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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5fc93d49f00faaccd67c

Receipt Date : 20-Aug-2024 07:30:36 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400089390

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : BIRENDRA KUMAR SINGH (Vendee)

GRN Number : 2403744832



Sardar M. J. S.

Sweta...

J. K. Kumar Das
Ryo Jethwal.

अजय कुमार सिन्हा

Raksh

Ganesh

Dr. J. K. Kumar

Anil Kumar Jaiswal

-- For Office Use --

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

रुपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

निबंधन पदाधिकारी
18/03/2024

Anant Jain
Ranchi

Ranchi

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

आर.नं. 18/9124
प्रात पशुपालन वी भूमि घोडाला
एवं खाशमहल लीज की सूची
में वर्णित प्लॉट एवं नाम दर्ज
नहीं है।

आर.नं.
18/1121

Development Agreement
सम्पत्ति का मुल्य -

मुद्रांक - 100/-

T.D.S. -

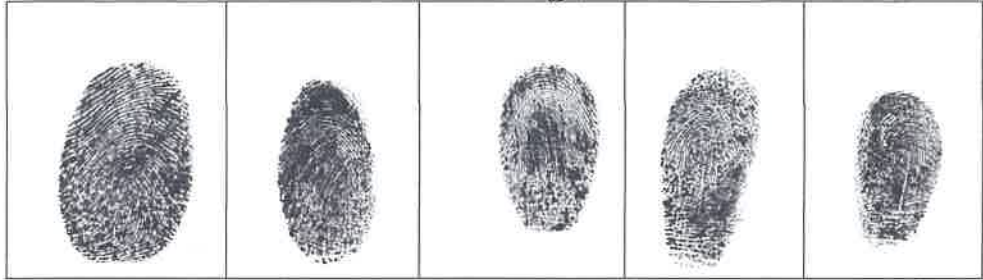
मार्ग दर्शित
जमीन का
कच्चा काम
पक्का काम
प्लॉट का दर्ज/नं० प्लॉट

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प्रात भूअर्जन एवं वन भूमि की
सूची में प्लॉट नं० दर्ज नहीं है।

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Enl. No. - 4317/05
Advocate

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DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and executed at Ranchi on this the ^{18th} Day
of ~~August~~ ^{September}, 2024.

BETWEEN

(1) (a) MRS. DAMINI MODI (PAN : AKUPJ5925B) (AADHAR NO.
xxxx xxxx 1696), (MOBILE NO. 9973043331), wife of Sri Gaurav Modi,
daughter of Sanjay Jain and granddaughter of Lalit Kumar Madanmohan
Jain, and

Sanjay Jain
Lalit Kumar Jain
Ranchi

Ranchi
Rashmi Kumar
Suketu
Rajendra Kumar
Ranchi

Ranchi
Sanjay Jain

DD Devika
Construction & Developers (Pvt.) Ltd.
Director


DAMINI MODI
18/9/24




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Advocate
1317/05

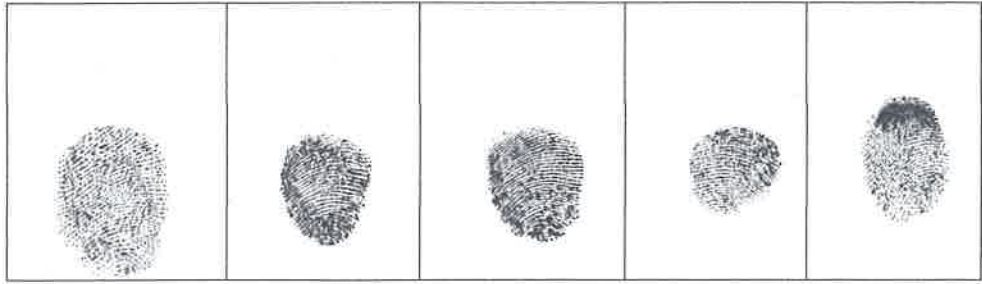


दिनांक 18/09/24 समय 10 to 1
रजिस्ट्रार अधिनियम 1908 धारा 52 के नियम 39
श्री. Damini modi
निकट की/एवं Sanjay Jain
निवास स्थान Kanke Road Poreh
एवं Business को लेख्यकारी के अधिकार
अवर निबंधक द्वारा प्रमाणित
मुख्तारनामा सं. वर्ष के अधीन
लेख्यकारियों या दावेदारों में से एक श्री
के अधिकारों में दि. के मुर्दाहन/अपराहन
में अवर निबंधन कार्यालय में
निबंधन के लिए पेश किया


निबंधन पदाधिकारी का हस्ताक्षर
18/09/2024
रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची



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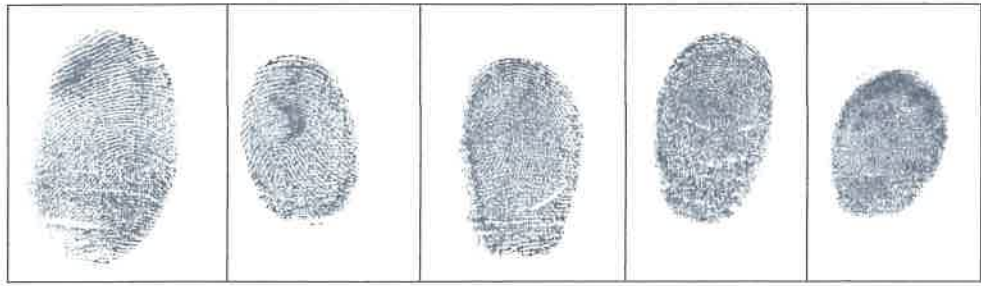


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Advocate
Anand Kumar
Director

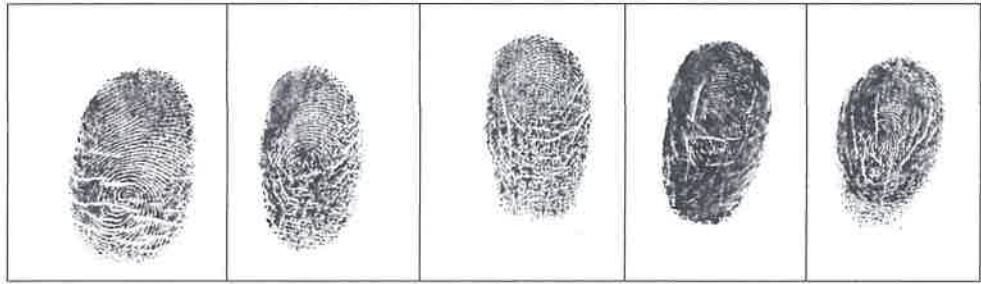
DD Devika
Construction & Developers (Pvt.) Ltd.

Anil Kumar Sai Saitch 19/04/21 @Anand Rashmi Kumar Swetha
Py's Festival
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Anand Kumar
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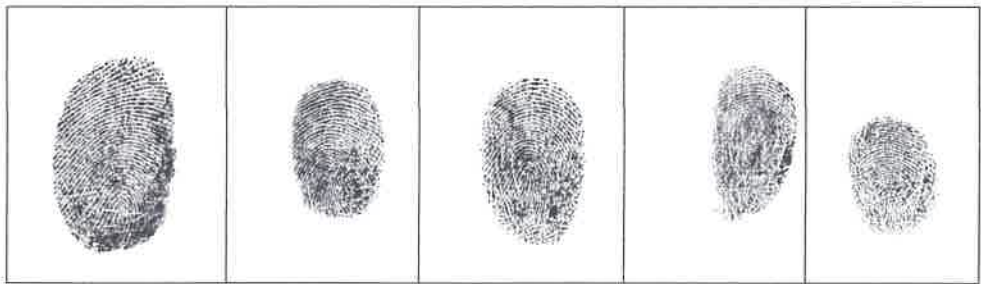
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Bhavya Anand Kumar
Advocate
Enl. No - 4317/05



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



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

Ranvi

Prant Jain

B. S. J. M. Director

DD Devika Construction & Developers (Pvt.) Ltd.

Anil Kumar Jain

Saket - Ranvi

Ranvi

Ganp

Rashmi Kanwar

Siveter

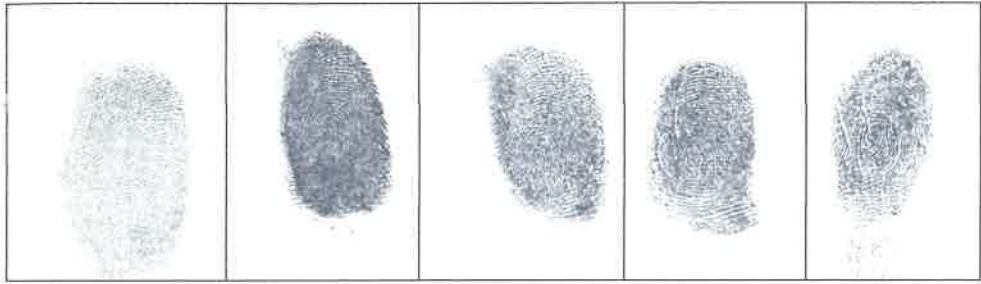
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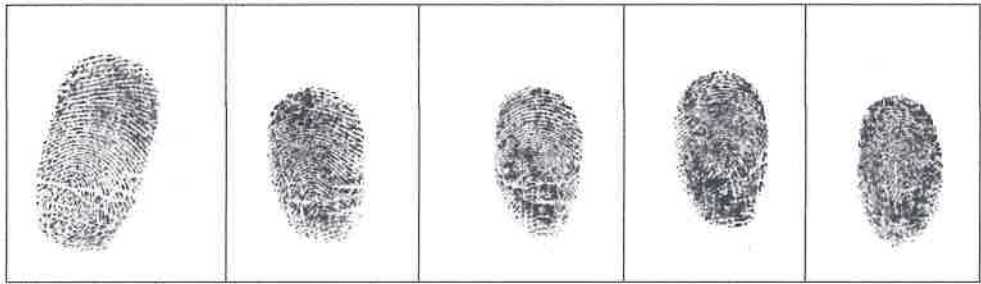
Bharti Anand Kumar
Advocate
Enl. No - 4317/05



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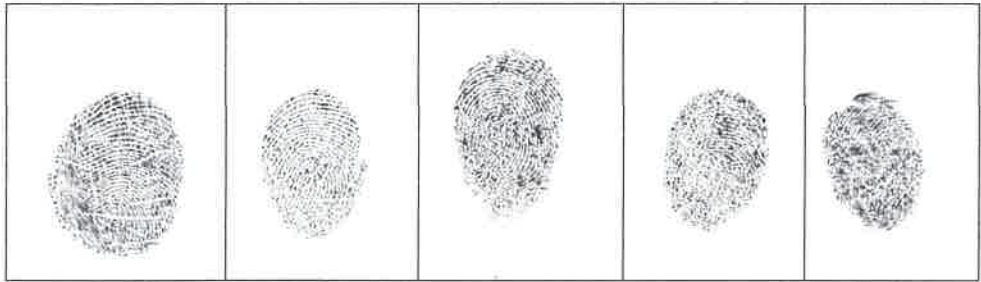
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Bharti Anand Kumar
Advocate
Enl. No. - 4317/05



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Anand Kumar Jain

Saket Modi

Ravni

Rashmi Kharos

Sit Kumar Das

Priya Felkidas

Sweetu

श्री १२ इंस्टीट्यूट

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Ravni

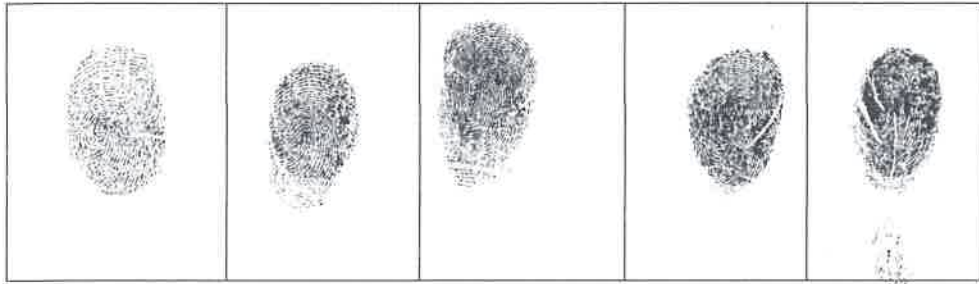
Anand Jain

B.K. Singh
Director

DD Devitico
Construction & Developers (Pvt.) Ltd.



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Dip Kumar Jai Mya Jai Sweta
Rakul

Anand Jain

B.K. Jha Director

DD Devika Construction & Developers (Pvt.) Ltd.

(1)(b) **MR. GAURAV MODI, PAN : ANMPM0780G) (AADHAR NO. XXXX XXXX 3901), (MOBILE NO. 9934610433),** son of Sri Shyam Sunder Modi and grandson of Raj Kishore Modi, both by faith & religion Hindu, by caste General [Not belongs to SC, St & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, both resident of Flat No.904, Madgul Habitat, Chandani Chowk, Kanke Road, Oppsite Kaveri Restaurant, Police Station Gonda Thana, District Ranchi-834008, in the State of Jharkhand, Indian Nationality;

(2) **MR. ANANT JAIN (PAN : ACDPJ6512B) (AADHAR NO. xxxx xxxx 5061) (MOBILE NO.94311 06923),** son of Late Ashok Kumar Kala and grandson of Late Pooranmal Jain, by faith & religion Jain, by caste General [Not belongs to SC, St & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of Anant Villa, Bano Manzil Road, Upper Bazar, Police Station Sukhdeo Nagar, District Ranchi-834001, in the State of Jharkhand, Indian Nationality;

(3) (a) **MR. AMIT KUMAR JAIN (PAN : AFBPJ 7258M) (AADHAR NO. XXXX XXXX 3076), (MOBILE NO. 95252 52525),** son of Late Dharam Chand Jain and grandson of Late Ram Chandra Jain, and

(3) (b) **MR. RAKESH JAIN (PAN : AFDPJ2835A) (AADHAR NO. XXXX XXXX 9004), (MOBILE NO.9334424800),** son of Late Dharam Chand Jain and grandson of Late Ram Chand Jain, both by faith & religion Jain, both by caste General [Not belongs to SC, St & BC mentioned in provision of CNT Act' 1908 under section 46(6)], both by occupation Business, both resident of Pebble Bay, Gautam Buddha Marg, Bariatu Road, Police Station Bariatu, District Ranchi in the State of Jharkhand, Indian Nationality;

Anant Jain

DD Devita
Construction & Developers (Pvt.) Ltd.
B.K. Jain
Director

Amit Kumar Jain Saket Modi
Jit Kumar Jain
Gaurav
Rakesh Kumar
Rakesh

(4) (a) **MRS ANIMA KANOI (PAN : ADLPK6434G) (AADHAR NO.XXXX XXXX 4587) (MOBILE NO.9430751001)**, wife of Sri Pawan Kumar Kanoi, daughter of Late Kishan Lal Kejriwal and granddaughter of Late Sitaram Kejriwal and

(4) (b) **MRS RASHMI KANOI (PAN : AMAPK6264A) (AADHAR NO.XXXX XXXX 6533), (MOBILE NO.9431391518)**, wife of Sri Girdharikanoi, daughter of Late Sawar Mai Patwari and granddaughter of Late Shiv Bhagwan Patwari, both by faith & religion Hindu, by caste General, by occupation Business, resident of House No.27, Court Road, Bye-Lane, Near Bihar Club, Police Station Kotwali, District – Ranchi, in the State of Jharkhand, Indian nationality;

(5) **MR SUNIL KUMAR AGARWAL (PAN : AGBPA2198Q) (AADHAR NO.XXXX XXXX 9350), (MOBILE NO.9431103110)**, son of Late Ram Kishan Agarwal and grandson of Late Richpal Ram, by faith Hindu, by caste General, by occupation Business, resident of 4th Floor, Sukhakarta Apartment, Behind IMA Hall, Camp, Amravati Camp, P.S. Frazer Pura, District Amravati, Maharashtra, Indian nationality, represented through his power of attorney holder **MRS ANIMA KANOI** (the First Party No.4 (a) hereto) who has been empowered by virtue of a registered power of attorney being Document No. 2024/RAN/7699/BK4/ 642 dated 22.08.2024, entered in book no.BK4, volume no. 65, at pages 105 to 154, for the year 2024 of the office of SRO, Ranchi;

(6) **MRS. PUJA TEKRIWAL (PAN : ADNPT4256H) (AADHAR NO.XXXX XXXX 6911) , (MOBILE NO.9334222916)**, daughter of Sri Nand Kishore Kedia and grandson of Late Gajanand Kedia, by faith & religion Hindu, by caste General, by occupation Business, resident of Panchsheel Nagar, Ratu Road, Police Station Pandra O.P., District – Ranchi, in the State of Jharkhand, Indian nationality;

Grandson

K.S. Jha
Director
D.D. Devika
Construction & Developers (Pvt.) Ltd.

Anil Kumar Jha *Saket 19906* *Annoi* *Rashmi Kanoi* *Sweta*
Rajeev *Jai Kuman Jha* *Puja Tekriwal*
Chand *27/08/2024* *2024*

(7) MR. SHRISH KUMAR DAS (PAN : ADKPD3372P) (AADHAR No. xxxx xxxx 0643), (MOBILE NO.89868-80464), son of Late Shyam Sunder Das, and grandson of Late Harshankar Das, by faith & religion Hindu, by caste General [Not belongs to SC, St & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of "NandKuti" Ghosi Tola, Munger, Police Station Kotwali Thana, District – Munger, in the State of Bihar, Indian nationality;

(8)(a) MRS. SWETA MODI (PAN: AFDPJ6976Q) (AADHAR No. xxxx xxxx 3862), (MOBILE NO.9162184920), wife of Sri Saket Modi and daughter of Durgesh Kumar Jagatramka and granddaughter of Late Vishwanath Jagatramka and

(8)(b) MR. SAKET MODI (PAN : AHIPM6863C) (AADHAR NO.XXXX XXXX 0135), (MOBILE NO.9431101776), son of Late Keshar Deo Ji Modi, both by faith & religion Hindu, by caste General, by occupation Business, resident of Raunak House, Agrasen Path, Near Shyam Mandir, Bhuia Toli, Police Station Kotwali, District – Ranchi-834001, in the State of Jharkhand, Indian nationality;

(9) MRS. MANJU DEVI KEJRIWAL (PAN : ADLPK4306M) (AADHAR NO. xxxx xxxx 7233), (MOBILE NO.9304381070), wife of Sri Kailash Chandra Kejriwal, daughter of Late Jiwan Ramji Ramraika and granddaughter of Late Hari Bhakt Ji, by faith & religion Hindu, by caste General [Not belongs to SC, St & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation- Housewife, resident of Near S. K. Santitary, Dhiman Lane, Opposite Tata Saw Mill, H.B. Road, Lalpur, District-Ranchi-834001, State- Jharkhand, Indian nationality;

B.K. Singh
Director
D.D. Devite
Construction & Developers (Pvt.) Ltd.

Prant Jain

Anil Kumar Jai *Sachin Mohi* *Rajni* *Rashmi Kumar Sweta*
Rakhi *Pya Festival*
श्री कृष्ण
Rakhi
Jan *Jan*

hereinafter jointly called the "LAND OWNER/OWNER" (which expression shall unless repugnant to the context or meaning thereof mean and include themselves, their respective heirs, co-parceners, successors, assigns, legal representatives, executors, administrators etc.) of the **ONE PART**;

AND

DEVIKA CONSTRUCTION AND DEVELOPERS PVT LTD (PAN-AACCD 0673K), a company incorporated under the company act, having its registered office at 315, 3rd Floor Panchwati Plaza, Kutchery Road, Ranchi-834001, P.S. Kotwali, Jharkhand, represented through its Director **SRI BIRENDRA KUMAR SINGH** (Aadhar No. xxxx xxxx 1364) (Mobile No. 94311-06257), son of Late Shyam Bihari Singh, by occupation Business, by faith Hindu, by caste General, resident of Neel Kunj, Sukhdeonagar, Ratu Road, P.S. Sukhdeonagar, District Ranchi-834005, Jharkhand Indian Citizen, hereinafter called the "**DEVELOPER/PROMOTER / BUILDER**" (which expression shall unless repugnant to the context or meaning thereof mean and include itself, its successors, administrators, executors assigns etc.) of the **SECOND PART**;

LAND HISTORY

WHEREAS the LANDOWNER along with **DEVIKA CONSTRUCTION AND DEVELOPERS PVT LTD** is the absolute and lawful owners of All that piece and parcel of land of Khata No. 99, R.S. Plot No. 711 and Khata No.98, R.S. Plot No.712, Area 95 Decimal situated at Village- Gari, Thana No. 194, P.S.

Birendra Singh

DeviKa Construction & Developers (Pvt) Ltd.
R.K. Singh
Director

Amit Kumar Jain Saket Mohi *Aravind* *Rashmi Kumar Sweta*
L. Kumar Singh
Rakesh
Laxmi

Pya Juvindal
श्री १०११११११११
Ganesh

Sadar, District – Ranchi, State – Jharkhand, KhataNo-134, R.S. Plot No.708, Area- 87 Decimal, situated at Village- Gari, Thana no. 194, P.S -Sadar, District – Ranchi, State – Jharkhand, Khata No.117, R.S. Plot No. 601 & 602 situated at Village- Tiril, Thana no. 195, P.S. Sadar, Khata No. 99, R.S. Plot no.711, and Khata No.98, R.S. Plot No.709 & 710, Area- 97 Decimal situated at Village- Gari, Thana no. 194, P.S. Sadar, District – Ranchi, State – Jharkhand Total Area 279 Decimal equivalent to 169 Katha approx.

AND WHEREAS, the Land Owner decided to develop their property measuring an area 60.74 Katha equivalent to 100.40 Decimal (more or less) and the OWNER has represented that they are absolutely seized and possessed of and otherwise well and sufficiently entitled to the **LAND PROPERTY** described in **FIRST SCHEDULE**.

AND WHEREAS, in the facts and circumstances as aforesaid the LAND OWNER is interested in getting a Multistoried residential building developed and constructed on Schedule land and to acquire a part of super built up area mentioned herein below as Land Owner’s Allocation, as absolute owner as consideration in exchange for the full and final value of the Schedule land / property.

AND WHEREAS the map of the proposed apartment has been sanctioned by Ranchi Municipal Corporation, Ranchi vide **B.C. Case No. RMC/GII/0684/W09/2023 dated 09.12.23 for grant of license on 24.05.24**

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the **OWNER** and the **BUILDER** hereto as follows:

Anil Kumar Jain

Satish Mohi

Ranchi

Rashmi Kanwar Swetha

R. Kumar Jain

Poojit Kumar

Ranchi

महानगरपालिका

[Signature]

[Signature]

Anant Jain

DD Devito Construction & Developers (Pvt.) Ltd
B. C. Singh
Director

ARTICLE-I DEFINITION

In this Agreement unless the context otherwise demands the reference to:-

1. **SINGULAR** shall mean and include plural and vice-versa.
2. **PERSON** shall and include body, incorporate and/or any other artificial person.
3. **MASCULINE** shall include the feminine and vice-versa. Words importing masculine gender shall include feminine gender or neuter gender. Likewise words importing feminine gender shall include masculine gender or neuter gender and the words importing neuter gender shall include masculine gender of feminine gender, as the case may be.
4. **BUILDER** shall mean the Builder/Developer the **SECOND PARTY** hereto.
5. **LAND PROPERTY** shall mean all that piece and parcel of land together with house standing thereon being more particularly described in **FIRST SCHEDULE**.
6. **BUILDING** shall mean the building to be constructed on the **LAND PROPERTY** in accordance with the plan sanctioned by the Ranchi Municipal Corporation or any other competent authority. The **BUILDER** shall take the approval of the proposed basic plan from the **OWNER**. However, the **BUILDER** is free to make modifications and

Prant Jain

DD evite
Construction & Developers (Pvt.) Ltd
R.C. Bish
Director

Anir Kumar Jai *Sarath Modi* *Rausi* *Rashmi Kumar* *Sudha*
[Signature] *[Signature]* *[Signature]* *[Signature]* *[Signature]*
[Signature] *Nya Felnicel* *[Signature]*
Rakun

corrections on the basic plan as required at the instance of the approving authorities under due intimation/ knowledge to the **OWNER**. Building will be named with mutual consent.

7. **FLAT** shall mean super built up area and covered space consisting of bedrooms, living rooms, bathrooms, kitchen, balcony/verandah etc. more particularly described in part one of **SECOND SCHDEULE**.

8. **PARKING SPACE** - It shall mean any place in covered/open area reserved for parking of motor car, more particularly described in part II of **SECOND SCHEDULE**.

9. **COMMON FACILITIES**-Common facilities and amenities shall include corridors, lobbies, utility area, hallways, stairways, passageways, lifts, driveways, common lavatories, pump room, tube-well, overhead tank, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building including thereof and terrace of the building more particularly described in **THIRD SCHEDULE**.

10. **COMMON EXPENSES**- It shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building an land property more particularly described in **FIFTH SCHEDULE**.

Grant Jain

DD Devika
Construction & Developers (Pvt.) Ltd.
B. C. Singh
Director

Anir Kumar Jain *Saket* *Ravi* *Rashmi kumar* *Sweet*
Diit keema *2152 0757519101*
Nya Felinas
Rahul

11. SALEABLE SPACE- It shall mean the spaced in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

12. OWNER'S ALLOCATION- It shall be the constructed area in form of flats (more particularly described in second schedule) in the aforesaid building as per specifications mentioned in **FOURTH SCHEDULE (4A)** herewith and agreed upon by the **OWENR**.

13. BUILDER'S ALLOCATION - It shall mean the constructed area in the aforesaid building together with the right, title interest in common facilities and amenities including the right to the use there of and also the car parking space available at the said premises as mentioned in **FOURTH SCHEDULE (4B)** below (after providing for OWNER'S Allocation).

14. TRANSFER with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser there of although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactments.

15. TRANSFEREE - It shall include any natural or juristic person like Company, Association or persons competent to enter into contracts and to who many space in the building has been transferred.

Grant Jain

DD Devika
Construction & Developers (Pvt.) Ltd.
R.C. Jain
Director

Anir Kumar Jain

Sakshi Road *Rajni*

Rashmikaner *Sweetu*

Dr. Kuma da
Pya Jalmwal

452 मजिस्ट्री 411

Low

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16.SUPER BUILTUP AREA shall mean and include the carpet area of flat, wall area, verandah/balcony/cupboard area, the proportionate area of staircase, guard room and generator room or any other construction in the garden area or any underground construction.

17.CARPETAREA shall mean and include the carpet area as per definition provided by Jharkhand Real Estate (Regulation and Development) Act, 2016 which includes internal walls, toilets etc. But excludes exterior wall and balconies.

18.In case any construction is done post-handover of the building to the society / association due to enhancement of FAR /TDR or any other method, the sharing of the area shall be done between the OWNER and the BUILDER as per the present conditions and as per the provisions of this agreement for which a fresh agreement shall be entered between the parties.

ARTICLE-II-COMMENCEMENT & DURATION

This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units/garage/space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, if required, this Development Agreement will be coming to an end.

Amit Kumar Jain

Sarbat Mohit Aravind Rashmikant Sudhakar

Dr. Kuma Das
Pya Festival

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Rakul

[Signature]

[Signature]

[Signature]
Director
DD Devita
Construction & Developers (Pvt.) Ltd.

ARTICLE III- THE SCHEME

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

1. The apartment shall be named later on. The proposed apartment shall be constructed as per the map sanctioned by the Ranchi Municipal Corporation. The BUILDER shall be responsible to prepare the map and get it approved and sanctioned from authorized authority. A copy of approved and sanctioned map shall be provided to the OWNER for their records and perusal. The BUILDER shall be responsible to construct the apartment in accordance with the map so sanctioned/approved.
2. The BUILDER will invite and select purchaser(s) of his own allocation agreeing to acquire on an Ownership basis flat/flats, in the building on the land property more specified in the schedule below. BUILDER would construct flats/car parking space along with other common parts, common amenities and common facilities appertaining to the same.
3. The BUILDER shall, if it feels necessary, be entitled to nominate any such intending purchaser to the OWNER with whom the BUILDER would have entered into a formal agreement for Builder's Allocation. The Intending purchaser as the nominee of the BUILDER shall enter into an agreement of sale with the OWNER or their authorized attorney for purchase of an undivided proportionate

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R.K. Singh
Director

Amit Kumar Jain

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Amit Kumar Jain 15/05/2018
14/05/2018. Rakul

Prant Jain *Rakul*

share of LAND PROPERTY. In the agreement of sale will be prepared, inspected and approved by the BUILDER who may join as a confirming party. It shall be obligatory for the OWNER to enter into such agreement with an intending purchaser who is nominee of the BUILDER for Builder's Allocation.

4. After the delivery of the possession of the flats/car parking space in the aforesaid building by the BUILDER to the LANDOWNER they shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat owners as provided in the Builders Agreement or otherwise.
5. Upon handing over of possession of flats/car parking space to the LANDOWNER, it shall be their joint and several responsibilities to pay to the BUILDER the proportionate share of common expenses of all taxes, outgoing and other charges specified in a written form and falling due after the date of said flat become ready for occupation till the BUILDER hands over possession and management of the common parts to any society or association to be formed for the purchaser and LANDOWNER.
6. That the Landowner shall hand over the actual physical possession of the land on execution of this agreement to the Builder/Developer. It shall be the work of the BUILDER to make the LAND PROPERTY ready and suitable for development at its own cost and any material or thing retrieved or anywise recovered in the process shall be property of the BUILDER

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Director
D.D. Devika
Construction & Developers (Pvt.) Ltd.

Amit Kumar Jain
Saket Modi
Aravind
Rashmi Kumar Swetha
J.P. Kumar Jain
Py'a Technical.
राजेश कुमार
Rajesh
Gang
Laxmi

ARTICLE-IV- LAND OWNER'S WARRANTIES

1. The **LAND OWNER** hereby declare and confirm inter-alia as under:-

a. The **LAND OWNER** is the lawful owner having rightful and legal title and is in possession of her landed property comprised in the SAID PROPERTY which is the subject matter of these presents.

b. The Said Property is free from all encumbrances, charges, liens, lis, lispendens and trusts of whatsoever nature.

c. No other people except the LANDOWNER has any right, claim or demand in respect of the SAID PROPERTY or any part thereof.

d. The LANDOWNER has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the SAID PROPERTY or portion thereof and the SAID PROPERTY is not subject to any claim or demand, encumbrance, attachment or any process issued by any court or authority and the LAND OWNER hereby declare that she shall hereafter not create any third party rights of whatsoever nature in respect of the SAID PROPERTY or any part thereof.

e. The LAND OWNER has not entered into any agreement or arrangement, oral or written with regard to transfer and/or sale of the SAID PROPERTY.

f. No notice from any Government, Municipal Corporation or any other public authority or public body or any notice under any law including under the Land Acquisition Act, the Land Requisition Act,

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Construction & Developers (Pvt.) Ltd.
R. C. Singh
Director

Anil Kumar Jain *Saket* *@ Anand* *Rashmi Kanna* *Sweetie*
P. K. Kumar
Pooja Jethwal *452* *1910*
Rakul

the Ranchi Municipal Corporation Act, or any other statute has been received or served upon them (the LAND OWNER) in respect of the SAID PROPERTY or any part thereof. The SAID PROPERTY or any part thereof has neither been acquired nor has any publication been made under the Provisions of Urban Land (Ceiling & Regulation) Act, 1976 (since repealed) and/or any other enactment. The SAID PROPERTY is fit to be developed by constructing multi-storied buildings thereon.

- g. There are no proceedings instituted by or against the LAND OWNERS in respect of the SAID PROPERTY and pending in any court or before any authority and the said property is not under any lispendens.
- h. The LAND OWNERS have furnished Photostate copies of all the documents relating to title of the ownership on and over the SAID PROPERTY together with correction slip, rent receipts, to the DEVELOPER/PROMOTER. The LAND OWNERS shall hand over all the original documents relating to their respective title on and over the SAID PROPERTY including Correction Slip, Rent Receipt, Municipal Tax Receipts to the DEVELOPER/ PROMOTER as and when require for legal compliances.
- i. In case any defect or flaw in title on the said property is discovered later on then in such event the LAND OWNERS shall make out a marketable title to the SAID PROPERTY free from all encumbrances, doubts and claims and shall at their own costs and expenses remove the same.

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Construction & Developers (Pvt.) Ltd.
R.K.S.
Director

Amit Kumar Jain
Sarath Prasad
Aravind Kashinathan Swetha
Dr. Kumar Sun
Pya Jethivas
20/11/2017
Rajeev

ARTICLE-IV- DEVELOPER'S WARRANTIES

The **Developers** hereby declare and confirm inter-alia as under:-

- a) To register the said building project under the provisions of the Jharkhand Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority.
- b) To develop the SAID PROPERTY and complete the multi-storied (G + Upper Floors) building over the property as per plan which has been sanctioned by the Competent Authority/ Ranchi Municipal Corporation, Ranchi with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer.
- c) To construct the property with such minimum specification, facilities and amenities as agreed by the parties and mentioned in the Sixth Schedule to this agreement.
- d) To take care of the local hazards or accident during the continuation of construction and to have every responsibility for the incidents occurred during the course of construction and the Owners shall have no liability to that effect.
- e) All applications plans papers and documents as may be required by the Developer for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the Developer with due signature of the Owners or on behalf of the Owners as may be required and all costs expenses and charges be

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B.S.D.
Director

Anir Kumar Jain Ranchi Raskhi Kumar Sweta
Sachin Mohan Raj Kumar Sw शशि चन्द्रा
14/12/2017
20/12/17 Rajesh

paid by the Developer and also for construction of the building thereon and the Developer will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

f) To deliver possession of the owners' allocation in the proposed new building within 6 (six) years from the date of execution and Registration of this Agreement.

g) That further if the Developer fails to complete the construction work in respect of the Owner's allocation within the stipulated period as stated above, then the Owners shall also have liberty to rescind this Agreement, further, in the event of delay / failure owner shall have the right of assignment of the agreement or development to any other builder for completion of pending work. Be it mentioned here that time will be essence of the contract.

h) To assure delivery of possession of the owner's allocation will be made first and after that the Developer will be entitled to handover possession of the Developer's Allocation and if required benefits of the parties hereto before or after completion of the building necessary supplementary Agreement will be executed. Be it pertinent to mention here that the Developer will obtain Completion Certificate (C.C.) at its/his/her/their own cost expenses and Xerox copy of the same will be given to the Owners.

i) That the notice for delivery of possession of the Owner's Allocation shall be delivered by the Developer in writing or though the

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B.K. Jindal
Director

Anir Kumar Jain
Saket - 20110 @ Anand Rashtra 'Sweets'
Dr. Anir Kumar Jain
Pya Festival. 25/12/2019
Rakesh
2019 *Gand*

Advocate of the Developer either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card.

- j) To put the Owners in undisputed possession in respect of the Owner's allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc., on completion of the building.
- k) To pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before handing over the possession of the flats/property to the Owners.
- l) To not to do any act, deed or things whereby the Owners is prevented from enjoying selling disposing of the Owner's allocation in the building at the said premises after delivery of Re-possession thereof to the Owners and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.
- m) To keep the Owners indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developer in relating to the making of construction of the said building. The Developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the Owners' share or allocation and also not to claim any amount from the sale proceeds of the Owners' allocation.

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DD Private
Construction & Developers (Pvt.) Ltd.
R.K. Singh
Director

Amit Kumar Jain

Sakshi Singh

Pravasi Rakesh Kumar Swetha

Dr. Kumar Jai मं 52 के.डी.एम.
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ARTICLE V- COMMON RESTRICTIONS

- a) Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- b) Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from Ranchi Municipal Corporation/Municipal authority concern in this behalf.
- c) Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

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ARTICLE VI- APARTMENT CONSIDERATION

On the OWNER'S representation about the title and possession over the LAND PROPERTY and she has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the OWNER having agreed to permit the BUILDER to commercially exploit the LAND PROPERTY and construct, erect and complete the building on the premises as a whole, the BUILDER agrees:

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Director

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Jai Kumar *Pyra Jaiswal* *अज्ञान*

Jai *Gaur* *Rakesh*

- A) At its own costs to obtain all necessary permission and/or approvals and/or consents.
- B) To pay all costs of super vision of the development and construction of the Owner's allocation in the building at the said premises.
- C) To bear all costs charges and expenses for construction of the building at the said premises.
- D) To allocate the Owner's allocation of the constructed area in the building to be constructed at the said premises (herein after called the said OWNERS' Allocation).
- E) To give possession of the OWNER'S Allocation within 72 months of beginning of construction work or receipt of sanctioned plan from RMC whichever is earlier.
- F) OWNER will have no liability regarding construction and its quality aspects it will be sole responsibility of the BUILDER.
- G) To indemnify the **OWNER** and to always keep the indemnified and harmless in respect of the all claims, damages, compensation, or expanses payable in consequence of any injury or accident sustained by any workman, artisan or invitees or other persons whether in the employment of the **BUILDER** or not

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Construction & Developers (Pvt.) Ltd.
B. C. Jha
Director

Anir Kumar Jai Saket *Anand Rasnikhan* *Sweet*
P. J. A. Jethiwal *21.02.2019*
Jan *Ganp* *Rakha*

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

The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LANDPROPERTY.

ARTICLE VII- MISCELLANEOUS

A. The **LANDOWNER** and the **BUILDER** have entered into this agreement purely on contractual basis **AND THIS AGREEMENT IS IN THE NATURE OF COLABORATION AGREEMENT** between the **Builder and the Land Owner** for mutual benefit.

B. It is understood that from time to time to facilitate the construction of the building by the **BUILDER** and transfer of flats/car parking space various deeds matters and things not herein specified may be required to be done by the **BUILDER** and for which the **BUILDER** may need the authority of the **LANDOWNER** and various applications and other documents may be required to be signed or made by the **LANDOWNER** relative to which specific provisions may not have been mentioned herein. The **LANDOWNER** hereby undertake to do all such acts,

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B.K.S.M
Director

Anil Kumar Jain *Saket 1904* *Anand Raskhi kumar Swetha..*
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deeds, matters and things that may be reasonably required to be done in the matter and the **LAND OWNER** also undertake to sign and execute all such additional applications and other documents as the case may be Provided that all such deeds matters and things do not in any way infringe on the rights of the **LANDOWNER** and/or go against the spirit of this agreement. The **OWNER** is also executing an irrevocable General Power of Attorney in favour of the **BUILDER** and its nominee so that there may not be any delay or difficulty because of absence or any other in capacitating cause on the part of **OWNER** and this Power of Attorney shall entitle **BUILDER** to directly receive consideration amount for the sale of flats of **BUILDER'S ALLOCATION** in its account.

Anant Jain

C. Nothing in these presents shall be construed as a demise or assign mentor conveyance in law by the **OWNER** of the land property or any part thereof to the **BUILDER** or as creating any right title or interest in respect thereof in the **BUILDER** other than an exclusive license to the **BUILDER** to commercially exploit the same in terms hereof.

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R.K. Jain
Director

D. The municipal taxes, land revenue and electricity etc. will be borne by the **BUILDER** from the date of vacation of the existing house by the **LANDOWNER** till the possession of Owners' flats is given.

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20/11/17 *Dr. Kumar Jain* *15/11/17*
Pya Jaiswal *Rakesh*
Gand

E. SHELTER FEES charged by RMC will be borne in proportionate basis i.e. 43% by owners and 57% by developer.

ARTICLE VII- DISPUTE RESOLUTION

It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable. The place of Arbitration shall be Ranchi and language to be used in such arbitration proceedings shall be English. Any judgment, decision or award of the arbitrators shall be final and binding and shall be enforceable in any court of competent jurisdiction.

Anant Jain

ARTICLE VI- JURISDICTION:

The agreement will be governed by the laws of India and the parties submit to the jurisdiction of the Courts of Ranchi.

That the Landowner entered into this Development Agreement, and the Land owner and Developer will get their share as per schedule described in Schedule 4A & 4B.

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R.K.S.
Director

Anir Kumar Das
Sanchit Das *Anand Das* *Rashmi Kumar Swaha*
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Das *Anand* *Rashmi*

The Third Schedule above referred to (Common Facilities)

COMMON FACILITIES

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrances and exists.
2. Pumps installation, pump room and room for staff or workers if any.
3. Common passages driveways excepting car parking areas if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meters and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and drain water pipelines.
7. Guard's accommodation and bathroom in parking space.
8. Boundary including outer side walls of the said building and the main gate.
9. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to user and occupancy of flat or flats in common and as are easement of necessity or the building but excluding car parking space and areas.

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R. G. Jain
Director

Anil Kumar Jain *Saket Road* *Rajni* *Rashmi Kant Sweta*
Ganesh *Priyanka Das* *Rakhi*
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The Fourth Schedule above referred to:-

LAND OWNER No-1(a) DAMINI MODI ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
3B	THIRD	A	3484.36 SQFT
5F	FIFTH	A	3369.08 SQFT

PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer

LAND OWNER No-1(b) GAURAV MODI ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
4G	FOURTH	B	3365.19 SQFT
7H	SEVENTH	B	3300.42 SQFT
Villa No. A (Part)		B	2572 SQ. FT.

DEVELOPER has taken 80 sq.ft extra, the money of which shall refund to LANDLORD. PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer,

Landowner No.1A & 1B are owner of land having an area 25 decimal

LAND OWNER No-2 ANANT JAIN ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
7C	SEVENTH	A	2211.08 SQFT
4D	FOURTH	A	2124.29 SQFT

Anant Kumar Jain *Saket road* *Anant* *Rashmi Kumar* *Sweet*
Ganesh *Jai kumar Jain* *Rakesh*
Jain *Pia Jaiswal*
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Anant Jain

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B.K. Jaiswal
Director

DEVELOPER has taken 128 sq.ft extra, the money of which shall refund to LANDLORD. PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer.

Landowner 2 owner of land having an area 06 decimal

LAND OWNER No-3(a) AMIT KUMAR JAIN ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
5C	FIFTH	A	2211.08 SQFT

LANDLORD No 3(a) has taken 12 sq.ft extra the money of which shall be refunded to the Developer. PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer

LAND OWNER No-3(b) RAKESH JAIN ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
3G	THIRD	B	3365.19 SQFT
7F	SEVENTH	A	3369.08 SQFT

PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer.

Earlier land having an area 12 Decimal has been purchased by Dharam Chand Jain and Rakesh Jain (3B), and after death of Dharam Chand Jain, now his successor namely Amit Kumar Jain (3A) and Rakesh Jain (3B) have mutually settled the Share as mentioned above .

Amit Kumar Jain
Saket Mohd
Rajni
Rakesh Jain
Sweetu
Rakesh Jain
Pija Jaiswal
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Amit Jain

DD Devito
Construction & Developers (Pvt.) Ltd.
R.C. Jain
Director

LAND OWNER No-4(a) ANIMA KANOI ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
6A	SIXTH	A	3372.96 SQFT
3C	THIRD	A	2211.08 SQFT

DEVELOPER has taken 191 sq.ft extra the money of which shall be refunded to LANDLORD. PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer

LAND OWNER No-4(b) RASHMI KANOI ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
6D	SIXTH	A	2124.29 SQFT
3H	THIRD	B	3300.42 SQFT

PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer.

Landowner 4A & 4B are owner of land having an area 15 decimal.

LAND OWNER No-5 SUNIL KUMAR AGARWAL ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
6B	SIXTH	A	3484.36 SQFT

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DD Devika
Construction & Developers (Pvt.) Ltd.
R.K. Jn
Director

PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer.

Landowner 5 is owner of land having an area 05 decimal.

LAND OWNER No-6 PUJA TEKRIWAL ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
6F	SIXTH	A	3369.08 SQFT

LANDLORD No. 6 has taken 1518 sq.ft extra the money of which shall be refunded to Developer. PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer.

Landowner No.6 is owner of land having an area 2.50 decimal

LAND OWNER No-7 SHRISH KUMAR DAS ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
6C	SIXTH	A	2211.08 SQFT

PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer.

Landowner No.7 is owner of land having an area 2.50 decimal

Anant Jain
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B.K. Jha Director

Anil Kumar Jain

Saketa 14/04/2018 *Anant Jain* *Rashmi Kumar Sweta*

Dr. Kumar Jain
Puja Tekriwal
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LAND OWNER No-8(a) SWETA MODI ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
5G	FIFTH	B	3365.19 SQFT

PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer.

LAND OWNER No-8(b) SAKET MODI ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
5H	FIFTH	B	3300.42 SQFT
8A(Part)	EIGHTH	A	1493 SQFT
Villa No. A (Part)		B	1543 SQ. FT.

PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer.

Landowner No.8A, 8B are owner of land having an area 15 decimal.

LAND OWNER No-9 MANJU DEVI KEJRIWAL ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
3F	THIRD	A	3365.19 SQFT
5B	FIFTH	A	3484.36 SQFT
7A	SEVENTH	A	3372.96 SQFT
4C	FOURTH	A	2211.08 SQFT

Anil Kumar Jain
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Saket modi
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Rajendra Kumar Jain
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Rashmi kumar Sweta
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Rakesh
[Signature]

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Construction & Developers (Pvt.) Ltd.
[Signature]
Director

DEVELOPER has taken 225 sq.ft extra the money of which shall be refunded to LANDLORD No. 9. PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED. Further Membership Fees of club shall be paid by landlord to Developer

Landowner No.9 is owner of land having an area 17.40 decimal

Schedule 4B-DEVELOPER'S /PROMOTER'S ALLOCATION

Details of Flats & Parking

<u>Flat No.</u>	<u>Floor</u>	<u>Block</u>	<u>Area in Sq. Ft. (S.B.U.A)</u>
2A	SECOND	A	3372.96 SQFT
2B	SECOND	A	3484.36 SQFT
2C	SECOND	A	2211.08 SQFT
2D	SECOND	A	2124.29 SQFT
2E	SECOND	A	3365.19 SQFT
2F	SECOND	A	3369.08 SQFT
2G	SECOND	B	3365.19 SQFT
2H	SECOND	B	3300.42 SQFT
3A	THIRD	A	3372.96 SQFT
3D	THIRD	A	2124.29 SQFT
3E	THIRD	A	3365.19 SQFT
4A	FOURTH	A	3372.96 SQFT
4B	FOURTH	A	3484.36 SQFT
7D	SEVENTH	A	2124.29 SQFT

Handwritten signature

DD Devinto
Construction & Developers (Pvt.) Ltd.
R.C. Jha
Director

Amit Kumar Jha

Sarict road *Clauoi*

Rashu Hanori Swetha

Dr. Kumar Jha
Pujari Jethiwal
मंजूर मंजरीवाल

Rakesh
Gaur

4E	FOURTH	A	3365.19 SQFT
4F	FOURTH	A	3369.08 SQFT
4H	FOURTH	B	3300.42 SQFT
5A	FIFTH	A	3372.96 SQFT
5D	FIFTH	A	2124.29 SQFT
5E	FIFTH	A	3365.19 SQFT
6E	SIXTH	A	3365.19 SQFT
6G	SIXTH	B	3365.19 SQFT
6H	SIXTH	B	3300.42 SQFT
7B	SEVENTH	A	3484.36 SQFT
7E	SEVENTH	A	3365.19 SQFT
7G	SEVENTH	B	3365.19 SQFT
8A(part)	EIGHTH	A	1879.13 SQFT
8B	EIGHTH	A	3484.36SQFT
8C	EIGHTH	A	2211.08 SQFT
8D	EIGHTH	A	2124.29SQFT
8E	EIGHTH	A	3365.19 SQFT
8F	EIGHTH	A	3369.08 SQFT
8G	EIGHTH	B	3365.19 SQFT
8H	EIGHTH	B	3300.42 SQFT
9A	NINTH	A	3372.96 SQFT
9B	NINTH	A	3484.36 SQFT
9C	NINTH	A	2211.08 SQFT
9D	NINTH	A	2124.29 SQFT

Prant Jain

DD Devita
Construction & Developers (Pvt.) Ltd.
B.K. JAIN
Director

Anil Kumar Jain
Sarot kumar Chauhan
Dr. Kumar Son
Rajesh Kumar
20/11/20
पुनः फिलिप च.
संजय केजरीवाल
Rajesh
Swetha

9E	NINTH	A	3365.19 SQFT
9F	NINTH	A	3369.08 SQFT
9G	NINTH	B	3365.19 SQFT
9H	NINTH	B	3300.42 SQFT
10A	TENTH	A	3372.96 SQFT
10B	TENTH	A	3484.36 SQFT
10C	TENTH	A	2211.08 SQFT
10D	TENTH	A	2124.29 SQFT
10E	TENTH	A	3365.19SQFT
10F	TENTH	A	3369.08SQFT
10G	TENTH	B	3365.19 SQFT
10H	TENTH	B	3300.42SQFT
11A	ELEVENTH	A	3372.96SQFT
11B	ELEVENTH	A	3484.36SQFT
11C	ELEVENTH	A	2211.08SQFT
11D	ELEVENTH	A	2124.29SQFT
11E	ELEVENT	A	3365.19SQFT
11F	ELEVENTH	A	3369.08SQFT
11G	ELEVENTH	B	3365.19SQFT
11H	ELEVENTH	B	3300.42SQFT
12A	TWELVETH	A	3372.96S QFT
12B	TWELVETH	A	3484.36SQFT
12C	TWELVETH	A	2211.08SQFT
12D	TWELVETH	A	2124.29 SQFT

Grant Jain

D2 Devita
Construction & Developers (Pvt.) Ltd.
R.C. Jain
Director

Anil Kumar Jai *Sole ch 10/10/11* *Arushi* *Rashmi Kanor*
20/11 *Dr. Kuma Da*
Pya Jernival.
8/12 10/12/14/15 *Rajan Swetha*
Grant

VILLA B	B	6935.5 SQFT
VILLA C	B	6913.5SQFT
VILLA D	B	7082.5SQFT
VILLA A	C	8378SQFT
VILLA B	C	7727.5 SQFT
VILLA C	C	7759.5SQFT
VILLA D	C	7763.5SQFT
VILLA E	C	7251.5SQFT

PARKING WILL BE ALLOTTED PROPORTIONATELY ONCE THE FINAL MAP HAS BEEN APPROVED.

Note:-That the Developer are fully entitle to transfer proportionate share of land out of First Schedule Property.

The Fifth Schedule above referred to

COMMON EXPENSES

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common areas and facilities including whitewashing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, staircase, landings, gutters, rainwater pipes, motor pump, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in, under or upon the building enjoyed or used in common by the OWNER, intending purchasers, co-purchaser or other occupiers thereto.

DD Devote
Construction & Developers (Pvt) Ltd.
R.C. Singh
Director

Prant Jain

Anil Kumar Jain
Saket
Pranav
Raj Kumar Jain
P. J. Jaiswal
श्री २२ मंडलिका
Lakshmi Kanor Sweta
Rahul
Rahul

2. The cost of cleaning, maintenance and lighting the main entrance, passages, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidars, plumbers, electricians, sweepers etc. if any.
4. The costs of working repairs, replacements and maintenance of pumps, tube wells and other plumbing works including all other service charges for services rendered in common to all occupiers.
5. Municipal taxes and other taxes and other out going etc.
6. Insurance of building against earthquake, fire, mob damages and civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.
8. All such other expenses including printing & stationery also all expenses incurred in respect of any dispute with Ranchi Municipal Corporation, RRDA or any other local authority, Government, insurance company or any other persons in relation to or be

Prant Jain

DD Devika
Construction & Developers (Pvt.) Ltd.
R.C. Jain
Director

Amit Kumar Jai
Sweta
L. Kumar Das
Rajeev
Pranjal
Pranjal
Pranjal

deemed by the BUILDER or any ad-hoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

The Sixth Schedule:

SPECIFICATION OF CONSTRUCTION FOR THE FLATS/ UNITS)

(Specification and Facilities)

- Structure** : RCC frame structure
Flooring : Vitrified tiles floor.
Kitchen : Green Marble Counter with steel sink and tiles upto 2 feet in height.
Doors : Flush Doors.
Windows : 3 Track UPVC sliding window
Bathrooms : Anti skid floor tiles with upto 7 feet height wall tiles and good quality C.P. fittings with hot and cold water connection.
T.V. Antenna: Provision for cable T.V. in master bed room and drawing room.
Intercom : Intercom for each Unit drawing room to guard room.
Generator : Ashok, leyland or equivalent.
Lift : Lift facility will be provided.
Deep Tube Well: Deep tube well will be provided for proper water facility.
Electric Wiring: Concealed copper wiring with Modular Switches.
Telephone Wiring: Concealed wiring in drawing room and master bed room.
Painting : Waterproof cement based paint will be used on outside wall and inside walls of Individual Units will be finished with Plaster of Paris.
Fire Fighting: Fire fighting installations to be provided.

Prant Jain

DD
Construction & Developers (Pvt.) Ltd.
B.K.S.
Director

Amit Kumar Jain *Saket* *Arushi* *Rashmi*
Di kumar *Sushma*
Puja *Ramesh*
20/11/2017 *20/11/2017*

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

WITNESSES :-

1. Gopal Malhotra
Slate jitu kumar
Ranoli
18/9/24

2. Ranu Dhanu
S/o Late Ras Kumar
Dhanu
KONCE ROAD, RANOLI
(Ranoli)
18/9/24

1 A. [Signature]
18/9/24

1 B. [Signature]
= 18/9/24

2. [Signature]
18/9/24

3 A. [Signature]
18/9/24

3 B. [Signature]
18/9/24

4 A. [Signature]
18/9/24

4 B. [Signature]
18/9/24

5. [Signature]
18/9/24

6. [Signature]
18/9/24

7. [Signature]
18/9/24

8 A. [Signature]
18/9/24

8 B. [Signature]
18/9/24

9. 18/9/24

LANDOWNER/POWER HOLDER

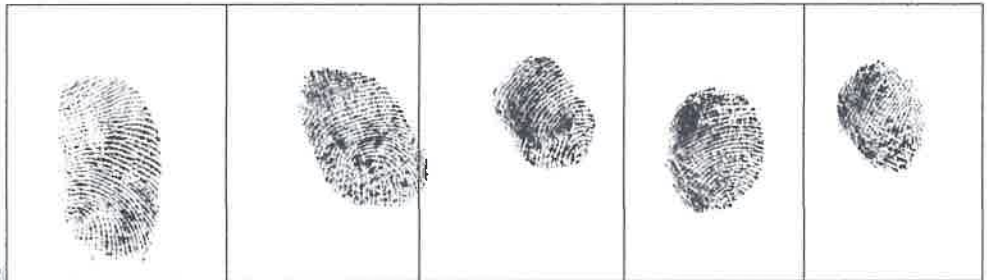
DD Datta
Construction & Developers (Pvt.) Ltd.

B.K. Jha
Director
18/09/24

DEVELOPER/PROMOTER



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



Left Thumb Left Index Left Middle Left Ring Left Little

Drafted by : *[Signature]* 18/9/24
Bhaiya Anand Kumar
Advocate
Ent. 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.

[Signature]

[Signature] 18/9/24
Advocate Bhaiya Anand Kumar
Ent. No. - 4317/05

[Signature]
Anir Kumar Jha

Sachin Mishra

[Signature]
Sweta

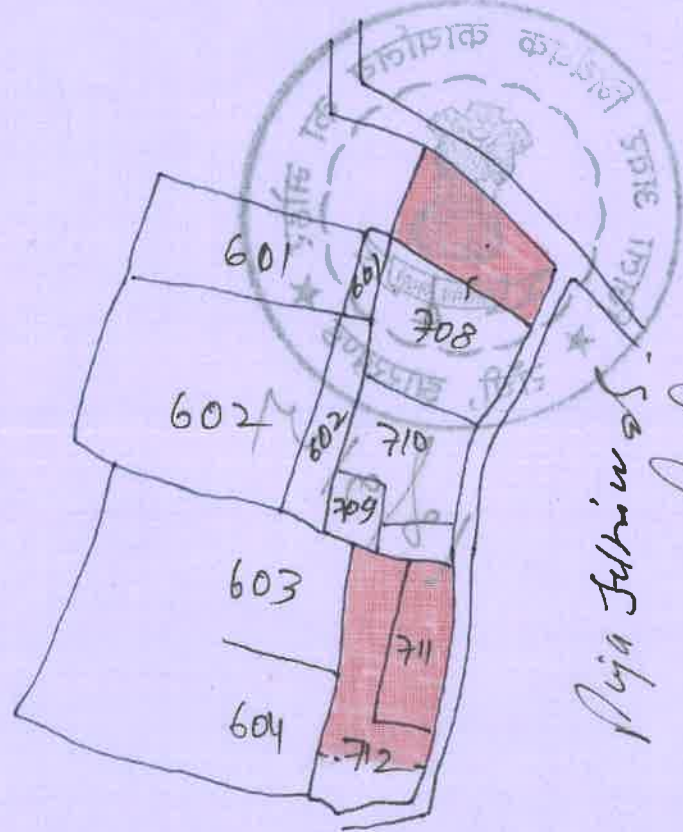
[Signature]
Rakesh

[Signature]
Garf
Puja Ishiwari
18/9/24



VILLAGE - GARI
 THANA - SADAR
 THANA NO. 194, DIST - RANCHI
 R/S PLOT NO. 708, 711, 712

Area 100.40 Decimal



महानगरपालिका

B.S. Singh

Sri Kumar Singh

Said Masih
 Barasi

Puja Felkin et al.

Shard

Rakshani

Prant Jain

18/9/24

Rakshani

Sri Kumar Singh



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP21140285720240505

Date : 2024-05-21

Department / Section : Revenue Section

Ward No : 8

Account Description : Holding Tax & Others

New Ward No : 9

Holding No. : 0080002879000A4

New Holding No : 0080001021537Z0

Received From Mr / Mrs / Miss . : **MANJU DEVI KEJRIWAL W/O KAILASH CHANDRA KEJRIWAL, DEVIKA CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED TRO ITS DIRECTOR Mr RAHUL DHANUKA S/O LATE RAJ KUMAR DHANUKA**

Address : **BIRLA BIHAR PATH BARIATU**

A Sum of Rs. : **9513.00**

(in words) :

Nine Thousand Five Hundred And Thirteen Rupees Only

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

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	2024-2025	4	2024-2025	10570.52
				Online Rebate	528.53
				First Qtr Rebate	528.53
				Total Payable Amount	0.00
				Total Paid Amount	9513.00



Toll Free - 1950

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP21140286020240508

Date : 2024-05-21

Department / Section : Revenue Section

Ward No : 8

Account Description : Holding Tax & Others

New Ward No : 9

Holding No. : 0080002879000A4

New Holding No : 0080001028337Z0

Received From Mr / Mrs / Miss . : **SWETA MODI C/O SRI SAKET MODI,SUNIL KUMAR AGARWAL S/O LATE RAM KISHUN AGARWAL,SHRISH KUMAR DAS S/O SHYAM SUNDAR DAS,SAKET MODI S/O LATE SURESH KUMAR JI MODI,RASHMI KANOI W/O GIRDHARI LAL KANOI,RAKESH JAIN C/O DHARAM CHAND JAIN,PUJA TEKRIWAL W/O RAKESH KUMAR TEKRIWAL,GAURAV MODI C/O SHYAM SUNDAR MODI,DHARAM CHAND JAIN S/O RAMCHANDRA JAIN,DEVIKA CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED TRO ITS DIRECTOR BIRENDRA KUMAR SINGH S/O LATE SHYAM BIHARI SINGH,DAMINI MODI C/O GAURAV MODI,ANIMA KANOI C/O PAWAN KUMAR KANOI,ANANT JAIN C/O ASHOK KUMAR KALA**

Address : **BIRLA BIHAR PATH BARIATU**

A Sum of Rs. : **10388.00**

(in words) :

Ten Thousands Three Hundred And Eighty Eight Rupees Only

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

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	2024-2025	4	2024-2025	11542.52
				Online Rebate	577.13
				First Qtr Rebate	577.13
				Total Payable Amount	0.00
				Total Paid Amount	10388.00

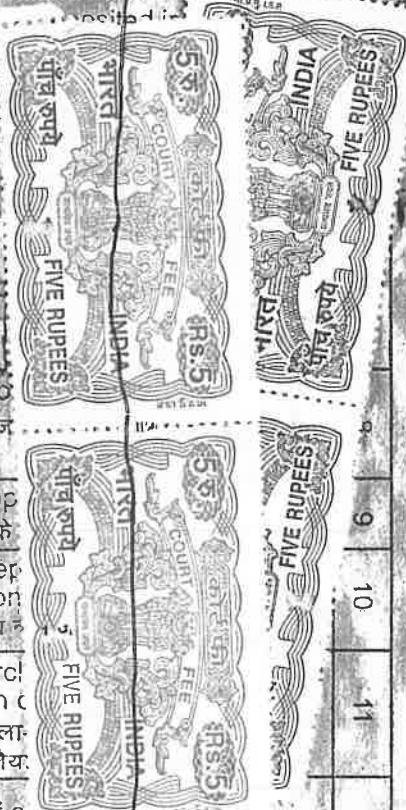


Toll Free - 1950

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

FORM OF APPLICATION FOR COPIES नकल के लिए दरखास्त का फारम

1	Number and date of application दरखास्त का नम्बर और तारीख
2	Name, Residence and Description of applicant दरखास्त करनेवाले का नाम पता और स्थान
3	Specification of which the copy required उस कागज की तफसील जिनकी नकल चाहिए
4	Case or proceeding in which such paper it to be found or was filed मोकदमा या कारवाई जिसमें वह कागज मिलेगा या नहीं किया गया
5	Ordinary searching fee deposited in court फीस जमा की गई है
6	Extra searching stamp ज एड तलाश फीस जो देने के वास्ते
7	3 आना 3 annas
8	6 आना 6 annas
9	9 आना 9 annas
10	Number of sheets of application सादे कागज के साथ पेश किये गये
11	Court fee stamp नकल जप्त के
12	Name of office or department in question उस ऑफिस या सरिस्ती का नाम
13	Date and extra search hour by which तारीख और जो जाएद तलाश नकल तैयार
14	Name of officer टाईप या नकल नयिस का नाम
15	Initial or record keeper who fills up the three proceeding column महाफौज दफ्तर के छोटे दरखास्त जो पिछले तीनों स्तंभों को भरना है
16	Signature of officer receiving application दरखास्त खेनेवाले ऑफिसर का दस्तखत
17	Remarks कैफियत



13/5/27
Certified Photo Copy
Issued By...

Form No. 134
XII Form No. 21

FORM OF APPLICATION FOR PROBES

1	Number and date of application दिनांक और क्रमांक के अनुसार	13/5/23
2	Specification of what is required आवेदन के अंतर्गत आवश्यकता का विवरण	12/11/10
3	Case or proceeding in which it is to be found इसके लिए प्रस्तावित मामले का विवरण	12/11/10
4	Other cases searched in court अन्य मामले जो इस मामले के संबंध में खोजे गए हैं	48/11/10
5	Extra search fee in court अन्य खोज के लिए अतिरिक्त शुल्क	80/-
6	Stamp छाप	10/-
7	Fee शुल्क	10/-

Verified Photo Copy
Stamped by



P.N. 152

अविधि लक्षणों के अंतर्गत आता है

DECLARED TO BE TRUE COPY

Record Keeper/Head
Dist. Record Room, Ranchi

प्रशासी अधिकारी
रांची समाहरणालय, रांची

1	...	13-5-23	...
2	...	13-5-23	...
3	...	13-5-23	...
4	...	13-5-23	...
5	...	13-5-23	...

प्रशासी अधिकारी
रांची समाहरणालय, रांची

प्रशासी अधिकारी
रांची समाहरणालय, रांची

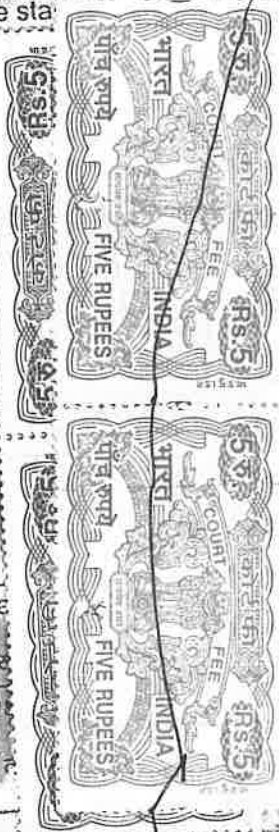
13-5-23

13-5-23

FORM OF APPLICATION FOR COPIES मकल के लिए दरखास्त का फारम

FORM NO. 57
 (See Rule 257)

<p>नमय</p>	<p>दरखास्त का नम्बर और तारीख</p> <p>Name, Residence and Description of applicant दरखास्त करनेवाले का नाम पता और हाल</p>	<p>2</p>
<p>आर. एल. खोल्थान</p>	<p>Specification of which the copy required उस कागज की तफसील जिनकी नकल चाहिए</p>	<p>3</p>
<p>मौजा - गाडी</p>	<p>Case or proceeding in which such paper it to be found or was filed मोकदमा या कारवाई जिसमें वह कागज मिलेगा या नहीं किया गया</p>	<p>4</p>
<p>थाना - रंथी</p>	<p>Ordinary searching fee deposited in court कोर्ट में जमा की गयी</p>	<p>5</p>
<p>थाना नं. - 194</p>	<p>Amount of court fee stamp कोर्ट फी स्टाम्प में जमी की गई जल्द स्टाम्प दिया है</p>	<p>6</p>
<p>खता - 99</p>	<p>Number of stamped sheets filed with application आवेदन पर लगाये हुए स्टाम्प की गयी</p>	<p>7</p>
<p>ला. 711</p>	<p>Number of sheets of paper filed with application कोर्ट में जमा की गयी</p>	<p>8</p>
	<p>Number of certified copies made प्रमाणित की गयी</p>	<p>9</p>
	<p>Place where the paper was found जहाँ कागज मिला</p>	<p>10</p>
	<p>Whether the fees have been paid फीस का भुगतान हुआ है</p>	<p>11</p>
	<p>Name of copist or typist टाइप या नकल नथिस का नाम</p>	<p>12</p>
	<p>Initial of record keeper who fills up the three proceeding column महाफौज दफ्तर के छोटे दरखास्त जो पिछले तीनों खानों को भरना है</p>	<p>13</p>
	<p>Signature of officer receiving application दरखास्त लेनेवाले ऑफिसर का दस्तखत</p>	<p>14</p>
	<p>Remarks टिप्पणियाँ</p>	<p>15</p>



13/5/23
 Certified Photo copy

FORM OF A BILICATION OF COPIES

P.N. 6

13-5-23

P.N. 5

आवेदनवाक्य



13/5/23
 District Court
 Raichur

1	Number and date of order	
2	Specification of which the copy requested	
3	Case or proceeding in which such paper	
4	It to be found or was filed in court	
5	Ordinary searching fee deposited in court	
6	Extra searching fee deposited in court	
7	Stamp	
8	Stamp	
9	Stamp	
10	Stamp	

FORM NO. 21

DECLARED TO BE TRUE COPY

Record Keeper/Head Clerk
 Dist. Record Room, Raichur

13-5-23
 13-5-23
 13-5-23
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 13-5-23

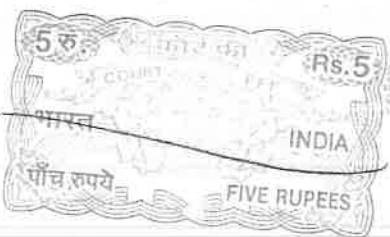
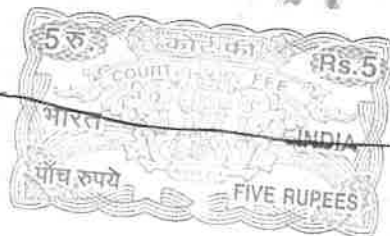
ಪ್ರಶಾಸಿ ಅಧಿಕಾರಿ
 ರಾಜಕೂಟ ನ್ಯಾಯಾಲಯ, ರಾಜಕೂಟ

ಪ್ರಶಾಸಿ ಅಧಿಕಾರಿ
 ರಾಜಕೂಟ ನ್ಯಾಯಾಲಯ, ರಾಜಕೂಟ

ಪ್ರಶಾಸಿ ಅಧಿಕಾರಿ
 ರಾಜಕೂಟ ನ್ಯಾಯಾಲಯ, ರಾಜಕೂಟ

ಪ್ರಶಾಸಿ ಅಧಿಕಾರಿ
 ರಾಜಕೂಟ ನ್ಯಾಯಾಲಯ, ರಾಜಕೂಟ

13-5-23



जिला निबंधक का कार्यालय, राँची।

प्रेषक,

पत्रांक 1225
दिनांक 24/08/24

जिला अवर निबंधक,
राँची।

सेवा में,

अंचल अधिकारी,
बड़ागाई, राँची।

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

महाशय,

उपर्युक्त विषय के संबंध में 1. श्रीमती दामिनी मोदी, पति-गौरव मोदी, 2. गौरव मोदी, पिता-श्री श्याम सुन्दर मोदी, 3. अनन्त जैन, पिता-स्व० अशोक कुमार काला, 4. अमित जैन, पिता-स्व० धर्म चन्द्र जैन, 5. राकेश जैन, पिता-स्व० धर्म चन्द्र जैन, 6. श्रीमती अनिमा कनोई, पति-पवन कुमार कनोई, 7. रश्मि कनोई, पति-गिरधारी कनोई, 8. सुनील कुमार अग्रवाल, पिता-स्व० राम किशन अग्रवाल, 9. श्रीमती पुजा टेकरीवाल, पिता-नन्द किशोर केडिया, 10. श्रीश कुमार दास, पिता-स्व० श्याम सुन्दर दास, 11. श्रीमती स्वेता मोदी, पति-साकेत मोदी, 12. साकेत मोदी, पिता-स्व० केशर देव जी, 13. श्रीमती मंजु देवी केजरीवाल, पति-कैलाश चन्द्र जायसवाल द्वारा मौजा-गाड़ी, थाना-सदर, थाना नं०-194, खाता नं०-99, प्लॉट नं०-711 एवं खाता नं०-98, प्लॉट नं०-709, 710 एवं 712 का निबंधन हेतु दस्तावेज उपस्थापित किया है, जिसमें अभिलेखागार में खतियान फटा हुआ 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।

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,



जिला अवर निबंधक,

राँची।
24/8/24

स्मार पत्र

जिला निबंधक का कार्यालय, राँची।

प्रेषक,

पत्रांक 1318
दिनांक 11/09/24

जिला अवर निबंधक,
राँची।

सेवा में,

अंचल अधिकारी,
बड़ागाई, राँची।

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

महाराज,

उपर्युक्त विषय के संबंध में 1. श्रीमती दामिनी मोदी, पति-गौरव मोदी, 2. गौरव मोदी, पिता-श्री श्याम सुन्दर मोदी, 3. अनन्त जैन, पिता-स्व० अशोक कुमार काला, 4. अमित जैन, पिता-स्व० राम चन्द्र जैन, 5. राकेश जैन, पिता-धर्म चन्द्र जैन, 6. श्रीमती अनिमा कनोई, पति-पवन कुमार कनोई, 7. रश्मि कनोई, पति-गिरधारी कनोई, 8. सुनील कुमार अग्रवाल, पिता-स्व० राम किशन अग्रवाल, 9. श्रीमती पुजा टेकरवाल, पिता-नन्द किशोर केडिया, 10. श्रीश कुमार दास, पिता-स्व० श्याम सुन्दर दास, 11. श्रीमती स्वैता मोदी, पति-साकेत मोदी, 12. साकेत मोदी, पिता-स्व० केशर देव जी, 13. श्रीमती गंजु देवी केजरीवाल, पति-कैलाश चन्द्र जायसवाल द्वारा मौजा-गाडी, थाना-सदर, थाना नं०-194, खाता नं०-99, प्लॉट नं०-711 एवं खाता नं०-98, प्लॉट नं०-709, 710 एवं 712 का निबंधन हेतु दस्तावेज उपस्थापित किया है, जिसमें अभिलेखागार में खतियान फटा हुआ है।

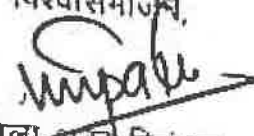
अधोहस्ताक्षरी कार्यालय के पत्रांक 1225, दिनांक 24.08.2024 के द्वारा पत्र प्रेषित की गई है।

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 ज्ञापक संख्या-258/नि०, दिनांक 29.06.2022 के निर्देशानुसार निबंधन कार्यालय में जाँच हेतु चेकलिस्ट जाँच का निर्देश प्राप्त है। (ध्यायाप्रति 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।

विश्वासभाज्य,

जिला अवर निबंधक,
राँची।
11/9/24

Schedule VI MR Form No.
-Chhotanagpur Settlement

Continuous Name of Village
नाम की बात

Part (Lower half)

Thana

Thane Number

Name of Landholder
नाम लगान मालिकाना

7/33
1951

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
पञ्चम वी. गी. परना का काली	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी
वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी
वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी
वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी	वृन्दा-रानी



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Record Keeper/Hood Clerk
Muz. Record Room, Ranchi

मूल कृषिदान से
मिळान किया
18/06/57

प्रवासी अधिकारी
की समाहरणालय, रांची

प्रवासी अधिकारी
की समाहरणालय, रांची

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदयनाथ साहदेव	मचेआ उरांव, वल्द - एतवा उरांव, वहिस्सा बराबर, जाति- उरांव, निवासी- साकीन देह टोला नवा टोली व शनिचरवा उरांव, वल्द - चमरा उरांव, वहिस्सा बराबर, जाति- उरांव, निवासी- साकीन देह टोला नवा टोली

जिला का नाम राँची	अंचल का नाम बड़ागाँई	हलका का नाम हल्का-04	मौजा का नाम गाड़ी	खाता का रैयती प्रकार
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खेवट नम्बर	खाता नम्बर	134	थाना का नाम राँची	थाना नम्बर	194
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
134	152	टांड जगदीप महतो दोन वंधना उरांव	दोन तीन 1	1 (एकड़) 17 (डिसमील) ()			2	3	6	कायमी
	153	दोन नीज दोन पंचना उरांव	दोन दो 8	0 (एकड़) 51 (डिसमील) ()			2	3	6	
	169	टांड शनिचरवा उरांव टांड मंगरा उरांव	दोन दो 1	0 (एकड़) 49 (डिसमील) ()			2	3	6	
	178	टांड नदुवा उरांव टांड नीज	टांड दो 2	0 (एकड़) 84 (डिसमील) ()			2	3	6	
	184	दोन वचना उरांव टांड मंगरा उरांव	टांड दो 1	0 (एकड़) 56 (डिसमील) ()			2	3	6	
	307	टांड मंगरा उरांव टांड डीपा मंगरा उरांव	टांड दो 2	0 (एकड़) 64 (डिसमील) ()			2	3	6	
	627	मकान नदुवा उरांव टांड कपल उरांव	मकान/1,सहन/1 0	0 (एकड़) 6 (डिसमील) ()			2	3	6	
	631	टांड डुडका उरांव परती नाली चरवा उरांव	मकान/1,सहन/1 0	0 (एकड़) 8 (डिसमील) ()			2	3	6	
	708	रास्ता पंचु उरांव	टांड दो 1	1 (एकड़) 0 (डिसमील) ()			2	3	6	
1548	दोन मंगरा उरांव दोन मतला उरांव	दोन दो 8	0 (एकड़) 80 (डिसमील) ()			2	3	6		

खाता मे कुल प्लोट संख्या	10	खाता का कुल मिजान	6 (एकड़) 15 (डिसमील) ()	खाता का कुल	2 3 6
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यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

9/18/2024 11:04:29 AM



ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता											
महाराजा प्रताप उदयनाथ साहदेव				परना उरांव, पेशरान - कान्दु उरांव, वहिस्सा बराबर, जाति- उरांव, निवासी- शाकीन देह टोला नवा टोली व भकुरा उरांव, पेशरान - कान्दु उरांव, वहिस्सा बराबर, जाति- उरांव, निवासी- शाकीन देह टोला नवा टोली व वेचुवा उरांव, पेशरान - कान्दु उरांव, वहिस्सा बराबर, जाति- उरांव, निवासी- शाकीन देह टोला नवा टोली											
ज़िला का नाम		राँची		अंचल का नाम बड़ागाँई		हलका का नाम		हल्का-04		मौजा का नाम गाड़ी		खाता का प्रकार		रैयती	
खेवट नम्बर		1		खाता नम्बर		99		थाना का नाम राँची		थाना नम्बर		194			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त					
							रौ (10)	आ (11)	पै (12)						
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)					
99	711	टाड़ नीज टाड़ नीज	टाड़ दो 1	0 (एकड़) 39 (डिसमील) 0	काबिल लगान	काबिल लगान	0	0	0	कायमी					
खाता मे कुल प्लोट संख्या		1		खाता का कुल मिजान		0 (एकड़) 39 (डिसमील)		खाता का कुल		0 0 0					

यह एक कंप्यूटर जनित प्रति है

9/18/2024 11:05:04
AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

8

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता										
महाराजा प्रताप उदयनाथ साहदेव		चरन उरांव, पेशरान - कान्दु उरांव, वहिस्सा बराबर, जाति- उरांव, निवासी- शाकीन देह टोला नवा टोला व वेचुवा उरांव, पेशरान - कान्दु उरांव, वहिस्सा बराबर, जाति- उरांव, निवासी- शाकीन देह टोला नवा टोला										
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	गाड़ी	खाता का रैयती प्रकार				
खेवट नम्बर	1	खाता नम्बर	98	थाना का नाम	राँची	थाना नम्बर	194					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त		
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)		
98	149	वेचुवा उरांव टाड़ जगदीश महतो	टाड़ दो 1	2 (एकड़) 15 (डिसमील) ()			4	3	0	कायमी		
	646	टाड़ वरजु महतो टाड़ नीज	टाड़ दो 1	0 (एकड़) 4 (डिसमील) ()			4	3	0			
	647	टाड़ वरजु महतो मकान नीज	परती कदीम 1	0 (एकड़) 6 (डिसमील) ()	ईमली लकड़ी वकबजे कुल मौजा		4	3	0			
	650	टाड़ नीज वसन वरजु महतो	टाड़ दो 2	0 (एकड़) 16 (डिसमील) ()	करंज /2 पुटकल /1 कुलहक वकबजे रैयत		4	3	0			
	651	टाड़ नीज परती कादीम	मकान/1, सहन/1 0	0 (एकड़) 10 (डिसमील) ()			4	3	0			
	709	टाड़ नीज टाड़ नीज	दोन तीन 1	0 (एकड़) 15 (डिसमील) ()			4	3	0			
	710	टाड़ शनीचरवा उरांव दोन नीज	टाड़ दो 1	0 (एकड़) 43 (डिसमील) ()			4	3	0			
	712	टाड़ नीज माशना	टाड़ दो 1	0 (एकड़) 79 (डिसमील) ()			4	3	0			
	1373	दोन वरजु महतो टाड़ नीज	दोन तीन 2	0 (एकड़) 43 (डिसमील) ()			4	3	0			
	774	गोवरा मंगरी जगदीश महतो	टाड़ दो 1	0 (एकड़) 72 (डिसमील) ()			4	3	0			
	1374	दोन नीज टाड़ नान्दु उरांव	टाड़ दो 2	0 (एकड़) 84 (डिसमील) ()			4	3	0			
	1655	दोन छेदी महतो दोन अनुरोध	दोन दो 2	1 (एकड़) 42 (डिसमील) ()			4	3	0			
खाता मे कुल प्लोट संख्या		12	खाता का कुल मिजान	7 (एकड़) 29 (डिसमील) ()	खाता का कुल	4 3 0						

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

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ऑनलाइन जाँचा



बड़ागाँई गाड़ी 194 MANJU DEVI KEJRIWAL, Ms Devika Construction and Developers Pvt Ltd Dir Rahul Dhanuka		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
134	708	0 एकड़ 87 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल गुजारी (नकदी) (भावली)	218.00				218.00	218.00
सेस	54.50				54.50	54.50
सूद	109.00				109.00	109.00
मुतफरकात	109.00				109.00	109.00
मीजान	43.60				43.60	43.60
	534.10				534.10	534.10

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल गुजारी (नकदी) (भावली)				218.00	218.00	
सेस				54.50	54.50	
सूद				109.00	109.00	
मुतफरकात				109.00	109.00	
मीजान अदायकारी				43.60	43.60	
				534.10	534.10	

(१) मीजान कुल (लफजों में) : One Thousand Sixty Eight Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1068.20

तारीख अमला तहसील कुनिन्दा : 15-04-2023

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



यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

ऑनलाइन जाँचा

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 18, 2024

पंजी II प्रति

भाग वर्तमान	31	पृष्ठ संख्या	69											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	गाड़ी	होल्डिंग संख्या	134	तौजी संख्या		थाना नम्बर	194	खाता का प्रकार	---					
MANJU DEVI KEJRIWAL , पिता-LATE JIWAN RAMJI RAM, जाति- ... एवं Ms Devika Construction and Developers Pvt Ltd Dir Rahul Dhanuka , पिता- LATE RAJ KUMAR Dhanuka, जाति- ...														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस	
134	708	0 ऐ 87 डि 0 हे			नामान्तरण मुकदमा संख्या 172/2022 - 2023							218	0	
कुल परिमाण		0 ऐ 87 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	
04-15-2023	0640954364	2022-2023	2023-2024	218	218	54.5	54.5	109	109	109	109	43.6	43.6	

List Of Case Status Details

नक्शा 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 करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

ऑनलाइन जाँचा



बड़ागाँई | गाड़ी | 194 | RASHMI KANOI, SUNIL KUMAR AGARWAL, PUJA TEKRIWAL, SHRISH KUMAR DAS, ANANT JAIN, SWETA MODI, SAKET MODI, DAMINI MODI, GAURAV MODI, DEVIKA CONSTRUCTION AND DEV PVT LTD DIRECTOR BIREN, DHARAM CHAND JAIN, RAKESH JAIN, ANIMA KANOI

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
98,99	711,712	0 एकड़ 95 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	238.00				238.00	238.00
गुजारी (भावली)	59.50				59.50	59.50
सेस	119.00				119.00	119.00
सूद	119.00				119.00	119.00
मुतफरकात	47.60				47.60	47.60
मीजान	583.10				583.10	583.10

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				238.00	238.00	
गुजारी (भावली)				59.50	59.50	
सेस				119.00	119.00	
सूद				119.00	119.00	
मुतफरकात				47.60	47.60	
मीजान अदायकारी				583.10	583.10	

(१) मीजान कुल (लफजों में) : One Thousand One Hundred Sixty Six Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1166.20

तारीख अमला तहसील कुनिन्दा : 15-04-2023

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



ऑनलाइन जाँच

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 18, 2024

पंजी II प्रति

भाग वर्तमान	31	पृष्ठ संख्या	70							इस्टेट का नाम	JHARKHAND		
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND	खाता का प्रकार	---		
मौजा का नाम	गाड़ी	होल्डिंग संख्या	99	तौजी संख्या		थाना नम्बर	194	इस्टेट का नाम	JHARKHAND	खाता का प्रकार	---		
RASHMI KANOI , पति-GIRDHAR KANOI, जाति- --- एवं SUNIL KUMAR AGARWAL , पिता-Late RAM KISHAN AGARWAL, जाति- ---- एवं PUJA TEKRIWAL , पुत्री-RAKESH KUMAR TEKRIWAL, जाति- ---- एवं SHRISH KUMAR DAS , पिता-Late SHYAM SUNDER DAS, जाति- ---- एवं ANANT JAIN , पिता- Late ASHOK KUMAR KALA, जाति- ---- एवं SWETA MODI , पत्नी-SAKET MODI, जाति- ---- एवं SAKET MODI , पिता-SURESH KUMAR JI MODI, जाति- ---- एवं DAMINI MODI , पति-GAURAV MODI, जाति- ---- एवं GAURAV MODI , पिता-SHYAM SUNDER MODI , जाति- ---- एवं DEVIKA CONSTRUCTION AND DEV PVT LTD DIRECTOR BIREN , पिता-Late SHYAM BIHARI SINGH, जाति- ---- एवं DHARAM CHAND JAIN , पिता-Late RAM CHANDRA JAIN, जाति- ---- एवं RAKESH JAIN , पिता-DHARAM CHAND JAIN, जाति- ---- एवं ANIMA KANOI , पति-PAWAN KUMAR KANOI, जाति- ----													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
99	711	0 ऐ 16 डि 0 हे			नामान्तरण मुकदमा संख्या 155/2022 - 2023				238	0			
98	712	0 ऐ 79 डि 0 हे											
	कुल परिमाण	0 ऐ 95 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
04-15-2023	0931187903	2022-2023	2023-2024	238	238	59.5	59.5	119	119	119	119	47.6	47.6

List Of Case Status Details

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

नक्शा देखें



BACK

ऑनलाइन जाँचा

जिला

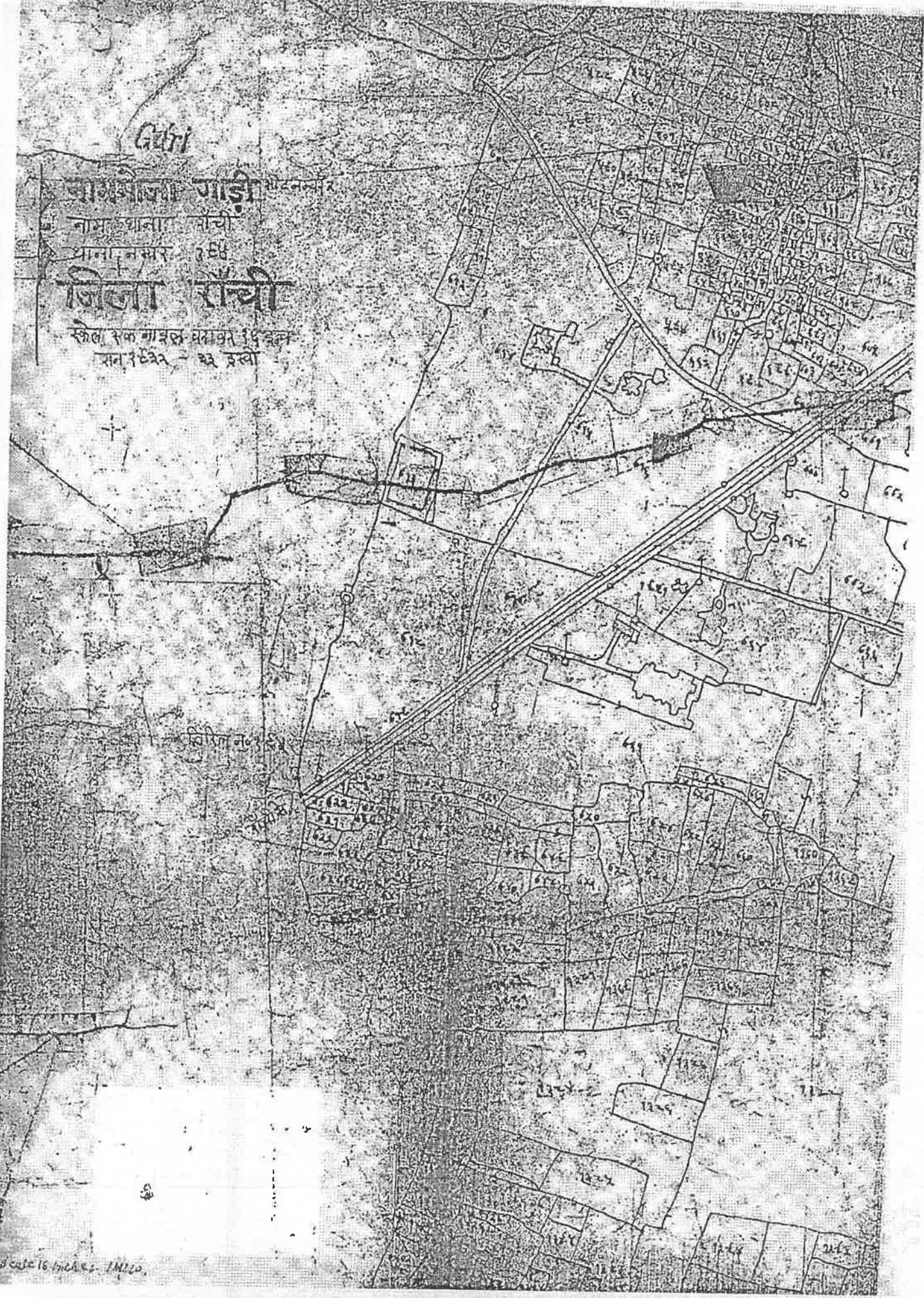
जामशेदी गाड़ी मोहनपुर

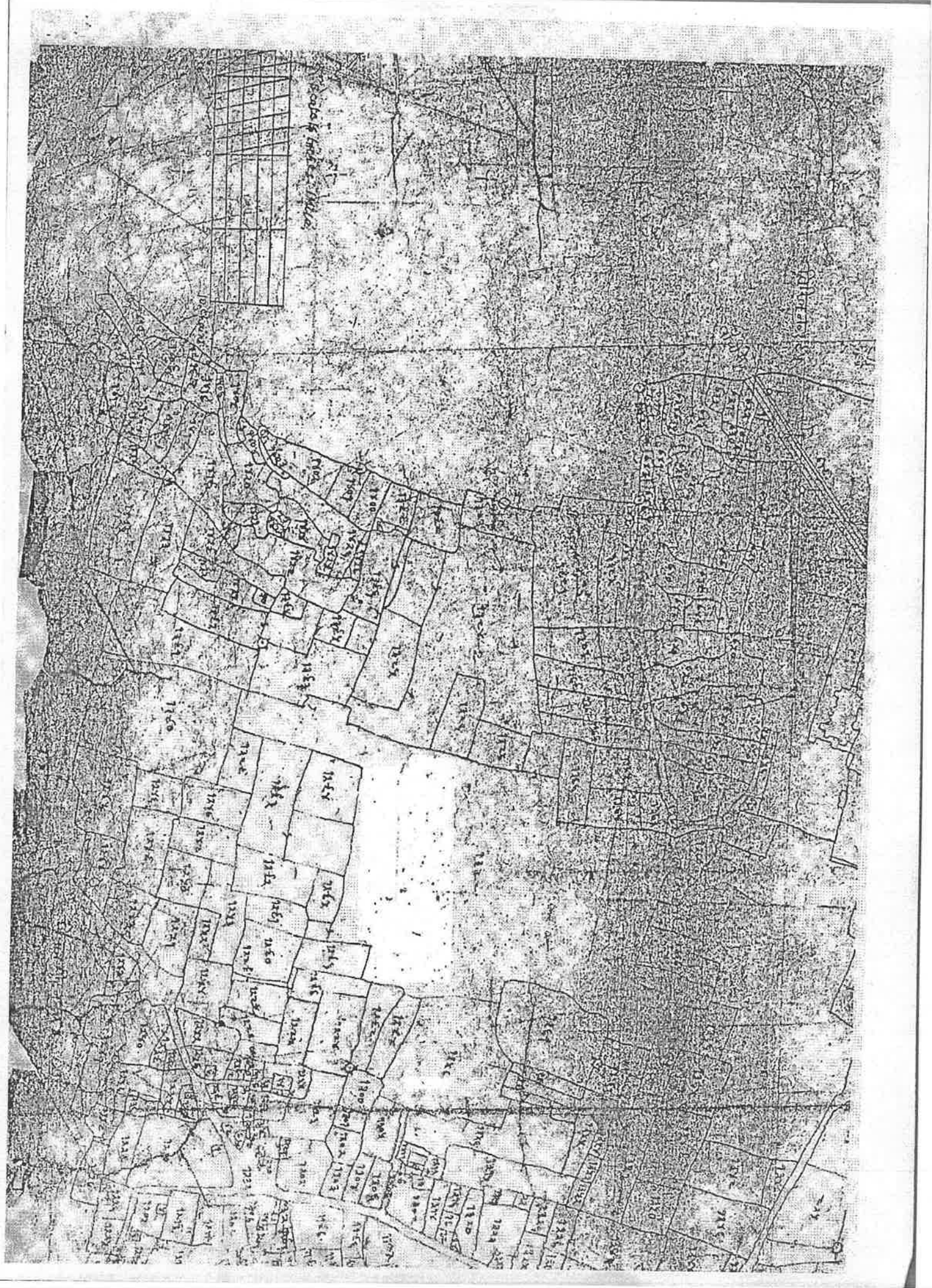
नाम थाना रोची

थाना नंबर २६६

जिला रोची

रकबा नकशा प्रमाण १५ इंच
सन १९३२ - ३३ इत्यादि

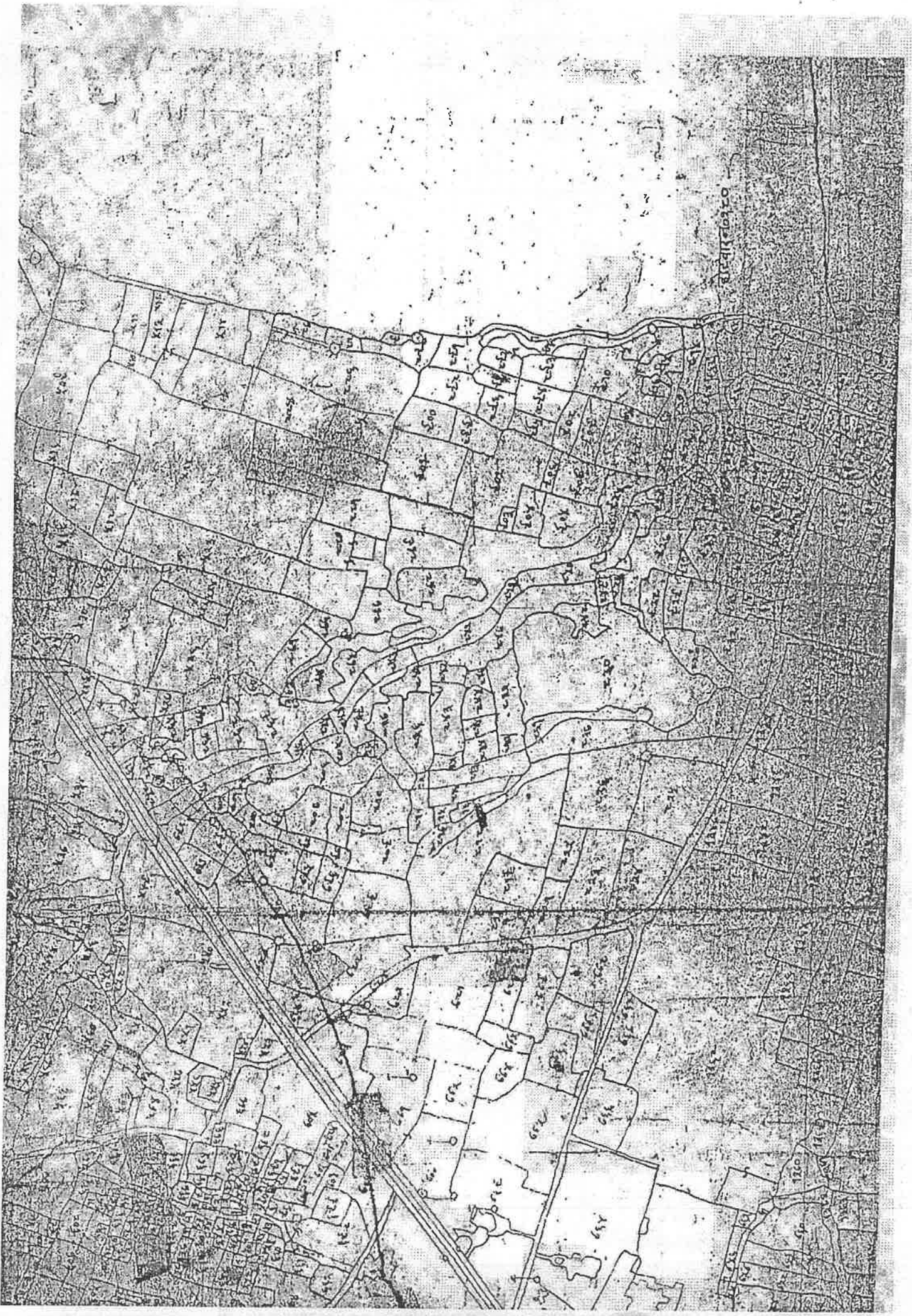




Scale is 1:10000

1850

Handwritten annotations on the map include numerous parcel numbers (e.g., 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 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1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 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1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000).



Water and public health

1904

1904



अवर निबंधन कार्यालय, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र. सं.	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -	✓	
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-।। 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-।। का भोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन		
8	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

At
Ranchi
18/09/24

Doonam Tiwari
जाँच लिपिक का हस्ताक्षर

तिथि सहित



4
निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित
रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

18/19



Pre Registration Docket

Date :- 25-08-2024 06:06 pm

Office Name :- SRO - Ranchi
Token No:- 202400089390

Appointment :- 27-Aug-2024 Time:- 11:6

Article	Development Agreement
Pre Registration Date	16-Jul-2024
No. Of Pages	57
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 14,40,051.

Property Id: **1265271**

Valuation No. : 1727283 / 2024	:- 2024-2025	Date : 19-July-2024 20:02:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Gari	Village/City : Gari	
Gari Word No 6 - Other Road	-		
Khata Number - 134 99 98			
Plot Number - 708 711 712			
Volume Number - 31			
Page Number - 69 70			
Holding Number - 0080001028337Z0 0080001021537Z0			
Ward Number - 6			
Property Rates			
Commercial Land (Y)			
₹572240/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	100.40 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 100.4 x 572240=57452896	₹5,74,52,896/-
A	Total		₹5,74,52,896/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,74,52,900/-
Total Amount in Words : Five Crore Seventy Four Lakhs Fifty Two Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 20 FEET WIDE ROAD, West: R S PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: PART OF R S PLOT NO. 2737 AND 2738
Area	Land area : 100.40 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	57452896
Transaction Amount	-

CLAIMANT	DEVIKA CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED- Mr. BIRENDRA KUMAR SINGH, ,Father/Husband Name LATE SHYAM BIHARI SINGH,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-27-Feb-2002,Permission Case No.- , Aadhaar No. *****1364, Country-INDIA, State Name- Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - NEEL KUNJ SUKHDEONAGAR RATU ROAD RANCHI, Pin Code-834005
EXECUTANTS	-Mrs. ANIMA KANOI , ,Father/Husband Name LATE KISHAN LAL KEJRIWAL,, Party Category-Power Of Attorney , PAN No.- Date Of Birth-24-Oct-1974,Permission Case No.- , Aadhaar No. *****4587,Address - COURT ROAD BYE LANE NEAR BIHAR CLUB RANCHI
	-Mrs. ANIMA KANOI, ,Father/Husband Name LATE KISHAN LAL KEJRIWAL,, Party Category-Individual , PAN No.- Date Of Birth-24-Oct-1974,Permission Case No.- , Aadhaar No. *****4587, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - COURT ROAD BYE LANE NEAR BIHAR CLUB RANCHI, Pin Code-834001
	-Mrs. DAMINI MODI, ,Father/Husband Name SANJAY JAIN,, Party Category-Individual , PAN No.- Date Of Birth-22-Aug-1990,Permission Case No.- , Aadhaar No. *****1696, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - MADGUL HABIBAT KANKE ROAD RANCHI, Pin Code-834008
	-Mr. GAURAV MODI, ,Father/Husband Name SHYAM SUNDER MODI,, Party Category-Individual , PAN No.- Date Of Birth-18-Apr-1988,Permission Case No.- , Aadhaar No. *****3901, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-ranchi, Locality-RANCHI,Address - MADGUL HABIBAT KANKE ROAD RANCHI, Pin Code-834008
	-Mr. ANANT JAIN, ,Father/Husband Name LATE ASHOK KUMAR KALA,, Party Category-Individual , PAN No.- Date Of Birth-29-Apr-1984,Permission Case No.- , Aadhaar No. *****5061, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ANANT VILLA BANO MANZIL ROAD UPPER BAZAR RANCHI, Pin Code-834001

	<p>-Mr. AMIT KUMAR JAIN, ,Father/Husband Name LATE DHARAM CHAND JAIN,, Party Category-Individual , PAN No.- Date Of Birth-22-Jul-1981,Permission Case No.- , Aadhaar No. *****3076, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - PEBBLE BAY GOUTAM BUDH MARG BARIATU ROAD RANCHI, Pin Code-834009</p>
	<p>-Mrs. RASHMI KANOI, ,Father/Husband Name LATE SAWAR MAI PATWARI,, Party Category-Individual , PAN No.- Date Of Birth-27-Feb-1979,Permission Case No.- , Aadhaar No. *****6533, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - COURT ROAD BYE LANE NEAR BIHAR CLUB RANCHI, Pin Code-834001</p>
	<p>-Mrs. PUJA TEKRIWAL, ,Father/Husband Name NAND KISHORE KEDIA,, Party Category-Individual , PAN No.- Date Of Birth-13-Mar-1978,Permission Case No.- , Aadhaar No. *****6911, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - PANCHSEEL NAGAR RATU ROAD RANCHI, Pin Code-834005</p>
	<p>-Mr. SHRISH KUMAR DAS, ,Father/Husband Name LATE SHYAM SUNDER DAS,, Party Category-Individual , PAN No.- Date Of Birth-26-Feb-1966,Permission Case No.- , Aadhaar No. *****0643, Country-INDIA, State Name-Bihar, District Name-MUNGER, City/Village/Town Name-MUNGER, Locality-MUNGER,Address - NAND KUTI GHOSI TOLA MUNGER, Pin Code-811211</p>
	<p>-Mrs. SWETA MODI, ,Father/Husband Name DURGESH KUMAR JAGATRAMKA,, Party Category-Individual , PAN No.- Date Of Birth-25-Jan-1985,Permission Case No.- , Aadhaar No. *****3862, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - RAUNAK HOUSE AGRASEN PATH SHYAM MANDIR BHUIA TOLI RANCHI, Pin Code-834001</p>
	<p>-Mrs. MANJU DEVI KEJRIWAL, ,Father/Husband Name LATE JIWAN RAMJI RAMRAIKA,, Party Category-Individual , PAN No.- Date Of Birth-08-Aug-1958,Permission Case No.- , Aadhaar No. *****7233, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - DHIMAN LANE OPPOSITE TATA SAW MILL H B ROAD LALPUR RANCHI, Pin Code-834001</p>
	<p>-Mr. SAKET MODI, ,Father/Husband Name LATE KESHAR DEO JI MODI,, Party Category-Individual , PAN No.- Date Of Birth-12-Jan-1982,Permission Case No.- , Aadhaar No. *****0135, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - RAUNAK HOUSE AGRASEN PATH SHYAM MANDIR BHUIA TOLI RANCHI, Pin Code-834001</p>
	<p>-Mr. RAKESH JAIN, ,Father/Husband Name LATE DHARAM CHAND JAIN,, Party Category-Individual , PAN No.- Date Of Birth-12-Apr-1984,Permission Case No.- , Aadhaar No. *****9004, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - PEBBLE BAY GAUTAM BUDH MARG BARIATU ROAD RANCHI, Pin Code-834009</p>

	-Mr. SUNIL KUMAR AGARWAL, ,Father/Husband Name LATE RAM KISHAN AGARWAL,, Party Category -Individual For Power of Attorney , PAN No.- Date Of Birth -27-Mar-1961, Permission Case No.- , Aadhaar No. , Country -INDIA, State Name -Maharashtra, District Name -AMRAVATI, City/Village/Town Name -AMRAVATI, Locality -AMRAVATI, Address - SUKHAKARTA APARTMENT AMRAVATI CAMP AMRAVATI
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Witness Information	Mr. GOKUL MAHTO , Address - DONADIH SONAHATU ERRAMHATU RANCHI-, Father/Husband Name -JITU MAHTO
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Identifier Details	Mr. GOKUL MAHTO , Address - DONADIH SONAHATU ERRAMHATU RANCHI-, Father/Husband Name -JITU MAHTO
--------------------	---


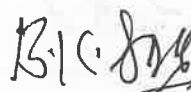

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,710
Total		1,710

Fee Rule:Development Agreement		
1	A1	14,36,323
2	E	2,000
3	LL	13
4	PR	5
Total		14,38,341

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
--	---	--

Rakul
Sweta
Sweta
Amit Kumar Jain
Sweta
Pradeep Kumar
B.K. Singh
Dr. Kameshwar



Document Registration Summary 1

Date :-18-Sep-2024

- Government/Market Value: ₹57452900/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 18-09-2024 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 1091853

Receipt Date : 18-09-2024

Presenter Name: -

E	₹2000
PR	₹5
SP	₹1710
LL	₹13
A1	₹1436323
Stamp Duty	₹100

Total

₹1440151

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	100	-96	GRAS	BirendraKumarSingh	GRN Number : 2403744832 DEPT Transaction Id : 5fc93d49f00faaccd67c Transaction Type :	100
E	2000	2000	0	GRAS	BirendraKumarSingh	GRN Number : 2403741871 DEPT Transaction Id : 7a37cbee3baf68ecd19c Transaction Type :	2000

PR	5	5	0	GRAS	BirendraKumarSingh	GRN Number : 2403741871 DEPT Transaction Id : 7a37cbee3baf68ecd19c Transaction Type :	5
SP	1710	1710	0	GRAS	BirendraKumarSingh	GRN Number : 2403741871 DEPT Transaction Id : 7a37cbee3baf68ecd19c Transaction Type :	1710
A1	1436323	1436323	0	GRAS	BirendraKumarSingh	GRN Number : 2403741871 DEPT Transaction Id : 7a37cbee3baf68ecd19c Transaction Type :	1436323
LL	13	13	0	GRAS	BirendraKumarSingh	GRN Number : 2403741871 DEPT Transaction Id : 7a37cbee3baf68ecd19c Transaction Type :	13
Sub Total	1440055	1440151	-96				

Article : Development Agreement Number of Pages : 114

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400089390

Deed Type	Development Agreement
Number of Pages	114
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 5, SP :- Rs. 1710, A1 :- Rs. 1436323, LL :- Rs. 13,
Property No.	1
Valuation Details	Value :- Rs.57452896/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 6 Property Boundaries :- East: 20 FEET WIDE ROAD, West: R S PLOT NO. 141 AND 142, South: PART OF R S PLOT NO. 146, North: PART OF R S PLOT NO. 2737 AND 2738 Khata Number - 134 99 98Plot Number - 708 711 712Volume Number - 31Page Number - 69 70Holding Number - 0080001028337Z0 0080001021537Z0Ward Number - 6 Area Of Land :- 100.40 Decimal

Sh./Smt.DAMINI MODI s/o/d/o/w/o SANJAY JAIN has presented the document for registration in this office










today dated :- 18-Sep-2024 Day :- Wednesday Time :- 15:12:20 PM



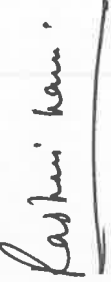








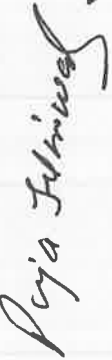








DAMINI MODI(Individual)






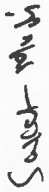



Party Name	Document Type	Document Number
DAMINI MODI	PAN/UID	*****1696

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ANANT JAIN Address1 - ANANT VILLA BANO MANZIL ROAD UPPER BAZAR RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: , Permission Case No.-	No	Yes	ANANT JAIN Address:- ANANT VILLA, UPPER BAZAR, BANO MANZIL ROAD, UPPER BAZAR, RANCHI., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:40			




Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	GAURAV MODI Address1 - MADGUL HABIBAT KANKE ROAD RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Gaurav Modi Address:- Flat No 904, Opposite Kaveri Restaurant, Madgul Habitat , Kanke Road, Chandani Chowk, Konge, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:36			
3	DAMINI MODI Address1 - MADGUL HABIBAT KANKE ROAD RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Damini Modi Address:- 904 B Block Madgul Habitat, Panchwati Residency, Chandani Chowk, Kanke Road, Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:33			
4	ANIMA KANOI Address1 - COURT ROAD BYE LANE NEAR BIHAR CLUB RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Anima Kanoi Address:- Kanoi Textiles Agency, Near Bihar Club, Court Road, kutchery, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:49			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	RASHMI KANOI Address1 - COURT ROAD BYE LANE NEAR BIHAR CLUB RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Rashmi Kanoi Address:- House no 27, Near Bihar Club, kutchery Road, kutchery Road, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P, Jharkhand, India		EXECUTANTS Age:45			
6	SHRISH KUMAR DAS Address1 - NAND KUTI GHOSI TOLA MUNGER, Address2 - MUNGER , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Shrish Kumar Das Address:- Qr No.- B/35, Opposite Park, Shyamali Colony, , Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		EXECUTANTS Age:58			
7	SWETA MODI Address1 - RAUNAK HOUSE AGRASEN PATH SHYAM MANDIR BHUIA TOLI RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permissson Case No.-	No	Yes	Sweta Modi Address:- ronak house, shyam mandir, agarsen path, bhuyia toli, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:39			
8	PUJA TEKRIWAL Address1 - PANCHSEEL NAGAR RATU ROAD RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Puja Tekriwal Address:- , Opposite Bank Of India Pandra Branch, Panchseel Nagar, Ratu Road, , Hehal, Ratu, Ranchi, 834005, Hehal, Jharkhand, India		EXECUTANTS Age:46			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
9	SUNIL KUMAR AGARWAL ,,, Jharkhand PAN No.:	No	No	Address:-	ANIMA KANOI ,,, Jharkhand PAN No.:	EXECUTANTS Age:63			
10	RAKESH JAIN Address1 - PEBBLE BAY GAUTAM BUDH MARG BARIATU ROAD RANCHI, Address2 - RANCHI ,,, Jharkhand PAN No.: Permission Case No.-	No	Yes	RAKESH JAIN Address:- F no- 503 5th Floor Block A Pebble Bay Complex, , Gautam Budha Marg, , Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India		EXECUTANTS Age:40			<i>Rakesh</i>
11	MANJU DEVI KEJRIWAL Address1 - DHIMAN LANE OPPOSITE TATA SAW MILL II B ROAD LALPUR RANCHI, Address2 - RANCHI ,,, Jharkhand PAN No.: Permission Case No.-	No	Yes	Manju Devi Kejriwal Address:- , Near S.K.SANITARY, HB ROAD LALPUR CHOWK RANCHI, DHIMAN LANE OPP.TATA SAW MILL PO.LALPUR, HB ROAD LALPUR, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:65			<i>Manju Devi</i>
12	ANIMA KANOI Address1 - COURT ROAD BYE LANE NEAR BIHAR CLUB RANCHI, Address2 - ,,, Jharkhand PAN No.: Permission Case No.-	No	Yes	Anima Kanoi Address:- Kanoi Textiles Agency, Near Bihar Club, Court Road, kutchery, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:49			<i>Anime</i>

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
13	AMIT KUMAR JAIN Address1 - PEBBLE BAY GOUTAM BUDH MARG BARIATU ROAD RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Amit Kumar Jain Address:- 203, Rishabh Apartment, Near Raymonds Show Room, Gangaur By Lane, Kutchery Road, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:42			
14	SAKET MODI Address1 - RAUNAK HOUSE AGRASEN PATH SHYAM MANDIR BHUIA TOLI RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Saket Modi Address:- ronak house, shyam mandir, agarsen path, bhuyia toli, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:42			
15	BIRENDRA KUMAR SINGH Address1 - NEEL KUNJ SUKHDEONAGAR RATU ROAD RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	No	Yes	Birendra Kumar Singh Address:- Neel kunj house, , sukhadev Nagar, Ratu Road, Hehal, , Ranchi, 834005, , Jharkhand, India		CLAIMANT Age:			

Identification:

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

Witness:

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

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

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

Above mentioned, (ANIMA KANOI , DAMINI MODI , GAURAV MODI , ANANT JAIN , AMIT KUMAR JAIN , RAKESH JAIN , ANIMA KANOI , RASHMI KANOI , PUJA TEKRIWAL , SHRISH KUMAR DAS , SWETA MODI , SAKET MODI , MANJU DEVI KEJRIWAL), has/have admitted the execution before me. He/ She/ They has / have been identified by (GOKUL MAHTO) Son/Daughter/Wife of (JITU MAHTO) resident of (DONADIH SONAHATU ERRAMHATU RANCHI) and by occupation (Service).

Signature of Registering Officer

Date:- 18-Sep-2024

Seal and Signature of Registering Officer



रूपेश कुमार सिन्हा
प्रभारी जिला अवर निबंधक, राँची

Token No.: 202400089390

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **18-Sep-2024** by **DAMINI MODI**, S/O, D/O, W/O **SANJAY JAIN** resident of MADGUL HABIBAT KANKE ROAD RANCHI, RANCHI. This deed was registered as Document No:- **2024/RAN/8272/BK1/7562** in Book No :- **BK1**. Volume No :- 964 from Page No :- 161 to 274 at, office of **SRO - Ranchi**

Date:- **18-Sep-2024**

Registering Officer

&

रूपेश कुमार सिन्हा

प्रभासी जिला अवर निबंधक, राँची

