



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c15bc50c5d2506047984

Receipt Date : 06-Oct-2023 11:28:24 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300090294

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : NEELKANTH DEVELOPERS THRO ITS
PROPRIETOR SATISH KUMAR (Vendee)

GRN Number : 2319588366



--: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908, परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 क स. 5 के अन्तर्गत यथावत स्टाम्प
द्वारा ज. स्टाम्प शुल्क से विमुक्त का स्टाम्प शुल्क
अर्पित नहीं।

प्रभा देवी माहिया

निबंधन पदाधिकारी
01/11/2023

Biswajit Kumar
Kusum Devi
हिराभनी देवी

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।

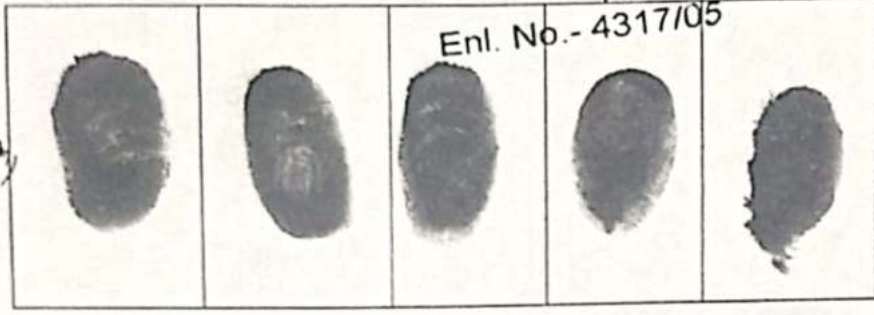


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 01/11/23
 भावा पशुपालन से भूमि घोसाला एवं पशुपालन सीज की सुधी से कर्षित प.स. एवं नाम एवं यही है।
 01/11/23



सम्पत्ति का मूल्य - Development Agreement
 100/-
 मुद्रांक -
 T.D.S. -
 01/11

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



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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Ranchi on 01/11 day of ~~August~~ ^{NOVEMBER}, 2023;

BETWEEN

- (1) SMT. KUSUM DEVI (Aadhar No. xxxx xxxx 8319) (Mobile No. 94311-08230) (aged about 65 years), wife of Sri Om Prakash Agarwal and daughter of Late Matadin Agarwal and granddaughter of Late Chhagan Lal Agrawal, by caste General, by religion Hindu, by occupation House wife, resident of 101 B, Manglam Apartment, Sukhdeonagar, Ratu Road, P.O. Hehal, P.S. Sukhdeonagar, District Ranchi-834005, in the State of Jharkhand, Indian Citizen,
- (2) SRI BIRENDRA KUMAR SINGH (Aadhar No. xxxx xxxx 8013) (Mobile No. 62042-23977) (aged about 69 years), son of Late Kishun Prasad Singh and grandson of Late Shivpujan Singh by caste General, by religion Hindu, by occupation Business, resident of Mission Gali, Kanke Road, Ranchi, P.S. Gonda, District Ranchi, in the State of Jharkhand,

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श्री मजल्ल्या प्रतिक्रियित सुचि से
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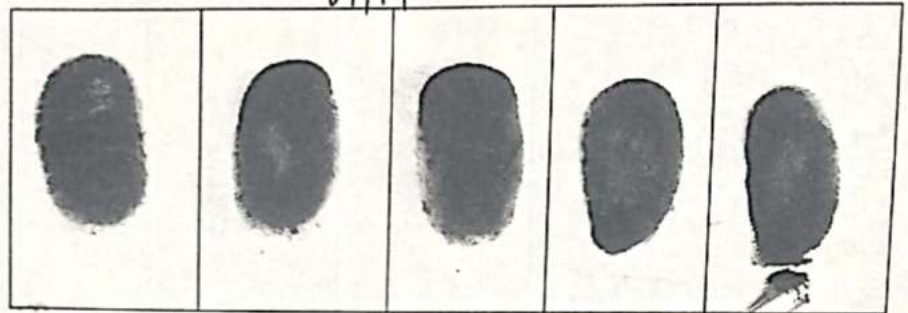
मूजर्जन वन मूमि में दर्ज नहीं है।
 01/11/23

सैमा देवी लोहिया Birendra Kumar Singh
 हीरागंगा देवी

Kusum Devi
01/11/23



Bhaiya Anand Kumar
Enl. No. - 4317100



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श्री Kusum Devi
पिता श्री/स्व. Matolin Agarwal
निवास स्थान, Ratanpur Ranchi
पत्नी H. P. Singh जो लेखकारों के दावेदार या
अथवा निबंधक द्वारा प्रमाणित
मुद्रा/नामा सह रूप के अधीन
लेखकारियों या दावेदारों में से एक श्री
के अतिरिक्तों ने दि. के पुराहन/अपराहन
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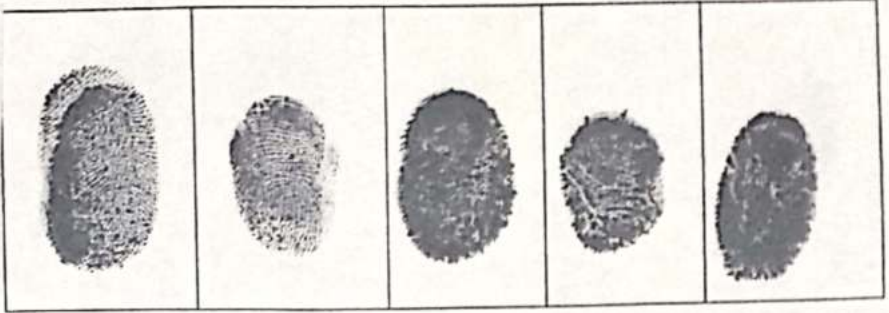
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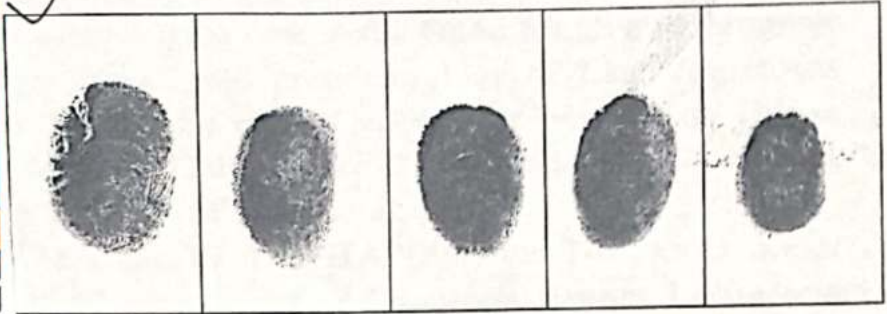
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Advocate
Enl. No.- 4317105



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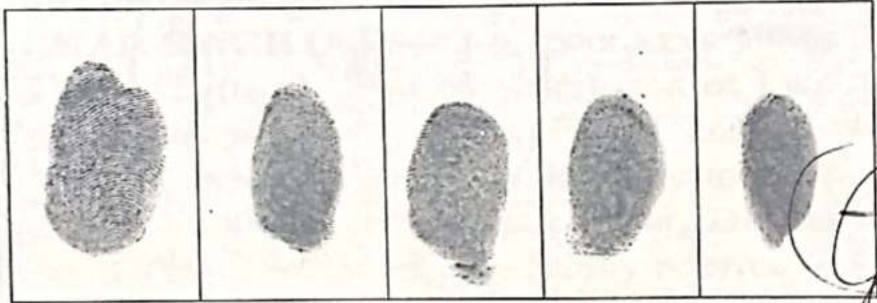
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Advocate
Enl. No.- 4317105



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Advocate
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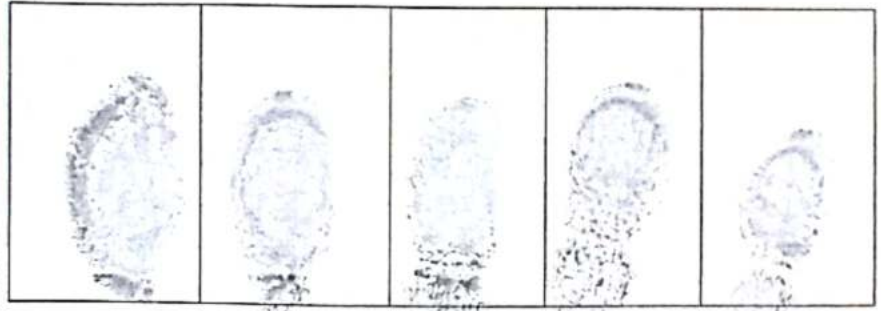
Kusum Devi

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Bhalya Anand Kumar
Advocate
Enl. No. - 431105



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(3) **SMT. HIRA MANI DEVI (Aadhar No. xxxx xxxx 5399)** (aged about 50 years), wife of Late Asha Nand Singh and daughter of Late Krishnadeo Singh and granddaughter of Late Jageshwar Singh, by religion Hindu, by caste General, by occupation House wife, resident of Mission Gali, Kanke Road, Ranchi, P.S. Gonda, District Ranchi, in the State of Jharkhand,

(4) **SMT. PREMA DEVI LOHIA (Aadhar No. xxxx xxxx 4294)** (aged about 67 years), wife of Santosh Kumar Lohia and daughter of Bihari Lal Choudhary and granddaughter of Jhurimal Choudhary, by religion Hindu, by caste General, by occupation House wife, resident of Banshidhar Adukia Road, upper Bazar, P.S. Kotwali, District Ranchi, in the State of Jharkhand,

(5) **ASHOK KUMAR SINGH (Aadhar No. xxxx xxxx 5986)** (Mobile No. 87899-03945) (aged about 68 years), son of Late Keshav Prasad Singh and grandson of Late Ram Prasad Singh, by religion Hindu, by caste General, by occupation Retd., resident of Church Road, near Lower Bazaar, P.S. Lower Bazar, District Ranchi, in the State of Jharkhand (hereinafter jointly referred to the "**FIRST PARTY**"/"**OWNERS**"/"**LAND OWNERS**" which expression shall, wherever the context so requires or admits, mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART**;

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) (aged about 47 years), son of Late

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[Signature]

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Bhirgu Ram and grandson of Late Sahdeo Prasad, by occupation Business, by faith Hindu, by caste General, 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 the **Landowner No. 1** is the lawful owner of land measuring 03 Katha of land more or less being Sub Plot No.539/11-A out of R.S. Plot No.539 of Khata No.74, situated at Village Kathargonda alias Danrgonda, Thana No.201, P.S. Gonda, District Ranchi, corresponding to Municipal Holding No. 0320000920000Z0, in new ward no. 01 of Ranchi Municipal Corporation, Ranchi and under the jurisdiction of District Sub-Registrar of Ranchi, morefully described in the Schedule-A-1 and hereinafter referred to as the Schedule Property.

AND Whereas **Landowner No. 2 & 3** are the joint lawful owner of land measuring 3 Katha 4 Chhatak 16 Sq. Ft. of land more or less standing on portion of R.S. Plot No.534, marked as Sub Plot No.534/12-A-2 of Khata No.48 situated at Village Kathargonda alias Danrgonda in the town of Ranchi, P.S. Ranchi (now Gonda), Thana No.201 and District Ranchi, corresponding to Municipal Holding No. 0020007504000Z0, 0020007505000Z0 of Ranchi Municipal Corporation, Ranchi and under the jurisdiction of District Sub-Registrar of Ranchi, morefully described in the Schedule-A-2 and hereinafter referred to as the Schedule Property.

AND Whereas **Landowner No.4** is the lawful owner of land measuring 2 Katha 10 Chhatak 27 sq. ft. of land more or less being Sub Plot No. 539/11-B from out of R.S. Plot No.539, under Khata No.74, situated at Village Kathargonda alias Danrgonda, Thana No.201, P.S. Gonda, District Ranchi, corresponding to portion of Municipal Holding No.0010001269000Z0, within Ward No. 01 of the Ranchi Municipality (now Ranchi Municipal Corporation) within the limit of Ranchi Municipal Corporation and under the jurisdiction of District Sub-Registrar of Ranchi, morefully described in the Schedule-A-3 Property.

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Whereas **Landowner No.5** is the lawful owner of land measuring 3 Katha 3 Chhatak of land more or less being portion of R.S. Plot No.534, marked as Sub Plot No.534/12-A of Khata No.48 and also on portion of R.S. Plot No.539 marked as Sub-Plot No.539/12-A of Khata No.74 situated at Village Kathargonda alias Danrgonda in the town of Ranchi, P.S. Ranchi (now Gonda), Thana No.201 and District Ranchi, corresponding to Municipal Holding No. 0020007503000Z0 of Ranchi Municipal Corporation, Ranchi morefully described in the Schedule-A-5 and hereinafter referred to as the Schedule Property.

Whereas the FIRST PARTY have made the following representations:-

- (a) That the Landowners are the sole and absolute owners of the schedule property and their title of their respective share/portion. The schedule property is good, marketable and subsisting 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 the Landowners have not entered into any agreement/for sale/transfer/development of the schedule property with anyone else and any previous agreement with the second party is stand extinguished from the date of signing of this agreement;
- (d) That the said land is under his 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;

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- (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.
- (h) That the DEVELOPER shall construct and handover possession over the landowners allocation within 36 (thirty six) months from the date of registered development agreement, but the landowners shall fulfill their obligation to the developer within period.
- (i) That if the developer will fails to do so, then they will be liable to pay a sum of Rs. 8,000/- (Rupees Eight Thousand) only to the Landowner No.1, 2, 3, 4 and 5 for their each flats per months.
- (j) That the Landowners and Developer shall have joint right over the roof of the building as common area.

WHEREAS the SECOND PARTY, the Promoters and Developers of Real Estate, have approached to the FIRST PARTIES, to develop the Schedule Property at its own cost. The SECOND PARTY hereinafter described as the PROMOTERS/DEVELOPER has proposed a scheme for building a residential apartment 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 OWNERS 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 are in peaceful possession of the Schedule-A property. The FIRST PARTY shall permit the SECOND PARTY to enter upon the scheduled property for

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the purpose of development for B+G+4 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 develop by obtaining plan sanction, License etc., provided 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 later, the FIRST PARTY has full rights to obstruct and suggest the Builder to work according to the agreed specifications and as per the interest and longevity of the building.

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 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

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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 LAND 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 preparing and obtaining necessary Licenses and sanctioned plan shall be that of the SECOND PARTY.
- 2.3 The SECOND PARTY shall be entitled to do any minor alteration or revision of the aforesaid plans within the parameter of the R.M.C. Building Rules and Regulations, which may become necessary with the written approval and consent of the FIRST PARTY/LAND OWNER.

3. CONSTRUCTION :

- 3.1 The SECOND PARTY shall construct at its own cost and effort in the Schedule-A property an Apartment/ Building as per the sanctioned plan amenities, facilities including compound walls, lobbies, lift, driveway, staircases and passages etc. The construction shall be in accordance with the specifications and services and amenities contained in the Schedule -B hereto or equivalents thereto.
- 3.2 The SECOND PARTY will be entitled to engage Architects, Engineers, contractors, and others, as they deem fit to execute the construction work, however in case of disputes between the SECOND PARTY and their contractors, architects, engineers and other workmen, suppliers of materials and other persons who are engaged by the SECOND PARTY in the development of the Schedule property, the same shall be settled by the SECOND PARTY and the FIRST PARTY shall have no liability of any nature whatsoever.
- 3.3 The SECOND PARTY shall be entitled to make additions and alterations with the consent of the FIRST PARTY in the construction as they deem fit without materially affecting the entitlement of the FIRST PARTY.

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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) B+G+4 upper floors of 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 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, Schedule-B property (super built- up area to be constructed in the Schedule A property and covered car parking Area (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-B. 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 Owner's constructed Area as per Para above, the FIRST PARTY hereby agree to transfer/convey to the SECOND PARTY or their nominee(s) the schedule-C Property, either in one lot or in several shares;
- 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

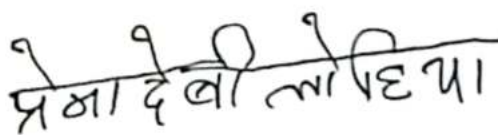
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- or any part thereof, along with their undivided 45% (forty five percent) share in the land/building and Car Parking Area and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from;
- 5.4 The SECOND PARTY shall be entitled to the remaining 55% (fifty five percent) constructed area and Car Parking Area with undivided 55% (fifty five percent) 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 55% (fifty five percent) share of the constructed area and Car Parking with 55% (fifty five percent) share in the Schedule Property and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds of description accruing or arising there from;
- 5.6 The Parties hereto agree that within fifteen days of the plans being sanctioned by R.R.D.A/ 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;
- 5.7 As an Apartment cannot be fragmented to enable the FIRST PARTY to retain 45% (Forty five 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 45% (Forty five 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/- (Rupees Three Thousand) per Sq. Ft. of super built-up area and in the event of the total super built-up area of the FIRST PARTY exceeds 45% (Forty five percent) of super built-up area, the FIRST PARTY shall pay to the SECOND PARTY for such fractional excess area at the rate of Rs. 3,000/- per Sq. Ft. of super built-up area to complete An Apartment.

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6. DELIVERY

6.1 The SECOND PARTY hereby agrees to deliver possession of the Land Owner' constructed area to the FIRST PARTY within 03 Years (36 months) from the date of registered development agreement subject of force majeure which are beyond the control of the SECOND PARTY, the SECOND PARTY shall be entitled to corresponding extension of time, for delivery of the said Land Owner's constructed area.

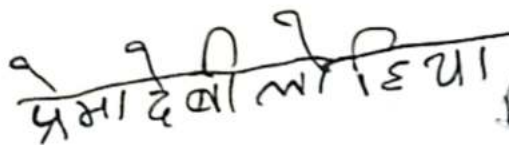
7. INDEMNITY

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.

7.2 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

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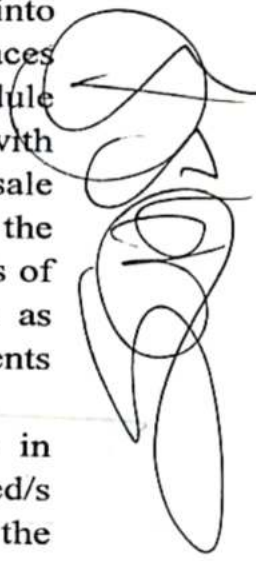
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further the SECOND PARTY shall be fully liable and responsible to Government, Corporation of the City of Ranchi, R.M.C. and all other authorities for compliance of all the statutory requirements regarding construction and also any shortfalls as per RERA etc..

8. TRANSFER OF SECOND PARTYS' SHARE:

- 8.1 The FIRST PARTY shall convey/transfer SECOND PARTY'S, the Schedule-C 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 55% (fifty five percent) with persons intending to own Apartment and enter into sale Agreements with such intending Apartment Holders for the area as per Para above. Wherever required by the SECOND PARTY the FIRST PARTY will join as Confirming Party in all such agreements, deed of allotments as per Schedule-B and Schedule-C below;
- 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 45% (Forty five percent) with persons intending to own apartments and enter into sale agreements with such intending Apartment Holders for the area as per Para 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 as per Schedule-B and Schedule-C below;
- 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 DEVELOPER'S share in the land right in the schedule -A property agreed to be conveyed to the SECOND PARTY'S nominee/s shall exclusively be borne by the SECOND PARTY or the, nominee/s of the SECOND PARTY as the



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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 as per terms of this agreement for delivery and possession;

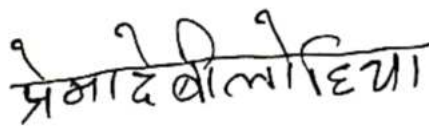
9.2 The FIRST PARTY and the SECOND PARTY shall, from the date of delivery of possession of land owners' constructed area, maintain their respective portions, at their own cost in a good and tenantable repair and shall not do or suffer to be done anything in or to the said premises, and/or common areas 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.

That after completion of building, the developer/ Builder shall form a society for smooth maintenance work of the builder affairs with help of Landowners and purchasers of the Flats.

9.3 The SECOND PARTY or their nominee shall be liable to bear the incidence of all direct and indirect tax including GST pertaining to 55% of the project, i.e. Developer's share

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of area/Allocation and Land Owners shall bear the incidence of all direct and indirect taxes pertaining to their Land Owner's share of area/Allocation of 45% of the project. Any proposed taxes in future if imposed by the State or Central Government shall also be dealt in the same manner as stated herein.

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 55% (fifty five percent) share in the Schedule Property i.e. Schedule-C property.


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.

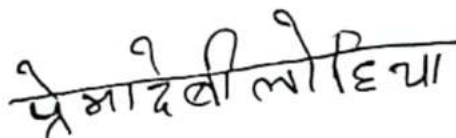
10.4 The Land Owner agrees to execute further a Registered Development Agreement in favour of the Builder as well as a Registered Gift Deed for Road widening if any required during the course of sanction of building plan sufficiently within the time allowed as required under the relevant municipal laws 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.

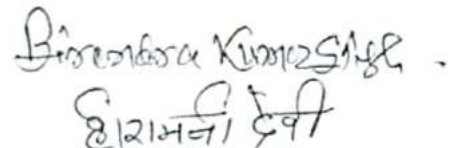
11. BORROWING

The SECOND PARTY shall be entitled to take loans and

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financial facilities for development of the Schedule Property against the security of their shares i.e. the Schedule-C 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 to be constructed shall be mutually decided at the time of Bhoomi Pujan.

14. DELAY IN DELIVERY OF OWNER'S CONSTRUCTED AREA

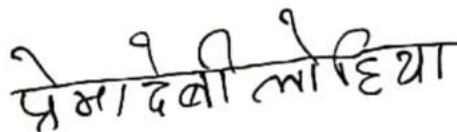
In the event of the delay in delivery of the Land Owners' constructed area within the stipulated period as mentioned in clause 6.1 (including the grace period), the SECOND PARTY shall pay to the FIRST PARTY compensation for such delay calculated at the rate of Rs. 8,000/- (Rupees Eight Thousand) only per month per flats subject of terms and conditions TO ALL LANDOWNERS.

15. 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

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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 as per provisions of law.

16. DISCLAIMER

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

17. CUSTODY

This Agreement is executed in original.

18. JURISDICTION

The Courts in Ranchi alone shall have the jurisdiction to adjudicate the disputes.

DESCRIPTION OF THE LAND

SCHEDULE –“A”

DESCRIPTION OF THE LAND

All that piece and parcel of land measuring 12 Katha 01 Chhatak 43 Sq. Ft. equivalent to 20.03 Decimal approx. of land more or less being portion of R.S. Plot No.534, marked as Sub Plot No.534/12-A, Sub Plot No.534/12-A-2, under Khata No.48 and portion of R.S. Plot No.539 marked as Sub-plot No.539/12-A, under Khata No.74, corresponding to portion of Municipal Holding No. 0320000920000Z0, 0020007503000Z0, 0020007504000Z0, 0010001269000Z0, 0020007505000Z0, within Ward No.02, new ward no.01 of the Ranchi Municipal Corporation, Ranchi situated at Village Kathargonda alias Danrgonda in the town of Ranchi P.S. Ranchi now Gonda, Thana No.201, District Ranchi having Chhaparbandi right.

VALUATION

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

Value of Land 20.03 Decimal Rs. 1,80,50,355/-

Kusum Devi





Birendra Kumar Singh



SCHEDULE -"A-1"

All that piece and parcel of land measuring 3 Katha more or less being Sub-Plot No.539/11-A from out of R.S. Plot No.539 of Khata No.74, situated in village Kathargonda alias Danrgonda, Thana No.201, P.S. Gonda, District Ranchi, corresponding to portion of Municipal Holding No. 0320000920000Z0, within Ward No. 01 of the Ranchi Municipality having Chhaparbandi right.

Bounded and butted as follows :-

NORTH : Sub Plot No.539/10 of Indu Ambasta.

SOUTH : Sub Plot No.539/11-B.

EAST : 17' (Seventeen) Feet wide Common Road

WEST : Plot No.541

SCHEDULE -"A-2"

All that piece and parcel of land measuring 3 Katha 4 Chhatak 16 Sq. Ft. of land more or less standing on portion of R.S. Plot No.534, marked as Sub Plot No.534/12-A-2 of Khata No.48 corresponding to Municipal Holding No. 0020007504000Z0, 0020007505000Z0, within Ward No. 02, new ward no.01 of the Ranchi Municipal Corporation, Ranchi situated at Village Kathargonda alias Danrgonda in the town of Ranchi P.S. Ranchi now Gonda, Thana No.201, District Ranchi having Chhaparbandi right, bounded and butted is as follows :-

NORTH : Sub Plot No.534/12-A-1 + 539/12-A

SOUTH : Sub Plot No.534/12 of Mr. Vijay Kumar Gupta.

EAST : 17' (Seventeen) Feet wide Common Road

WEST : Village Road.

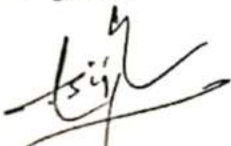
SCHEDULE -"A-3"

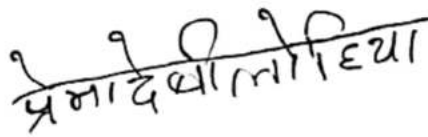
All that piece and parcel of land measuring 2 Katha 10 Chhatak 27 Sq.ft. more or less being Sub-Plot No.539/11-B from out of R.S. Plot No.539 of Khata No.74, situated in village Kathargonda alias Danrgonda, Thana No.201, P.S. Gonda, District Ranchi, Corresponding to Municipal Holding No.0010001269000Z0, within Ward No. 01 of the Ranchi Municipal Corporation, Ranchi, bounded and butted as follows:-

NORTH : Sub Plot No.539/11-A.

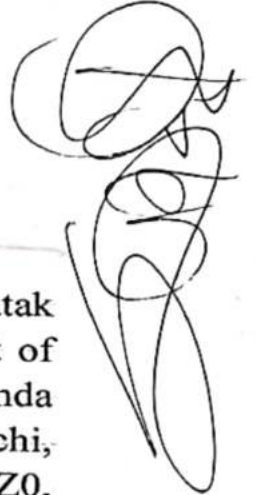
SOUTH : Sub Plot No.539 (Part).

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EAST : 17' (Seventeen) Feet wide Common Road
 WEST : Plot No.541.

SCHEDULE - "A-4"

All that piece and parcel of land measuring 3 Katha 3 Chhatak of land more or less standing on portion of R.S. Plot No.534, marked as Sub Plot No.534/12-A of Khata No.48 and also on portion of R.S. Plot No.539 marked as Sub-plot No.539/12-A of Khata No.74, corresponding to portion of Municipal Holding No. 0020007503000Z0, within Ward No. 02, new ward no.01 of the Ranchi Municipality (now Ranchi Municipal Corporation) situated at Village Kathargonda alias Danrgonda in the town of Ranchi P.S. Gonda, Thana No.201, District Ranchi, Bounded and butted as follows :-

NORTH : Sub Plot No.539/11 of Smt. Meena Mandilwar.
 SOUTH : Sub Plot No.534/12A-2 of Mr. Vijay Kumar Gupta.
 EAST : 17' Feet wide Common Road
 WEST : Plot No.541 and Village Road.

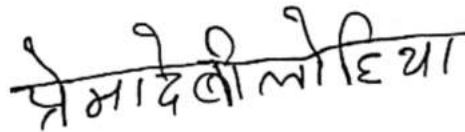
SCHEDULE- "B"

Share of Landowner No.1 (2430 Sq. Ft. super built up area)

- (1) Flat No. A/GB on Ground Floor, having super built up area 1000 Sq. Ft approx. of Block-A
- (2) Flat No. A/3A/part on Third Floor, having super built up area 1430 Sq. Ft approx. of Block-A
- (3) With 02 Car Parking Space in Basement Floor of the Block-A and proportionate share of land of building Urmila Shree Apartment.
- (4) That the area of Flat no. A/3A of Block-A, having super built up area 1992 Sq. ft. and the Landowner hereby agreed to purchase the remaining area of flat no.A/3A of Block-A from the Builder @Rs.3,000/- per sq. ft. and hereby agreed to pay consideration amount of rest area of 562 Sq. Ft. @Rs.3,000/- per sq. ft. to the Developer.
- (5) That the Landowner namely Kusum Devi shall pay Rs.16,86,000/- to the Developer with regard of extra area of flat no. A/3A of Block-A against her share out of which the landowner will pay the said amount after 12 (twelve) months from date of this agreement and shall complete the payment within 36 months from date of this development agreement.

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- (6) That the Developer has also deposited refundable advance amount a sum of Rs.10,00,000/- (Rupees Ten Lacs) only to the Landowner namely Kusum Devi, out of which the said Kusum Devi shall refund a sum of Rs. 9,49,000/- only to the Developer on or before 31.12.2025 (which is before 06 months handover possession of her share).

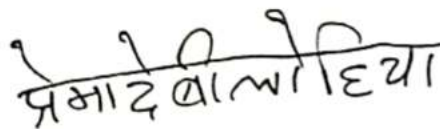
SCHEDULE- "B-1"

Share of Landowner No.2 & 3 (4000 Sq. Ft. super built up area)

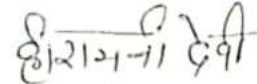
- (1) Flat No. A/2B/part on Second Floor, having super built up area 1000 Sq. Ft approx. of Block-A to Landowner No.3
- (2) Flat No. A/3B/part on Third Floor, having super built up area 1000 Sq. Ft approx. of Block-A to Landowner No.2
- (3) Flat No. A/4B/part on Fourth Floor, having super built up area 1000 Sq. Ft approx. of Block-A to Landowner No.2
- (4) Flat No. A/4C/part on Fourth Floor, having super built up area 1000 Sq. Ft approx. of Block-A to Landowner No.3
- (5) With 04 Car Parking Space in Basement Floor of the Block-A and proportionate share of land of building Urmila Shree Apartment.
- (6) That the area of Flat no. A/2B of Block-A, having super built up area 1114 Sq. ft. and the Landowner no.3 hereby agreed to purchase the remaining area of flat no. A/2B of Block-A from the Builder @Rs.3,000/- per sq. ft. and hereby agreed to pay consideration amount of rest area of 114 Sq. Ft. @Rs.3,000/- per sq. ft. to the Developer i.e. Rs.3,42,000/- (Rupees Three Lacs Forty Two Thousand) only.
- (7) That the area of Flat no. A/3B of Block-A, having super built up area 1114 Sq. ft. and the Landowner no.2 hereby agreed to purchase the remaining area of flat no. A/3B of Block-A from the Builder @Rs.3,000/- per sq. ft. and hereby agreed to pay consideration amount of rest area of 114 Sq. Ft. @Rs.3,000/- per sq. ft. to the Developer i.e. Rs.3,42,000/- (Rupees Three Lacs Forty Two Thousand) only.
- (8) That the area of Flat no. A/4B of Block-A, having super built up area 1376 Sq. ft. and the Landowner no.2 hereby agreed to purchase the remaining area of flat no. A/4B of

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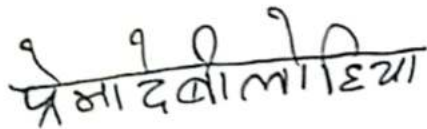


Block-A from the Builder @Rs.3,000/- per sq. ft. and hereby agreed to pay consideration amount of rest area of 376 Sq. Ft. @Rs.3,000/- per sq. ft. to the Developer i.e. Rs.11,28,000/- (Rupees Eleven Lacs Twenty Eight Thousand) only.

- (9) That the area of Flat no. A/4C of Block-A, having super built up area 1170 Sq. ft. and the Landowner no.3 hereby agreed to purchase the remaining area of flat no. A/2B of Block-A from the Builder @Rs.3,000/- per sq. ft. and hereby agreed to pay consideration amount of rest area of 170 Sq. Ft. @Rs.3,000/- per sq. ft. to the Developer i.e. Rs. 5,10,000/- (Rupees Five Lacs Ten Thousand) only.
- (10) That the Landowner No.2 namely Birendra Kumar Singh shall pay Rs.14,70,000/- (Rupees Fourteen Lacs Seventy Thousand) to the Developer with regard of extra area of flat no. A/3B/part and A/4B/part of Block-A against his share out of which the landowner will start payment with regard of said amount at the time of casting of 3rd floor of Block-A and shall complete the payment within 36 months from date of this development agreement.
- (11) That the Landowner No.3 namely Hira Mani Devi shall pay Rs.8,52,000/- (Rupees Eight Lacs Fifty Two Thousand) to the Developer with regard of extra area of flat no. A/2B/part and A/4C/part of Block-A against her share out of which the landowner will start payment with regard of said amount at the time of casting of 2nd floor of Block-A and shall complete the payment within 36 months from date of this development agreement.
- (12) That the Developer have paid a sum of Rs. 2,00,000/- (Rupees Two Lacs) only as refundable advance to the Landowner No.2 namely Birendra Kumar Singh on or before 31.12.2025 (which shall be refunded 06 months before possession over his share).
- (13) That the Developer has also paid Rs. 50,000/- (Rupees Fifty Thousand) only as non-refundable advance to the Landowner No.2 Birendra Kumar Singh.
- (14) That the Developer have paid a sum of Rs. 2,00,000/- (Rupees Two Lacs) only as refundable advance to the Landowner No.3 namely Hiramani Devi on or before

Kusum Devi





Birendra Kumar Singh

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31.12.2025 (which shall be refunded 06 months before possession over her share).

- (15) That the Developer has also paid Rs. 50,000/- (Rupees Fifty Thousand) only as non-refundable advance to the Landowner No.3 Hiramani Devi.

SCHEDULE- "B-2"

Share of Landowner No.4 (2590 Sq. Ft. super built up area)

- (1) Flat No. B/GA on Ground Floor, having super built up area 1295 Sq. Ft approx. of Block-B.
- (2) Flat No. B/1A on First Floor, having super built up area 1295 Sq. Ft approx. of Block-B
- (3) With 02 Car Parking Space in Basement Floor of the Block-B and proportionate share of land of building Urmila Shree Apartment.

SCHEDULE- "B-3"

Share of Landowner No.5 (3828 Sq. Ft. super built up area)

- (1) Flat No. A/1A on First Floor, having super built up area 1992 Sq. Ft approx. of Block-A
- (2) Flat No. A/3C on Third Floor, having super built up area 1436 Sq. Ft approx. of Block-A.
- (3) With 02 Car Parking Space in Basement Floor of the Block-A and proportionate share of land of building Urmila Shree Apartment.
- (4) That the Second Party Sri Ashok Kumar Singh S/O Late Keshav Prasad Singh shall pay Rs. 6,00,000/- (Six Lac Rupee Only) to M/S Neelkanth Developer.
- (5) That the said Ashok Prasad Singh appointed his wife Mrs. Vijaya Singh as his nominee of his property.
- (6) That Sri Ashok Prasad Singh shall pay Rs.2,51,000/- (Two Lac Fifty One Thousand Only) advance by cheque no. 137954 payable at BOI, Morabadi Branch, Ranchi remaining Rs.3,49,000/- (Rupees Three Lac Forty Nine Thousand Only) on development work.

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

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Biswanath Kumar Singh
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Kusum Devi

- (3) Flat No. A/1B 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/2C on Second Floor of Block A
- (7) Flat No. A/4A on Fourth Floor of Block A
- (8) Flat No. B/GB on Ground Floor of Block B
- (9) Flat No. B/GC on Ground Floor of Block B
- (10) Flat No. B/1B on First Floor of Block B
- (11) Flat No. B/1C on First Floor of Block B
- (12) Flat No. B/3B on Third 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 on Fourth Floor of Block B

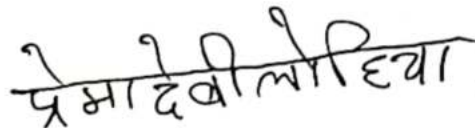
with 15 (fifteen) car parking space on Basement Floor of the proposed multi storied building namely **URMILA SHREE APARTMENT** alongwith proportionate share of land and also right to use common amenities commonly with the other co-owners of the building.

General Specifications of the Building & Flat :

1. Structure: R.C.C frame structure with brickwork in Cement Mortar as per design of Structural Consultants
2. Chowkhats: Door frame of Sal Wood.
3. Doors: All doors will be 30 mm 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 aluminum windows.
5. Flooring: Vitrified tiles flooring 2'X2' Size in Drawing/ Dining, Bed Rooms, Balcony and Kitchen.
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) Sanitary ware : Vitreous white colour Sanitary ware of standard make (Hindware/Jaguwar).
 - (d) Fittings : C.P. fittings of standard make (Continental Model) Supreme/Gupta/Prayag.
 - (e) Cistern : Cistern of standard company.
 - (f) Terrace:- Terrace will be finished with Tiles/crazy Mosaic.

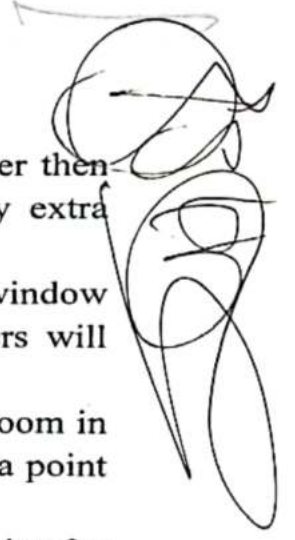
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Biramba Kumari Singh,
हरामनी देवी

8. Electricals :
- All internal wiring will be concealed with good quality of ISI marked Copper branded wire (Poly Cabs/ Havels/ KEI/ Anchor).
 - All electrical switches and fittings will be branded make.
 - Adequate lightings, power points will be provided.
 - A.C. point will be provided in one Bed rooms.
 - T.V. point will be provided in Drawing.
9. Internal Wall : All internal walls shall be finished with Plaster of Paris with one coat of primer.
10. External Wall finish : Outer wall will be finished with wall Rustic and Texture and Putty.
11. Railing : All Railings of Balcony will be Stainless Steel Railing.
12. Stair : Stair will be finished with Granite and Railing will be Stainless Steel.
13. Car Parking Flooring : Kotah Stone/ Krazy Floor.
14. Overhead Water Tank : R.C.C. overhead water tank of adequate capacity.
15. Boring : 02 (two) 4" dia bore-well 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 : OTIS/KONE/AROHI of adequate capacities (01 LIFT IN EACH BLOCK) as per norms of R.M.C.
18. CCTV camera in common area (Hick Vision).
19. Rain water harvesting system.
20. That the height of floor to floor will be 3.0 (three) mtrs.
21. That the staircase will be finished with Granite.
22. That if any Landowner will want to fix other tiles other than builder agreed to provide, then the landowners will pay extra charges to the DEVELOPER in this regard.
23. That if any Landowner will want to fix other door/window other than builder agreed to provide, then the landowners will pay extra charges to the DEVELOPER in this regard.
24. That the developer shall provide A/C point in one bed room in each flats and beside this, the Developer will provide extra point on extra charges on request of the landowners.
25. That the Developer will provide 04 (four) charging point for charging of two wheeler in the common parking area.



Kusum Devi

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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 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.L. It is further certified that the land does not belong to 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 and 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 :

1.


11/11/23
कुसुम देवी

1. Kusum Devi

2. Birendra Kumar Singh

3. हरिजन देवी

4. प्रेम देवी लालिका

2. Vishal kumar
S/o Prakash Prasad
R/o Ratu Road, Ranchi
11/11/23

5. 
FIRST PARTY
(LAND OWNERS)


SECOND PARTY
(DEVELOPER)



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Bha

Enl. No. 4317/05

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Little

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

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

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

Kusum Devi

Binanda Kumar
 8/2/14-11/2014

जिला निबंधक का कार्यालय, राँची।

प्रेषक,

पत्रांक 589
दिनांक 11/6/23

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।

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।

विश्वासभाजन

(Handwritten Signature)

जिला अवर निबंधक,
राँची।
11/6/23

जिला निबंधक का कार्यालय, राँची।

प्रेषक,

पत्रांक 762
दिनांक 11/5/23

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।

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.ranchisrol@gmail.com) के माध्यम से उपलब्ध कराने की कृपा की जाय।

संलग्न - यथोक्त।

विश्वामभाजन,
Wipale
जिला अवर निबंधक,
राँची।
10/5/23

Sch. XII Form No. 57
Board No. Form No. 124

FORM OF APPLICATION FOR COPIES नकल के लिए दरखास्त का फारम

ORM NO. 57
See Rule 257)

1	Number and date of application दरखास्त का नम्बर और तारीख	1
2	Name, Residence and Description of applicant दरखास्त करनेवाले का नाम पता और पता	2
3	Specification of which the copy required किस भाग की तकसीत जिनकी नकल चाहिए	3
4	Case or proceeding in which such paper is to be found or was filed मोहम्मद गं. दरवाजा जिलमें रह	4
5	Ordinary fee stamp	5
6	Extra stamp. E ज ए टलार	6
7	Number of sheets	7
8	Number of sheets of plain paper filed with application सादे कागज के तलों की गिनती जो दरखास्त के साथ पेश किये गये	8
9	Court fee stamps for certified copies नकल जल के बास्ते कोर्ट की स्टाप	9
10	Name of office or department where the paper in question is to be found उस ऑफिस या सरिस्ते का नाम जहाँ पास हुआ कागज मिलेगा	10
11	Date and extra searching fees have been paid hour by which copy is to be ready तारीख और जो जायद खतारी फीस दी गई हो घंटा की जो नकल तैयार होनी चाहिए	11
12	Name of copist or typist टाईप या नकल नविस का नाम	12
13	Initial or record keeper who fills up the three proceeding column महाबीज दफ्तर की छीटे दरवासे जो थिजल तीनों खानों को भरना है	13
14	Signature of officer receiving application दरखास्त लेनेवाले ऑफिसर का हस्तलख	14
15	Remarks बकियत	15

Ratan Kumar Sinha
Advocate
Civil Court, Raebareilly

46957
6/13/23

C. C. Khatri

Khata NO-74

Plot No-539

Mausa - Kathanganda

Thana No-201

Dist - Raebareilly

Handwritten signature and date: 06/03/23

RECORDED - 06/03/23

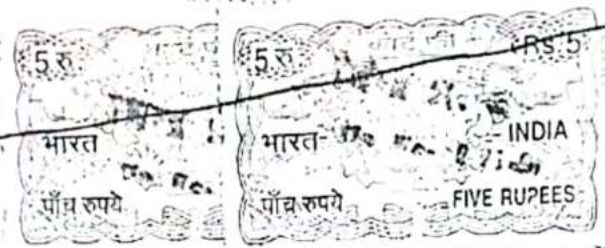
Record Keeper/Head Clerk
Dist Record Office, Raebareilly

Handwritten signature and date: 06/03/23



PA-49365
22/3/23

Handwritten signature and date 22/3/23



P.O. No. 46951
6/3/23

Handwritten text: कर्मचारी सेवा का आदेश...
74 (पारल) का हुआ है



Handwritten signature and date 11/3/23

Handwritten date 11/3/23

QUALIFIED TO BE TRUE COPY

प्रशासी अधिकारी
रांची संग्रहालय, रांची

Handwritten signature and date 11/03/23

Record Enquiry/Hand Clerk
Jharkhand State Archives

- 22/3/23
- 22/3/23
- 22/3/23
- 22/3/23
- 22/3/23

- 5
- 5
- 20
- 30



Handwritten signature and date 11/3/23
प्रशासी अधिकारी
रांची संग्रहालय, रांची

Handwritten signature and date 11/3/23
प्रशासी अधिकारी
रांची संग्रहालय, रांची

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	236											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड					
मोज का नाम	कठरमोन्दा	होलिडिंग संख्या	64	तौजी संख्या	0	थाना नम्बर	201	खाता का प्रकार	—					
श्रीमति प्रेमा देवी लोहिया, बल्द-संतोष कुमार लोहिया, जाति- -														
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								लगान	सेस	
74	539	2 कठ।0	छ. 326 वर्गफीट	दाखिला खारिज वाद स्ख्या 3684दिनांक 3-5-05 के अनुसार --								5	7.25	
कुल परिमान		2 कठ।0	छ. 26 वर्गफीट											
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	
03/01/2006	0021192	2004-05	2005-06	5	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1	
10-27-2020	0268752152	1999-2000	2020-2021	105	5	26.25	1.25	52.5	2.5	52.5	2.5	21	1	

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

Mutation Cases Not Found !!

List Of Case Status Details

समस्या देखें



BACK

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

ऑनलाइन जाँचा

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	5	पृष्ठ संख्या	92						
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड
मौजा का नाम	कठरगोन्दा	होस्टिंग संख्या	74	तौजी संख्या	0	धाना नम्बर	201	खाता का प्रकार	—

श्रीमति प्रेमा देवी लोहिया, पति-श्री संतोष कुमार लोहिया,
जाति- -----

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
	539	2 कटा 0 छ. 27 वर्गफीट	दाखील खारीज केस नं 3684 R27 / 2004-05 दिनांक 3-5-05	5	7.25
	कुल परिमाण	2 कटा 0 छ. 27 वर्गफीट			

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
3/09/2005	0025989	2004	2005	5	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1

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

Mutation Cases Not Found !!

List Of Case Status Details

अवस्था देखें



इ एक कम्प्युटर जनित प्रति

इ प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे

लाट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

8
ऑनलाइन जाँचा

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

पंजी संख्या	8	पृष्ठ संख्या	21											
प्लॉट का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
प्लॉट का नाम	कठरगौन्दा	होस्टिंग संख्या	48	तौजी संख्या		धाना नम्बर	201	खाता का प्रकार	रेयती					
BIRENDRA KUMAR SINGH (2), AASHA NAND WGN . पितः-KISHUN PRASAD SINGH, जाति- ---														
प्लॉट नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
	534	0 ऐ 2.69 डि 0 हे			नामान्तरण मुकदमा संख्या 2260/2019 - 2020					30	0			
	कुल परिमाण	0 ऐ 2.69 डि 0 हे												
क्र	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात	
1	0577938323	2019-2020	2020-2021	30	30	7.5	7.5	15	15	15	15	6	6	
2	0604264194	2021-2022	2023-2024	60	30	15	7.5	30	15	30	15	12	6	

Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

Of Case Status Details

बगुना देखें



कम्प्यूटर जनित प्रति

पत्र केवल प्रार्थी की जानकारी के लिए है

भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें

का नम्बरा देखने के लिए प्लॉट नम्बर क्लिक करें



ऑनलाइन जाँचा

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	8	पृष्ठ संख्या	24
बेला का नाम	राँवी	अनुमंडल नाम	सदर
पेजा का नाम	कठरगोन्दा	होलिडिंग संख्या	48
		अवंल का नाम	तौजी संख्या
		हेहल	हलका का नाम
			धाना नम्बर
		हल्का-01	201
		इस्टेट का नाम	खाता का प्रकार
			JHARKHAND
			शैयती

SHOK KUMAR SINGH, पिता-KESHAV PRASAD
INGH, जाति- ---

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
	534	0 ऐ 1.14 डि 0 हे	नामान्तरण मुकदमा संख्या 3/2020 - 2021	30	0
	539	0 ऐ 3.9 डि 0 हे			
	कुल परिमाण	0 ऐ 5.04 डि 0 हे			

रीख	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
27-0	0804234644	2020-2021	2020-2021	0	30	0	7.5	0	15	0	15	0	6
13-3	0208020078	2021-2022	2023-2024	60	30	15	7.5	30	15	30	15	12	6

Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

Of Case Status Details

क कम्प्यूटर जनित प्रति
पत्र केवल प्रार्थी की जानकारी के लिए है
भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

बगना टेले



BACK

ऑनलाइन जाँचा

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

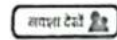
पंजी II प्रति

भाग वर्तमान	8	पृष्ठ संख्या	46										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	कठरगोन्दा	होलिडिंग संख्या	48	तौजी संख्या		धाना नम्बर	201	खाता का प्रकार	शेयती				
MIRAMANI DEVI, पति-LATE ASHANAND SINGH, जति: ---													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
48	534	0 ऐ 2.695 डि 0 हे		नामान्तरण मुकदमा संख्या 749/2020 - 2021				30	0				
	कुल परिमाण	0 ऐ 2.695 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत वकाया	लागत चालू साल	रोड सेस वकाया	रोड सेस चालू साल	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू साल	कृषि सेस वकाया	कृषि सेस चालू साल
10-27-2020	0558218296	2020-2021	2020-2021	0	30	0	7.5	0	15	0	15	0	6
04-13-2023	0980683444	2021-2022	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



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN20118323920230216

Date : 2023-02-20

Department / Section : Revenue Section

Ward No : 1

Account Description : Holding Tax & Others

New Ward No : 1

Holding No. : 297/G1

New Holding No : 0010001269000Z0

Received From Mr / Mrs / Miss . : SMT. PREMA DEVI LOHIYA C/O MR. SANTOSH KUMAR LOHIYA

Address : BASANT VIHAR KANKE ROAD

A Sum of Rs. : 554.00

(in words) : Five Hundred And Fifty Four 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	2022-2023	4	2022-2023	534.20
				1% Monthly Penalty	20.03
				Total Payable Amount	0.00
				Total Paid Amount	554.00



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





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : 209072021050137

Date : 2021-07-09

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 0020007503000Z0

New Holding No : 0020007503000Z0

Received From Mr / Mrs / Miss . : ASHOK KUMAR SINGH S/O LATE KESHAV PRASAD 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.





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : 209072021050225

Date : 2021-07-09

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 0020007504000Z0

New Holding No : 0020007504000Z0

Received From Mr / Mrs / Miss . : BIRENDRA KUMAR SINGH S/O LATE KISHUN PRASAD SINGH

Address : KATHARGONDA KANKE ROAD RANCHI

A Sum of Rs. : 164.00

(in words) : One Hundred And Sixty Four 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	163.28
				1% Monthly Penalty	0.41
				Total Payable Amount	0.00
				Total Paid Amount	164.00



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





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : 209072021050303

Date : 2021-07-09

Ward No : 2

Department / Section : Revenue Section

New Ward No : 2

Account Description : Holding Tax & Others

Holding No. : 0020007505000Z0

New Holding No : 0020007505000Z0

Received From Mr / Mrs / Miss : HIRAMANI DEVI W/O LATE ASHANAND SINGH

Address : KATHARGONDA KANKE ROAD RANCHI

A Sum of Rs. : 164.00

(in words) : One Hundred And Sixty Four 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	163.28
				1% Monthly Penalty	0.41
				Total Payable Amount	0.00
				Total Paid Amount	164.00



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





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN13113791420220900

Date : 2022-09-13

Department / Section : Revenue Section

Ward No : 32

Account Description : Holding Tax & Others

New Ward No : 30

Holding No. : 297/F1

New Holding No : 0320000920000Z0

Received From Mr / Mrs / Miss . : SMT. KUSUM DEVI W/O MR. OM PRAKASH AGARWAL

Address : NEAR SUKHDEO NAGAR P S RATU ROAD

A Sum of Rs. : 1305.00

(In words) : One Thousand Three Hundred And Five 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	2020-2021	4	2022-2023	1201.76
				1% Monthly Penalty	103.64
				Total Payable Amount	0.00
				Total Paid Amount	1305.00



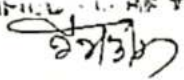
This is a computer-generated receipt and it does not require a signature.



XII Form No. 57
 Part III, Form No. 124
FORM OF APPLICATION FOR COPIES नकल के लिए दरखास्त का फार्म
 (See Rule 257)
 FORM NO. 57
 (See Rule 257)

Name, Residence and Description of applicant रजि. कृष्ण लिंग Advocate Civil. Court, Ranchi	4655 6/3/23
Specification of which the copy required उस कागज की तफ़्तील किनकी नकल चाहिए	3
Case or proceeding in which such paper is to be found or was filed मोखदम का फर्मा जिले में	4
Ordinary fee stamp Plot No - 534	5 
Extra stamp Meusa - Kathargonda	6 
3 आना Thana No - 201	7 
6 आना Dist - Ranchi	8 
9 आना	9
Number of sheets of plain paper filed with application सादे कागज के तख्तों की गिनती जो दरखास्त के साथ पेश किये गये	10
Court fee stamps for certified copies नकल जप्त के बरले कोर्ट फी स्टॉप	11
Name of office or department where the paper in question is to be found उस ऑफिस या सरिस्ते का नाम जहाँ चला हुआ कागज मिलेगा	12
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 घंटा की जब नकल तैयार होनी चाहिए	13
Name of copist or typist टाइप या नकल नथिस का नाम	14
Initial or record keeper who fills up the three proceeding column महाफीज दफ्तर के छोटे दरखास्त जो पिछले तीनों खानों को भरना है	15
Signature of officer receiving application दरखास्त लेनेवाले ऑफिसर का दस्ताखत	16
Remarks फेरिखत	17

21
 Ach
 06/08/23

CERTIFIED TRUE COPY

 Record Keeper/Head Clerk
 Dist. Record Room, Ranchi

22/03/23
 Anwar



Pr-49364
22/3/23

22/03/23
Pr-46953
6/8/23

आनेदिप मीच स काडिदि मय 20
48 (अडनामी) मय डुछा है।

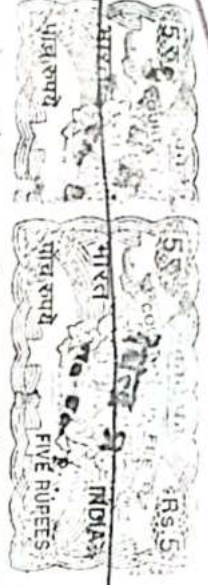


VERIFIED TO BE TRUE COPY
Record Keeper/Head Clerk
Dist. Record Room, Ranchi

10/3/23

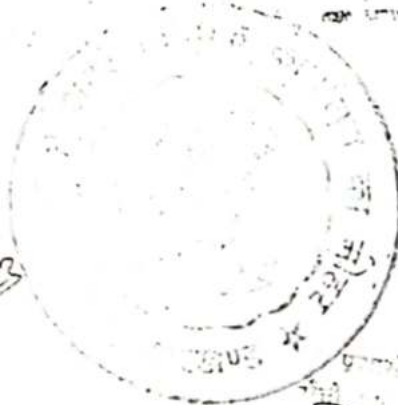
प्रशासी अधिकारी
राँची, समाहरणालय, राँची

11/3/23
11-3-23



22/3/23
22/3/23
22/3/23
22/3/23
22/3/23

5
8
20
30
11/3/23



11/3/23
प्रशासी अधिकारी
राँची, समाहरणालय, राँची
22/3/23

11/3/23
22/3/23

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 01-11-2023 11:09 am

Office Name :- SRO - Ranchi

Token No:- 202300090294

Appointment :- 01-Nov-2023 Time:- 12:42

Article	Development Agreement
Pre Registration Date	06-Oct-2023
No. Of Pages	57
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 4,54,995.

Property Id: **1013735**

Valuation No. : 1465258 / 2023	:- 2023-2024	Date : 06-October-2023 09:44:AM
State : Jharkhand	District : Ranchi	Tahsil : Hehal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Kathalgonda	Village/City : Kathalgonda
Kathalgonda Word No 1 - Other Road		-
Khata Number - 48 74		
Plot Number - 534 539		
Volume Number - 4 5 8		
Page Number - 236 92 94 21 24 46		
Holding Number - 0020007505000Z0 0020007504000Z0 0020007503000Z0 0010001269000Z0 0320000920000Z0		
Ward Number - 1		

Property Rates

Commercial Land (Y)

₹901166/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	20.03 Decimal
---	-----------	---------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 20.03 x 901166=18050354.98	₹1,80,50,355/-
A	Total		₹1,80,50,355/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹1,80,50,400/-
---------------------	----------------



Total Amount in Words : One Crore Eighty Lakhs Fifty Thousands Four Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: 17 FEET WIDE COMMON ROAD, West: R S PLOT NO. 541 AND VILLAGE ROAD, South: R S PLOT NO. 534 AND 539, North: R S PLOT NO. 534 AND 539
Area	Land area : 20.03 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	18050354.98
Transaction Amount	-

CLAIMANT	-Mr. NEELKANTH DEVELOPERS THRO ITS PROPRIETOR SATISH KUMAR, ,Father/Husband Name LATE BHIRGU RAM , PAN No.- Date Of Birth-20-Oct-1976,Permission Case No.- , Aadhaar No. *****9958,Address - NEW LAKE AVENUE KANKE ROAD GONDA RANCHI
EXECUTANTS	-Mrs. KUSUM DEVI, ,Father/Husband Name LATE MATADIN AGARWAL , PAN No.- Date Of Birth-01-Feb-1958,Permission Case No.- , Aadhaar No. *****8319, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - MANGLAM APARTMENT SUKHDEONAGAR RATU ROAD RANCHI, Pin Code-834005
	-Mr. BIRENDRA KUMAR SINGH, ,Father/Husband Name LATE KISHUN PRASAD SINGH , PAN No.- Date Of Birth-01-Jan-1954,Permission Case No.- , Aadhaar No. *****8013, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - MISSION GALI KANKE ROAD RANCHI, Pin Code-834008
	-Mrs. HIRA MANI DEVI, ,Father/Husband Name LATE KRISHNADEO SINGH , PAN No.- Date Of Birth-01-Jan-1973,Permission Case No.- , Aadhaar No. *****5399, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - MISSION GALI KANKE ROAD RANCHI, Pin Code-834008
	-Mrs. PREMA DEVI LOHIA, ,Father/Husband Name BIHARI LAL CHOUDHARY , PAN No.- Date Of Birth-01-Jan-1956,Permission Case No.- , Aadhaar No. *****4294, Country-India, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - BANSHIDHAR ADUKIA ROAD UPPER BAZAR KOTWALI RANCHI, Pin Code-834001
	-Mr. ASHOK KUMAR SINGH, ,Father/Husband Name LATE KESHAV PRASAD SINGH , PAN No.- Date Of Birth-07-Mar-1954,Permission Case No.- , Aadhaar No. *****5986, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - CHURCH ROAD NEAR LOWER BAZAR RANCHI, Pin Code-834001

Witness Information	Mr. MUNNA MUNDA , Address - TIKLI TOLI KANKE ROAD RANCHI, Father/Husband Name-LATE MANGAL MUNDA
---------------------	--

Identifier Details

Mr. MUNNA MUNDA , Address - TIKLI TOLI KANKE ROAD
RANCHI-, Father/Husband Name-LATE MANGAL MUNDA

Fee Rule:Development Agreement

1	Stamp Duty	4
---	------------	---


1	SP	1,710
Total		1,710

Fee Rule:Development Agreement

1	A1	4,51,260
2	E	2,000
3	LL	18
4	PR	7
Total		4,53,285

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

Kusum Devi

Birendra Kumar Singh

कुसुमी देवी

१९९९
प्रमादवती देवी



Document Registration Summary 1

Date :-01-Nov-2023

- Government/Market Value: ₹18050400/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 01-11-2023 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Kusum Devi

Receipt : 925517

Receipt Date : 01-11-2023

Presenter Name: -

E	₹2000
PR	₹7
SP	₹1710
LL	₹23
A1	₹451260
Stamp Duty	₹100

Total

₹455100

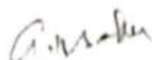
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	NeelkanthDevelopersThroltsProprietorSatishKumar	GRN Number : 2319588366 DEPT Transaction Id : c15bc50c5d2506047984 Transaction Type :	100
E	2000	2000	0	GRAS	NeelkanthDevelopersThroltsProprietorSatishKumar	GRN Number : 2319979686 DEPT Transaction Id : d7a4026bcb32944355ba Transaction Type :	2000
PR	7	7	0	GRAS	NeelkanthDevelopersThroltsProprietorSatishKumar	GRN Number : 2319979686 DEPT Transaction Id : d7a4026bcb32944355ba Transaction Type :	7
SP	1710	1710	0	GRAS	NeelkanthDevelopersThroltsProprietorSatishKumar	GRN Number : 2319979686 DEPT Transaction Id : d7a4026bcb32944355ba Transaction Type :	1710



A1	451260	451260	0	GRAS	NeelkanthDevelopersThroltsProprietorSatishKumar	GRN Number : 2319979686 DEPT Transaction Id : d7a4026bcb32944355ba Transaction Type :	451260
LL	18	23	-5	GRAS	NeelkanthDevelopersThroltsProprietorSatishKumar	GRN Number : 2319979686 DEPT Transaction Id : d7a4026bcb32944355ba Transaction Type :	23
Sub Total	454999	455100	-101				

Article : Development Agreement Number of Pages : 114


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 :- 202300090294










Deed Type	Development Agreement
Number of Pages	114
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 7, SP :- Rs. 1710, A1 :- Rs. 451260, LL :- Rs. 18,
Property No.	1
Valuation Details	Value :- Rs.18050355/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Kathalgonda Location :- Other Road, Kathalgonda Word No 1 Property Boundaries :- East: 17 FEET WIDE COMMON ROAD, West: R S PLOT NO. 541 AND VILLAGE ROAD, South: R S PLOT NO. 534 AND 539, North: R S PLOT NO. 534 AND 539 Khata Number - 48 74Plot Number - 534 539Volume Number - 4 5 8Page Number - 236 92 94 21 24 46Holding Number - 0020007505000Z0 0020007504000Z0 0020007503000Z0 0010001269000Z0 0320000920000Z0Ward Number - 1 Area Of Land :- 20.03 Decimal

Sh./Smt.KUSUM DEVI s/o/d/o/w/o LATE MATADIN AGARWAL has presented the document for registration in this office today dated :- 01-Nov-2023 Day :- Wednesday Time :- 17:43:02 PM


KUSUM DEVI(Individual)

Party Name	Document Type	Document Number
KUSUM DEVI	PAN/UID	810871828319

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ASHOK KUMAR SINGH Address1 - CHURCH ROAD NEAR LOWER BAZAR RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ashok Kumar Singh Address:- , , , 58, Keshav Bhawan Church Road, Ranchi, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:69			
2	KUSUM DEVI Address1 - MANGLAM APARTMENT SUKHDEONAGAR RATU ROAD RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kusum Devi Address:- MANGALAM APARTMENT, 101/B, NEAR SUKHDEV NAGAR, POLICE STATION, , RATU ROAD RANCHI, Hehal, , Ranchi, 834005, , Jharkhand, India		EXECUTANTS Age:65			 <i>Kusum Devi</i>
3	PREMA DEVI LOHIA Address1 - BANSHIDHAR ADUKIA ROAD UPPER BAZAR KOTWALI RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: Permission Case No.-	Yes	Prema Devi Lohia Address:- 151,lila krishna Apartament, , , shivpuri ratu road, Konge, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:67			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	BIRENDRA KUMAR SINGH Address1 - MISSION GALI KANKE ROAD RANCHI, Address2 - RANCHI . . . Jharkhand PAN No.: .Permission Case No.-	Yes	Birendra Kumar Singh Address:- , OPP, PREMSONS MOTORS, KANKE ROAD, MISSION GALI,PO-JAWAHAR NAGAR,PS-GONDA, KATHAL GONDA, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:69			
5	HIRA MANI DEVI Address1 - MISSION GALI KANKE ROAD RANCHI, Address2 - RANCHI . . . Jharkhand PAN No.: .Permission Case No.-	Yes	Hiramani Devi Address:- , OPPOSITE PREM SON'S MOTOR, , MISSION GALI KANKE ROAD, KATHAL GONDA, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:50			
6	NEELKANTH DEVELOPERS THRO ITS PROPRIETOR SATISH KUMAR Address1 - NEW LAKE AVENUE KANKE ROAD GONDA RANCHI, Address2 - . . . Jharkhand PAN No.: .Permission Case No.-	Yes	Satish Kumar Address:- , Behind Cambrian Public School, New Lake Avenue, Kanke Road, Misingonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:46			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MUNNA MUNDA S/o-D/o LATE MANGAL MUNDA Address1 - TIKLI TOLI KANKE ROAD RANCHI, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MUNNA MUNDA Address1 - TIKLI TOLI KANKE ROAD RANCHI, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (KUSUM DEVI , BIRENDRA KUMAR SINGH , HIRA MANI DEVI , PREMA DEVI LOHIA , ASHOK KUMAR SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (MUNNA MUNDA) Son/Daughter/Wife of (LATE MANGAL MUNDA) resident of (TIKLI TOLI KANKE ROAD RANCHI) and by occupation (Service).

Signature of Registering Officer

Date:- 01-Nov-2023

Seal and Signature of Registering Officer



Token No.: 202300090294

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **01-Nov-2023** by **KUSUM DEVI, S/O, D/O, W/O LATE MATADIN AGARWAL** resident of **MANGLAM APARTMENT SUKHDEONAGAR RATU ROAD RANCHI, RANCHI.**

This deed was registered as Document No:- **2023/RAN/9514/BK1/8757** in Book No :- **BK1**, Volume No :- **1171** from Page No :- **377** to **490** at. office of **SRO - Ranchi**

Date:- **01-Nov-2023**

Registering Officer



