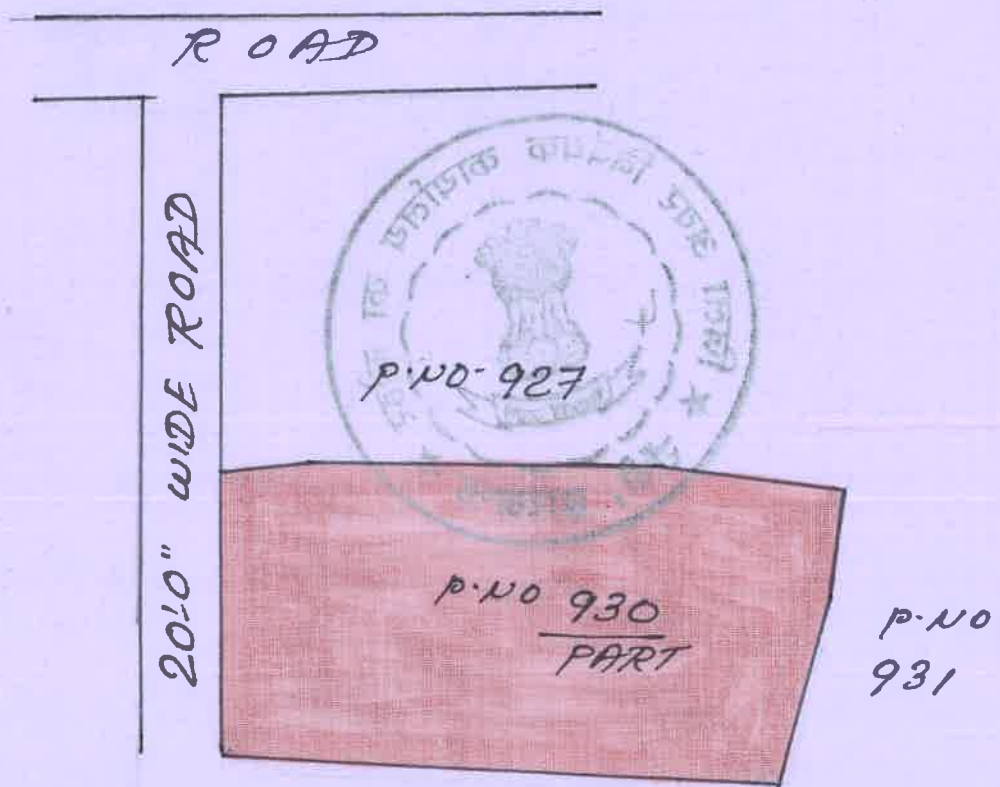
CENO. 1543/02

Arjun Singh  
21/9/24

Arjun



VILLAGE- HESAGI  
THANA- JAGIARNATHPUR  
THANA NO- 247. DIST-RANCHI  
R'S PLOT NO- 930  
SUB PLOT NO- 930/PART  
SHOWN IN RED WASH  
AREA  
A-DEC  
0-20



Ajay Singh  
21/9/24

P. NO 1006  
Aaliya Construction  
Shailsh  
Proprietor  
21/9/24



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 21, 2024

## पंजी II प्रति

भाग वर्तमान	28	पृष्ठ संख्या	373										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	हेसाग	होलिग संख्या	39	तौजी संख्या	0	थाना नम्बर	247	खाता का प्रकार	---				
अंजन तिडू, अनुज कुमार तिडू, पिता-स्व. प्रभुसहाय तिडू, जाति- -----													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार							लगान	सेस		
39	930	0 ए 20 डि 0 हे	दाखिल खारिज वाद संख्या 3675 R 27/2011-12 के अनुसार दर्ज किया गया पेज नम्बर 159/19 से आया डीड नं बटवारा							10	14.5		
	कुल परिमान	0 ए 20 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
05/03/2006	2175003	2011	2012	0	10	0	2.5	0	5	0	5	0	2
02-24-2022	0166133883	2012-2013	2021-2022	90	10	22.5	2.5	45	5	45	5	18	2
04-02-2022	0494683275	2022-2023	2022-2023	0	10	0	2.5	0	5	0	5	0	2
05-10-2023	0564793576	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2
04-25-2024	0118275643	2024-2025	2024-2025	0	10	0	2.5	0	5	0	5	0	2

## List Of Case Status Details

नया टेबल



BACK

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

ऑनलाइन जाँचा

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 373  
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 28  
 वो सकुनत नम्बर। Receipt No. : 0118275643

नामकुम   हेसाग   247   अंजन तिडू, अनुज कुमार तिडू		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
39	930	0 एकड़ 20 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावली)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मीजान अदायकारी					24.50	

(१) मीजान कुल (लपजों में) : **Twenty Four Rupees and Fifty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **24.50**तारीख अमला तहसील कुनिन्दा : **25-04-2024**

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



ऑनलाइन जाँचा

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : **CNT01141269420240607** Date : **2024-06-01**  
Ward No : **54**  
Department / Section : Revenue Section New Ward No : **52**  
Account Description : Holding Tax & Others Application No **SAF/01/054/05598**  
New Holding No : **054000983600020**

Received From Mr / Mrs / Miss. : **ANJAN TIRU S/O PRABHU SAHAY TIRU, ANUJ KUMAR TIRU S/O PRABHU SAHAY TIRU**

Address : **KHATA NO 39 PLOT NO 930 GREEN GARDEN APARTMENT ROAD HESAG RANCHI**

A Sum of Rs. : **23979.00**

(in words) :

**Twenty Three Thousands Nine Hundred And Seventy Nine Rupees Only**

towards : **Holding Tax & Others** Vide : **CASH**

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

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2016-2017	4	2024-2025	17010.00
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	5151.60
				Rebat From Jsk/Online Payment	182.25
				<b>Total Amount</b>	<b>23979.00</b>
				<b>Round Off Amount</b>	<b>-0.35</b>
				<b>Total Paid Amount</b>	<b>23979.00</b>



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

**CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TEANCIES IN ESTATES IN GOVERNMENT**

District: Meerut Sub-Division: Meerut Circle/Anchal: Meerut Taluza Number: 8 Halka: IV

Mutation cash number in Register 27	Village	Name of State	Thana and Thana number	Number of tenancy to which the mutation relate	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange succession or person	Full details of exchanges affected by mutation	Date of correction of the Halka Register by the Karamchari	Remarks
3675	R-7/11-12 हलाल		मालगुजारी 247	152 XIX	30/3/19 1/11/19 95/11/19	उत्तरा	रजत सिंघ के शरीफ कुमार सिंघ (पुत्र) के पुत्र शरीफ सिंघ के शरीफ शान्त सोरनपुर सिंघ शंकी के शरीफ श्री-शान्तपुर स्वीकृत किया गया।	9/7/19	10
					मालगुजारी उत्तरा 39 930		उत्तरा उत्तरा 10/80		
					(उत्तरा उत्तरा (उत्तरा))				

Memo No. IV

Date

Forwarded to the Karamchari Halka No. IV for information any necessary action

Circle Officer/Anchal  
Circle Anchal/Adhikari

स महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों स जिन पर कि सर्टिफिकेट जारी नही) AN



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) अंचलधिकारी द्वारा प्रमाणित पंजी II- अथवा		
	(ii) भु-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलधिकारी 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 वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्राक 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)		

21/05/24  
**Poonam Tiwari**  
 जांच अधिकारी का हस्ताक्षर  
 तिथि सहित



&  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित

रूपेश कुमार सिन्हा  
 प्रभारी जिला अवर निबंधक, राँची



## Pre Registration Docket

Date :- 21-09-2024 02:17 pm

Office Name :- SRO - Ranchi

Token No:- 202400117845

Appointment :- 21-Sep-2024 Time:- 11:18

Article	Development Agreement
Pre Registration Date	20-Sep-2024
No. Of Pages	33
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,10,359.

Property Id: **1310068**

<b>Valuation No. :</b> 1789236 / 2024		<b>:-</b> 2024-2025	<b>Date :</b> 20-September-2024 18:48 PM
<b>State :</b> Jharkhand	<b>District :</b> Ranchi		<b>Tahsil :</b> Namkum
<b>Land Type :</b> Urban	<b>Corporation :</b> Ranchi Municipal Corporation Hesag		<b>Village/City :</b> Hesag
<b>Hesag Word No 52 - Other Road</b>			-
<b>Khata Number - 39</b>			
<b>Plot Number - 930</b>			
<b>Volume Number - 28</b>			
<b>Page Number - 373</b>			
<b>Holding Number - 0540009836000Z0</b>			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹608428/- Decimal			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
1	Land area	20 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 20 x 608428=12168560	₹1,21,68,560/-
A	Total		₹1,21,68,560/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹1,21,68,600/-
<b>Total Amount in Words : One Crore Twenty One Lakhs Sixty Eight Thousands Six Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: R.S. Plot No. 931, West: 20 Feet Wide Road, South: R.S. Plot No. 1006, North: R.S. Plot No. 927
Area	Land area : 20.00 Decimal
Other Description of the Property	Pin Code - 834003, Flat Number/Commercial Space Number - NA, Building Name - NA
Government/Market Value	12168560
Transaction Amount	12168600

CLAIMANT	<b>Aaliya Construction-Mr. Aaliya Construction Through Proprietor Shailesh Sudhanshu Topno, ,Father/Husband Name</b> Susaran Enem Topno., <b>Party Category</b> -Proprietorship , <b>PAN No.-</b> <b>Date Of Birth</b> -25-Jan-1977, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****7740, <b>Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Hatia, <b>Locality</b> -Hatia, <b>Address</b> - Satyari toli, Solanki, Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand, <b>Pin Code</b> -834003
EXECUTANTS	<b>-Mr. Anuj Kumar Tiru, ,Father/Husband Name</b> Late Prabhu Sahay Tiru., <b>Party Category</b> -Individual , <b>PAN No.-</b> <b>Date Of Birth</b> -15-Oct-1974, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****5461, <b>Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Hesag, <b>Locality</b> -Hesag, <b>Address</b> - Near Green Garden Apartment, Charles Nagar, Hesag, P.S. Jagarnathpur, District Ranchi State Jharkhand, <b>Pin Code</b> -834003
	<b>-Mr. Anjan Tiru, ,Father/Husband Name</b> Late Prabhu Sahay Tiru., <b>Party Category</b> -Individual , <b>PAN No.-</b> <b>Date Of Birth</b> -24-Jun-1975, <b>Permission Case No.-</b> , <b>Aadhaar No.</b> *****6137, <b>Country</b> -India, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -Hesag, <b>Locality</b> -Hesag, <b>Address</b> - Near Green Garden Apartment, Charles Nagar, Hesag, P.S. Jagarnathpur, District Ranchi State Jharkhand, <b>Pin Code</b> -834003

Witness Information	<b>Mr. Salil Kumar Kujur , Address</b> - Behind Saint Nirankari Sasang Bhawan, Arogoa, Doranda Ranchi Jharkhand-, <b>Father/Husband Name</b> -James Kujur
---------------------	---

Identifier Details	<b>Mr. Salil Kumar Kujur , Address</b> - Behind Saint Nirankari, Satsang Bhawan Argora Doranda Ranchi Jharkhand-, <b>Father/Husband Name</b> -James Kujur
--------------------	---

<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	990
<b>Total</b>		<b>990</b>
<b>Fee Rule:Development Agreement</b>		

1	A1	3,04,215
2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
<b>Total</b>		<b>3,09,369</b>

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**

**Aaliya Construction**

*Shailab*

**Proprietor**

**Vendee / Claimant**




**Vendor / Executant**



N

Document Registration Summary 1

Date :-21-Sep-2024

- Government/Market Value: ₹12168600/-
- Transaction Amount: ₹12168600 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 1093598

Receipt Date : 21-09-2024

Presenter Name: - Anuj Kumar Tiru

PR	₹1
SP	₹990
I fee	₹5000
M(b) Fee	₹150
LL	₹13
A1	₹304215
Stamp Duty	₹50

On Date 21-09-2024 Presented at SRO - Ranchi  
Signature of Presenter

*[Signature]*  
SRO - Ranchi

Total ₹310419

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	AaliyaConstructionThroughProprietorShaileshSudhanshuTopno	GRN Number : 2404265382 DEPT Transaction Id : 8e098e97e278b0fe4d72 Transaction Type :	50
PR	1	1	0	GRAS	AaliyaConstructionThroughProprietorShaileshSudhanshuTopno	GRN Number : 2404266115 DEPT Transaction Id : 99c9efaf31fa251a4fbd Transaction Type :	1
SP	990	990	0	GRAS	AaliyaConstructionThroughProprietorShaileshSudhanshuTopno	GRN Number : 2404266115 DEPT Transaction Id : 99c9efaf31fa251a4fbd Transaction Type :	990
I fee	5000	5000	0	GRAS	AaliyaConstructionThroughProprietorShaileshSudhanshuTopno	GRN Number : 2404266115 DEPT Transaction Id : 99c9efaf31fa251a4fbd Transaction Type :	5000

M(b) Fee	150	150	0	GRAS	AaliyaConstructionThroughProprietorShaileshSudhanshuTopno	GRN Number : 2404266115 DEPT Transaction Id : 99c9efaf31fa251a4fbd Transaction Type :	150
A1	304215	304215	0	GRAS	AaliyaConstructionThroughProprietorShaileshSudhanshuTopno	GRN Number : 2404266115 DEPT Transaction Id : 99c9efaf31fa251a4fbd Transaction Type :	304215
LL	3	13	-10	GRAS	AaliyaConstructionThroughProprietorShaileshSudhanshuTopno	GRN Number : 2404266115 DEPT Transaction Id : 99c9efaf31fa251a4fbd Transaction Type :	13
Sub Total	310363	310419	-56				

Article : Development Agreement Number of Pages : 66

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

रूपेश कुमार सिन्हा  
प्रभारी जिला अवर निबंधक, राँची





**OFFICE OF THE SUB REGISTRAR**

**Office Name :- SRO - Ranchi**

**District Name :- Ranchi**

**State Name :- Jharkhand**

**Deed Endorsement**

Token No :- **202400117845**

<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	66
<b>Fee Details</b>	<b>Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 990, I fee :- Rs. 5000, M(b) Fcc :- Rs. 150, A1 :- Rs. 304215, LL :- Rs. 3,</b>
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value :- Rs.12168560/- ,Transaction Amount :- Rs.12168600/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Namkum , Village Name :- Hesag Location :- Other Road, Hesag Word No 52 Property Boundaries :- East: R.S. Plot No. 931, West: 20 Feet Wide Road, South: R.S. Plot No. 1006, North: R.S. Plot No. 927 Khata Number - 39Plot Number - 930Volume Number - 28Page Number - 373Holding Number - 0540009836000Z0 Area Of Land :- 20.00 Decimal</b>







Sh./Smt.**Anuj Kumar Tiru s/o/d/o/w/o Late Prabhu Sahay Tiru** has presented the document for registration in this office

today dated :- **21-Sep-2024** Day :- **Saturday** Time :- **15:42:27 PM**



**Anuj Kumar Tiru(Individual)**

<b>Party Name</b>	<b>Document Type</b>	<b>Document Number</b>
Anuj Kumar Tiru	PAN/UID	*****5461

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	<b>Anuj Kumar Tiru</b> <b>Address1 -</b> Near Green Garden Apartment, Charles Nagar, Hesag, P.S. Jagarnathpur, District Ranchi State Jharkhand, <b>Address2 -</b> Hesag , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Anuj Kumar Tiru <b>Address:-</b> , Opp. Green Garden Appartment, , Charles Nagar, Hesag, Hatiya, Namkum, Ranchi, 834003, Hatia, Jharkhand, India		EXECUTANTS Age:49			
2	<b>Anjan Tiru</b> <b>Address1 -</b> Near Green Garden Apartment, Charles Nagar, Hesag, P.S. Jagarnathpur, District Ranchi State Jharkhand, <b>Address2 -</b> Hesag , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Anjan Tiru <b>Address:-</b> Opposite, Green Garden Apartment, , Charles Nagar Hesag, Hatiya, Namkum, Ranchi, 834003, Hatia, Jharkhand, India		EXECUTANTS Age:49			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>Aaliya Construction Through Proprietor Shailesh Sudhanshu Topno</b> Address1 - Satyari toli, Solanki, Hatia, P.S. Jagarnathpur, District Ranchi, State Jharkhand, Address2 - Hatia ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Shailesh Sudhanshu Topno Address:- , , Satyari Toli Solanki, , Hatia, Namkum, Ranchi, 834003, Hatia, Jharkhand, India		CLAIMANT Age:			Shaikh

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>Salil Kumar Kujur</b> S/o-D/o James Kujur Address1 - Behind Saint Nirankari, Satsang Bhawan Argora Doranda Ranchi Jharkhand, Address2 - ... Jharkhand PAN No.:			Salil K. Kujur

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Salil Kumar Kujur</b> Address1 - Behind Saint Nirankari Sasang Bhawan, Argora, Doranda Ranchi Jharkhand, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer.

रूपेश कुमार सिन्हा  
प्रभारी जिला अवर निबंधक, राँची

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **Anuj Kumar Tiru , Anjan Tiru**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Sallil Kumar Kujur**) Son/Daughter/Wife of (**James Kujur**) resident of (**Behind Saint Nirankari, Satsang Bhawan Argora Doranda Ranchi Jharkhand**) and by occupation (**Business**).

8

Signature of Registering Officer

Date:- 21-Sep-2024

8

Seal and Signature of Registering Officer

रूपेश कुमार सिन्हा  
प्रभारी जिला अवर निबंधक, राँची



Token No.: 202400117845

## CERTIFICATE

### Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **21-Sep-2024** by **Anuj Kumar Tiru, S/O, D/O, W/O Late Prabhu Sahay Tiru** resident of Near Green Garden Apartment, Charles Nagar, Hesag, P.S. Jagarnathpur, District Ranchi State Jharkhand, Hesag.

This deed was registered as Document No:- **2024/RAN/8334/BK1/7617** in Book No :- **BK1**, Volume No :- 971 from Page No :- 1 to 66 at, office of **SRO - Ranchi**

Date:- **21-Sep-2024**

Registering Officer

&

रूपेश कुमार सिन्हा

प्रभासी जिला अवर निबंधक, राँची

