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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 81a92d6f212e35793750

Receipt Date : 28-Dec-2023 11:39:12 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300167243

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Neelkanth Developers Represented
Through Its Proprietor Satish Kumar (Vendee)

GRN Number : 2320805195



:- For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 पराशेष 4 नियम 21/27
के अधिन भारतीय स्टांप अधिनियम 1899 की अनुसूची
1 या 1 के से. 5 के अधिन यथावत स्टांप
सहित या स्टांप शुल्क से विमुक्त या स्टांप शुल्क
अवेजत नहीं।

Miyale

निदान परदेवारी
28/12/2023

31/12/23

28/12/23

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



सम्पत्ति का मूल्य Development Agreement

मुद्रांक - 100/-

T.D.S. -
28/12



मार्ग दर्शिका पंजी से मिलान किया जायें का दर/डी० 5011661 (16mm)

कचरा कमान का दर/वर्ग फीट.....

पक्का कमान का दर/वर्ग फीट.....

प्लैट का दर/वर्ग फीट.....
28/12

प्राप्त पशुपालन व मृमि घोटासा एवं खाशमहल सीज की सूची में दर्जित प्लॉट एवं नाम दर्ज नहीं है।
28/12/23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Ranchi on 28 day of December, 2023;

BETWEEN

ANITA DEVI (UID Aadhar No. xxxx - xxxx- 3252) (Mobile No. 7667519724) (aged about 55 years), wife of Om Narayan Singh and daughter of Late Balmukund Singh and granddaughter of Late Chanchal Singh, by religion Hindu, by category General (Uncovered from CNT Act 1908), by Occupation-Housewife, resident of Qr. No. 605/36, Radha Nagar Colony, Khasmahal, P.S. Tata Nagar, East Singhbhum, in the State of Jharkhand (hereinafter referred to the "FIRST PARTY" or "OWNER"/"LAND OWNER" which expression shall, wherever the context so requires or admits, mean and include her heirs, executors, administrators and assigns) of the FIRST PART;

[Handwritten signature]
28/12/23
अनिता देवी

मेरे मालिकाना अधिकारों के अंतर्गत से
शा.प. 74/...
का मिलान किया जायें नहीं पाया

28/12/23

[Handwritten signatures]
28/12/23
पुस्तकानु यन मूला
इ पक मालि है।

Thumb
Index
Middle
Ring
Little



अभिजादी
28/12/23



दिनांक 28/12/23 समय 10/01
 अधिनियम अधिनियम 1908 धारा 52 के नियम 39
 श्री Anita Devi
 पिता श्री/स्व. B. Singh
 निवास स्थान East Singhpur
 पेशा-wise जो लेखकारी के दायित्व में
 अवर निवाजक द्वारा प्रस्तुत
 मुख्तारनामा सं. _____ पर के अधीन
 लेखकारियों या दायित्व में से एक श्री
 के अनिजता ने दि. _____ के पुर्दाहन/अपराहन
 में अवर निबन्धन कार्यालय में
 निबन्धन के लिए पेश किया

Mupale

निबन्धन पदाधिकारी का हस्ताक्षर
 28/12/2023

AND

M/s NEELKANTH DEVELOPERS, a proprietorship concern, having its office at Kanke Road, Ranchi represented through its Proprietor SRI SATISH KUMAR (Aadhar No. xxxx - xxxx - 9958) (Mobile No. 98351-63805), son of Late Bhirgun Ram, grandson of Late Shahdeo Prasad, by religion Hindu, by category General (Uncovered from CNT Act 1908), by occupation Business, resident of New Lake Avenue, Kanke Road, P.S. Gonda, District Ranchi, Jharkhand, Indian Citizen (hereinafter referred to as the **SECOND PARTY/BUILDER/PROMOTER/DEVELOPER** which expression shall, wherever the context so requires or admits, mean and include, its heirs, executors, administrators and assigns) of the **SECOND PART**;

The terms SINGULAR number shall include Plural and vice-versa.

WHEREAS First Party is the lawful owner of land measuring 5 Katha 4 Chhatak 39 sq.ft. of land equivalent to 8.75 decimals more or less along with kachha house and other structures standing on portion of R.S. Plot No.539, marked as Sub Plot No.539/10 of Khata No.74, situated at Kathargonda alias Danrgonda in the town of Ranchi, P.S. Ranchi (now Gonda), Thana No.201 and District Ranchi, the **First Party** purchased the said land by a registered Sale Deed dated 04.05.2010 being Deed No. 12080/10433 for the year 2010 at Ranchi Registry Office, Ranchi. The First Party came in peaceful possession over the land and house and got her name mutated in the office of Circle Officer Hehal Anchal, Ranchi and regularly paying rent to the State of Jharkhand vide Mutation Case No. 4/R27-2020-21 which is entered in Register-II, Page No. 28, Vol. No. 8 and she got her name mutated in the office of the Ranchi Municipal Corporation, Ranchi vide Holding No. 0020007502000Z0 is morefully described in the Schedule-A and hereinafter referred to as the Schedule Property.

AND WHEREAS earlier the land bearing R.S. Plot No. 534 alongwith other plots, under Khata No. 48 of village Kathargonda alias Danrgonda, Police Station Ranchi Now Gonda, Thana No. 201,

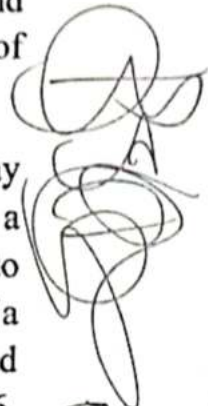
District-Ranchi was recorded in R.S. Record of rights in teh name of Mogo Munda and other.

AND WHEREAS, the aforesaid Mogo Munda and other surrendered the said land to the then landlord Maharaja Pratap Uday Nath Sahdeo, Maharaja of Chotanagpur by virtue of a registered deed of surrender being Deed No.3613, entered in book no.1, volume no. 34, at pages 319 to 320, for the year 1939 of the office of DSR, Ranchi and put the said jamindar in possession over the same as absolute owner;

AND WHEREAS the above said lands bearing R.S. Plot No. 534 under Khata No. 48, R.S. Plot No. 537 under Khata No. 80, R.S. Plot No. 538 and R.S. Plot No. 539, both under Khata No. 74 besides other lands of village Kathargonda alias Danrgonda, Police Station Ranchi Now Gonda, Thana No. 201, District-Ranchi were held and possessed by Maharaja Pratap Uday Nath Sahdeo, Maharaja of Chotanagpur.

AND WHEREAS the then landlord Maharaja Pratap Uday Nath Sahdeo, Maharaja of Chotanagpur, Ratugarh, Ranchi executed a perpetual heritable and transferable chhaperbandi lease in respect to the aforementioned lands besides others in favour of his son Maharaja Kumar Rajkishore Nath Sahdeo by virtue of a registered deed dated 29.11.1940 entered in Book No. 1, Volume No. 34, Pages 142 to 146, being Deed No. 4712 for the year 1940 and put him in possession of the same.

AND WHEREAS, the one Saudamani Devi wife of Maharaj Kumar Raj Kishore Nath Sahdeo filed a partition suit no. 120/1966 before the court of Sub Judge, Ranchi against her husband and her son Kumar Dinamani Nath Sahdeo, as per award, the land being R.S. Plot No. 539 of Khata No. 74 alongwith others Plot situated at Village Kathargonda, Police StationGonda, Thana No. 201, in the District of Ranchi allotted to the share of Kumar Dinamani Nath Sahdeo who came into exclusive possession of the same and also get his name mutated in the office of the Circle Officer, Town Anchal, Ranchi and also constructed some structures and get his name mutated in Ranchi,


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Municipal Corporation being Holding No. 297, within Ward No. 1/B of Ranchi Municipal and regularly paid taxes in his own name.

AND WHEREAS urban land Ceiling Case No. 60 of 1976-77 was stated against Kumar Dinamani Nath Sahdeo and the said case was dropped with the finding that said Kumar Dinamani Nath Sahdeo does not hold and possess land beyond ceiling limit.

AND WHEREAS, the aforesaid Kumar Dinamani Nath Sahdeo sold and transferred the land having an area 05 Katha 4 Chhatak 39 Sq. Ft. being portion of R.S. Plot No. 539, marked as sub plot no.539/part, of Khata No. 74 of Village Kathargonda, Police Station Gonda, Thana No. 201, in the District of Ranchi to Smt. Indu Ambasta by virtue of a registered deed of sale being deed no. 4199 dated 09.04.1988 of the office of DSR, Ranchi and put her in possession over the same;

AND WHEREAS the aforesaid Smt. Indu Ambasta got her name mutated in the office of Town Anchal, Ranchi with regard of aforesaid land vide Mutation Case No. 3138R-27 of 87-88 and was paying rent regularly.

AND WHEREAS aforesaid Smt. Indu Ambasta wife of Late Deepak Kumar Ambasta sold the above property to Smt. Kalawati Devi wife of Sri Ram Eqbal Pandey vide registered sale deed No. 6188 dated 22.07.1995 of the office of DSR, Ranchi and put her in possession over the same as absolute owner;

AND WHEREAS aforesaid Smt. Kalawati Devi also sold the above property to Smt. Anita Devi (the FIRST PARTY hereto) by vide registered sale deed No. 10433 dated 04.05.2010 of the office of DSR, Ranchi and put her in possession over the same as absolute owner;

AND WHEREAS, the FIRST PARTY alongwith other co-owners have pooled their respective land and all portion of the said land is adjacent to each other and morefully described in Schedule-A below;

A large, illegible handwritten signature is written over the text of the second and third paragraphs. To the right of the signature, the date '28/12/23' is written vertically.

Whereas the FIRST PARTY has made the following representations:-

- (a) That FIRST PARTY is sole and absolute owner of the schedule property. The schedule property is good, marketable and subsisting title and none else has right, title, interest or share therein.
- (b) That the schedule property is not subject to any encumbrances, attachments, court or acquisition proceedings or charges of any kinds.
- (c) That first party has not entered into any agreement/for sale/transfer/development of the schedule property with anyone else;
- (d) That the said land is under her exclusive possession;
- (e) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Ranchi Regional Development Authority, Ranchi Municipal Corporation, Income Tax Department or any other Government authorities, for acquisition or requisition of the said land or any part thereof.
- (f) That apart from the LAND OWNER, none else is entitled to or has any share, right title and/or interest over and in respect of the said land or any part thereof as a partnership or co-partner in any joint family or in any manner whatsoever;
- (g) That existing old structure of building, if any, constructed over the said land shall be demolished and cleared by the Developer/Builder before start of the new construction. The Builder shall be indemnified from any fine, penalty, tax arising due to non/late demolition of the existing structures over the land because of an act or obstruction by the land owner arising out of/by/from any government departments/ offices/ corporations or prospective customers and the same shall be borne by the land owners.


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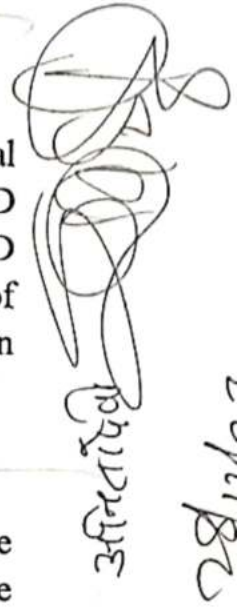
WHEREAS the SECOND PARTY, the Promoters and Developers of Real Estate, have approached to the FIRST PARTY, to develop the Schedule Property at its own cost. The SECOND PARTY hereinafter described as the PROMOTERS/DEVELOPERS has proposed a scheme for building a residential apartment B+G+4 Upper Floors on the Schedule-A property after amalgamating with other neighboring land of other persons adjacent to the Schedule-A property. The FIRST PARTY hereinafter described as the LAND OWNER have in principal agreed for the scheme on certain terms and conditions. Now both the parties being desirous to develop the scheduled property have agreed to reduce the terms and conditions in writing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

That in pursuance of the foregoing and subject to the mutual obligations undertaken by the FIRST PARTY and the SECOND PARTY under this Agreement, the FIRST PARTY and the SECOND PARTY hereby agree to develop, all that piece and parcel of Schedule-A property, subject to the terms and conditions herein contained :-

1. PERMISSION FOR DEVELOPMENT

- 1.1 The FIRST PARTY is in peaceful possession of the Schedule-A property. The FIRST PARTY shall permit the SECOND PARTY to enter upon the scheduled property for the purpose development for B+G+4 Upper Floors in Two Blocks of Residential Apartment as mentioned in this agreement, The FIRST PARTY hereby irrevocably permit and authorizes the SECOND PARTY to enter upon the Schedule Property and to develop the same by constructing an Apartment/Building as per the sanctioned plan, subject to the terms of this Agreement.
- 1.2 The FIRST PARTY shall not revoke the permission so granted, till completion of the entire project as the agency created is one coupled with interest in so far as the SECOND PARTY will be marketing the Apartments incurring expenditure for construction having been permitted to


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develop by obtaining plan sanction, License etc., provided however that, nothing herein contained shall be construed as delivery of possession in part performance of an Agreement of sale under Transfer of Property Act.

- 1.3 The FIRST PARTY hereby agree not to interfere or interrupt in the course of construction of the Apartment/ Building and/or commit any/or omission having the effect of delaying or stopping the work that has to be done under this Agreement. However, the FIRST PARTY shall be entitled to inspect the progress of the work and type of work which is being done on the schedule property and if the work is not going on properly as per specifications mentioned in Schedule-D later, the FIRST PARTY has full rights to obstruct and suggest the Builder to work according to the agreed specifications.

2.PLANS/LICENCE

- 2.1 The SECOND PARTY and the FIRST PARTY have jointly assessed that based on presently permissible FAR as per the Ranchi Regional Development Authority (hereinafter referred to as R.R.D.A)/Ranchi Municipal Corporation (hereinafter referred to as R.M.C.) Building Bye - Laws, it shall be maximum possible to construct total built up area on the Schedule-A property. However the total built up area shall be constructed by the Developer as per plan sanctioned by R.M.C which shall be distributed over several floors of the said building and it is on that basis this agreement is being entered into by and between the parties hereto;
- 2.2 The SECOND PARTY shall prepare the necessary plans/Drawing/Design for construction of the Apartment/ Building and submit the same to the corporation of the city of Ranchi and/or other concerned Authorities for sanction and license of plan. However, the DEVELOPER should obtain consent/approval of the LAN OWNER of the final plans of the said building before submitting the same for the sanction to the R.M.C. The responsibility and expenses for

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4.COST OF CONSTRUCTION :

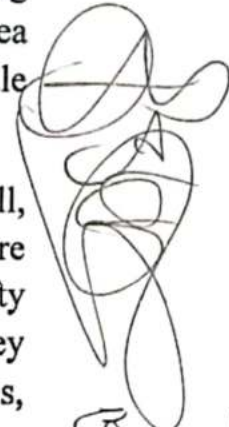
- 4.1 The entire cost (including Architects fee and charges/Fee if any, to be paid for obtaining License and sanctioned plan) for construction of the (B+G+4) Apartment/Building to be put up in the Schedule-A property including the area pertaining to the share of the FIRST PARTY shall be borne by the SECOND PARTY. The FIRST PARTY shall not be required to contribute any amount towards the cost of construction;
- 4.2 Any claim, costs, charges, expenses or compensation to be paid to the labour employed by the SECOND PARTY, shall be paid by the SECOND PARTY and the FIRST PARTY shall not be responsible in any manner whatsoever for such claims;

5.SHARING OF BUILT-UP AREA :

- 5.1 In consideration of FIRST PARTY agreeing to transfer an undivided 50% share in the Schedule-A Property to the SECOND PARTY or their nominee (s), the SECOND PARTY agree to construct the B+G+4 residential Apartment/Building and deliver to the FIRST PARTY, free from all encumbrances and liabilities, 50% (fifty percent) of the super built- up area to be constructed in the Schedule A property and 50% (fifty percent) of covered car parking Area alongwith 100% roof right out of her allocated share (hereinafter together referred to as the "LAND OWNER CONSTRUCTED AREA") for the absolute use and/or benefit and ownership of the FIRST PARTY fully finished as per specifications mentioned in Schedule-D. The cost of construction of the Land Owner's constructed area shall be borne by the SECOND PARTY;
- 5.2 In consideration of the SECOND PARTY agreeing to deliver the Owners' constructed Area as per Para above, the FIRST PARTY hereby agree to transfer/convey to the SECOND PARTY or their nominee(s) an undivided 50% (fifty percent) share in the schedule Property, either in one lot or in several shares;

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- 5.3 The Land Owner's constructed area shall be the absolute property of the FIRST PARTY and they shall be entitled to sell, mortgage, gift, lease or otherwise dispose off the same or any part thereof, along with their undivided 50% (fifty percent) share in the land/building and Car Parking Area 100% Roof rights and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from;
- 5.4 The SECOND PARTY shall be entitled to the remaining 50% (fifty percent) constructed area and Car Parking Area alongwith shares in the land comprised in the Schedule Property;
- 5.5 The SECOND PARTY shall be entitled to hold or to sell, lease or otherwise dispose off their 50% (fifty percent) share of the constructed area and Car Parking with 50% (fifty percent) share in the Schedule Property in any manner they deem fit and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds of description accruing or arising there from;
- 5.7 The Parties hereto agree that plans being sanctioned by R.M.C., the FIRST PARTY and the SECOND PARTY shall decide upon the Apartment falling to their respective shares by mutual discussions which will be marked their respective share in two copy of the booking plan and one copy each will be retained by both the parties;
- 5.8 As an Apartment cannot be fragmented to enable the FIRST PARTY to retain 50% (fifty percent) of the super built-up area and in the event of the area coming to the share of the FIRST PARTY is less than 50% (fifty percent), then in that event the FIRST PARTY shall become entitled to be paid by the SECOND PARTY for such fractional shortfall at the rate of Rs. 3,000/- per sq.ft. of super built-up area and in the event of the total super built-up area of the FIRST PARTY exceeds 50% (fifty percent) of super built-up area, the FIRST PARTY shall pay to the SECOND PARTY for such


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fractional excess area at the rate of Rs.3,000/-sq.ft. of super built-up area to complete An Apartment.

6. DELIVERY

- 6.1 The SECOND PARTY shall commence the construction work within one month of being permitted to enter the Schedule property or sanction of plan from R.M.C., whichever is later.
- 6.2 That SECOND PARTY agree that delivered one furnished flat (such as false ceiling, modular kitchen, Drawing room, T.V. Unit with sofa with to first party and Second Party also agree that flat will link with roof;
- 6.3 The SECOND PARTY hereby agrees to deliver possession of the Land Owner's constructed area to the FIRST PARTY within 03 Years (36 months) from the date of sanction and handover of plans by all the concerned Authorities or being permitted to enter the scheduled property in vacant position whichever is later with a grace period of six months, subject to the FIRST PARTY having made available the Schedule property for development. The SECOND PARTY shall not incur any liability for any delay in delivery of the possession of the Owner's constructed area, by reason of any act of God or due to any injunction or Prohibitory Order (not attributable to any action of the SECOND PARTY) or conditions of force majeure in any of the aforesaid events, which are beyond the control of the SECOND PARTY, the SECOND PARTY shall be entitled to corresponding extension of time, subject to payment of Rs. 25,000/- per month for next for delivery of the said Land Owner constructed area.


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7. INDEMNITY

- 7.1 The FIRST PARTY hereby confirms that their title to the Schedule Property is good, marketable and subsisting and that none else have any right, title, interest or share in the Schedule Property and that the Schedule Property is not

subject to any encumbrance, attachment, Court or taxation or acquisition proceedings or charges of any kind. The FIRST PARTY shall keep the SECOND PARTY fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the SECOND PARTY on account of any defect in or want of title on the part of the PARTY OF THE FIRST PART or on account of any delay caused at the instance of the FIRST PARTY;

7.2 Since the landed property came into possession of the present land owners due to inheritance, any claim arising by any other persons of the family or outsiders over the ownership or share in the said land mentioned in SCHEDULE-A, the same shall be paid, settled and compensated by the land owners only out of the Land Owner's Allocation of share i.e. 50% of the area and the DEVELOPER or their proposed customers shall not be liable for the same anytime present or future.

7.3 The SECOND PARTY shall keep the FIRST PARTY fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the FIRST PARTY or the Owner's constructed area and share in the Schedule property and the building to be constructed thereon by reason of an failure on the Part of the SECOND PARTY to discharge their liabilities/obligations to the Labour employed by them or any claims of the Labour contractors or on account of any act of omission or commission in using the Schedule property or putting up the construction or any other claim whatsoever nature arriving out of the construction and completion of the proposed building and further the SECOND PARTY shall be fully liable and responsible to Government, Corporation of the City of Ranchi, R.M.C. and all other authorities for compliance of all the statutory requirements regarding construction.


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8. TRANSFER OF SECOND PARTYS' SHARE:

- 8.1 The FIRST PARTY shall convey/transfer to the SECOND PARTY 50% (fifty percent) Share in the land comprised in the Schedule property to the persons nominated by the SECOND PARTY subject to the SECOND PARTY fulfilling their obligation as stipulated in Clause 5.1;
- 8.2 The SECOND PARTY shall be entitled to enter into Agreements for sale or otherwise allot flats, parking spaces and other tenements of undivided shares in the Schedule property to an extent of 50% (fifty percent) with persons intending to own Apartment and enter into sale/construction Agreements with such intending Apartment Holders for the area as per Para 5.6 above. Wherever required by the SECOND PARTY the FIRST PARTY will join as Confirming Party in all such agreements, deed of allotments;
- 8.3 Similarly The FIRST PARTY shall be entitled to enter into Agreement for sale or otherwise allot flats, parking spaces and other tenements of undivided shares in the Schedule property to an extent of 50% (fifty percent) with persons intending to own apartments and enter into sale/construction agreements with such intending Apartment Holders for the area as per Para 5.3 above. Wherever required by the parties of the FIRST PARTY, the SECOND PARTY will join as confirming party in all such agreements, deed of allotments;
- 8.4 The Stamp duty, registration charges and expenses in connection with the preparation and execution of the deed/s of conveyance and/or other documents relating to the 50% (fifty percent) share in the land right in the schedule property agreed to be conveyed to the SECOND PARTY'S nominee/s shall be borne by the SECOND PARTY or the, nominee/s of the SECOND PARTY as the case maybe;

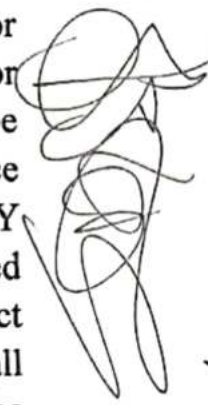
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9. TAXES, MAINTENANCE, DEPOSITS, ETC.

- 9.1 The FIRST PARTY shall be liable to bear and pay all taxes, rates and charges for electricity and other services and the

outings payables in respect of the land owners' constructed area from the date of delivery of possession or on the expiry of one month from the date of service of a written notice telegraphically and by Registered Post (Acknowledgement due) by SECOND PARTY to the FIRST PARTY that the land owners' constructed area is ready for delivery and possession;

9.2 The FIRST PARTY and the SECOND PARTY shall, from the date of delivery of possession of land owners' constructed area, maintain their respective portions, at their own cost in a good and tenantable repair and shall not do or suffer to be done anything in or to the said premises, and/or common areas and passages of the building which may be against law or which will cause obstruction or Interference to the users of such common areas, the FIRST PARTY and/or their transferees in regard to land owner's constructed area and the SECOND PARTY or their nominee/s in respect of SECOND PARTY'S share of constructed area, shall become members of a Association to be formed by all the unit holders for the purpose of attending to maintenance and safety of the building and all matters of common interest and shall observe and perform the terms/conditions/Bye-Laws/Rules/Regulations of such organization and all the Apartment Owner, including the FIRST PARTY and their transferees, shall submit their Apartments to be governed by the Jharkhand Apartment Ownership Act, and sign a deed of declaration and deeds of Apartment in that behalf;


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9.3 That the FIRST PARTY shall pay GST with regard of her portion and the SECOND PARTY shall pay GST out of his own portion.

10. OBLIGATIONS OF THE FIRST PARTY

10.1 The FIRST PARTY shall sign and execute necessary applications, papers, documents and all acts, deeds and things as the SECOND PARTY may lawfully require in order to:

- (a) Obtain License, sanctioned Plan, consents and
- (b) Legally and effectively vest in the SECOND PARTY and/or its nominees/s title to the undivided 50% (fifty percent) share in the Schedule Property for completing the development of the Schedule property.

10.2 The FIRST PARTY shall execute a General Power of Attorney, inter alias empowering the SECOND PARTY to absolute sell, develop, convey etc., the SECOND PARTY'S 50% (fifty percent) undivided share in the Schedule Property that is 50% (fifty percent) or any part thereof provided always that, the developers shall not deliver the possession their aforesaid share in construction area until the share of the land owner of the constructed area in the building delivered completely and further empower the SECOND PARTY to obtain any other clearance that may be necessary. The said Power of Attorney shall be duly authenticated before the concerned Sub-Registrar of Ranchi by the FIRST PARTY.

10.3 The FIRST PARTY agree that any agreement or arrangement made or entered into at any time by them in breach of or violation of this agreement shall be null and void, provided the SECOND PARTY deliver/intends to deliver physical possession of the LAND OWNER'S AREA as agreed.

10.4 The Land Owner agrees to execute further a Registered Development Agreement in favour of the Builder or execute documents whatever shall be (as well as a Registered Gift Deed for Road widening if any) required during the course of sanction of building plan sufficiently within the time allowed as required under the relevant municipal laws to receive/ take the sanctioned drawings/ plans from the office of the Ranchi Municipal Corporation, Ranchi after a formal letter of sanction of map is issued from this office without any failure on the part of the Land Owner under any


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circumstances, failing which the Land Owner shall be liable for any loss occurring to the Developer arising due to this and the Land Owner shall also adequately compensate the Developer in this regard within a reasonable period of time.

11. BORROWING

The SECOND PARTY shall be entitled to take loans and financial facilities for development of the Schedule Property against the security of 50% (fifty percent) undivided shares in the Schedule Property and the building constructed there on. However if the individual purchasers of flats do apply for the loan for the purchase of the individual Apartment, the LAND OWNER will join the DEVELOPERS as confirming party to the Agreement of sale (subject to final sale deed), the First Party shall be in no way be guarantor.

12. DOCUMENTS OF TITLE

12.1 The FIRST PARTY have delivered the certified copies/photocopies of all Original Documents of Title relating to the Schedule-A Property to the SECOND PARTY for complete examination of the LAND OWNER'S Title thereto the SECOND PARTY has executed into this agreement after having satisfied themselves;

12.2 THE DEVELOPER shall be entitled to retain only photocopies / certified copies of the original documents pertaining to the said property including title deeds etc. However, the FIRST PARTY shall produce these original documents of title wherever and whenever required by THE DEVELOPER in all reasonable business hours;

13. NAME OF THE BUILDING

The name the Apartment / Building is "URMILA SHREE APARTMENT" B+G+04 Upper Floors IN TWO BLOCKS which shall be constructed by virtue of sanctioned plan vide B.C. Case No. BP/0580/W01/2020.


31-11-2020
28/11/20

14. DISPUTES, BREACH AND CONSEQUENCES

In case of any dispute or difference between the parties arising out of/relating to this Development Agreement, shall be referred to the arbitration of any two persons appointed by mutual consent of both the parties and the award made by such arbitration shall be final and binding on both the parties, hereto such arbitration shall be in accordance with Arbitration and Cancellation Act, 1996. In the event of breach by either party, the other party (the aggrieved party) shall be entitled to specific performance and also be entitled to recover all losses and expense incurred as a consequence of such breach from the party committing breach.

15. DISCLAIMER

This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

16. CUSTODY

This Agreement is executed in Duplicate and both the copies will be treated as originals.

17. JURISDICTION

The Courts in Jamshedpur alone shall have the jurisdiction to settle the disputes.

18. Notwithstanding anything to the contrary contained above, in the event if the construction of the proposed residential apartment is done by the Builder after amalgamating Schedule-A land of the FIRST PARTY along with land of other neighboring persons adjacent to the Schedule-A property, the allocation of share of 50% of the constructed area of the building to the FIRST PARTY/Land Owner as discussed in Clause 5 and 8 of this agreement shall be done by the builder in the same proportion in which the area of the different lands of the different owners have been amalgamated.

Handwritten signature and date: 28/1/22

SCHEDULE –“A”

DESCRIPTION OF THE LAND

All that piece and parcel of land measuring 5 Katha 4 Chhatak 39 sq.ft. equivalent to 8.75 decimals of land more or less being portion of R.S. Plot No.539, marked as Sub Plot No.539/10, under Khata No.74, corresponding to portion of Municipal Holding No. 0020007502000Z0, within New Ward No.01 of the Ranchi Municipal Corporation, Ranchi situated at Kathargonda alias Danrgonda in the Town of Ranchi P.S. Ranchi now Gonda, Thana No.201, District Ranchi having Chhapparbandi right. Bounded and butted as follows:-

NORTH : Sub Plot No.539/10A
SOUTH : Sub Plot No. 539/11
EAST : S. Road
WEST : R.S. Plot No. 540

VALUATION

For the purpose of stamp duty and registration fee, commercial value of instrument is as follows:-

Value of Land 8.75 Decimal Rs. 78,85,300/- (Rupees seventy eight lakh eighty five thousand and three hundred only)

SCHEDULE-B

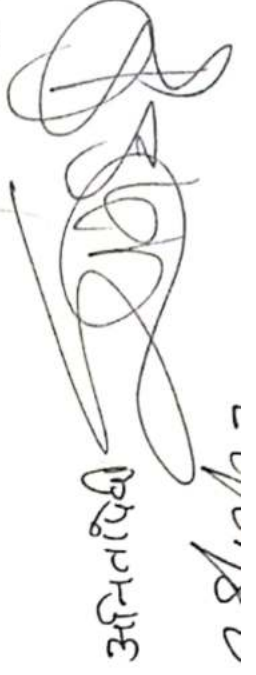
Share of Landowner's share is as follows:-

That that piece and parcel of Five Flats being

(1) Flat No. B/2-A on Second Floor, having super built up area 2037 Sq. Ft. of Block B

(2) Flat No. B/2-B on Second Floor, having super built up area 1401 Sq. Ft. of Block B

(3) Flat No. B/2-C on Second Floor, having super built up area 1612 Sq. Ft. of Block B


38/11/2020
28/11/20

(4) Flat No. B/3-B on Third Floor, having super built up area 1401 Sq. Ft. of Block B and

(5) Flat No. B/4-B on Fourth Floor, having super built up area 797 Sq. Ft. of Block B with 05 (FIVE) car parking space on Basement Floor of the proposed multi storied building namely **URMILA SHREE APARTMENT** alongwith proportionate share of land and also right to use common amenities commonly with the other co-owners of the building.

(6) That the FIRST PARTY is entitle to total super built up area 7852 Sq. Ft. as per her share of land (FAR Ratio), if the First Party will agree to purchaser remaining area of Flat No. 403/part, having an area 531 Sq. Ft. then she will pay a sum of Rs.15,93,000/- (Rupees Fifteen Lacs ninety three Thousand only)@Rs.3,000/- (Rupees Three Thousand) only per sq. ft. super built up area and the FIRST PARTY hereby agreed to purchase the said area of flat no. B4-C /part of Block-B in the said price and also agreed to pay consideration amount in four equal installment and the first installment will pay at the time of casting of Third floor slab and second installment will pay at the time of casting of fourth floor slab and third installment will pay at the time of plaster of building and fourth & final installment will pay on or before 31.12.2026, if the First Party will fail to pay the consideration amount within stipulated period, then a penalty of sum of RS5000/month will be held by the FIRST PARTY.

31-12-2026
28/12/23

SCHEDULE-C

Share of Developer/Builder namely M/s Neelkanth Developers is as follows:-

That that piece and parcel of Fifteen Flats being

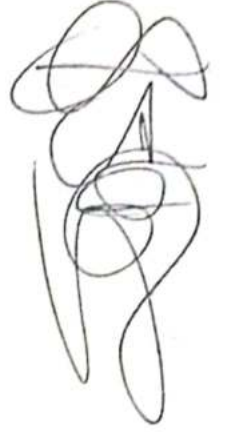
- (1) Flat No. A/GA on Ground Floor of Block A
- (2) Flat No. A/GC on Ground Floor of Block A
- (3) Flat No. A/1A on First Floor of Block A
- (4) Flat No. A/1C on First Floor of Block A
- (5) Flat No. A/2A on Second Floor of Block A

- (6) Flat No. A/4A on Third Floor of Block A
- (7) Flat No. A/4C on Fourth Floor of Block A
- (8) Flat No. B/GB on Fourth Floor of Block A
- (9) Flat No. B/GC on Ground Floor of Block B
- (10) Flat No. B/1B on Ground Floor of Block B
- (11) Flat No. B/1C on First Floor of Block B
- (12) Flat No. B/3A on First Floor of Block B
- (13) Flat No. B/3C on Third Floor of Block B
- (14) Flat No. B/4B on Fourth Floor of Block B
- (15) Flat No. B/4C Part on Fourth Floor of Block B

with 15 (fifteen) car parking space on Basement Floor of the proposed multi storied building namely **URMILA SHREE APARTMENT** alongwith proportionate share of land and also right to use common amenities commonly with the other co-owners of the building.

Share of adjacent land Co-owners' share are as follows:-

- (1) Flat No. G-02 on Ground Floor of Block A
- (2) Flat No. 101 on First Floor of Block A
- (3) Flat No. 202 on Second Floor of Block A
- (4) Flat No. 203 on Ground Floor of Block A
- (5) Flat No. 302 on Third Floor of Block A
- (6) Flat No. 303 on Ground Floor of Block A
- (7) Flat No. 402 on Fourth Floor of Block A
- (8) Flat No. 301 on Third Floor of Block B
- (9) Flat No. 302 on Third Floor of Block B
- (10) Flat No. 402 on Fourth Floor of Block B



31/1/22
28/1/22

with 10 (ten) car parking space on Basement Floor of the proposed multi storied building namely **URMILA SHREE APARTMENT** alongwith proportionate share of land and also right to use common amenities commonly with the other co-owners of the building.

SCHEDULE- "D"

General Specifications of the Building & Flat :

1. Structure: R.C.C frame structure with brickwork Red brick/holo brick In Cement Mortar as per design of Structural Consultants
2. Chowkhats: Door frame of Sal Wood.
3. Doors: All doors will be 30mm thick ISI Mark flush door fitted with S.S. fittings and painted with only one coat of Primer.
4. Windows: Fully glazed two track channel aluminium windows fitted.
5. Flooring: Vitrified tiles flooring 2'X2' Size in Drawing/ Dining, Bed Rooms, Balcony and Kitchen (kajariya/somani/jonshan & jonshan/RAK/cera/oreiant/OGL).
6. Kitchen: Working Top: Granite platform with 24" height glazed Tiles with Stainless Steel Sink.
7. Toilets :
 - (a) Flooring : Ceramic Floor Tiles (1'x1') Double Charge.
 - (b) Colorful glazed Tiles of standard make upto 7' height.
 - (c) Sanitaryware : Vitreous white colour Sanitaryware of standard make(Hindware/Jaguwar).
 - (d) Fittings : C.P. fittings of standard make (Continental Model) Supreme.
 - (e) Cistern : Cistern of standard company.


31-11-22
28/11/22

8. Electricals :

- (a) All internal wiring will be concealed with good quality of ISI marked Copper branded wire (Poly Cabs/Havels).
- (b) All electrical switches and fittings will be of branded make.
- (c) Adequate lightings, power points will be provided.
- (d) A.C. point will be provided in one Bed rooms.
- (e) T.V. point will be provided in drawing/Dining.
- (f) Telephone point will be provide in Drawing/Dining.

9. Internal Wall : All internal walls shall be finished with Plaster of Pairs with one coat of primer.

10. External Wall finish : Outer wall will be finished with wall Rustic/Texture.

11. Railing : All Railings of Balcony will be Stainless Steel Railing.

12. Stair : Stair will be finished with Marble and Railing will be Stainless Steel Railing.

13. Car Parking Flooring : Kotah Stone/Krazy Floor/Paver's Block.

14. Overhead Water Tank : R.C.C. overhead water tank of adequate capacity.

15. Boring : 4"-6" dig deep borewell with adequate capacity of submersible pumps.

16. Generator : Ashok Leyland/Mahindra or Kiloskar of adequate Capacity for lift, common area lighting and 500 Watts Power will be provided in each flat.

17. Lift : KONE/AROHI of adequate capacities and nos. as per norms of R.M.C.

18. CCTV camera in common area (Hick Vision).

19. Rain water harvesting system.



Handwritten signature and date: 28/12/23

CERTIFICATE

This is to certify that the land is subject matter of this present and mentioned in the schedule is not the Govt. land. The same was neither acquired by the government for civil or military purposes nor it is bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L or E.C.C.L. It is further certified that the land does not belong to Adivasi nor connected with any member of scheduled Tribe and land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Mansa, Hargarhi, Fodder Scam, Land Scam.

IN WITNESS whereof the parties have executed this agreement in the presence of the witnesses attesting hereunder :






SIGNED AND DELIVERED by the LAND OWNER AND THE DEVELOPER/BUILDER in presence of the

WITNESSES:

SIGNATURE OF LAND OWNER

1. *Handwritten signature and date*
28/12/23

Handwritten signature and date
28/12/23

				
Thumb	Index	Middle	Ring	Little

2. *Handwritten signature and address*
28/12/23

Handwritten signature and date
28/12/23

Signature, Photo and finger prints of the DEVELOPER

(SATISH KUMAR)

[Handwritten signature]
28/12/23



Thumb	Index	Middle	Ring	Little

315-101701
28/12/23

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

Note :- It is also certified that this development agreement drafted by me on the basis of documents given by the power holder and purchaser as well as information given by the power holder, purchaser, identifier and witnesses.

-: Typed by :- **Firez Alam**

Firez

-: Drafted by :-

[Handwritten signature]
Attested
Civil Court
RANCHI
E.No. 8183/23



VILLAGE - KATHARGONDA@
DARGONDA, P.S - GONDA
P.S. NO - 201, DIST - RANCHI
PLOT NO - 539
SUB PLOT NO - 539/10
SHOWN IN RED COUR.

AREA
A - DE
0 - 8.75
K - CH - SFT
05 - 04 - 39

P. NO
540

539/10-A

539
10

ROAD

S. ROAD

ROAD

अभिनाश्वर
28/12/23


28/12/23



हेहल | कठरगोन्दा | 201 | ANITA DEVI

खाता संख्या	खेसरा संख्या	रकबा (एकड मे)
74	539	0 एकड 8.75 डिगमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिशाय लगान भावली

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

भाग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2021-2022)	1 ला वर्ष (2022-2023)	
माल (नकदी)	30.00			30.00	30.00	30.00
गुजारी (भावली)	7.50			7.50	7.50	7.50
सेस	15.00			15.00	15.00	15.00
सूद	15.00			15.00	15.00	15.00
मुताफरकात	6.00			6.00	6.00	6.00
मीजान	73.50			73.50	73.50	73.50

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2021-2022)	1 ला वर्ष (2022-2023)		
माल (नकदी)	30.00			30.00	30.00	30.00	
गुजारी (भावली)	7.50			7.50	7.50	7.50	
सेस	15.00			15.00	15.00	15.00	
सूद	15.00			15.00	15.00	15.00	
मुताफरकात	6.00			6.00	6.00	6.00	
मीजान अदायकारी	73.50			73.50	73.50	73.50	

(1) मीजान कुल (लफजों मे) : Two Hundred Twenty Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 220.50

तारीख अमला तहसील कुनिन्दा : 13-04-2023

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्राथी की जानकारी के लिए है।

किसी भी प्रकार की असुविधों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 27, 2023

पंजी II प्रति

भाग वर्तमान	8	पृष्ठ संख्या	28
जिला का नाम	रोडी	अनुमंडल नाम	सदर
सौका का नाम	कठरगोन्दा	हैदल	हलका का नाम
		हलका-01	डस्टेट का नाम
		201	JHARKHAND
			खाला का प्रकार
			—

ANITA DEVI, पति-OM NARAYAN SINGH, जति: —

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
74	539	0 ए 8 75 डि 0 हे	नगानसय मुकदमा संख्या 4/2020 - 2021	30	0
	कुल परिवर्तन	0 ए 8 75 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
10-27-2020	0031949202	2020-	2020-2021	0	30	0	7.5	0	15	0	15	0	6
04-13-2023	0510596663	2021-	2023-2024	60	30	15	7.5	30	15	30	15	12	6

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

Mutation Cases Not Found !!

List Of Case Status Details

Print

BACK

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : 209072021050034

Date : 2021-07-09

Ward No : 2

Department / Section : Revenue Section

New Ward No : 2

Account Description : Holding Tax & Others

Holding No. : 0020007502000Z0

New Holding No : 0020007502000Z0

Received From Mr / Mrs / Miss : ANITA DEVI W/O OM NARAYAN SINGH

Address : KATHARGONDA KANKE ROAD RANCHI

A Sum of Rs. : 307.00

(in words) :

Three Hundred And Seven 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	2021-2022	4	2021-2022	305.88
				1% Monthly Penalty	0.76
				Total Payable Amount	0.00
				Total Paid Amount	307.00



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



जिला निबंधक का कार्यालय, राँची।

प्रेषक,

पत्रांक 589
दिनांक 11/04/23

सेवा में,

जिला अवर निबंधक,
राँची।

अंचल अधिकारी,
हेहल, राँची।

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

महाशय,

उपर्युक्त विषय के संबंध में अशोक कुमार सिंह वगैरह, पिता-स्व० केशव प्रसाद द्वारा निबंधन हेतु दस्तावेज मौजा-कठरगोन्दा, थाना नं०-201, खाता नं०-48, प्लॉट नं०-534 एवं खाता नं०-74, प्लॉट नं०-539 का उपस्थापित किया है, जिसमें अभिलेखागार से निर्गत खतियान फटा हुआ का रिपोर्ट संलग्न है।

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

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

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

संलग्न :- यथोक्त।

विश्वामाजुन

Mupali

जिला अवर निबंधक,
राँची।
11/4/23

स्मार पत्र

जिला निबंधक का कार्यालय, राँची।

प्रेषक,

पत्रांक 762
दिनांक 11/05/23

जिला अवर निबंधक,
राँची।

सेवा में,

अंचल अधिकारी,
हेहल, राँची।

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

महाशय,

उपर्युक्त विषय के संबंध में अशोक कुमार सिंह वगैरह, पिता-स्व० केशव प्रसाद द्वारा निबंधन हेतु दस्तावेज मौजा-कठरगोन्दा, थाना नं०-201, खाता नं०-48, प्लॉट नं०-534 एवं खाता नं०-74, प्लॉट नं०-539 का उपस्थापित किया है, जिसमें अभिलेखागार से निर्गत खतियान फटा हुआ का रिपोर्ट संलग्न है।

अधोहस्ताक्षरी कार्यालय के पत्रांक 589, दिनांक 11.04.2023 के द्वारा पत्र प्रेषित की गई है।

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

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

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

संलग्न :- यथोक्त।

विश्वासभाजन,
Wipale
जिला अवर निबंधक,
राँची।
101-923

1	Number and date of application दस्तावेज का नम्बर और तारीख	2	Name, Residence and Description of applicant दस्तावेज करनेवाले का नाम पता और शहर
			Ratan Kumar, Sinha Advocate Civil Court, Ranchi
			4625/6/23
3	Specification of which the copy required किस भाग की तफ़्तील जिनकी नकल चाहिए	4	Case or proceeding in which such paper is to be found or was filed जिसमें वह
			C. C. of Khatrian Khatā No-74 Plot No-539 Mouza - Kathangenda
5	Ordinary fee stamp	6	Extra seal stamp. E ज एड तलाश
			3 आना 6 आना 9 आना
7	Number of sheets of plain paper filed with application सादे कागज के तलों की गिनती जो दस्तावेज के साथ पेश किये गये	8	Court fee stamps for certified copies नकल जल के बाले कोर्ट की स्टाम्प
			3 आना 6 आना 9 आना
9	Name of office or department where the paper in question is to be found उस ऑफिस या सरिस्ते का नाम जहाँ चाहा हुआ कागज मिलेगा	10	Date and extra searching fees have been paid hour by which copy is to be ready तारीख और जो जाएद तलाशी फीस दी गई हो पंच की तलाश नकल तैयार होनी चाहिए
			Name of copist or typist टाईप या नकल नविस का नाम
			Initial or record keeper who fills up the three proceeding column जो रिफ्ले तीनो खानों को भरना है
			Signature of officer receiving application दस्तावेज लेनेवाले ऑफिसर का हस्ताक्षर
			Remarks कॉमेंट

FORM OF APPLICATION FOR COPIES नकल के लिए दस्तावेज का फारम

Sec. XII Part II, No. 57
B. and M. Form No. 124



FORM NO. 57
5th Rule (257)



[Handwritten signature]
06/03/23

RECORDED - 06/03/23
Record Keeper/Head Clerk
Dist. Record Office, Ranchi

06/03/23

Kathargonda alias Daini-gonda

नाममौजा कटहरगोंडा उफ़ेडाँड़गोंडा

नाम चाना गैची

चाना नम्बर २०१

ज़िल्ला राँची

मैसल चक्र माइल बराबर १६ इंच
मस १६३२ - ३३ एसी

मैसल चक्र माइल = १ पाइल

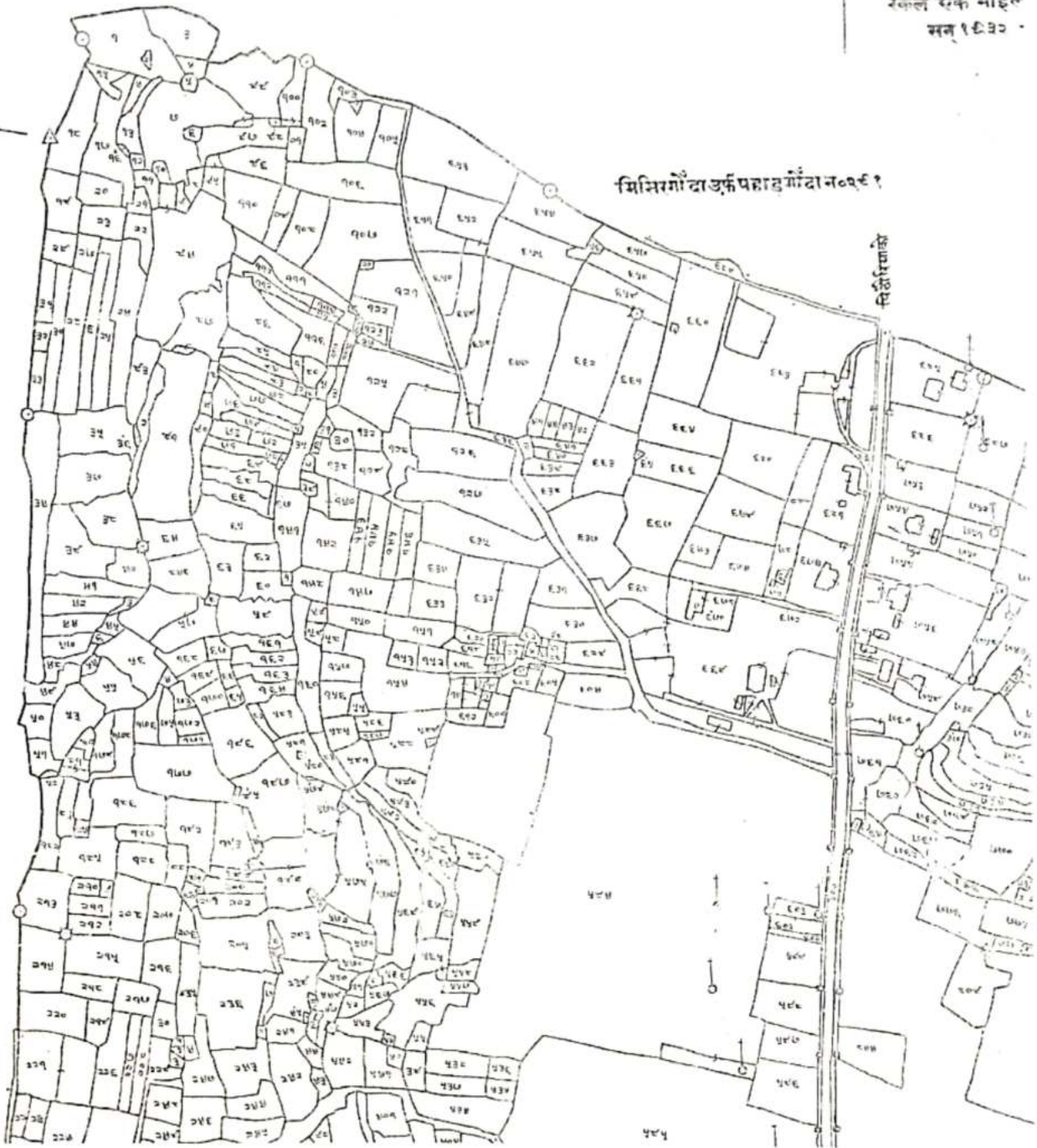
मिसिरगोंडा उफ़ेडाँड़गोंडा न०२६१



Katihar

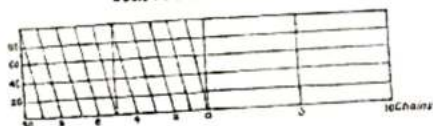
नाममौजा
नाम चाना
पाना नम्बर
ज़िला

खिला दफ्तर माइल
सन १९३०





Scale 16 inches = 1 Mile.



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Made and published under the authority of Government

[Signature]
 Superintendent of Survey

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	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-11 अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।	✓	
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-11 का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4.	मुद्रांक शुल्क का भुगतान		
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन		
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र में होने की स्थिति में)	✓	

28/12/23
 जाँच लिपिक का हस्ताक्षर
 तिथि सहित

 48
 निबंधन प्रदाधिकारी का हस्ताक्षर
 तिथि सहित





Pre Registration Docket

Date :- 27-12-2023 06:35 pm

Office Name :- SRO - Ranchi

Token No:- 202300167243

Appoinment :- 28-Dec-2023 Time:- 10:57

Article	Development Agreement
Pre Registration Date	25-Dec-2023
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,98,457.

Property Id: **1129699**

Valuation No. : 1535820 / 2023	:- 2023-2024	Date : 27-December-2023 18:07:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation :	Village/City : Kathalgonda	
Kathalgonda Word No 1 - Other Road	-		
Khata Number - 74			
Plot Number - 539			
Holding Number - 0020007502000Z0			
Volume Number - 8			
Page Number - 28			
Property Rates			
Commercial Land (Y)			
₹901166/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	8.75 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.75 x 901166=7885202.5	₹78,85,203/-
A	Total		₹78,85,203/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹78,85,300/-
Total Amount in Words : Seventy Eight Lakhs Eighty Five Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: S. Road, West: R.S. Plot No. 540, South: Sub Plot No. 539/11, North: Sub Plot No.539/10A
Area	Land area : 8.75 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	7885202.5
Transaction Amount	-

CLAIMANT	-Mr. Neelkanth Developers Represented Through Its Proprietor Satish Kumar, ,Father/Husband Name Late Bhrigun Ram , PAN No.- Date Of Birth-20-Oct-1976,Permission Case No.- , Aadhaar No. *****9958, Country-India, State Name- Jharkhand, District Name-RANCHI, City/Village/Town Name- Ranchi, Locality-Ranchi,Address - New Lake Avenue, Kanke Road, Misirgonda alias Pahargonda, Ranchi, Pin Code-834008
EXECUTANTS	-Mrs. Anita Devi, ,Father/Husband Name Late Balmukund Singh , PAN No.- Date Of Birth-01-Jan-1968,Permission Case No.- , Aadhaar No. *****3252, Country-India, State Name-Jharkhand, District Name-EAST SINGHBHUM, City/Village/Town Name-East Singhbhum, Locality-East Singhbhum,Address - Qr.No.605/36, Radha Nagar Colony, Khasmahal, PS-Tata Nagar, East Singhbhum, Pin Code-831002

Witness Information	Mr. Sunil Tiwari , Address - Devi Mandap Road, Hesi Talab, Ratu Road, Ranchi-834005-, Father/Husband Name-Dharikshan Tiwari
---------------------	--

Identifier Details	Mr. Sunil Tiwari , Address - Devi Mandap Road, Hesi Talab, Ratu Road, Ranchi-834005-, Father/Husband Name-Dharikshan Tiwari
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
Total		1,320

Fee Rule:Development Agreement		
1	A1	1,97,133
2	LL	3
3	PR	1
Total		1,97,137

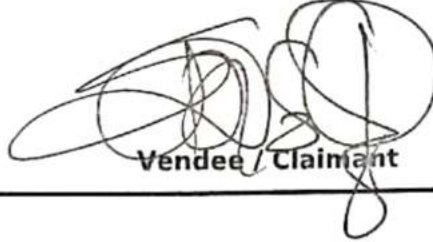
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All the entries made, have been verified by me and are found same as the entries of the document presented.


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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

3:31 PM

Document Registration Summary 1

Date : 28-Dec-2023

- Government/Market Value: ₹7885300/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 953256

Receipt Date : 28-12-2023

Presenter Name : -

PR

SP

LL

A1

Stamp Duty

₹1

₹1320

₹3

₹197133

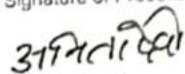
₹100

Total

₹198557

On Date 28-12-2023 Presented at SRO - Ranchi

Signature of Presenter



SRO - Ranchi

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	NeelkanthDevelopersRepresentedThroughItsProprietorSatishKumar	GRN Number : 2320805195 DEPT Transaction Id : 81a92d6f212e35793750 Transaction Type :	100
PR	1	1	0	GRAS	NeelkanthDevelopersRepresentedThroughItsProprietorSatishKumar	GRN Number : 2320811391 DEPT Transaction Id : bb0eaaaa28d2379e11a8 Transaction Type :	1
SP	1320	1320	0	GRAS	NeelkanthDevelopersRepresentedThroughItsProprietorSatishKumar	GRN Number : 2320811391 DEPT Transaction Id : bb0eaaaa28d2379e11a8 Transaction Type :	1320
A1	197133	197133	0	GRAS	NeelkanthDevelopersRepresentedThroughItsProprietorSatishKumar	GRN Number : 2320811391 DEPT Transaction Id : bb0eaaaa28d2379e11a8 Transaction Type :	197133
LL	3	3	0	GRAS	NeelkanthDevelopersRepresentedThroughItsProprietorSatishKumar	GRN Number : 2320811391 DEPT Transaction Id : bb0eaaaa28d2379e11a8 Transaction Type :	3
Sub Total	198461	198557	-96				



3:31 PM

Development Agreement Number of Pages : 88

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300167243

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 197133, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7885203/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Kathalgonda Location :- Other Road, Kathalgonda Word No 1 Property Boundaries :- East: S. Road, West: R.S. Plot No. 540, South: Sub Plot No. 539/11, North: Sub Plot No.539/10A Khata Number - 74Plot Number - 539Holding Number - 0020007502000Z0Volume Number - 8Page Number - 28 Area Of Land :- 8.75 Decimal

Sh./Smt.Anita Devi s/o/d/o/w/o Late Balmukund Singh has presented the document for registration in this office



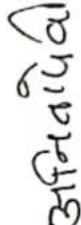



today dated :- 28-Dec-2023 Day :- Thursday Time :- 15:31:18 PM



Anita Devi(Individual)

Party Name	Document Type	Document Number
Anita Devi	PAN/UID	942309243252



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<p>Anita Devi Address1 - Qr.No.605/36, Radha Nagar Colony, Khasmahal, PS-Tata Nagar, East Singhbhum, Address2 - East Singhbhum</p> <p>...</p> <p>Jharkhand PAN No.: ,Permission Case No.-</p>	Yes	<p>Anita Devi Address:- Q.NO-605/36, , RADHA NAGAR COLONY KHASMAHAL, PO-TATANAGAR,THANA-PARSUDIH, JAMSHEDPUR, , Purbi Singhbhum, 831002, Tatanagar, Jharkhand, India</p>		EXECUTANTS Age:55			
2	<p>Neelkanth Developers Represented Through Its Proprietor Satish Kumar Address1 - New Lake Avenue, Kanke Road, Misirgonda alias Pahargonda, Ranchi, Address2 - Ranchi</p> <p>...</p> <p>Jharkhand PAN No.: ,Permission Case No.-</p>	Yes	<p>Satish Kumar Address:- , Behind Cambrian Public School, New Lake Avenue, Kanke Road, Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India</p>		CLAIMANT Age:47			

Identification:

Sr.NO

Party Name and Address

Photo

FingerPrint

Signature

1

Sunil Tiwari

S/o-D/o Dharikshan Tiwari

Address1 - Devi Mandap Road, Hesi Talab, Ratu Road, Ranchi-834005, Address2 -

... Jharkhand

PAN No.:



(Handwritten Signature)

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sunil Tiwari Address1 - Devi Mandap Road, Hesi Talab, Ratu Road, Ranchi-834005, Address2 - ... Jharkhand			

(Handwritten Signature)
Signature of Operator

(Handwritten Signature)
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Anita Devi), has/have admitted the execution before me. He/ She/ They has / have been identified by (Sunil Tiwari) Son/Daughter/Wife of, (Dharikshan Tiwari) resident of (Devi Mandap Road, Hesi Talab, Ratu Road, Ranchi-834005) and by occupation (Business).

(Handwritten Signature)
Signature of Registering Officer

(Handwritten Signature)
Seal and Signature of Registering Officer

Date:- 28-Dec-2023



Token No.: 202300167243

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **28-Dec-2023** by **Anita Devi, S/O, D/O, W/O Late Balmukund Singh** resident of Qr.No.605/36, Radha Nagar Colony, Khasmahal, PS-Tata Nagar, East Singhbhum, East Singhbhum.
This deed was registered as Document No:- **2023/RAN/11121/BK1/10212** in Book No :- **BK1**, Volume No :- **1357** from Page No :- 1 to 88 at, office of **SRO - Ranchi**

Date:- **28-Dec-2023**

Registering Officer

MS
28/12

